

Brattleby Conservation Area Appraisal



BRATTLEBY CONSERVATION AREA

The first draft of the report received the authority of the Council as a consultation document in April 1981. Copies were distributed in the locality for comment, to the Parish Council and local residents, and appropriate publicity was given.

The District Council have considered all comments received and after making appropriate amendments designated the Conservation Area in September 1981.

Alan Clay
Planning Officer

WEST LINDSEY DISTRICT COUNCIL
September 1981

CONTENTS

	Page
Introduction	3
Planning Policy	3
History	3
The Conservation Area	3
Policies and Actions for Conservation	6
a Planning Applications	6
b Design and Materials	7
c Buildings within Conservation Areas	7
d Trees	8
Appendix 1 Schedule of Important Buildings	9
Map 1 Main Features of Interest	5
Map 2 Designation Map	11

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 or appearance of which it is desirable to preserve or enhance.
- 2 Following detailed study of Brattleby, the District Council is of the opinion that much of the village warrants the designation of a Conservation Area.

PLANNING POLICY

- 3 Brattleby is a small village and past planning policies have limited new housing development to individual dwellings on suitable infilling sites. A detailed guide for development in Brattleby is included in the document entitled "A Development Guide for Cliff Edge Villages North of Lincoln" (West Lindsey District Council, November 1981).

HISTORY

- 4 The village name suggests that Brattleby was a Danish settlement. This early settlement, and the village through mediaeval times, was to be found in the parkland to the west of the Hall, and is indicated by earthworks, now grassed over, in the field. The only built remains of this time survive in the Parish Church, the tower dating from the 11 Century, and 14 Century remains incorporated into the later building. The Enclosure of the open field system took place in 1727.
- 5 The shift of the village to its present site probably took place following the building of the original Hall in 1780. Most of the older buildings in the existing village date from the early 19 Century, and it is known that in 1809 Middle Street was constructed on its present line through Brattleby. Once this had been done the landscaped parkland in the form we see today would have been created.
- 6 Sporadic development took place from this time up to 1960, since when eight modern dwellings have been built.

THE CONSERVATION AREA

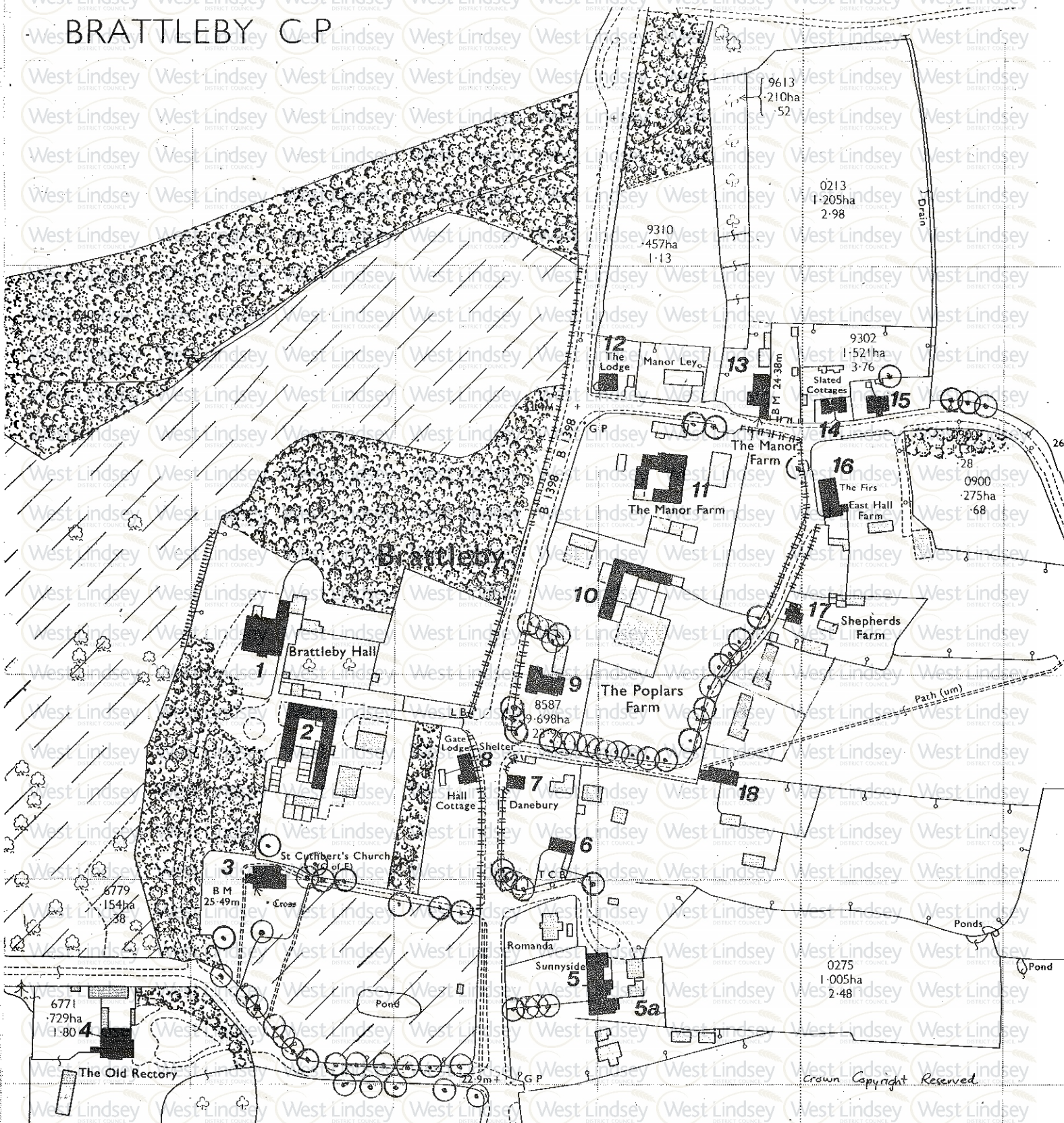
- 7 The Conservation Area boundary includes the majority of the village. The oldest inhabited building is the Hall, a 3-storey building which dates from 1780; it was altered about 1830, with additions in 1875-80. The elevations are cement faced, which give it an austere appearance. The building can only be appreciated from the Hall grounds, as it is generally hidden from view by its associated buildings, walls, and tree filled grounds. Its roof and chimneys can be viewed from several parts of the village, the roofscape being important because of this. It is not a building listed as being of Architectural or Historic Interest on the Statutory List, although it was included on the Provisional List and is of significance in local terms.
- 8 Of its associated buildings, only the stable block is of note. This is dated 1813, two storeys, of coursed rubble with a Welsh slate roof. It is an attractive building, most of which is in a reasonable state of repair, and could lend itself to a satisfactory conversion to a dwelling.

- 9 The immediate grounds of the Hall are included within the Conservation Area reflecting the importance their many mature trees, particularly on the northern village approaches and along the drive to Thorpe Lane, have in adding to the character of the village and the setting of the Hall and Church. (See Map 1). Apart from this the several walls, to the east of the Hall, enclosing the immediate grounds and the former kitchen garden alongside the main road are the other significant features worthy of preservation. These are mainly of red brick, but the most prominent is the fine stone wall alongside the B1398.
- 10 Other features of note are three gateways to the Hall. Two of these, both to the B1398 are simply stone piers capped by coping stones, the third, adjacent to the churchyard, has stone piers, topped with decorative urns, flanked by stone walls topped with white painted iron railings.
- 11 The Parish Church of St Cuthbert is the only statutory Listed Building in the village. It has a fine setting, framed by mature trees. An important attractive view of the Church is gained across the adjacent open paddock between the churchyard and the B1398. This view is however, marred by the overhead lines and electricity poles crossing and within the paddock.
- 12 The oldest part of the Church is the tower, dating from the 11 Century. The rest, apart from the remains of a 14 Century doorway, dates from a rebuild in 1858, at which time the spire was added. To the south, in the churchyard are the remains of an early cross.
- 13 As had already been stated in the History section, many of the houses in the village were built in the early nineteenth century. There do not appear to be any of an earlier date. The individual buildings are described more fully in Appendix 1. It is appropriate here however, to mention the most important of these.
- 14 All the older buildings are, without exception, built of coursed rubble stonework, most with red pantiled roofs, some with Welsh slate. The one exception is The Lodge, which has been re-roofed with a slightly incongruous green tiled roof. The effect of this is muted however because of its very low pitch. The natural stone walls have, in addition, been painted white. In general the dwellings retain sash windows. In some cases modern windows have replaced these but all have been fitted into the existing window openings. In so many examples of cottage renovation in recent years, modern windows have been inserted in enlarged openings, resulting in the character and style of such buildings being lost for good. This leads to untidy, unmatching brick and stonework around the window, or the need to render the building, and it is to the great benefit of Brattleby that such "modernisations" have not taken place.
- 15 The most attractive of these older dwellings are the Old Rectory and the farmhouses of Poplars and Manor Farms, retaining the features which create the character of the village.
- 16 Development up to the end of the 19 Century followed the same use of design and materials. Shepherds Farm and East Hall Farm are of this era, both very attractive buildings. The importance of the more humble smaller dwellings is no less, but they tend to be less prominent than the farmhouses.
- 17 Red brick did not appear as a building material until 1900, when the house immediately east of Danebury was built. Apart from this it has only been used for small extensions to existing dwellings, and for brick walls in the Hall grounds.

MAP 1

Main Features of Interest

BRATTLEBY C P



Important Buildings
(Numbers refer to Appendix 1)

Individual Trees of Importance

Parkland with Site of Medaeval Village and other Earthwork Remains

Stone Walls

Woodland

Scale 1:2500

- 18 In the more modern buildings, materials used have reflected the colours of the traditional materials. Buff bricks, reconstituted stone, brown and dark red tiles, all help to assimilate these dwellings into the village scene. Again Brattleby has been very fortunate that the builders of these more recent dwellings have had concern for the village environment.
- 19 The groups of farmbuildings in the centre of the village, whilst being a mixture of architectural styles, and some in disrepair, are of great importance in identifying the agricultural history and nature of the village. The older buildings are of stone, some re-roofed with asbestos, the later ones of timber, asbestos and steel. Many of the newer roofs are covered with moss, and the two farmyards in which they stand are in active use. The effort should be made to keep the older buildings in reasonable repair to ensure their retention and to maintain this continuity of time-scale.
- 20 The two open paddocks to the east of the farmbuildings, adjoining Back Lane, are of considerable importance to this part of the Conservation Area. The traditional character of villages was partly created by short lengths of open frontage on village roads between areas of building. In recent years in many instances, modern housing development has taken place in such gaps and the District Council consider that these frontages in Brattleby should be kept open in order to safeguard this aspect of the village character.
- 21 Back Lane itself is very narrow and has no footpaths. It is the subject of a New Street Order, and recent development has been set back to allow for future widening. However, the character of the lane and the trees along it which would be lost if improvement took place present the reasons to review and this will be taken up with the County Council as highway authority.
- 22 In and around the village there are many fine trees, planted individually, in groups, and in woodland. These important trees are shown on Map 1. They are a mixture of indigenous species and are important in several ways. They are attractive, give shade and shelter, are havens for wildlife, and at the present time because of the loss of many mature trees through Dutch Elm Disease, new farming methods, old age and neglect, the preservation of healthy mature trees is of great importance. At present there are no trees in Brattleby protected by Tree Preservation Orders. The designation of a Conservation Area does however afford some protection for trees because anyone wishing to carry out work on trees within the area is required to give the District Council six weeks notice of their intentions. (See Paragraph 24(d)(i) below.
- 23 Yet another important aspect of the village is the many prominent stone walls, often moss covered. These complement the buildings and their retention is important. These are shown on Map 1.

POLICIES AND ACTIONS FOR CONSERVATION

- 24 Within the Conservation Area, the following policies and actions will be pursued by the District Council:-

a Planning Applications

- i Any application for planning permission for development that, in the opinion of the Council, 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.
- ii The 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.

- iii Applications for new uses or changes of use 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 stone, reconstituted stone, or buff bricks for walls, and pitched roofs with red clay pantiles or red or brown concrete pantiles.
- ii The external painting of walls should be avoided wherever possible. This could lead to the introduction of colours and textures which would be at variance with the policy detailed in (b)(i) above. In any event, this brings an increased maintenance commitment with the need for regular repainting.
- 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, then 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 whole question of design is 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 Council's Planning Office 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.

APPENDIX 1

SCHEDULE OF IMPORTANT BUILDINGS. SEE MAP 1

- | | | |
|----|-----------------------------|---|
| 1 | Brattleby Hall | C1780. Altered 1830 with additions 1875-80. 3-storey, stucco walls, hipped Welsh slate roof with parapet, sash windows. |
| 2 | Hall Stables | Dated 1813, coursed rubble with hipped slate roof, central projection, gabled, with archway. 2-storey. |
| 3 | St Cuthbert | 11 Century unbuttressed west tower, most of exterior rebuilt in 1858, and spire added. 14 Century remains. To the south, in the churchyard, the remains of an early Saxon cross. A Listed Building. |
| 4 | The Old Rectory | Built mid 19 Century, 2-storey, coursed rubble, Welsh slate roof. |
| 5 | Sunnyside | Early 19 Century, 2-storey, coursed rubble and pantiles, wooden dentil course, gabled, semi detached to Kersey Coates below. |
| 5A | Kersey Coates | Single storey, coursed rubble with pantile roof. Early 19 Century pair of cottages, converted to one bungalow in 1973. |
| 6 | The Old Post Office | Mid 19 Century, 2-storey, coursed rubble, pantiles, new casements in original apertures. |
| 7 | | Early 19 Century, 2-storey, coursed rubble and pantiles. Brick arches over Yorkshire casements. West end gable rebuilt about 20 years ago when Middle Street was improved. |
| 8 | Gate Lodge and Hall Cottage | Early 19 Century, 2-storey semi detached pair. Coursed rubble, pantiles, later casements in original apertures under brick arches. Two first floor dummy windows. |
| 9 | The Poplars Farm | Early 19 Century, 2-storey, coursed rubble and pantiles, stone arches over sliding sashes. Lower back wing. |
| 10 | Poplar Farmbuildings | 2-storey stone barn with red brick dressings. Early 19 Century. Asbestos roof, later additions to east and west. |
| 11 | Manor Farmbuildings | Early 19 Century range of 2-storey farm-buildings, stone walls, part pantiled, part asbestos roof, some in poor condition. |
| 12 | The Lodge | Single storey, white painted coursed rubble, modern green tiles on very low pitched roof, metal casement windows. Early 19 Century. |

- 13 The Manor Farm Early 19 Century, coursed rubble, hipped pantile roof, sliding sashes under stone arches.

- 14 Slate Cottages 2-storey, late 19 Century pair of cottages, gabled, coursed rubble with slate roof, stone mullions.

- 15 The Old School Converted into one dwelling recently. Built in 1871, coursed rubble with slate roof.

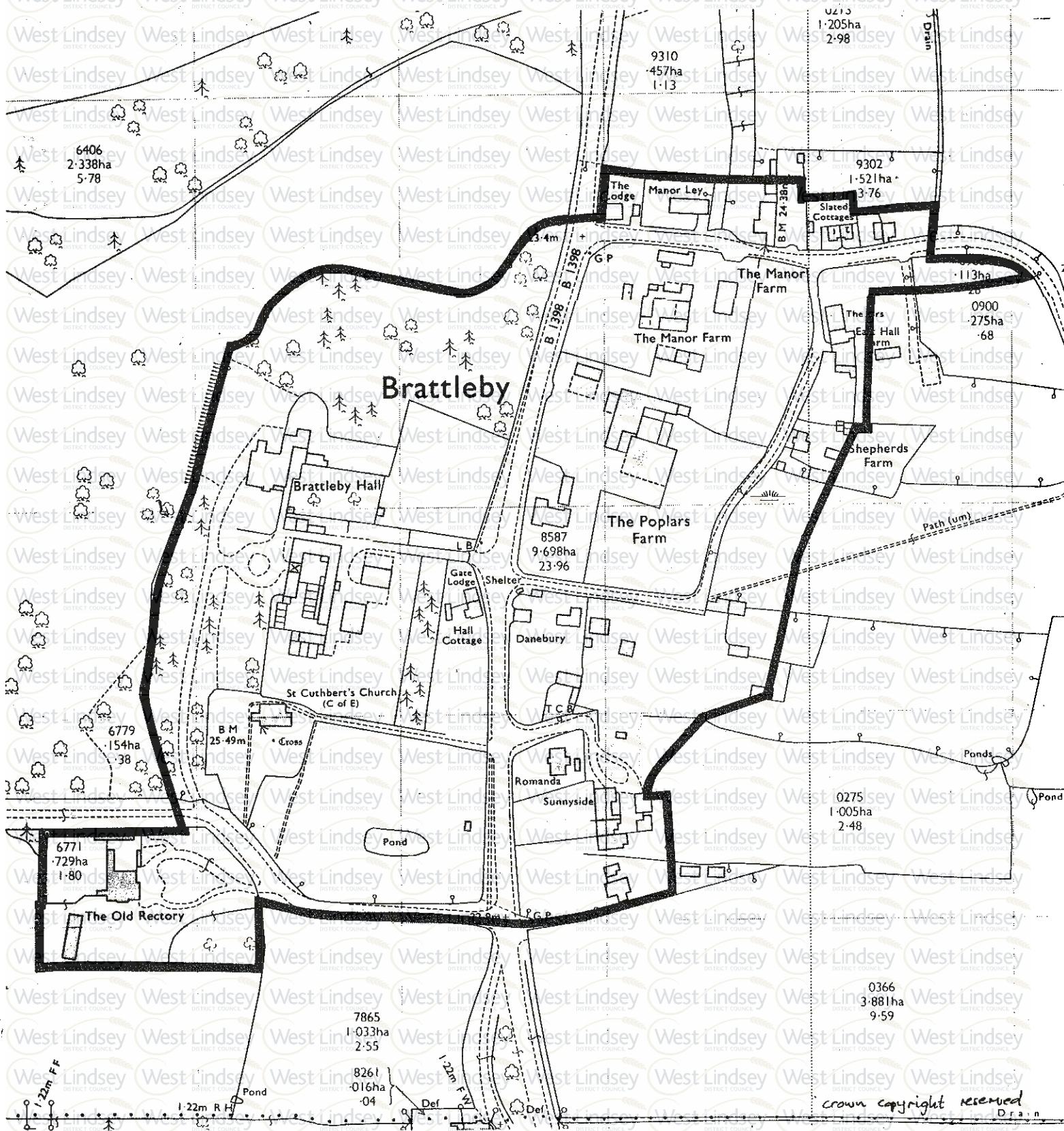
- 16 The Firs/East Hall Farm Mid 19 Century pair of dwellings, 2-storey, coursed rubble and pantiles, stone arches over sliding sashes.

- 17 Shepherds Farm Dated 1868, coursed rubble and pantiles, stone arches over sliding sashes. 2-storey.

- 18 Early 19 Century. 2 storeys, coursed rubble and pantiles, one Yorkshire casement, remainder later windows in original apertures.

MAP 2

Designation Map



crown copyright reserved

Conservation Area Boundary

Scale 1:2500