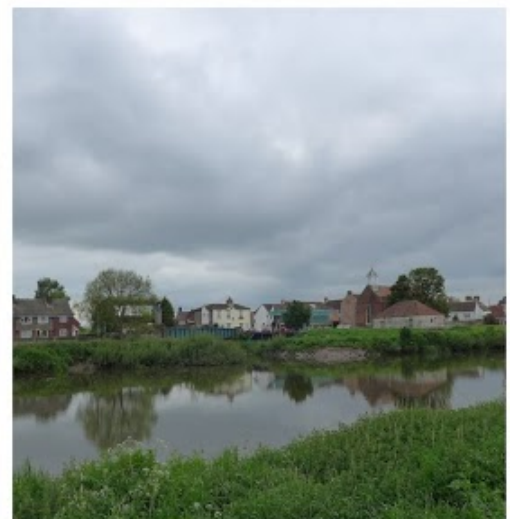


**East Stockwith Conservation Area
Appraisal**



East Stockwith Conservation Area Appraisal

1 Introduction

East Stockwith is a small rural village situated on the east bank of the River Trent 5 miles northwest of Gainsborough and 24 miles northwest of Lincoln. The village of East Stockwith was designated in March 1988 as an area of 'special architectural or historic interest' under section 277 of the Town and Country Planning Act 1971. An appraisal was prepared to illustrate this interest and to define the character of the village. This review aims to update and reassess the appraisal of the Conservation Area in order to inform management of the area and inform a future management.

2 Summary of special interest

East Stockwith, dating from at least the 12th century, is a linear village strongly influenced by its siting on the banks of the River Trent. The mix of early 18th and 19th century buildings and the spatial arrangement of long narrow strips of land, which traditionally accommodated farmhouses and ranges of outbuildings, all contribute to the village's distinctive character.

The Conservation Area is centred on the historic core of the village, much of the 20th century development has not had a positive impact and has greatly altered the original layout of the village, and therefore it is not included within this designation.

3 Assessment of special interest

3.1 Location and Setting

East Stockwith is one of a series of villages along the banks of the Trent, which form the western boundary of West Lindsey District Council. The village sits within an expanse of agricultural land. The buildings and trees within the village provide a

contrast to the open, otherwise low-lying countryside that surrounds the settlement.

The southern approach to the village is via Walkerith Road and from here the mature trees around the church shield views into the conservation area. This is in contrast to the view from Back Street, where the remaining agricultural buildings are more prominent.

3.2 History and Development

The name East Stockwith derives from the Danish 'stocc hyth' meaning 'the landing place, made of stocks (tree trunks)'. The location and layout of the settlement took advantage of the opportunities for communication, trade and transport. Importantly, the village was a crossing point on the River Trent, with the earliest reference to a ferry in 1226 over to West Stockwith. This crossing was located near to the Ferry House Inn and ended in 1952.

Documentary evidence refers to a church built in 1292 although this no longer survives. The associated medieval form of the village can be seen in the remains of a burgage plot system. An example of this is 21 Front Street; the main house faces the Trent and the land to the rear, which stretches towards Back Street might traditionally have accommodated a series of outbuildings.

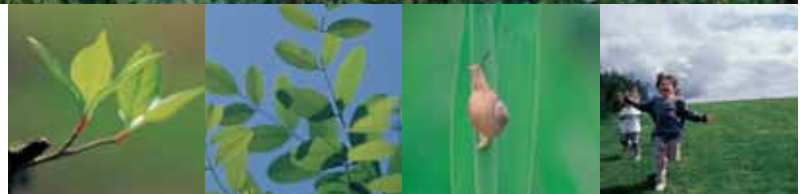
In 1777 the Chesterfield canal was opened joining the Trent at West Stockwith. As a result, West Stockwith developed into the larger settlement with the investment in East Stockwith comparatively minimal and the main source of income remained agriculture and trade.

The earliest surviving buildings within the village were built along Front Street, facing the River Trent. These date from the 18th to 20th centuries, and are built in a range of different architectural styles. St Peter's Church, built in 1846 was designed by Thomas Johnson of Lichfield.^[1] The village also had a Methodist church, built 1839, which survives in a very dilapidated state. (This is outside the conservation area).

During the late 19th and 20th century development spread to the south of Back Street to form Walkerith Road, and to the north of Front Street. In the late 20th century, several residential developments have altered both the character and form of the village. The conservation area boundary therefore includes the historic core of the village, where the character of the earlier settlement is retained.



[1] St Peters Church



East Stockwith Conservation Area Appraisal

3.3 Character and appearance

Natural landscape features

The approach along Little Walk leading into the conservation area is lined with mature trees and affords a view of the church over a small meadow. Although this is not currently within the conservation area boundary, this is an important open space within the village, and adds to its rural

character. The graveyard surrounding the church is also an important open space within the conservation area. It provides a setting for the church and includes mature trees to the front and rear. Key views in and out of the conservation area include Little Walk, over the river to West Stockwith and those of the surrounding countryside. These views add to the rural character of the village, its main focus being the River Trent.

[2] View down Little Walk towards Front Street lined with mature trees.



Built landscape

As a landing place on the Trent, similar to West Stockwith, East Stockwith was a focal point for the surrounding villages. During the 18th and 19th century, owners were

keen to give the impression of wealth and fashion when constructing their buildings. The result is an interesting and eclectic mix of architectural styles and design within the conservation area. Notable examples include:

39 Front Street

A building of c.1700 built in the Georgian style with a symmetrical façade. Grade II Listed.^[3]

[3] No. 39 Front Street a Grade II Listed Georgian Property.



The 'Manor House'

To the south of Front Street built in the mid 19th century and has Gothic arch windows, decorative bargeboards and a decorative plain tiled roof.^[4]

[4] The 'Manor House' an unlisted property which is of special interest.



49 Front Street

(The former vicarage) A unique building with stucco render, decorative friezes and with Gothic tracery bay windows. Grade II* Listed.^[5]

[5] No. 49 Front Street is a Grade II* listed building prominent on Front Street.



Red brick, with clay pantile roofs (although there is also significant use of Welsh slate on 19th century buildings) are the predominant building materials within the Conservation Area, and many houses have retained original features such as sliding sash windows. Whilst some houses meet

the street edge others are set back from the street. In these cases the boundary treatments vary and contribute to the character of the built environment. There is a prevalence of red brick garden walls, with additional examples of picket fences and hedges.

Management Issues

4 Problems and pressures

4.1 General

The village is defined by the West Lindsey Local Plan First Review (2006) as a small rural settlement whereby development may occur only where there is a defined local need. There are no housing allocations within this plan.

Planning consent has been given to erect a replacement dwelling opposite (18 Front Street). This development will not alter the density of buildings within the conservation area and the design should be appropriate to the area in terms of scale, materials and design.

Re-use of the remaining barns and outbuildings should be encouraged where possible as further loss of the historic agricultural buildings would be detrimental to the character of the conservation area.

Local plan Policy STRAT 8 - Windfall Development in small rural settlements (See West Lindsey Local Plan First Review (2006)) gives details of circumstances in which residential development will be permitted in small rural settlements. Policies NBE1 - Development in Conservation Areas, and NBE2 - Demolition of Buildings and Structures within Conservation Areas, also apply.

4.2 Intrusion or damage to the conservation area

The flood bank wall is made of poor quality materials, and this feature detracts from the character of the historic buildings that stand along Front Street.^[6]

There has been some infill and backland development. Some of the medieval land boundaries have been sub divided and there has been a consequential loss of the barns and outbuildings that would have stood behind the houses on Front Street.

There are several street signs within the conservation area, particularly at the junction of Little Walk, which clutter the area and detract from the rural character of the village.

4.3 Buildings at risk

The listed buildings within the conservation area are generally in a good state of repair.

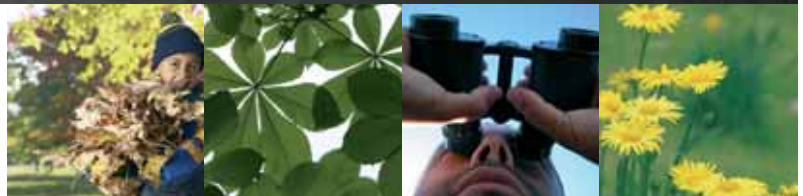
4.4 Alterations to existing historic buildings

Alterations, using modern materials, have been made to some of the historic buildings within the conservation area, including the insertion of UPVC windows, alteration of roof materials to concrete tiles and differing boundary treatments using various mixtures of brick and stone. This can have the cumulative effect of downgrading the overall historic appeal of the conservation area.

4.5 Street Audit

Front Street has been dressed with tarmac and has concrete curb stones. It is in reasonable condition. Other areas of the conservation area have a more rural character to the streetscape, such as Little Walk, where there are grass verges that soften the road edges. The southern end of Front Street, beyond the church has not been dressed with tarmac and has grass verges. This soft surface treatment should be maintained.

[6] View of West Stockwith across the River Trent interrupted by the flood bank constructed in poor quality materials



East Stockwith Conservation Area Appraisal

5 Recommendations

5.1 General

The historic buildings facing Front Street should be retained and maintained in order to preserve the historic character of the village. The open spaces of the field/meadow adjacent to Little Walk and the churchyard beyond should also be maintained as an important landscaped entry point into the village conservation area. Further sub division of medieval burgage plots should also be resisted.

5.2 Preservation, enhancement and reinstatement of architectural quality

The Victorian remodelled “Manor House” is not listed. It is however a building of great interest and quality within the village and it together with its setting, is an important part of the conservation area.

Owners of historic buildings where unsympathetic alterations have taken place might be encouraged to reinstate the original features, as this will enhance the quality of the conservation area. Similarly, where repair or replacement is necessary, the design and materials of the original features should be replicated as closely as possible.

5.3 Environmental and street improvements

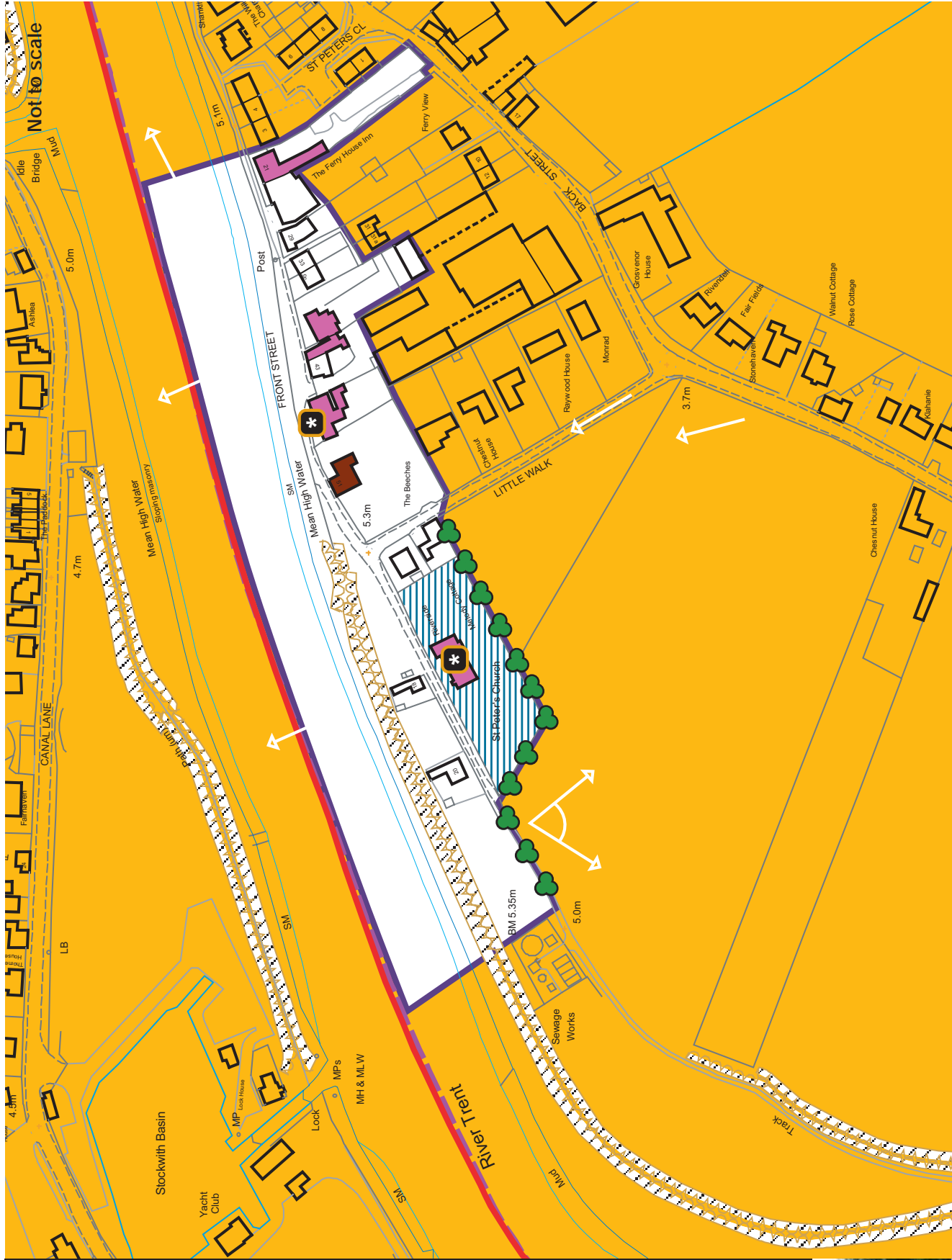
Owners should be encouraged to use traditional materials and styles when undertaking works to the boundary treatments along Front Street.

Unnecessary or outdated street signage within the conservation area should be removed to prevent an overly cluttered street environment.

5.4 Boundary Review

The boundary has been slightly altered from the first appraisal in 1998 to regularise boundaries with the only minor adjustment to incorporate the footprint of the house at 21 Front Street.

Area character analysis



Key for townscape analysis

- Conservation area boundary
- Listed Buildings
- Unlisted Buildings of Interest
- Important Open Space
- Focal Point/ Building
- View
- ↔ Panoramic View
- Important Trees
- Important Enclosing Feature
- V View Stop



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Appendix

Important and Listed Buildings in East Stockwith

St Peters Church	2
49 Front Street	2*
41 Front Street	2
39 Front Street	2
21 Front Street	2
The 'Manor House'	Not listed but of special interest

What is a conservation area?

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, every Local Authority has a duty to consider designating Conservation Areas. A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Within Conservation Areas there are greater planning controls on development in order to preserve or enhance the character or appearance of the area. These include:

- Consent is required for the demolition of buildings (except for very small buildings).
- Trees within the area are protected and any works require written consent from the council before they commence.
- Development that can be carried out without the need for planning permission is more limited.

Any planning application, which proposes development likely to affect the character and appearance of the area, must be advertised by the council.



If you would like a copy of this leaflet in large, clear print, audio, braille or in another language, please telephone

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