

Burton Conservation Area Appraisal



BURTON CONSERVATION AREA

A draft report was prepared in April 1989 for consultation purposes and was circulated for information and comment to the Parish Council, local residents and local and national organisations with conservation interests. The conservation area was designated in December 1989 and this document sets out the policy of the District Council for the village.

WEST LINDSEY DISTRICT COUNCIL
JULY 1990

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DISTRICT PLANNER

BURTON CONSERVATION AREA

INTRODUCTION

- 1 In December 1969 the former Lindsey County Council designated, under Section 1 of the Civic Amenities Act, 1967 a Conservation Area in the village of Burton.
- 2 Section 277 of the Town and Country Planning Act 1971 (Amended) states that every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas as Conservation Areas.
- 3 The District Council have reviewed the Burton Conservation Area for the following reasons:-
 - To determine if there are additional areas of the village which warrant Conservation Area status.
 - To resolve any anomalies in the existing boundary caused by subsequent development.
 - To produce an up to date base map.
 - To update the report to include the changes in Town and Country Planning legislation in recent years.
 - To give local publicity to the Conservation Area.
- 4 A survey has shown that there are alterations to the boundary that should be made to meet these criteria. The maps with this report detail these changes.

PLANNING POLICY

- 5 Burton has always been considered, in planning terms, as a small settlement in which only limited development should take place. In the last thirtyfive years 37 new homes have been built in the parish, most of these within the village. Despite this, apart from one major fluctuation, population levels have remained the same. The National Census of Population recorded 200 people in 1931, 202 in 1951, 165 in 1961, 203 in 1971 and 216 in 1981. This reflects the trend in many villages in the County, where household sizes today are smaller than they used to be.
- 6 The County Structure Plan 1981, designated the village as one in which small-scale residential development will normally be permitted, provided that individual proposals are sympathetic to the nature, scale and density of existing development in the village. Present and future detailed development policies for the village are set out in policy documents available from the District Council.

HISTORY

- 7 The history of the village as a settlement site goes back for over 1500 years. Its name is an interesting historic survival, the

suffix "ton" indicating that it was probably founded after the ninth century when the Vikings and the Danes began their invasions, although it had previously been the site of a Roman settlement and may therefore have been continuously occupied prior to this. It was one of a number of villages which grew in the protection of the Lincolnshire Cliff escarpment, facing west, where springs would provide an adequate water supply. Its written history began with a mention in the Domesday Book following the Norman Invasion.

- 8 However, if the location of the parish church is taken as a bench mark of the early village site, Burton is unusual in that it was, and is, the only cliff edge village in West Lindsey which grew up on the hillside rather than at the foot. Earthworks in the grass fields through which runs the double avenue of oaks to the west of the village may indicate the site of medieval homes as well as possibly formal gardens associated with the Tudor mansion which stood nearby prior to the present Hall being built.
- 9 The present day houses are built on sites that have been settled for centuries, although there are few surviving buildings of these earlier ages. The Parish Church dates from the twelfth century and Essex House and The Old Rectory from the seventeenth century. Most of the older buildings date from the eighteenth century.
- 10 In 1728 Sir John Monson was created Baron Monson of Burton. The Monson family converted an existing Tudor Hall into a family home, the surviving remnant of which, the South Front, was added by James Paine in 1768. For the two hundred years up to the early 1950s Burton was an estate village under the patronage of the Monson family, its life tied to the fortunes of the Hall and its estates. Many buildings survive of this period, some with plaques or coats of arms recording their connection with the family, and illustrate the relatively unchanging character of the village over this time.
- 11 The Monson connection was severed in 1951 when the Hall and much of the village was sold. Since that time the attractive nature of Burton and its proximity to Lincoln have resulted in the building of several new houses, to give the intermixture of new and old that is the village today.

THE VILLAGE CHARACTER

- 12 There are a number of different features which make up the character of an area. Usually, these will involve a number of elements, most importantly, buildings, the spaces around them and walls, hedges and trees.

Buildings

- 13 Buildings which are considered to be important will usually, but not always, be old. That is, of the eighteenth and nineteenth centuries or before. They will include all the buildings Listed as being of Architectural or Historic Interest, (Listed Buildings), in the area. Whatever its age, a building should exhibit a certain style. It should, even if it has been modernised, still appear to be an example of the style of building of the period.

- 14 The design of buildings changes with time, with changes in building techniques, materials and fashions. Many old buildings were built to conserve heat, with small windows and thick walls, facing south to catch the sun. The safety of their structure also depended on making as few holes in a wall as practicable. Central heating and modern techniques have changed all this. Gardens were, for the most part, places to grow vegetables and keep domestic livestock, chickens and pigs, so the house would be built at one side of the garden often right up against the road to maximise land for the production of food. Privacy in the home was not so important as small windows gave little opportunity for passers-by to see in. Now the demand is primarily for large areas of glass to let light and sun in; for privacy the house now has to be set back in the garden, and the front at least becomes an ornamental landscaped setting.
- 15 In much of Lincolnshire this demand has been reflected in the modernisation of old cottages. Small to start with, they have often been extended, or two or three converted into one. Where they have been extended or altered they may have been rendered or painted in an attempt to hide a change in building material, or to make old brickwork more weather-proof. This, however, has not happened in Burton, to the advantage of the village appearance.
- 16 Similarly, such modernisation has also resulted in the loss of certain traditional building features once common to the County, but again, not yet the case in Burton. Brick tumbling where the hard end of the bricks is used along the top edge of a gable to avoid cutting a brick where, laid in horizontal courses, it reached the edge of a roof, survives on the garage at Essex House, and a former outbuilding alongside Hall Drive. The vertical sliding sash window with its attractive proportions within a building elevation can be found, but far less common is its close relation, the horizontal sliding sash, known as the "Yorkshire Light", an example of which can be seen on Kennel Cottage.
- 17 Last, but by no means least, are the materials of construction of buildings. In Burton the majority of the older buildings are constructed of limestone, together with many of the walls flanking the roads and gardens. In the nineteenth century red brick buildings appeared, particularly in connection with the Kitchen Garden wall and associated houses on Main Street.
- 18 In more recent years several modern buildings have been added to the village largely using contemporary materials. Yellow and brown bricks reflect well the more traditional stone, and brown and grey concrete tiles have replaced slate and pantiles. The use of timber as a cladding is also seen.

Spaces

- 19 Spaces are very important in determining the character of an area. Spaces are not only defined by buildings but by the shape of the ground, and by features such as walls, hedges and trees, the latter individually, in groups and in woodland. Spaces are the open areas formed by their relationships.
- 20 Burton has a multiplicity of attractive spaces of a variety of sizes. The village streets, principally Main Street and Manor Lane,

wind amongst the houses, their alignment continually restricting the views because of the trees and hedges. These long narrow spaces occasionally widen out where a view onto or across a garden or parkland setting occurs. Prime examples of this are the views to the Manor House, or over the paddock of Burton Hill House, both from Main Street.

Other Features

- 21 Linking the buildings, their gardens and the surrounding fields are hedges, walls and trees. Generally, within the village itself, the older boundaries are limestone walls. Some of these, alongside the Main Street near its junction with Hall Drive, are dramatically topped with clipped yew hedges. Older hedges tend to be the field boundaries on the village fringes, and those used as divisions between gardens, or much more recent conifer hedges planted on the boundaries of the more recent houses.
- 22 One of the most dramatic features of the village are the multitude of trees, mainly planted up to two hundred years ago to create an attractive setting and approach to the village by the Monson family. This treed hillside setting is unusual along the Cliff edge, and forms a prominent landscape feature in distant views as well as enhancing the village itself. The importance of this feature has been recognised for many years, and the majority of them have been protected by Tree Preservation Orders, made in 1951 and 1962. These Orders included all the then healthy mature trees within the village and surrounding parkland. In the intervening years, there have grown to maturity several other trees, not protected by Preservation Orders, but given a measure of protection by virtue of being within the Conservation Area (See paragraph 74). Those trees protected by Tree Preservation Orders are identified on Map 1.
- 23 Topography also plays its part in the village setting. The scarp slope of the Lincolnshire Cliff rises steeply some 30 metres to Middle Street. Burton is unique amongst the Cliff edge villages in West Lindsey in that it has developed largely on the slope and not at the foot as the others have. The hillside here is also well wooded, and the trees restrict many of the views from the village to the west over the Trent valley. This wooded hillside is also a significant landscape feature from the west, particularly the A57 main road between Odder Bridge and the City of Lincoln.
- 24 Burton has a very strong identity. The social and workaday activities of a small and dependent village community at the hub of a large country estate have been replaced by those of a small, low density residential community in attractive surroundings. The newer dwellings make no contribution towards the traditional character of village building but do relate to the latter day atmosphere. Their contribution is considerable in that generally they have in protective ownership extensive gardens and, on some occasions, adjoining paddocks.

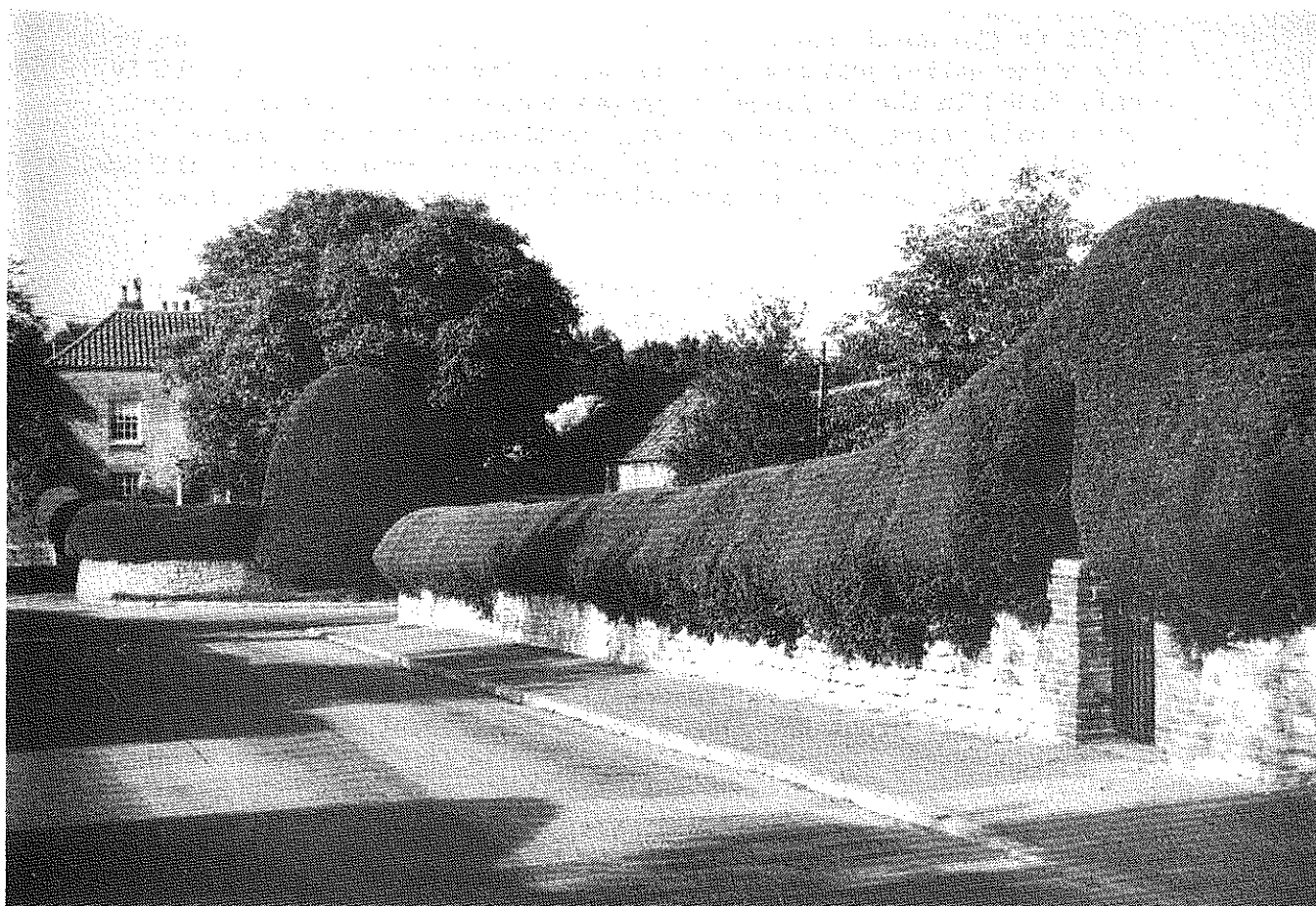
THE CONSERVATION AREA

- 25 Conservation Areas are required to be clearly delineated, and usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a "grey area",



"...view to the Manor House" para 20.

"Some (limestone walls) are dramatically topped with clipped yew hedges." para 21.

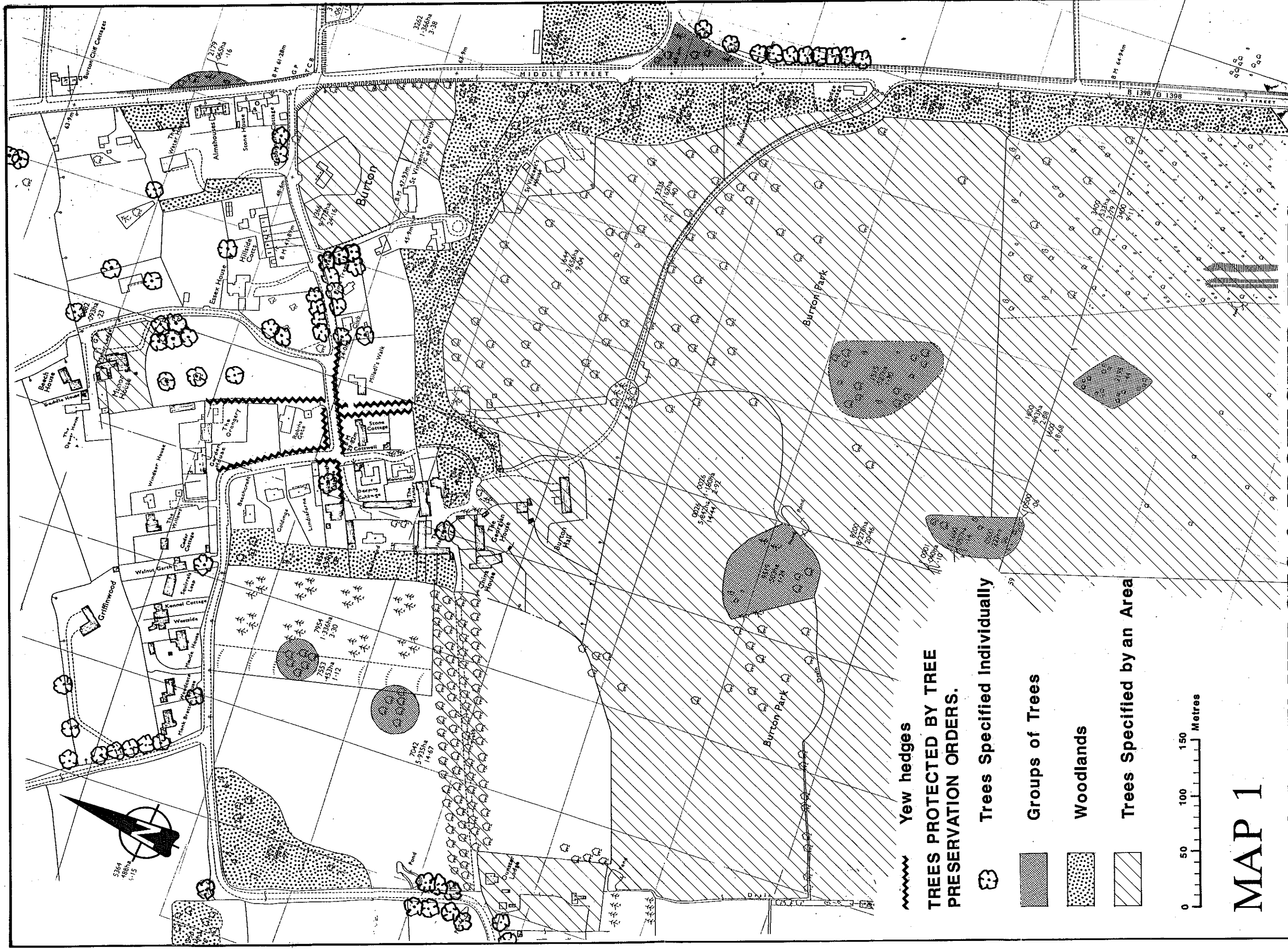


but the general rule of thumb is to include land or buildings if it does add, or could be made to add, to the character of the area. Otherwise, it is left out. It is by using these criteria that the boundaries have been drawn.

- 26 Just because a building, space or tree, or other feature has been left out does not mean that it is not important in itself. It simply means that its surroundings do not have that overall character that justifies Conservation Area designation.
- 27 The revised Conservation Area boundary has been drawn as indicated on Map 2. The boundary follows fixed points on the ground, or a straight line between fixed points. This is designed to overcome any conflict over the exact extent of the Area.
- 28 In the following description where individual buildings are identified as Important on Map 2 and in Appendix 1, their reference number in these is given.

Middle Street

- 29 The main approach to the village is from Middle Street, the road which follows the crest of the Cliff edge escarpment. The hilltop to the west of the road is crowned with woodland stretching all the way to the village from the City of Lincoln, and this woodland, together with that to the east of the road at the junction with Burton Coach Road, is protected by a Tree Preservation Order. Through the woodland are glimpses of the dramatic westward views with, in the foreground, the very attractive parkland landscape associated with Burton Hall. All these parkland trees are also protected by Tree Preservation Orders.
- 30 A significant feature of this approach is the park boundary wall (30) lining the western edge of the road. Limestone walls are unusual in north Lincolnshire, but they were once common on the Cliff to the north and the Heath to the south of Lincoln. Many were dry stone walls, and few are now left. Coursed stone is generally only found in the villages as garden boundaries, and this coursed stone wall, about 850 metres long, is unusual in such a rural location. It has been pierced by gateways to more recent dwellings, but two of these openings are enhanced by pairs of square stone pillars.
- 31 At about its half way mark the wall is punctuated by the main gateway to Burton Hall (33), with its flanking walls and attendant Lodge cottage (32). The elaborate gateway, and its balustraded curved screen walls, topped by a row of urns, are Listed Buildings. The less elaborate walls alongside the former carriage drive within the park are not Listed, but are interesting. Taken together, this small complex of gates, walls and cottage, set amongst the trees, is very attractive.
- 32 The carriage drive leading to the Hall now forms the southern boundary of the Conservation Area, for no other reason than it is a convenient defined boundary between the Lodge Cottage and The Hall. The trees within the parkland, to the north and south of the drive are all protected by Tree Preservation Orders. The drive itself was probably built about the same time as the present Hall to give a



MAP 1

BURTON-YEW HEDGES & PROTECTED TREES.

more grand approach than the previous road it replaced. This earlier road also ran from the Lodge Cottage but keeping to a more northerly route approached the earlier Hall from behind after passing the Rectory - now the Old Rectory (28). The road is shown on a map of 1640, and traces of it can be made out on the hillside, where it passed through what are now the gardens of more recent houses.

- 33 North of its junction with Main Street, the character of Middle Street changes at the entrance to the village, there now being houses alongside the road. The two terraces, one of three eighteenth century cottages, rebuilt in 1911 (3) and the Monson Almshouses (2), are very prominent, and plaques and coats of arms leave the visitor in no doubt that Burton is or was an estate village.

Main Street

- 34 Main Street drops steeply down the hillside from Middle Street, curving first left, then right, restricting the views along it as it does so. There are a number of very prominent buildings, the largest being Hillside Cottages (4), a terrace of 5 houses built originally in the late eighteenth or early nineteenth century. Other buildings here have a dual role, their intrinsic value being enhanced by their position at very prominent points in the street scene, closing views along it. The Village Club (24) with its associated War Memorial and front wall (25), and Mexborough House (14) are the two main ones, but the two nineteenth century well heads (15 and 26) are no less important to the history and character of the village despite their diminutive size. Most of the mature trees here, including those between the junction of Manor Lane and the lane to the Church, are protected by a Tree Preservation Order.
- 35 At its junction with Hall Drive, Main Street turns through ninety degrees, to turn again further on, and yet again outside the village where it has become Fen Lane. These changes of direction may well indicate a diversion of an original road to take it, and the public, well away from the site of the Hall.
- 36 The strongest elements along this part of Main Street are the walls alongside the road. The dominant feature between the Club (24) and the former Kitchen Garden (10) are low limestone walls topped with clipped yew hedges.
- 37 The Monsons linked their Hall to the Kitchen Garden with a circular walk, part of this identified by the yew hedges. The path reached Main Street, from the Hall, via what was known as Miladi's Walk, the end of which is now the drive entrance to the house named Rose Walk. Crossing the road, it entered what is now the garden of Robins Gate, through the gateway over which the yew hedge still passes. It is said that Miladi's Walk is derived from one Lady Monson who used this route to fetch fruit, daily.
- 38 The gardening staff would have occupied what are now The Orangery (8) and Garden House (9), which together with the associated Kitchen Garden Wall and its front retaining wall (10) are early surviving examples of the use of red brick in the village. The Garden House has always been lived in, but The Orangery was built as a Potting

Shed and converted to a dwelling some years ago. The high kitchen garden wall is particularly prominent. On its south side it has been pierced in two places for the drives serving the modern houses built within it, but the arches are very similar to the original gateway arch alongside Garden House. At its western end, alongside the road, are pedestrian doorways through both the retaining wall and the garden wall, and by this route, crossing the road and passing through woodland, a footpath returned to the Hall.

- 39 Between the end of the garden wall and Woodcote Lane, the limit of development of the present day village, are a row of mostly modern houses, but within them some older, estate houses, Maude House (12) and a pair of houses, Kennel Cottage and Westside (11). Kennel Cottage has what is one of the few surviving Yorkshire Lights, or horizontal sliding sash windows, in Burton, a building feature which was once very common in the County.

Fen Road

- 40 Main Street becomes Fen Road, passing around two sides of a hawthorn hedged grass field within which are low earthworks. These may indicate medieval village remains and/or formal gardens associated with the Tudor house which the present Hall replaced. There is also evidence of what may be a hollow way linking Fen Road near Dunster Lodge (22) with Main Street near to its junction with Hall Drive, perhaps an earlier road the present day road replaced. (See Paragraph 8).
- 41 Dunster Lodge (22) was built in 1868 as the Lodge Cottage adjacent to the western gateway to Burton Hall. Between the Lodge and The Hall is an impressive double avenue of oak trees, again protected by a Tree Preservation Order. At the roadside adjacent to the Lodge are the remains of the iron gateway (21) that once stood here.

Hall Drive

- 42 Hall Drive is an unmade road of relatively recent creation. Between Main Street and the Hall were many of the domestic and service buildings associated with the Hall. Since the break up of the estate, the area has seen some buildings demolished, including the north wing of The Hall (20), the construction of some new dwellings, and the conversion to housing of several outbuildings. The surviving southern wing of Burton Hall was built by James Paine in 1768. The Georgian House (19) was built before the end of the same century, and the Granary (17) at the same time, probably by James Paine. The adjacent stables and coach house, now called The Hallyard (18), have been converted into four houses. An adjacent cottage, The Aviary, is an extension and conversion of what was the estate office. This area in front of the Hallyard and the Granary is still cobbled, and retains an aura of elegance of days gone by. The Lime Tree in the yard is protected by a Tree Preservation Order.

Manor Lane

- 43 Manor Lane is a narrow, winding, partly sunken lane leading from Main Street to the Manor House (7). It is lined in part by hawthorn hedge, partly by limestone walls north of Essex House and approaching the Manor House, and by several fine trees, most of



"...treed hillside setting...unusual along the Cliff edge." para 22.

"A significant feature is the park boundary wall." para 30.



which are protected by a Tree Preservation Order.

- 44 By the side of Manor Lane is Essex House (5) and its former Coach house (6), probably the oldest surviving buildings in Burton after the Parish Church. It has been said that it was once a public house, the Three Tuns. At the end of the Lane is the Manor House (7), built in the late eighteenth century, and overlooking an open paddock back to Main Street. This is an important visual open space within the village, and contains some fine trees.

Old Rectory and Parish Church

- 45 The Old Rectory (28) and the Parish Church of St Vincent (29) lie at the end of a drive south off Main Street. The Old Rectory is of the late seventeenth century, and looks southwards over the park. The Parish Church dates from the twelfth century and displays work carried out on it in the thirteenth, fourteenth, seventeenth, eighteenth and twentieth centuries.

POLICIES AND ACTIONS FOR CONSERVATION

- 46 Planning legislation is enshrined in various Acts of Parliament. To set it out in detail would make this report unduly long, and perhaps confuse the Conservation issues with others. With this in mind the following paragraphs have been written solely to relate to Burton Conservation Area, and the ADDITIONAL controls on development Conservation Area status imposes. For more detailed information on particular aspects of relevant legislation, readers are invited to contact the Planning Department.
- 47 Within the Conservation Area the following policies and actions will be pursued by the District Council. The emphasis is on control rather than prevention but to ensure that any new development accords with its special qualities.

Planning Applications

- 48 In a Conservation Area, planning applications are required for extensions to dwellings that will exceed the cubic content of the original by more than 50 cubic metres or 10%, whichever is greater. (Outside a Conservation Area the requirement is for extensions which exceed 70 cubic metres or 15%). It should be noted that in a Conservation Area, any building erected within the curtilage of a dwelling with a cubic content greater than 10 cubic metres shall be treated as an enlargement of the dwelling when calculating cubic content.
- 49 Planning permission must also be sought for:-
- a) the cladding of any part of the exterior of a dwelling with stone, artificial stone, timber, plastic or tiles;
 - b) the enlargement of a dwelling consisting of an addition or alteration to its roof;
 - c) the provision within the curtilage of a dwelling of any building or enclosure, swimming or other pool required for the private use of the occupier with a cubic content greater than 10 cubic

metres.

- 50 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 will be advertised for public comment. In this event, there will be a period of 21 days within which people can respond, and any comments made will be taken account of by the District Council in reaching a decision. Such planning applications will usually be within the area, but they may also be outside, on the fringe of the area.
- 51 The acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on the detailed siting and external appearance of the buildings and the material to be used in their construction. The Council may therefore refuse to consider outline applications. Additional information may be required indicating any or all of the following; siting, design and materials of construction of any proposed building works.
- 52 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, and where all other criteria can be satisfied. The District Council may require an applicant to submit additional details in support of an application to enable them to reach a decision.
- 53 The Town and Country Planning General Development Order 1988 sets out several cases of development which may be carried out without the need to seek planning permission. These works are usually called "permitted development", and include such matters as painting, the installation of new windows and doors, the placing of shutters alongside windows and the rendering of walls, and other minor works. These rights do not apply to Listed Buildings which are covered by separate legislation. However, it is possible to rescind certain specified types of "Permitted Development" such as those outlined above, if the local authority are prepared to make a Direction under Article 4 of the above Order. An "Article 4 Direction", as it is known, has to be confirmed by the Secretary of State for the Environment, and there has to be a large measure of local support for the additional controls. The District Council do not consider that at this time there are sufficient reasons to impose any further controls within Burton, but the option is there is needed. It should also be noted that an Article 4 Direction can be made anywhere, not just in a Conservation Area.

Siting, Design and Materials

- 54 The building lines to which the frontages of existing buildings are constructed may be important to the character of the area and any new development or modification to existing development may be required to accord with the existing building lines, unless there is a good and clear aesthetic justification for not doing so.
- 55 The design of, 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 generally the use of dark yellow or light brown bricks, or stone, for walls, and pantiles, slate, or red

or dark coloured tiles for roofs.

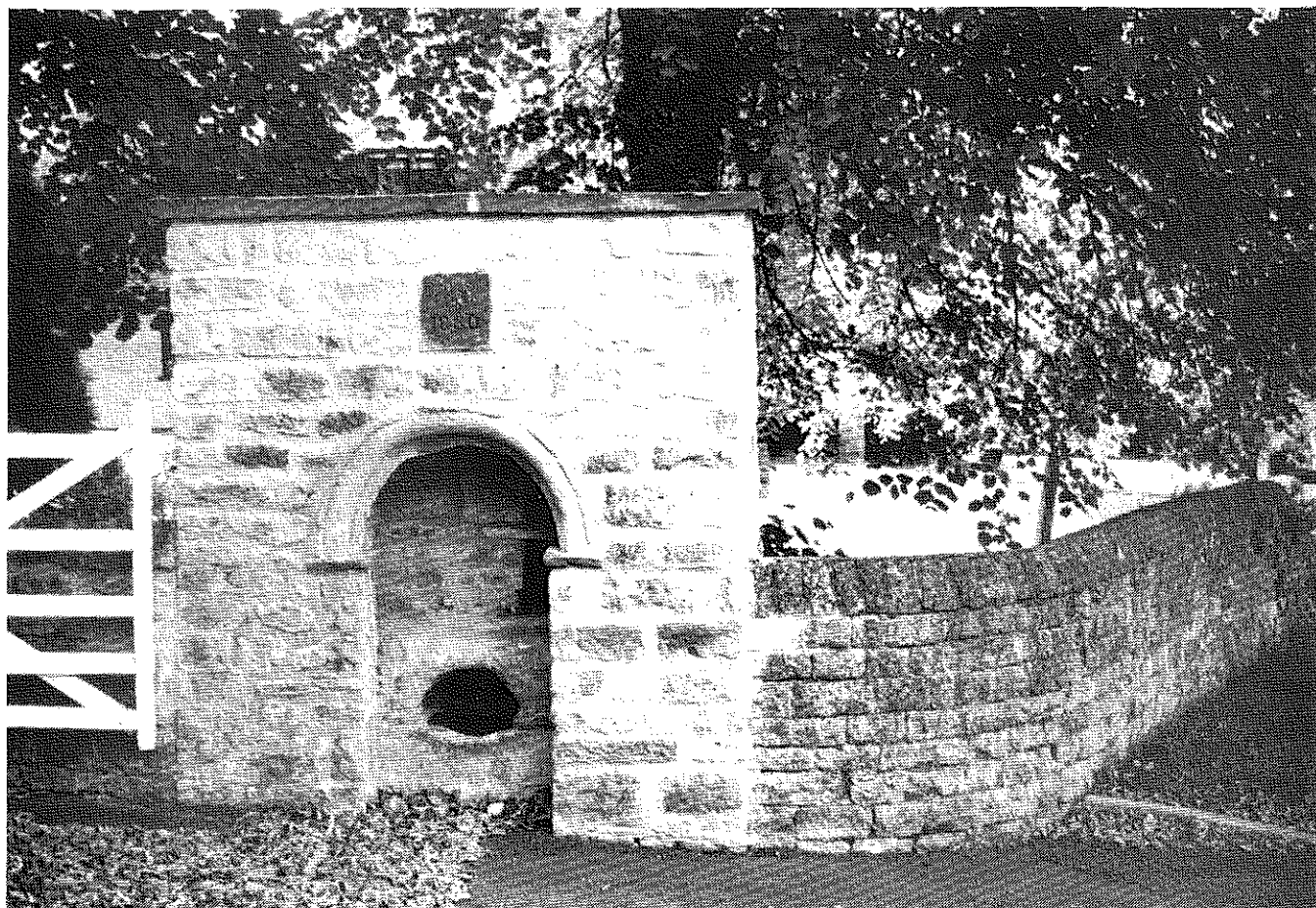
- 56 The external painting of walls has generally been avoided in Burton and in future should be avoided wherever possible. One of the significant characteristics of the village is the exposed stone and brickwork of its buildings. External painting requires regular maintenance, which, if it does not take place, can lead to buildings becoming unkempt in appearance, to the detriment of the surrounding area. It is more in keeping with the village environment to clean, repair and repoint existing walls without painting. This will not apply to any wall covered in stucco, that is, a cement render, which is meant to be painted. There is no planning control over the colour that the stucco, doors and windows of individual properties are painted.
- 57 The proportion of door and window sizes in an elevation is of great importance in the creation and maintenance of building character and quality. When alterations are contemplated the size and shape of the aperture should be retained, with windows of traditional design and modern construction inserted wherever possible. Traditional design means, for example, windows of a style to reflect the age and design of the original appearance.
- 58 The replacement of traditional windows with modern double glazed units presents particular problems. In these, any glazing bars are often sandwiched between flat panes of glass, and the proportions of making new frames to match existing can be a problem. On buildings in sensitive locations such as Conservation Areas, therefore, it is better to consider secondary double glazing as an alternative.
- 59 The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire buildings and can spoil the proportion of an elevation. In addition, they increase the burden of maintenance requiring regular repainting, and introduce unnecessary clutter to the detriment of the appearance of the building.
- 60 Before the detail of the design of new buildings and extensions to older dwellings are prepared, developers and/or owners are urged to contact the Council's Planning Development to discuss the proposals.

Buildings within Conservation Areas

- 61 It should be noted that in addition to the provision 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 buildings or parts of buildings, are demolished.
- 62 Permission from the District Council, called Conservation Area Consent, will be required for demolition of:-

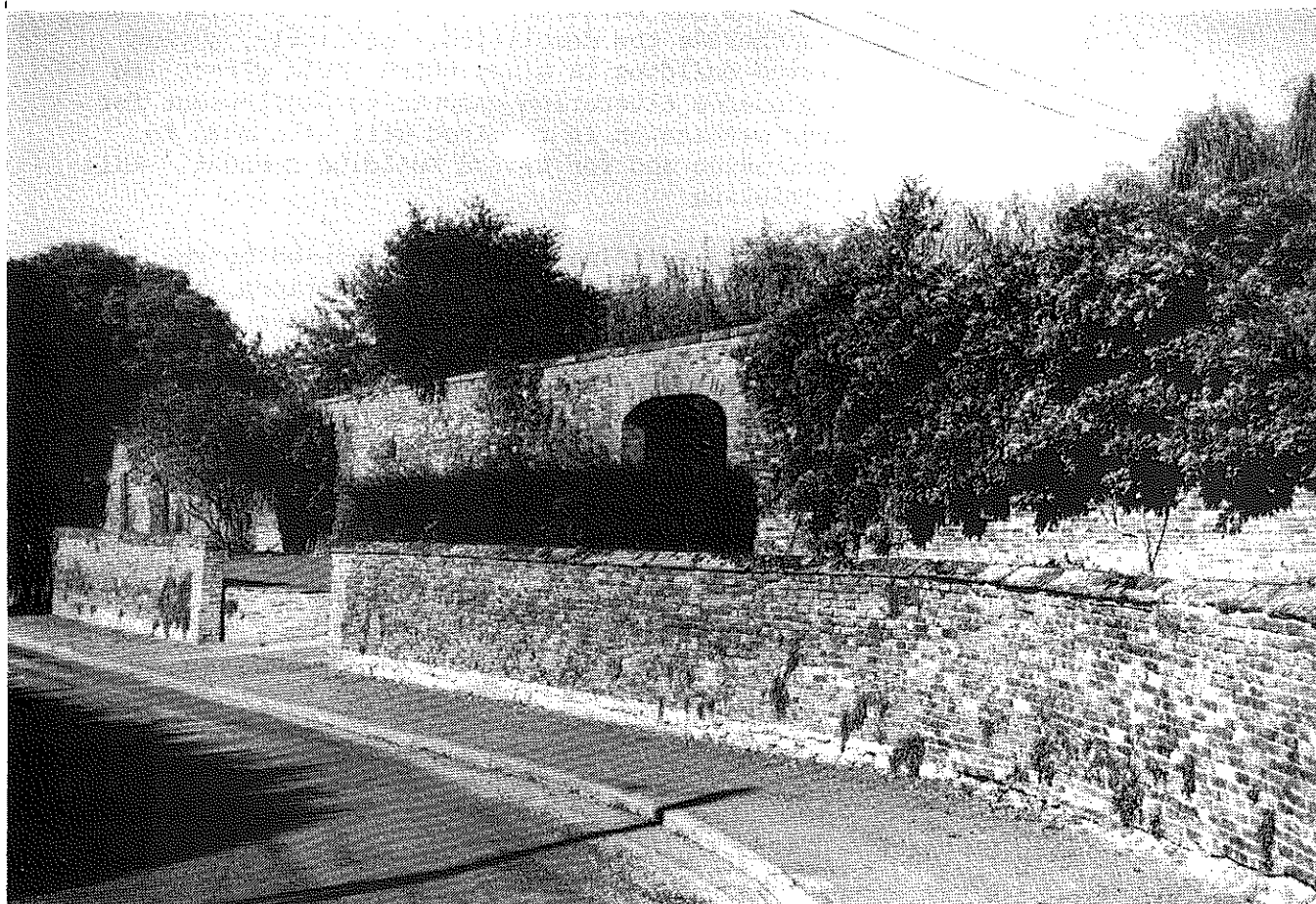
*Any building or part of a building with a total cubic content of more than 115 cubic metres. (Except for a Listed Building, see paragraph 65 below)

*Any gate, wall, fence or railing which is more than 1 metre high if abutting a highway (including a public right of way), or



"...nineteenth century well heads are...important to the history and character of the village..." para 34.

"The high kitchen garden wall is particularly prominent." para 38.



elsewhere any gate, wall, fence or railing which is more than 2 metres high.

- 63 If, in the opinion of the District Council, the proposed alteration of any building not Listed as being of Architectural or Historic Importance, (ie a Listed Building), is likely to detract from its appearance, or the appearance of the area, the Council will consider making a Building Preservation Notice, which then applies for a six months period the same control to the building as if it were Listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.

Listed Buildings

- 64 The fact that a building is listed as of special architectural or historic interest does not mean that it will be preserved intact in all circumstances, but it does ensure that the case for its preservation is fully considered, through the procedure for obtaining listed building consent. This applies to all Listed Buildings whether they are within a Conservation Area or not. Appropriate alterations to Listed Buildings may be given consent.
- 65 Anyone who wants to demolish a listed building, or to alter or extend one in any way that affects its character, must obtain 'Listed Building Consent' from the District Council. The procedure is similar to that for obtaining planning permission. Details can be obtained from the Planning Officer.
- 66 It is an offence to demolish, alter or extend a listed building without having first obtained Listed Building Consent.
- 67 Anyone wishing to redevelop a site on which a listed building stands will need both Listed Building Consent for the demolition, and planning permission for the new building. Planning permission alone is not sufficient to authorise the demolition. Similarly, anyone wishing to alter a listed building in a way which would affect its character, and whose proposed alteration amounts to development for which specific planning permission is required will also need to apply for planning permission and for Listed Building Consent. This can include external painting.
- 68 If an application for Listed Building Consent is refused by the local planning authority, or granted subject to conditions, the applicant has a right of appeal to the Secretary of State.
- 69 Many churches are of special architectural or historic interest, and are listed as such. But so long as they are used for ecclesiastical purposes they remain generally outside the scope of the listed building controls described in this pamphlet. Listed Building Consent is not required, for instance, for works to a listed ecclesiastical building which is remaining in ecclesiastical use.
- 70 The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month's notice of his intention to carry out the work to the Royal Commission on Historical Monuments so that they may be able to make such records of the building as may be necessary.

Listed Buildings within the Conservation Area are included in Appendix 1.

Grants for the Repair and Maintenance of Building

- 71 Within the limits of such funds as may be afforded from time to time under the Local Authorities Historic Buildings) Act 1962, the District Council will consider making grant-aid available towards the repair and maintenance of older buildings. Buildings do not have to be Listed as being of Special Architectural or Historic Interest (ie a Listed Building), but they must, in the opinion of the District Council, be of importance in the local street scene. The amount of grant-aid made available is usually related to the excess costs incurred by the owners in their maintenance and repair arising from the use of special materials or workmanship to preserve their character and appearance. Potential applicants are advised that no works should be carried out before approval for grant-aid has been confirmed. Those buildings which are considered to be most important in contributing to the character of the Conservation Area are set out in Appendix 1, but there may be other buildings, both inside and outside the Area, on which work may be grant-aided.

Other Grants

- 72 The District Council have a scheme of grant-aid to support work which will result in environmental improvement, the number of schemes in any one year being limited by the funds available. The type of work which can benefit from this is not specified because of the great variety of projects which can achieve the desired results. Projects can be identified by an individual, local organisation, Company, Parish Council or the District Council. The main criteria is that some local improvement must be achieved or the preservation of an existing attractive environment which is under threat. An applicant, landowner, or the sponsoring organisation is expected to make a financial contribution also. Each application is treated on its individual merits. Details are available from the Planning Department.
- 73 The District Council promote the planting of trees throughout the District through their Tree Planting Scheme. Details are available from the Planning Department.

Trees

- 74 It should also be noted that the Town and Country Amenities Act 1974 makes provision for the protection of trees in Conservation Areas which are not covered by Tree Preservation Order, by requiring that anyone intending to cut down, top, lop, uproot, damage or destroy any such trees shall give the District Council six weeks notice of their intention to do so. This gives the District Council the opportunity to consider the making of a Tree Preservation Order where appropriate. The Council will look most carefully at development which is likely to affect existing trees and may require tree planting, in connection with new development. Those trees protected by Tree Preservation Orders are identified on Map 1.

Public Participation

- 75 Although the District Council has powers of control in Conservation Areas, the success of such areas depends to a large extent on the willingness of the general public, particularly those living and working within Conservation Areas, to participate with the planning authority in furthering the aims of conservation. In this respect the planning authority will always be willing to offer help or advice to any member of the public on any matter concerning conservation. It is in the interests of the local population to do this as it protects their village environment, the immediate surroundings of their home, and may enhance the value of property.

Enhancement

- 76 Section 277(8) of the Town and Country Planning Act requires that planning authorities shall pay special attention to the desirability of enhancing the character of Conservation Areas. The District Council envisage that apart from opportunities which might arise from time to time for the promotion of a particular improvement, generally such schemes will be promoted locally, taking advantage of the funds available as set out in paragraphs 71, 72 and 73 above.

Frontages to Remain Undeveloped

- 77 Within village development limits defined in Local Plans prepared by the District Council, there may be certain open spaces and open frontages which make important contributions to the village character and which should not be developed. The draft West Lindsey Southern Area Local Plan, November 1988, which includes Burton, defined some such frontages in Burton. These are on Main Street to the west of Beechcroft, and the grounds of both the Manor House and Essex House, where they both front onto Manor Lane and Main Street. They are identified on Map 2. The detailed policy relating to these is set out in the relevant Local Plan, available from the Planning Officer.



"...an impressive double avenue of oak trees..." para 41.

"...the Hallyard... retains an aura of elegance of days gone by." para 42.



Important Buildings

Numbers refer to Map 1

This list includes all those buildings which by virtue of their design and their materials contribute most strongly to the character of the area. It includes all the Listed Buildings, within the Conservation Area, ie those identified by the Department of the Environment as having special architectural or historic interest. The exclusion of any building from this list does not indicate that it has no contribution to make to the village character, but that it is either of modern materials, or has been altered such that its original character has been changed. Comments refer to street or front elevations.

- | | | |
|---|---|--|
| 1 | The Old Forge | Early C19 with C20 alterations. Former smithy, converted into a house mid 1960s. Coursed limestone rubble with steeply pitched C20 concrete tile roof. 2 gable brick stacks. Sash windows, C20 wooden porch over central doorway. Listed Building. |
| 2 | Monson Almshouses | 1875. Rockfaced limestone ashlar with ashlar dressings, plain tiled roof with decorative ridge tiles, 8 paired octagonal ashlar stacks. Single storey. 9 bay front, the end bays projecting and having stone coped gables. The centre has a loggia in front, approached by 2 flights of steps and fronted by a low stone wall. Central arched opening to through passage with inscribed tablet over. The windows all have chamfered mullions and transoms with plain ashlar lintels. Coat of Arms in the left hand gable. Listed Building. |
| 3 | Stone Cottage, Post Office and Debonnaire Cottage | Row of three cottages, C18 with major alterations of 1911. Coursed limestone rubble with some yellow brick dressings, tile hung gables, interlocking tile roof with 4 stone stacks. Casement windows. Debonnaire Cottage has a plaque recording the rebuilding of the cottages in 1911 in memory of Debonnaire John, 8th Lord Monson. Listed Building. |
| 4 | Hillside Cottages | Row of five C18 or early C19 cottages, stepped down the hill. Limestone rubble walls, pantiled roofs, four ridge and two gable red brick stacks. C20 windows and doors. |
| 5 | Essex House | Mid C17 house said to have been built as a public house, with C18 and early C19 alterations. Coursed limestone rubble with ashlar quoins, and ashlar and brick dressings. Pantiled roof with raised brick |

* See the LB file for Essex House. This is disputed.

- coped gables. T plan. Sash windows, the C18 openings with timber lintels. Listed Building.
- 6 Garage at
 Essex House Former stable block, C17 with C20 alterations. Coursed limestone rubble with one brick coped, tumbled, gable and a half hipped pantile roof. Listed Building.
 - 7 Manor House Late C18 house with C19 and C20 alterations. Coursed limestone rubble with brick and ashlar quoins and dressings. Slate roof with raised brick coped gables. 2 storey with attic. Brick dogtoothed eaves course to front. C20 central doorway with flanking bow windows. Sash windows to first floor. Casement dormers in roof. C19 2 storey wing with sash windows to rear. Listed Building.
 - 8 The Orangery Two storey C19 red brick house. Hipped pantile roof with red brick stacks. C20 windows.
 - 9 Garden House Three storey C19 house, red brick, with ground floor front painted white. First floor band. Hipped brown concrete tiled roof with three red brick stacks. Dentillated eaves course. C20 windows.
 - 10 Red brick walls Tall red brick wall, stone coping, surrounding the former estate kitchen garden. Two original openings, one pedestrian and two later drive openings, all with cambered brick arches. In front, alongside the road is a second, lower, red brick retaining wall, with pedestrian gateway at its western end.
 - 11 Kennel Cottage Pair of two storey estate cottages, and Westside C19, coursed limestone rubble. Slate gabled roofs with valley. Red brick stacks. Westside has C20 windows, Kennel Cottage horizontal sliding sash windows to first floor and central dummy window, with large conservatory at ground floor.
 - 12 Maude House C19 red brick house, two storey, hipped pantile roof with red brick stacks. C20 windows. C19 lattice porch around front door with pagoda roof.
 - 13 Former farmbuilding, now garage and store. C19, limestone rubble walls with pantiled roof. Original openings have timber lintels.
 - 14 Mexborough House C18 house with C19 alterations. Coursed limestone rubble, stucco dressings. Concrete pantile hipped roof with two wall stacks.

- Central doorway with doric porch and entablature. Sash windows. Listed Building.
- 15 Wellhead
Late C19 stone wellhead. Coursed limestone rubble with stone coping.
- 16
Surviving remnant of C19 outbuildings, now garage and store. Coursed limestone rubble with pantiled roof. Brick coped tumbled gable to north.
- 17 The Granary
Stable block to Burton Hall, now two flats. Late C18, probably by James Paine. Coursed squared limestone rubble with ashlar quoins and dressings. Hipped slate roof with two wall stacks. Three storeys with plinth and overhanging eaves. The end projecting wings have planked double doors to ground floor. Each side is a flight of steps leading to first floor doorways., Sash windows to first floor.
- 18 The Hallyard
C19, former stables and coach house, now converted to four dwellings. Coursed limestone rubble with ashlar dressings. Slate roof with three dormer windows, one a dummy. Former carriage entrances, now windows, have stone arches.
- 19 The Georgian House
Late C18 house. Coursed limestone rubble with ashlar quoins and brick and ashlar dressings. 2 stone stacks. Centre bays of three storeys advanced in front of two storey wings. Plinth, first floor band, and brick dentillated eaves course. Off centre door with fanlight. Sliding sash windows to ground and first floors. Hipped roof. Listed Building.
- 20 Burton Hall
Built 1768 by James Paine for Lord Monson. Ashlar south front with hipped slate roof concealed by a parapet. 3 storey. Centre slightly advanced and with pediment. Plinth, first floor band and a second first floor band at cill level. Dentillated cornice. Ground floor has rusticated quoins and central ground floor stage. Central door with fanlight. Sash windows, those on ground floor and first floor centres with cornice. C20 single storey extension to north. Listed Building.
- 21 Gate Piers
Two iron gate piers, both damaged, with wrought iron pedestrian gate in between. Left hand pier has letter "M" on a crest.
- 22 Dunster Lodge
Lodge cottage, dated 1868, single storey with attic. Coursed limestone rubble with ashlar

dressings. Part "fish scale" slate roof with tall stone chimney. North front has central C20 door with fanlight over. Decorative bargeboards at gable ends.

23 China House

Built in 1771 as the brew house and Game Larder/Dairy. Single storey, stone walls, Game Larder, converted into house 1955, has slates and dentillated eaves course on west elevation. Two arched windows and former doorway, now window, all in tiled recesses, hence the house name. Brew house has dentillated eaves course on three sides and concrete tiled roof. Roof is double gable to west, hipped to east. 20C single storey stone extension to south.

24 Village Club

Former infant school, now village hall and club. 1897 with war memorial added in 1919. Coursed rock faced limestone with yellow brick dressings and slate roof with sprocketed eaves and raised stone coped gables. One octagonal stone wall stack. Rectangular stone plaque bearing the Monson arms and datestone. Portland stone war memorial added to front elevation 1919. Listed Building.

25 Wall and gateway

Wall and gateway in front of former village school. Wall has wedge shaped coping and central decorative wrought iron gateway, flanked by low square piers bearing seated lions with coats of arms. Listed Building.

26 Wellhead

Stone wellhead, including datestone with "M" and "1860" inscribed.

27 Coach House at Old Rectory

Coach house now used as garage, mid C19th. Coursed limestone rubble with red brick dressings and quoins. Single storey with loft, slate roof with one brick ridge stack. Off centre projecting gable. All openings have brick surrounds and the gable has stepped brick edging to eaves. Listed Building.

28 The Old Rectory

Former Rectory, now house. Late C17 with early C18 front and later C18 alterations and additions. Red brick in flemish bond, the headers slightly overburnt giving a chequered effect. Plain tiled roof with stone coped raised gables with three brick stacks. 2 storey with attics. First floor band and plain wooden eaves board. Central 6 panelled door with fan traceried oversight. Wooden door surround with pilasters and dentillated cornice. Ground floor bay windows with sashes and flat lead roofs. Sash windows.

Listed Building.

- 29 St Vincents Church Parish church, C12, C13, C14, 1678, 1795. Coursed limestone rubble, ashlar dressings, slate roofs. West tower, nave, chancel, vestry. Listed Building.
- 30 Park boundary Low wall, coursed limestone rubble, wallstone capped, with two sets of square gate piers, at entrances to farmland north of Lincoln By pass bridge and to St Vincents House.
- 31 St Vincents House Stone house built after 1951, and incorporating windows, doors and other elements from the demolished portions of Burton Hall.
- 32 Lodge Cottage Lodge Cottage, single storey with attic, late C19. Coursed limestone rubble, slate roof with dormer windows to west elevation. Coat of arms and decorative bargeboards on south elevation.
- 33 Burton Hall gateway Gate piers, pedestrian gates and flanking walls. Mid C19, ashlar. Pair of square piers flanked by pairs of lower piers containing wooden pedestrian gates, with to either end a curved screen wall. The main piers have semi-circular headed panels containing a variety of scrolled cartouches, square panels, brackets, acanthus leaves and other elements. Above elaborate leafed cornices with concave sides are ball finials. The pierced wooden pedestrian gateways have lower similarly decorated piers beyond. The balustraded screen walls are surmounted by urns at the principal bay divisions. Listed Building. To the rear, flanking the former carriage drive to the parkland entrance are low coped ashlar walls topped with a metal post and chain fencing.

