

Springthorpe Conservation Area Appraisal



SPRINGTHORPE CONSERVATION AREA

The first draft of this report received the authority of the Council as a consultation document in June 1984. Copies were distributed to local residents and a wide range of organisations and public bodies. The District Council considered all comments received and adopted the report in October 1984.

Alan Clay
Planning Officer

West Lindsey District Council
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INTRODUCTION

- 1 Section 1 of the Town and Country Amenities Act 1974 charges local planning authorities with the responsibility for designating as conservation areas those parts of their area which are of special architectural or historic interest, the character of which it is desirable to preserve or enhance.
- 2 Following a study of Springthorpe, the District Council is of the opinion that part of the village merits conservation area status.

PLANNING POLICY

- 3 Springthorpe is a small village which is classified in the County Structure Plan as a settlement in which development will be confined to limited infilling within the village confines. The Springthorpe Development Guide which sets out the development limit is a separate document produced by the West Lindsey District Council.

HISTORY

- 4 The name Springthorpe suggests Danish origins, although the earliest evidence of settlement in the village can be found in the Saxon and Norman construction in the Church of St George and St Lawrence. A spring originally formed a pond which was filled in in the 1950's to form the present village green. North of the village are found earthwork remains of former properties and streets, possibly occupied as late as the 19th Century.
- 5 The critical year in Springthorpe's history seems to have been 1851, the year of the enclosure, although some buildings, including parts of the three brick terraces which are at the centre of the proposed conservation area, actually predate this. The parish population recorded in the Census of 1851 was 300, a peak never subsequently approached. Some of those accounted for in the 1851 Census may have been in the locality in order to assist with the process of enclosure.
- 6 Apart from improvements to buildings the only 20th Century development in the village has consisted of farm buildings, four Council dwellings and two modern bungalows.

THE CONSERVATION AREA

- 7 The three brick terraces, (Nos 7-14 Hill Road and No 1 Church Lane), together with the Church, form the core of the Conservation Area. Their character lies partly in the sense of intimacy and enclosure which they give to this part of the village, as a result of their close arrangement on a tight bend in the road. On turning the corner the scene opens out to include a village green enclosed by a number of farm buildings, dwellings and private open spaces.
- 8 Most of Springthorpe is owned by the Thonock and Somerby Estate.

This style of ownership has resulted in a common and sympathetic method of maintenance over the years which is a feature of the village. Most of the dwellings are of red brick construction, with extensions and new buildings blending in well with their surroundings. Indeed older brickwork is sometimes re-used in building and construction.

- 9 The Church of St George and St Lawrence, dating from the 11th Century, is a Listed Building. The fine Saxon tower closes off views from the village at this point.
- 10 Nos 7-14 Hill Road, and No 1 Church Lane, are of red brick construction with both red clay pantiles and slate roofs. The north end of the public house block is possibly 17th Century, the public house itself being 19th Century, with the south-west part added in 1908. There are many original small pane sliding sash windows and some modern casements, all in original apertures. To the east of Nos 11/13 are a row of single storey one roomed former cottages, now used for storage, and north of them a range of single storey red brick outbuildings with a pantile roof.
- 11 Parsonage Cottage is possibly the oldest building (17th Century or earlier) in the village apart from the Church. Originally L shaped, with stone walls up to the first floor and later brick above, rendered and painted white, red clay pantiles, modern casement windows in original apertures.
- 12 No 15 Hill Road, is a red brick dwelling with a red clay pantile roof. The building was in existence before the enclosure of 1851 and is a good example of sympathetic improvement, having been partly rebuilt in the 18th and again in the 19th Centuries.
- 13 Pond Farm, No 20 Hill Road, which overlooks The Green, is Mid 18th Century. The building is of brick construction (painted pink), hipped with a red clay pantile roof. There are horizontal black bands at ground and first floor levels. It is a Listed Building.
- 14 Also overlooking The Green are Nos 18 and 22 Hill Road. No 18 is on the site of a 17th Century dwelling, which was rebuilt in 1935. The building is in white render with red brick quoins and a slate roof. No 22 consists of red brick and a red clay pantile roof. Immediately west of No 22 is a range of single storey red brick farm outbuildings with a pantile roof.
- 15 A feature of the area, and indeed the village, are the fine hedges. The hedge which forms the boundary of the garden of No 13 Hill Road, opposite the public house, is particularly noteworthy as it surmounts a herring-bone style brick wall. Unfortunately, the wall is in a very poor condition and will require attention in the near future. The wall has, in fact, already been rebuilt for a short section. The modern bricks used clash with older weathered brickwork in the rest of the village. (The same can be said of the recently constructed public house porch). It is to be hoped that

any future work would utilise either older second-hand bricks (as has been the practice in the village in the past), or modern ones of a more rustic appearance.

POLICIES AND ACTIONS FOR CONSERVATION

16 Within the Conservation Area the following policies and actions will be pursued.

a Planning Applications

- i In a Conservation Area, planning applications are required for extensions to dwellings in excess of 50 cubic metres or one tenth of the cubic capacity of the original dwelling, whichever is the greater. Outside a Conservation Area the requirement is for an extension of 70 cubic metres or 15 per cent.
- ii Any application for planning permission for development that, in the opinion of the planning authority, is likely to affect the character or appearance of the Conservation Area, or affect the setting of a listed building, will be advertised for public comment.
- iii The District Council may refuse to consider outline applications. Detailed applications may be required indicating the siting, design and materials of construction of any proposed building works.
- iv Applications for new uses or changes will be granted permission only if it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.

b Design and Materials

- i The design and materials to be used in new buildings or in extensions to existing buildings should, in form, colour and texture, be in harmony with the traditional buildings in the Conservation Area. This means the use of appropriate red brick and pitched roofs, with red clay or concrete pantiles.
- ii The external painting of walls should be avoided wherever possible. One of the most significant characteristics of the village is the exposed brickwork of the buildings. Other external paintwork (ie of sills and doors) should respect the common theme blue paint which is used throughout the village to good effect.
- iii The proportions of door and window sizes in an elevation is of great importance in the creation and maintenance of building character and quality. The size and shape of the aperture should be retained, with ideally windows of

traditional design and modern construction inserted. However, if maintenance or daylighting requirements are of paramount importance, modern windows of traditional proportions will generally be acceptable.

- iv The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire buildings and can spoil the proportions of an elevation.
- v The construction of porches can also create problems for similar reasons as mentioned above, and care should be taken when considering proportions and materials to be used.
- vi The question of design is, to some extent, subjective and personal taste will play a large part in the selection of materials and appearance of alterations to buildings, many of which can be carried out without the need to seek planning permission. However, developers and/or owners are urged to contact the District Planning Officer to discuss proposals at an early stage.

c Buildings within Conservation Areas

- i It should be noted that in addition to the provisions made for controlling the demolition and alteration of "listed" buildings, the Town and Country Amenities Act 1974 requires that within Conservation Areas, consent is obtained from the District Council before any building is demolished.
- ii If, in the opinion of the District Council, the proposed alteration of any building not listed is likely to detract from its appearance, or from the appearance of the area, the Council will consider making a Building Preservation Notice, which then applies the same control to the building as if it were listed.
- iii Within the limits of such funds as may be afforded from time to time by the District Council, consideration will be given to the making of grants under the Local Authorities (Historic Buildings) Act 1962, towards any excess costs incurred by the owners in the maintenance and repair of buildings arising from the use of special materials or methods to preserve their character or appearance.

d Trees

- i The Town and Country Amenities Act 1974 makes provision for the protection of trees in conservation areas which are not covered by a Tree Preservation Order, by requiring that anyone intending to cut down, top, lop or uproot any such tree shall give the District Council six weeks notice of their intention to do so.

Designation Plan

