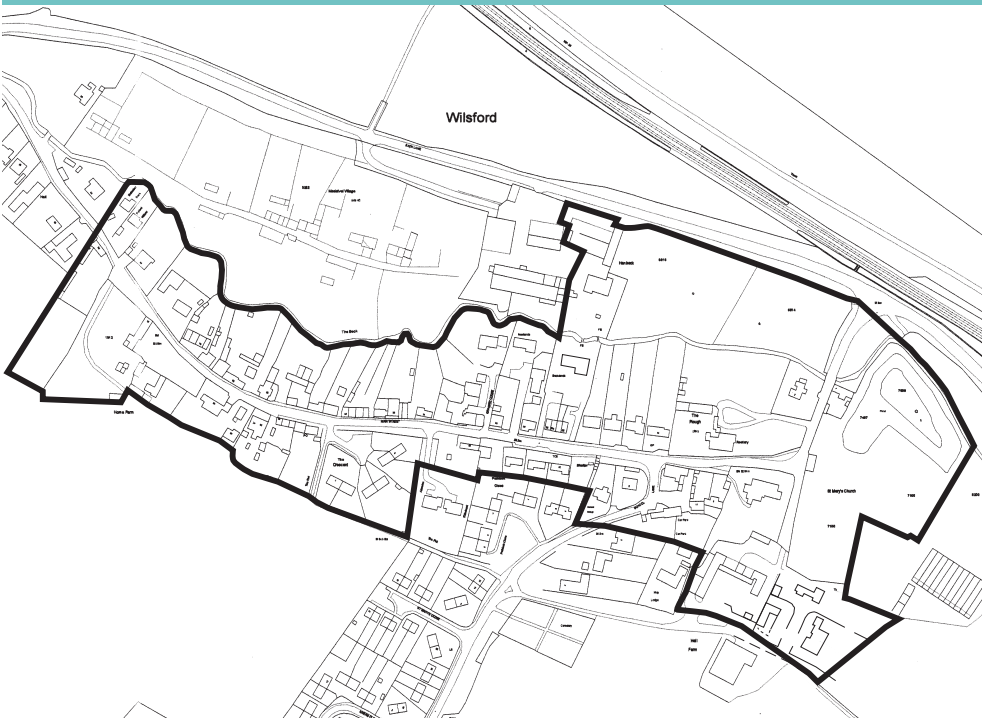


Wilsford Conservation Area



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1 Introduction

1.1

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and to designate that area as a Conservation Area. It also requires them, from time to time, to review those Areas. Conservation Area designation is the main way that an authority gives effect to conservation policies for a particular area.

1.2

Government advice to local authorities on Conservation Areas is included within Planning Policy Guidance Note 15; Planning and the Historic Environment. At paragraph 4.4 this states that the more clearly the special architectural and historic interest that justifies designation is defined and recorded the sounder will be the basis for local plan policies and development control decisions. It also enables the formulation of proposals for preservation and enhancement. The definition of an areas special interest should derive from an assessment of the elements that contribute to and detract from it.

1.3

This study is an assessment of the special history and character of Wilsford that has resulted in the village as it is today. It has been prepared for the District Council to use as a consultation document with those who live in the village as well as other authorities and organisations who have an interest in the historic environment. Having taken account of all representations received the District Council will consider amendments followed by adoption as part of the planning policies that relate to Wilsford.

1.4

This study takes account of advice within the following documents concerning the definition of Conservation Areas.

- Planning Policy Guidance Note 15; Planning and the Historic Environment published by the Government in September 1994, and
- Guidance on Conservation Area Appraisals, a consultative document, English Heritage, 2005.

1.5

Although Wilsford has a Conservation Area already no detailed assessment of it has been carried out. This study also includes a review of the existing boundary. The report is also seeking the opinion of residents on the possible withdrawal of permitted development rights relating to walls and fences alongside Main Street less than one metre in height. The effect of this would be to require the owner to seek prior planning permission to demolish any wall less than one metre in height.

1.6

This is the adopted report revised on the basis of a public consultation exercise with local residents, the Parish Council and other bodies and organisations with an interest in the village. The draft report was out for consultation for a period of one month in autumn 2006 with a consultation event that took place within that period.

2. The Meaning of Designation

2.1

Designation of a Conservation Area draws attention to its architectural and historic interest and emphasises the need for any changes or new development to be sympathetic to and respect its character.

2.2

The District Council will take account of the Conservation Area as part of its consideration of planning applications in the village. It will aim to ensure that the design of both new development and extensions to existing buildings respect the character.

2.3

Opportunities may arise from time to time to make improvements to the appearance of the Conservation Area. The District Council will consider this as and when those opportunities arise and will work in partnership with owners and other interested parties to achieve them.

2.4

The successful management of the Conservation Area for the benefit of all will not be achieved by the District Council alone. Individual owners and occupiers of sites and buildings can carry out work without the need for any permission from the Council and it is hoped that residents will also be able to take account of this.

2.5

Local Planning Authorities have certain additional powers of development control in Conservation Areas. The thresholds for development needing planning permission are lower, permission is needed for the demolition of buildings, and written notice must be given to the Council of any intention to lop, top or fell trees, with certain exceptions.

3. Policy Planning Framework

3.1

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

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

3.2

The North Kesteven Local Plan – Revised Deposit Draft, identifies Wilsford as a Third Tier Settlement. These settlements are those which offer

- Limited employment opportunities, with limited potential to offer more;
- No educational facilities or primary education only;
- A more limited range of shops, community and recreational facilities;
- More limited public transport services, and
- Limited opportunities for the re-use of previously developed land and buildings.

3.3

New residential development will be permitted only if it is to meet local needs for affordable housing. Preference for sites for development will be given to:

- Previously developed land and buildings within settlement curtilages
- Greenfield land within the settlement curtilage.

3.4

The settlement curtilage has generally been drawn tightly around the existing developed area of the village.

3.5

North Kesteven District Council designated the Wilsford Conservation Area in February 1978. There has been no detailed assessment of its history or character. A general assessment is included within the Local Plan Revised Deposit Draft and is included at 4.3 below.

4. Assessment of Special Interest

Location

4.1

Wilsford lies to the south of the A153, between Grantham and Sleaford, five miles to the west of Sleaford. It is on the western side of the Ancaster Gap, the opening in the scarp slope of the Lincolnshire Heath through which run both the A153 and railway line.

Plan Form

4.2

The village has developed in a linear form around the junction of minor roads linking the A153 with Wilsford Heath and Kelby to the south. These are Main Street and School Lane. Development lines both of these routes. Until the early years of the C20 development was limited mainly to Main Street but subsequently spread along School Lane and includes short lengths of road serving small housing areas built in the rear of these. The stream flowing along the north side of Main Street marks the natural northern boundary of the settlement, the A153 that to the west, the parkland associated with the former Wilsford Hall to the east and the village primary school to the south.

General Character

4.3

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

Wilsford – February 1978

Wilsford Conservation Area covers an area of 8.9 hectares, and takes in north eastern parts of the village, alongside Main Street. Buildings are predominantly stone built, 2 storey, and are sited on, or close to, the edge of Main Street, particularly in western parts of the Conservation Area. Roadside walls also define the curving line of Main Street. Trees and hedges give eastern parts of the Conservation Area a rich and distinctive character. Roofs are steeply pitched (typically more than 40 degrees), are characteristically pantiled, with chimney stacks rising within the building and emerging at ridge level. Gable ends usually have plain verges, although ornate brickwork is sometimes used, and gable ends, roofs and chimneys are given particular significance due to the Conservation Areas sloping site. Windows generally have a vertical emphasis, and are usually recessed from the face of the building.

Landscape Setting

4.4.

The village lies on the eastern side of the Ancaster Gap within the sinuous valley cut by the Beck that eventually becomes part of the River Slea. The beck forms the northern boundary of the village and the buildings rise up the valley side to the south. Main Street roughly follows the 30 metre contour with the land falling to the north by around 5 metres to the Beck and about 7 metres to the rear garden boundaries to the south. Beyond this, to both north and south, are open fields. School Lane climbs southwards out of the village to reach the plateau that is the dip slope of the Heath. The A153 to the east and north of the village follows the north side of the valley and the lay by created by a C20 road improvement gives an overview of the east end of the village in its valley setting.

Views over the site of the Deserted Medieval Village of Hanbeck showing clearly how the buildings on Main Street, interspersed with trees and lying at the bottom of the valley, contrast with the open slopes of the valley sides.



5. Historical Development and Archaeology

5.1

The earliest archaeological evidence from Wilsford are finds of Bronze Age and Iron Age date. Romano-British building remains and a possible cemetery with seven stone coffins were found to the north of the village. A Roman carved stone relief depicting a male figure was found at Slate House Farm to the west of the village.

5.2

The place name Wilsford is Old English in origin and refers to Wifels Ford. The Parish Church of St Mary dates from the C11. In the Domesday Survey of 1086 Wivelesforde was divided between two owners, Godfrey of Cambrai and Robert Malet. Bishop Remigus bought Godfreys Manor for the Church of St Mary of Lincoln.

5.3

The village lies adjacent to the deserted village of Hanbeck. This lay on the valley side to the north of the Beck. Hanbeck was not recorded in the Domesday Survey and is first mentioned in the Close Rolls of 1242 where it is referred to as Handebek, derived from the Old Norse `Handis Beck`. Aerial photographs and the modern OS maps depict this village as a series of rectangular earthworks either side of a street running east and west half way between the A153 and the Beck, to the west of Hanbeck. The latter is the farmstead which is the only survival of the village site today, together with the line of the A153 which was the Back Lane for the village street and which is still called Back Lane today. The earthworks of the village have largely been ploughed out and little evidence survives on the ground. They are shown on Map 5 attached.



▲ Hanbeck, built in 1847 with its adjacent range of contemporary farm buildings. These are proposed for inclusion within the Conservation Area.



5.4

Wilsford was also the location of a small Priory founded by Hugh Wake for Benedictine Monks between 1135 and 1154. The original endowment comprised the Manor of Wilsford and was never particularly wealthy, often supporting fewer than five monks and a Prior. The site is not known but some of the masonry may survive in a building adjacent to the church. See Appendix 1, 35, below. At the Dissolution the land was granted to Charles, Duke of Suffolk.

5.5

Wilsford Hall was built in 1649 and enlarged as a hunting-box by John, 3rd Duke of Rutland in 1776. It was sold in 1815 to Charles Parkinson. Situated at the eastern end of the village, to the south east of the Parish Church, it was demolished in 1918. Its gardens were to the north, running from the house up to the stream and its many trees together with a large pond alongside the stream still survive. The trees form a prominent feature both from views from within the village and within wider landscape views as well. The location of The Hall and the village as it was in 1905 can be seen on Map 1 below.

5.6

The Act for the Enclosure of the Parish fields was in 1774. The village school and schoolhouse was built to the design of Charles Kirk, the Sleaford Architect, in 1857. It was sited outside of the village, to the south, and has since closed and been converted to a house.

5.7

In the C20 the village site expanded with new housing development taking place to the west of the village on the south side of both Main Street and the A153. The land to the west of School Lane between the village and the former School has also been developed. Within the historic village core some new buildings have been built on the site of former dwellings with additional dwellings being built in former rear gardens and orchards.



▲ Hall Farm, now converted into a dwelling. This impressive range is a result of it forming part of the setting of the Parish Church and of Wilsford Hall, demolished in 1918.

The centre section of the buildings of Hall Farm. The date stone ► reads CP 1842, the initials of Charles Parkinson who purchased the Estate in 1815.



6. Heritage Audit

6.1

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

6.2

Three buildings are listed as being of architectural or historic interest. These are the Parish Church of St Mary, Home Farm and the former School and School House. The latter is at the south end of the village outside of the Conservation Area. The Parish Church and Home Farm are included in Appendix 1 and shown on Map 3 below.



▲ *The Parish Church of St Mary is a Grade I listed building. Buildings with this grade are of national importance.*

6.3

The District Council have identified a number of buildings within the existing Conservation Area as being sensitive to change and known as Sensitive Buildings. This list was last revised in January 1990 when it contained 34 buildings in Wilsford. The buildings have been reviewed as part of the assessment and a revised list is included at Appendix 1 and they are identified on Map 3 below. All of the buildings previously identified as Sensitive have been included in the revised list.

7. Analysis of Spaces

7.1

The major and principle space within the Conservation Area is that of Main Street. The land is generally rising steeply away to the south with a more gentle fall to the Beck to the north. The eastern half is relatively straight giving a linear view. It has a gentle curve to the north for the western half which gives an evolving view. The link between the two is at a visual pinch point by the Post Office where there are buildings immediately alongside the road on both sides. In both directions from here buildings line the street on the north side. See Map 2 below.

Buildings on Main Street hugging the north side of the road. ►

▼ *Buildings on the north side of Main Street line the back of the footpath.*



▲ *The pinch point in Main Street, the only place where buildings on both sides of the road lie tight up to the back of the footpath.*



7.2

On the south side of the eastern half of Main Street the high banks, grassed where there are no gardens running down to the road, define the space. To the west the bank rapidly reduces in size and at the garden of Home Farm it has disappeared. Banks and walls bound the south side of the road with the pavement running only along the north because of its restricted nature.



▲ *Where the grass banks survive on the south side of Main Street they form a very distinctive feature of the street scene.*



7.3

The effect of the bank is rather dramatic. Older buildings tend to have been built on top of the bank. This was the case up to the middle of the C20 and includes the six houses of The Crescent. New dwellings built since that time have resulted in an erosion of the bank. 21, 23 and 25 Main Street are high above the road with the bank lost to a widening of the street to provide for some parking spaces in front of a high retaining wall. The banks and gardens define this edge of the street with dwellings set back and above the road.



▲ *Main Street was widened when the bungalows on the left were built. Uncharacteristically, the street has been widened to allow for parking bays and the retaining wall has been built of concrete blocks, a contrast to the many stonewalls in the village.*

7.4

Buildings define the edge of the street on the north side. They are generally of two storeys and it is their collective effect that is important in views, the building materials and roof lines, punctuated with chimneys seen against the sky, with development hard up to the pavement.

▼ *The pinch point on Main Street where buildings on both sides are against the road. The Post Office, with its flat roof, signage and white painted fascia boarding contrasts with the form and detailing of the traditional buildings.*



7.5

Individual buildings become important when they close views along the street. At the east end it is the Parish Church tower and The Plough that close the view. To the west Home Farm first encloses the evolving views with buildings again tight to the north side of the road, and then 57 and 59 Main Street. Beyond this point the character changes, the enclosure of the view is lost with bungalows set back within long front gardens to the south and views of open countryside to the north west. In the reverse direction the front elevation of 39/41 Main Street is prominent.

▼ *The Plough and the Parish Church at the east end of Main Street.*



▲ *The view east along Main Street is closed by the Plough and the Parish Church. By contrast, the overhead wires do intrude.*

▼ *57 and 59 Main Street close the view along Main Street at the western end of the Conservation Area.*



8. Character Analysis

Area Character

8.1

Wilsford is a linear village, development fronting the two principal roads, Main Street and School Lane. The character of the early part of the settlement is of a relatively small village set within its protective valley. School Lane rises out of the valley to the south and it is along this that later development has extended the village. See paragraphs 4.1, 4.2 and 4.4 above.

Prevailing Uses and Patronage

8.2

The buildings of the village today are almost all dwellings. This was almost the same as in previous years but, up until the middle of the C20, the buildings also included those that provided for services or employment to the local community such as farm buildings, workshops and the Methodist Chapel.

8.3

The patronage of former landowners, the Duke of Rutland up to 1815 and Charles Parkinson subsequently, has left its mark on the village buildings. These men and their families would have built many of the older buildings. The former is commemorated by Rutland House on Main Street, formerly the Rutland Arms and the latter by the former farm buildings to the south of the Parish Church with a date stone of 1842 with the initials CP. This patronage was not expressed in the creation of an estate village but more by the building of houses and cottages of simple two storey forms using local vernacular materials and detailing.

Building Quality and Their Contribution. (See Appendix 1 and Map 2.)

8.4

Two buildings within the Conservation Area are listed buildings and both occupy strategic positions within the village. The Parish Church was restored in 1860-61 but includes fabric dating back to the C11. Listed Grade I, it is considered to be of national importance.

8.5

Home Farm is a farmhouse dating from the C17. Listed Grade II it is of local importance. The former farmbuildings are also considered to be listed by virtue of having been within the curtilage of Home Farm at the time the latter was listed.



▲ Home Farm is prominent in the street scene at the western end of the Conservation Area. A Grade II listed building, it dates from the early C17 with C19 and C20 alterations.

8.6

The Parish Church is prominent within the views from the west along Main Street and at the south end of School Lane. The spire, in particular, is seen in longer and wider views and provides a punctuation point to identify Wilsford in the approaches from the east, west and south. Home Farm is less prominent in the wider views but does close the view to the west along the west end of Main Street.

▼ *A view east along the street shows the contrast between the north side of the road, closely built up to the footpath, with trees and green spaces to the south. The spire of the Parish Church gives a strong sense of place.*



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

8.7

It is a mix of buildings, both listed and unlisted, which are one of the principal contributions to the character and appearance of the village. Taken together, with their size, scale, detailing and materials they help to create the particular local distinctiveness that makes Wilsford what it is. The unlisted buildings that are so important to this are identified in Appendix 1 and on Map 3 in this report. Some of them have had more modern alterations but, in the main, these have not detracted from their value. Moreover, often those alterations, for example to windows or roof covering, could be reversed at some future time and the building restored to its earlier appearance.

Local Building Materials and Architectural Details

8.8

The prevalent local building material up to the middle of the C20 was stone for walls. Cottages have coursed limestone rubble walls while some houses include ashlar front elevations or, at least, ashlar quoins and/or ashlar window heads and cills. Larger houses may have raised and stone coped gables.

8.9

Natural clay pantiles are the most common roof covering up to the middle of the C19. There are some Welsh slate roofs, popular and more common from the early C19. However, it was not uncommon in the mid C20 when a roof needed to be replaced to do so using concrete pantiles. While these do have the traditional pantile shape they are always of darker colours than that of clay and they do change the appearance of the building.

8.10

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

8.11

Brick was introduced into the village in the mid C19, at first, red brick but also yellow brick in the late C19. From the mid C20 various buff coloured bricks have been used for new buildings. These have ensured that the newer buildings have harmonised with the more traditional materials. However, if the predominant materials are to remain so then it would be prudent to seek the use of stone for walls, particularly on the elevations of buildings prominent within the street scene, and natural clay pantiles for roofs.

8.12

Another important feature are the number of, predominantly, stone walls to Main Street. They are capped with a mix of concrete, stone, pantile and brick copings. Stone and pantile are the traditional forms of coping for stone walls. These walls serve as boundary garden walls to buildings on the north side of the street and retaining walls to those on the south. As a rule of thumb the walls are constructed of the same material as the buildings with which they are associated. Where stone walls remain, however, efforts should be made to retain and maintain them. Copings are a mix of concrete, stone and pantiles.



▲ 14 to 20 Main Street were built back from the road edge and the tight enclosure to the street here has been lost. Stone walls, so typical of the street, line the back edge of the footpath.

8.13

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

8.14

Eaves and verges are muted in colour and are boarded only in some mid C20 buildings. The painting white of eaves and verge boarding does draw attention to them and this does conflict with the traditional buildings. Even light coloured guttering gives undue emphasis and dark colours are the most appropriate.

8.15

Windows openings usually have a stone head above with a stone cill below.

8.16

Windows are generally of timber and are taller than they are wide. Sash windows, sliding vertically, are common, and on smaller cottages the Yorkshire Sash, sliding horizontally, can still be found. This, especially in its three section form, is wider than it is deep. Windows are set back slightly from the face of the wall and this, together with the step in the traditional sash window forms brings relief to the facades of buildings.

▼ *Mellow limestone walls and clay pantiled roofs are typical of the Conservation Area. The terrace on the right, 33 to 37 Main Street, has margin light windows. The surviving traditional sliding sash windows at either end have a step where the upper and lower sashes meet. This brings relief and interest to the façade of the building, a feature missing from the flush faces of the windows in the centre.*



8.17

Railings are a small but notable feature of the Conservation Area. They range in size and style from the estate type railings to the new houses to the east of Hall Farm, to the more urban styles around the west end of the Plough or in front of Chapel House. Generally, their common factor is a simple form.

Trees, Hedges and Green Space. (See Map 4)

8.18

Trees, hedges and grass banks are a vital element of the Conservation Area. Important tree groupings are shown on Map 4. These are diagrammatic and no attempt has been made to survey the individual trees, identify their species or determine their health or potential to reach their optimum height. There may well be additional trees of equal importance which are not shown.

8.19

Tree groupings of importance include.

- On both sides of Main Street between the west end of the Conservation Area and the garden of Home Farm.
- At the entrance to The Crescent.
- Around the Church and the Rectory.
- In the former walled garden and grounds to Wilsford Hall to the east of the Church.
- Along the Beck

8.20

Several trees within the Conservation Area are protected by Tree Preservation Orders. These are not specifically identified on Map 4 but are within the groups identified in 8.19 above. The protected trees are.

- Two Silver Birch trees on the boundary of Pollard Willow and 80 Main Street.
- One Lime tree to the west of Home farm.
- Beech trees in the garden of the Rectory.
- Around the site of the former Wilsford Hall to the east of the Church

8.21.

A number of orchards are shown on the 1905 OS map, see Map 1, alongside and both to the north and south sides of the Beck. The group of fruit trees to the east of Hanbeck are the most significant vestige of these.

8.22

Hedges tend to be a less prominent feature. The well maintained hedge to the paddock and orchard to the east of Hanbeck is particularly prominent.

8.23

The most prominent grass banks alongside Main Street are.

- Along the north side of The Crescent, the north side of the garden to 29 Main Street and alongside the access drive to the modern houses, Alvaston and Elderbank.
- Along the rear boundaries of 2 and 4 School Lane and Orchard Cottage.

8.24

Not all greenery makes a positive contribution. The high evergreen hedges alongside the drive to Alvaston and Elderbeck are a very prominent and non-traditional feature of the village. Such hedges do have a role to play in providing privacy to gardens but the hedge along School Lane to 2 School Lane shows that this can be achieved with one maintained at a much lower level and with much less of an effect on the character of the Area

Extent of Loss, Intrusion or Damage 8.25

There are some elements of the street scene that do detract from its quality. These are.

- Concrete block retaining wall in front of 21, 23, and 25 Main Street;
- Concrete block wall and wall repairs to the garden of Home Farm;
- Concrete block garden wall in front of 39/41 Main Street
- Flat roofed single storey extension to create the PO and store;
- Overhead wires and their supporting poles running along Main Street.
- The use of white eaves and verge boarding on buildings of the mid C20.
- The high evergreen hedges to the drives to Alvaston and Elderbank.
- The siting of the four houses, 14, 16, 18 and 20 Main Street, set on a building line back from the Main Street.



▲ Hanbeck, built in 1847 with its adjacent range of contemporary farm buildings. These are proposed for inclusion within the Conservation Area.

▼ The Post Office, with its flat roof, signage, white painted fascia boarding and air conditioning unit contrasts strongly with the more traditional buildings of the area.



8.26

There may be opportunities in future to resolve at least some of these conflicts and they are the issues referred to in paragraph 2.3 above. Walls can be rebuilt or refaced; overhead wires replaced with an underground service; white boarding can be painted a colour to match brickwork; and hedges cut back. The effect of the houses set back from the street could be reduced if any future extension could be to their front rather than the back.

▼ *The garden to Home Farm has an impressive boundary wall. A large section of it has been rebuilt in concrete blocks. The rebuilding in coursed limestone rubble would be a marked enhancement to this part of the Conservation Area.*



Neutral Factors

8.27

The principal neutral factors that neither detract from nor enhance the Conservation Area include the newer houses set back from the Main Street along the north side as well as the houses of The Crescent set back behind their tree topped bank. The Bus Shelter, litter bins and grit boxes are all present day street furniture of modern designs that do not intrude, mainly because of their colour.

Building Condition

8.28

The condition of the buildings within the Conservation Area is generally very good. There are no derelict or unused properties. This well maintained appearance is a positive feature of the village.

Pressure and Capacity for Change

8.29

There does not appear to be any problem caused by any undue pressure for change in the village. Development in recent years has seen some new dwellings built in Wilsford. Because of the planning policy set out in paragraph 3.3 above development opportunities in the future are likely to be limited.

8.30

This does not mean that change will not happen. Individual new buildings will continue to be built and existing buildings will continue to be extended. Such changes will require planning permission. There will be other changes, small in scale, that individual owners will be able to introduce without the need for any prior permission. These include changes to windows and doors, roof covering, and the maintenance of boundary walls, gardens and trees.

8.31

While producing the draft report the Parish Council raised their concern over the loss of garden walls facing Main Street. Planning permission was not required as they were below one metre in height. Above this height planning permission is required from the District Council prior to any demolition.

As pointed out in paragraph 8.12 these stone walls are valuable in the Conservation Area for the role they play in defining part of the character of the village.

8.32

During the consultation period the possibility to withdraw permitted development rights for the demolition of boundary walls fronting the Main Street was discussed with local residents, the Parish Council and other bodies and organisations with an interest in the village. All these organisations supported the proposal.

8.33

The Council will undertake to rename the appropriate permitted development rights in accordance with the proposals set out in this review.

Table 1.

Addresses of houses on Main Street that have boundary walls, railings or fences with the road that are less than one metre in height.

House opposite Hall Close	stone wall between drive and bridge
16 Main Street	stone wall
18 Main Street	stone wall
20 Main Street	stone wall
22 Main Street	brick wall
24 Main Street	brick wall
24A Main Street	brick wall
26 Main Street	brick wall
28 Main Street	brick wall
Old Bakehouse, Main Street	railings
34 Main Street, Fenwick House	stone wall
38 Main Street	railings
Vine Farm, Main Street	stone wall to the west of the house
45 Main Street	stone wall to the east side of the drive
68 Main Street	brick wall
70 Main Street	brick wall
74 Main Street	brick wall
Pollard Willow, Main Street	stone wall
Butterbur Beck, Main Street	stone wall
Orchard Cottage, School Lane	brick wall alongside steps to Main Street

9. Boundary Changes

9.1

The draft report proposed some changes to the original Conservation Area boundary, which were agreed by local residents, the Parish Council and other bodies and organisations with an interest in the village that took part at the consultation exercise. The revised area is 10.3ha and the changes to the original conservation Area boundary are as follows:

- Inclusion of Hanbeck and its associated mid C19 farm buildings together with the paddock and remnant orchard to the east. This area is considered to have more in common with the character of the village than the surrounding, more open, countryside.
- Inclusion of the north side of the Beck between Hanbeck and the west end of the Area. This is to make it clear that all the trees bordering the Beck are included within the Area.
- Inclusion of the new houses immediately to the east of Hall Farm, reflecting the improvement of the appearance of this area because of the development and to form a logical boundary.

10. Management of the Conservation Area

10.1

Local Authorities are advised that they should consider management of Conservation Areas. The District Council will take account of this assessment in the exercise of their Development Control function. Dependant upon the results of the consultation with resident's consideration will be given to the possibility of the withdrawal of Permitted Development rights relating to garden walls on Main Street frontages. Apart from this the District Council do not consider any other specific management regime within the Wilsford Conservation Area is called for at the present time.

10.2

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

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

10.3

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

11. Definitions of Terms Used

Cills	<i>Horizontal projecting beam below a window opening</i>
Copings	<i>Protective capping course along the top of a wall</i>
Corbel	<i>Projection from the face of a wall</i>
Dentillation	<i>Row of bricks at the top of a wall corbelled out, often in a decorative way</i>
Fanlight	<i>Glazed window above a door to let light into the hall behind</i>
Finial	<i>Feature at the top of a high point on a building, usually decorated</i>
Gables	<i>Triangular area of wall at the end of a pitched roof</i>
Heads	<i>Top of a window or door opening</i>
Lintels	<i>Horizontal beam spanning an opening in a wall</i>
Pantiles	<i>Roof tile of a curved S shape</i>
Pediment	<i>Low pitched triangular gable, usually over a door</i>
Pilaster	<i>Vertical column attached to the wall from which it projects</i>
Quoins	<i>Stone or brick at the corners of a building</i>
Rubble	<i>Stones with rough faces</i>
Casement Windows	<i>Side hinged window</i>
Margin Lights	<i>Window with a large central pane and narrow panes to either side or all four sides</i>
Sash Window	<i>Window of two sections, one above the other, one or both of which open by sliding up and down</i>
Verge	<i>The junction between the top of the gable wall of a building and the tiles of the roof</i>
Yorkshire Sliding Sash	<i>Window of two or three sections, side by side, which open by sliding horizontally</i>

12. Bibliography and Sources

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List of Buildings of Special Architectural or Historic Interest, DOE, January 1990

Ordnance Survey, 1 inch to 1 mile first edition, 1814

Ordnance Survey, County Series 1:2500 map, Second Edition 1905, Sheet CV. 16
And Sheet CV.16 as revised by Kesteven County Council, 1956

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

Whites Directory of Lincolnshire 1856

Information held within the records of North Kesteven District Council

Appendix 1 - Listed buildings and Significant Unlisted Buildings

The buildings are all identified on Map 3.

Listed buildings are those identified as being of architectural and historic interest by the then Department of the Environment in the list dated 11 January 1990. Grade I listed buildings are of national importance, Grade II of local importance.

The key unlisted buildings that are considered important to this are identified in Appendix 1 and on Map 3 in this report. They have been identified because they relate by age, design, materials and siting to the architecture and vernacular detailing of the traditional buildings in the centre of the village. Some of them have had more modern alterations but, in the main, these have not detracted from their value. Moreover, often those alterations, for example to windows or roof covering, could be reversed at some future time and the building restored to its earlier appearance.

Listed Buildings

Parish Church of St Mary, Grade I, first listed 1 February 1967.

Grade I listed buildings are those of national importance. Only around 2% of England's buildings have been given this grade. The Church includes fabric of the C11, C12, C13, C14 and C15 and was restored 1860-61 by Kirk and Parry of Sleaford. It is of limestone rubble and ashlar, with slate and lead roof and with a graceful spire. All the internal fittings, with the exception of the C15 font, are of the C19.

Home Farm

This is a Grade II listed building, that is, a building of local interest, and was first listed on 1 February 1967. It dates from the early C17 with C19 and C20 alterations. It is of coursed limestone rubble with ashlar quoins and dressings. The pantiled roof has raised stone coped gables and a single ball finial.

Unlisted Buildings

Some of these buildings have had more modern alterations but, in the main, this has not detracted from their value. Moreover, often those alterations, for example to windows or roof covering, could be reversed at some future time and the building restored to its earlier appearance.

1. Hanbeck

Farmhouse dated 1847 with the initials I and M. Coursed limestone rubble with a brown concrete tiled roof. Ashlar gable chimneys and ashlar heads to openings with stone cills. Modern C20 windows.

2. Hanbeck

Group of mid C19 farmbuildings in a U shape open to the south. Barn to west, single storey former cattle shelters and storage buildings to the north and east. Their walls are of coursed limestone rubble with ashlar quoins and with mainly gabled, corrugated asbestos roofs. The buildings are linked to the each other and the farmhouse by stone walls.

3. Hall Close

Late C19 house with coursed limestone rubble walls and a hipped pantile roof with yellow brick chimneys at either end and one on the ridge. Yellow brick quoins and window surrounds. C20 casement windows.

4. Rectory

Late C19 house of coursed limestone rubble with ashlar quoins. Slate roof with raised stone coped gables and stone ashlar chimneys and gabled dormers. Canted two storey bay to east front. Timber plain sash windows to main wing, stone mullioned windows with chamfered verticals to rear wing.

5. 22, 24, 24A and 26 Main Street

A terraced row of four cottages. Late C19. Hipped pantile roof with two end and one central chimneystack. Rusticated, coursed stone with yellow brick quoins. 6 over six sliding sash windows with openings with yellow brick arches and sides. Stone cills. The rear wall is in red brick. Front garden wall is of matching brick with some red brick replacements.

6. 30 Main Street, Laythorpe House

House, late C19. Brown concrete tiled, gabled, roof with gable chimneys at the ends. Yellow brick walls with a coursed stone rubble rear wall. Chamfered stone window heads with stone cills and upvc windows. Six panel timber door. Front has modern spiked steel railings.

7. 1 and 2 Granary Court

Former farm building converted into two dwellings. Pantiled roof and coursed rubble walls with red brick cambered arches and a later red brick bay to the north.

8. 32A Main Street

A cottage attached to The Old Bakehouse. Mid C19. Gabled slate roof with a ridge stack. Coursed limestone rubble walls with ashlar quoins and stone heads and cills to the window openings. The windows are all sliding sashes with two margin lights to the ground floor and two six over six sashes above.

9. The Old Bakehouse, Main Street

House with a pantiled roof with raised stone coped gables and with chimneys at the gable ends. Coursed limestone rubble walls with ashlar quoins and stone window heads and cills. The windows are margin light sashes. Red brick and pantile lower extension to the north with a red brick and pantile garage abutting.

10. Fenwick House, 34 Main Street

Mid C19 house. Pantiled roof with chimneys at the gable ends. Three bays, the two to the west in coursed rubble with that to the east in red brick dating from the late C19. Upvc windows and doors. Low stone wall to front.

11. 36 and 36A Main Street, Chapel House.

Former Methodist Chapel of 1899, now converted to two dwellings. Slate roof with raised stone coped gables with finials and ornamental ridge copings. Red brick walls with ashlar bands and stone and brick Gothic lancet window openings. Inserted windows to first floor have brick soldier lintels. Upvc windows, double door to front. Spiked railings on a red brick plinth to front.

12. 38 Main Street

Former Methodist Chapel of 1859, converted into a house in the 1930s. House of stone walls and a slate roof with gable chimneys, ashlar to front and coursed rubble to sides. Central first floor blank ashlar tablet to front, upvc windows with ashlar heads and cills, six panel central front door with plain divided semi circular fanlight over.

13. 40, Mallard Cottage; 42, Beck Cottage; 44 Main Street

Mid C19 terrace of three cottages, originally four, one blocked doorway is now a window. Slate roof with one central ridge and gable stacks. Limestone ashlar with red brick to west side. Chamfered lintels and stone cills, the windows include seven Yorkshire sliding sashes.

14. 48 Main Street, Rowan Cottage

One cottage, originally two. Pantiled roof with two ridge and one gable chimney to east. Limestone ashlar walls. Yorkshire sliding sash windows.

15. Forge Cottage, Main Street

Pantiled roof with one gable stack, coursed rubble limestone walls with ashlar quoins, door and window surrounds, heads and cills. Central door and windows, all upvc.

16. The Old Stables

Former farm building now converted into a dwelling. Coursed limestone rubble with a pantiled roof.

17. Vine Farm, Main Street

Former farmhouse including former attached barn to north now incorporated into house. Gabled pantiled roof with two ridge chimney stacks. T shaped, coursed limestone rubble. Rear wing of red brick with the first floor of coursed rubble with ashlar quoins. Modern timber casement windows.

18. Rutland House, 64 Main Street

House, with the initials CH and the date 1835 on the first floor window head. Was formerly an inn, the Rutland Arms. Pantiled roof with gable stacks. Limestone ashlar walls with nicely detailed window heads and stone cills. Modern door and windows with the former fanlight space over the door infilled with stone.

19. 66 Main Street

Cottage, formerly two, the original openings, some now blocked, are indicated by the stone rubble lintels. Pantiled roof with brick gable stacks. Coursed rubble walls. Retains two sliding sash windows at ground floor. Other windows are C20 timber.

20. 68 to 74 Main Street

Terrace of four cottages, mid C19. Concrete pantiled roof with two ridge and two gable stacks. Coursed rubble walls with ashlar quoins, heads and cills. Brick eaves and verge. First floor has four half-dormer windows. 68 and 74 have upvc windows the others with timber casements.

21. 59 and 57 Main Street

59 is a house with coursed limestone rubble walls and a gabled pantiled roof with a central chimney. Upvc windows, former central doorway now blocked. 57 is a house with a brown concrete tiled roof with one ridge and one gable stack. Coursed limestone rubble walls of three separate builds. South end is rendered to the west and brick to the east. Modern windows. Stone and pantiled separate range to rear, formerly stable and farm buildings, now garage.

22. Home Farm farmbuildings

These are probably listed by virtue of being within the curtilage of Home Farm house at the time of listing. A group of five detached buildings, formerly barn, stables, cart shed and cattle shelters. Coursed limestone rubble with corrugated iron roofs. The exception is the barn which has flat clay pantiles.

23. Former village water hydrant

In the early 1930's many villages in Kesteven received a piped water supply. Villagers drew their supply in buckets from strategically placed hydrants. This is an incomplete survival from that period but important element of the history of the village.

24. 43 Main Street, to front

Single storey red brick and pantiled late C19 former Joiners Workshop, with a central chimney.

25. 39 and 41 Main Street

Two houses, formerly one. Pantiled roof with two rendered gable chimneys. Coursed rubble walls with ashlar quoins, heads, cills and door and window sides. Plain divided fanlight over central six-panelled door. Divided pane sash windows. Concrete block wall to frontage.

26. 33 to 37 Main Street

Row of four cottages. Pantiled roof with brick gable and one central ridge chimneys and coursed rubble walls. Wedge stone lintels over openings with stone cills. 37 retains two margin light sash windows and 33 one. The rest are all timber casements but all bar one have margin lights. The exception is at the first floor of 33 and is a divided pane sash.

27. Post Office and General Store

Pantiled roof with two gable stacks. Coursed rubble walls with the eaves raised in brick at the gable ends. Ashlar quoins, heads and cills. Upvc windows.

28. 27 and 29 Main Street

Pair of cottages. Coursed rubble walls with pantiled roofs, the earliest, main, part of 29 is highest with raised stone coped gables with one gable and one ridge stack. This part has stone mullioned windows. 27 is lower with a central stack, ashlar window heads and cills. 29 has a lower stone and pantiled extension to the west with a gable stack.

29. Telephone Box

Type K6, designed by Sir Giles Gilbert Scott in 1935.

30. 2 School Lane

Late C19 house of coursed limestone rubble walls with a pantiled roof. Yellow brick gable stacks with one other rising from the rear slope of the roof. Yellow brick eaves and verge. Upvc windows. To the north is a single storey stone rubble and pantiled outbuilding.

31. Plough Public House

Pub of two builds, the east gable having a datestone inscribed JT 1841 and that to the west one inscribed HT 1890. JT may be James Thompson who is recorded as Victualler here in 1856. Coursed limestone rubble walls with a gabled pantiled roof with two gable and one ridge chimney stacks of yellow brick. The west end has ashlar quoins with stone heads and cills to the openings and two gabled dormer windows. Upvc windows.

32. Rose Cottage

Coursed rubble walls to the west with red brick walls of two builds, both of the late C19, to the east. The east gable is of stone. Gabled pantiled roof with two ridge stacks. A mix of upvc and aluminium windows.

33. 11 Main Street

Coursed limestone rubble walls with a pantiled gabled roof with one central chimney stack. C20 timber casement windows.

34. 9 Main Street

Largely early C20. Coursed limestone rubble walls and a gabled pantiled roof with gable chimneys. Two Yorkshire sliding sash windows to the first floor.

35. Garage to 9 Main Street

Monopitch pantiled roof behind parapet to north and south ends. The north wall retains a reset C12 two light window.

36. Former Hall Farm

Range of farm buildings now converted to a dwelling. Central three storey block flanked by symmetrical ranges descending to two and one storey. Central datestone CP 1842, probably Charles Parkinson who purchased the estate in 1815. Coursed limestone rubble walls with a slate roof, ashlar quoins and heads and stone cills to openings. Timber windows. To the north, adjacent to the churchyard, is a single storey range of outbuildings also of limestone rubble and slate.

37. New House

A former farmbuilding recently extended and converted to a dwelling. Coursed limestone rubble walls and a slate roof with ashlar quoins, window heads and sides, stone cills. Casement windows in an Edwardian style.

38. New House

Coursed limestone rubble walls with ashlar quoins and a slate roof. The south elevation has a parapet at the eaves with ball finials at the corners. Ashlar mullioned windows with side hung leaded casements.

39. New House

Coursed limestone rubble with ashlar quoins and a slate roof. Ashlar heads to the windows with a raised keystone feature and stone cills. Modern sliding sash, six over six pane, windows.