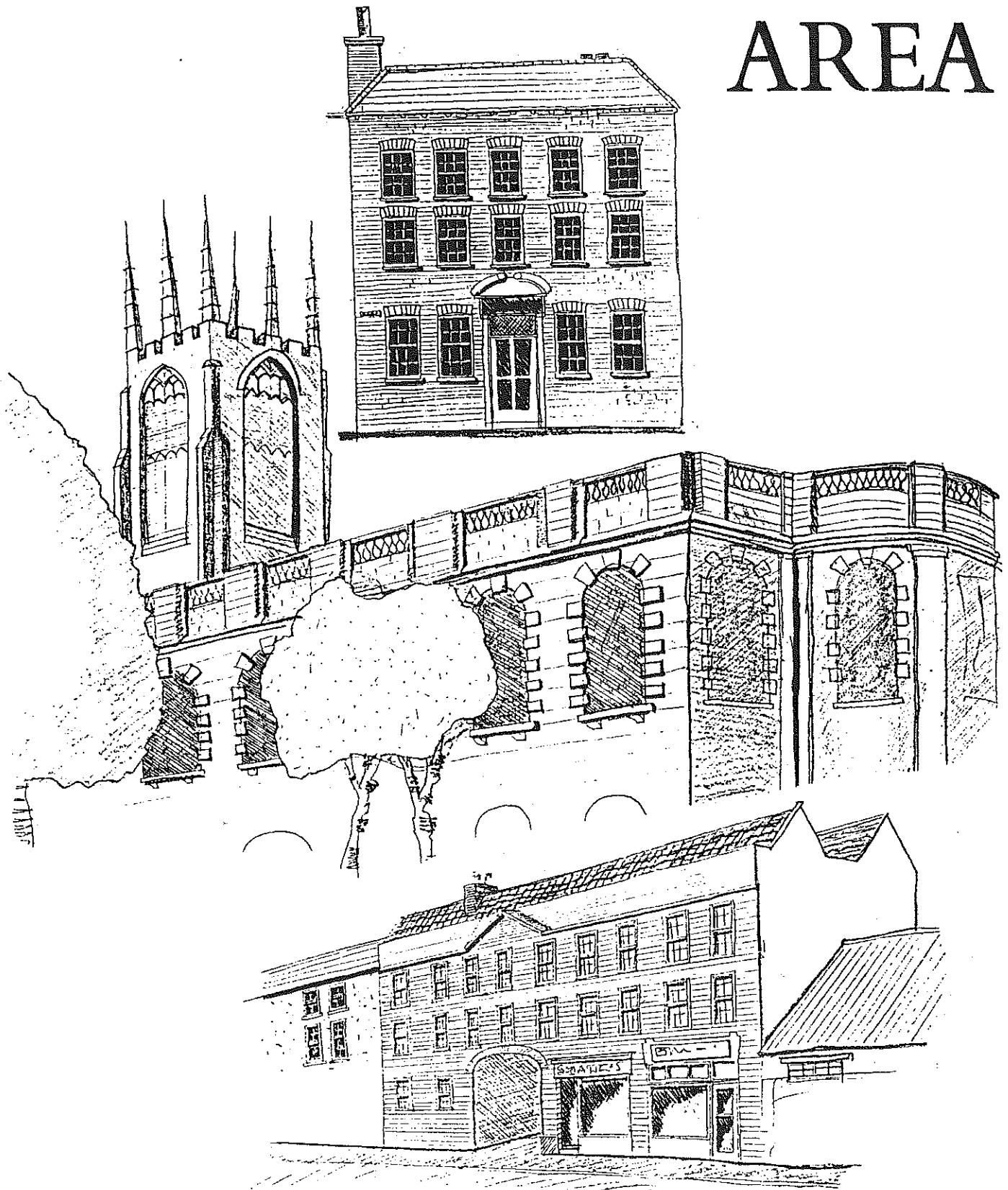


GAINSBOROUGH CONSERVATION AREA



1 INTRODUCTION

- 1.1 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".
- 1.2 In the draft Gainsborough Local Plan, published 1980, West Lindsey District Council indicated that part of the town centre, with its significant number of listed buildings and several areas of high townscape value, was worthy of conservation area status. However, it also considered that within this area there were other far less significant parts not worthy of Conservation Area status and that a Conservation Area should not be designated.
- 1.3 Efforts to obtain financial assistance towards the conversion and repair of the listed building, 77/78 Church Street, led to the issue of a Conservation Area in Gainsborough being raised again. The District Council had already offered grants under the Housing Acts and the Local Authorities (Historic Buildings) Act 1962.
- 1.4 In endeavouring to obtain further grant aid the Gainsborough and District Civic Society, owners of the building, approached the Department of the Environment. An application for grant aid under the Historic Buildings and Ancient Monuments Act 1953 was unsuccessful; these grants are in the main directed to "outstanding" listed buildings, usually Grade I. However, the Historic Buildings Council, a body which advises the Secretary of State on grant aid, expressed an interest in the buildings and intimated possible grant aid under the Town and Country Planning (Amendment) Act 1972 - Section 10. This section of the Act relates to expenditure incurred in the promotion, preservation or enhancement of the character or appearance of any conservation area.
- 1.5 It therefore seemed opportune for the District Council to designate a Conservation Area so that such a grant could be offered.
- 1.6 The proposed Conservation Area is defined on the plan with this report; the area has three main elements, All Saints' Church and its surroundings, the Old Hall and its surroundings and the main shopping areas of Lord Street, Market Place and Silver Street.
- 1.7 The basic idea behind the designation of Conservation Areas is that the character of areas should be preserved and enhanced. A statutory list of individual buildings to be preserved has existed since the early 1930's but until the late 1960's there was no mechanism to protect groups of buildings or areas of special charm where perhaps there were only a few buildings worthy of listing. So, in 1967 the Civic Amenities Act introduced a new concept, the

'Conservation Area' inspired originally by the Civic Trust. In this Act, Conservation Areas were defined as:-

'areas of special architectural interest, the character or appearance of which it is desirable to preserve or enhance'.

This later became embodied in the Town and Country Planning Act 1971 and strengthened by further legislation including the Town and Country Planning Act 1972 and the Town and Country Amenities Act 1974 which in particular gave greater control over demolition of unlisted buildings and the protection of trees within Conservation Areas.

- 1.8 Designation of a Conservation Area is however only a preliminary step. Section 277(B) of the 1971 Act requires that the local planning authority should adopt a positive scheme for the area. Written policies are, of course, only half the battle; much depends on the way in which they are applied and the attitude to them held by individuals and the community. This designation report is therefore intended to provide both a statement of the District Council's intentions and guidance to anyone involved in any way in development or change in the Conservation Area.

2 THE HISTORY OF GAINSBOROUGH

- 2.1 As its place-name suggests, the first permanent human settlement at Gainsborough was probably instituted by the Anglian tribe called the Gainas who infiltrated the area via the Humber Estuary and the Trent Valley in the sixth century AD. Their choice of site was almost certainly the low mound (now the market place) which afforded them a dry island in the midst of the marshy Trent floodplain.
- 2.2 Early settlement was very small scale (the Domesday Survey suggests a population of 75-80) and covered the area now bordered by Lord Street, Silver Street and the river. A Hall, possibly succeeded by a primitive castle, stood in the open space of its own grounds just to the north of the settlement on the site of the Old Hall and a Church stood on the site of the present parish Church.
- 2.3 Lack of historical records makes it difficult to trace development before the end of the 17th Century, but it is likely that Gainsborough shared in the rapid growth which affected the whole country in the 13th Century. In the early 14th Century, by which time Gainsborough was an important wool centre, the Lord of the Manor created a new town with the main thoroughfares being Silver, Lord, Church and Market Streets. Building, mainly in timber, took place at high density along these frontages upon narrow curving plots of extensive depth, thereby concentrating as much development as possible above the flood level and also avoiding encroachment onto the communal agricultural land of the township.
- 2.4 Gainsborough saw much fighting during the Civil War when it was very much a frontier town between the two sides and was badly damaged during the various bombardments. Despite these troubles, however, the town grew throughout the 17th and 18th Centuries as a river port handling cargoes travelling between Hull and the growing industrial towns of the Midlands. Between 1676 and 1720 the population rose from 1,864 to over 3,000.
- 2.5 Despite the large increase in population there was little associated expansion of the area of the town. Maps of 1690 and 1748 show that the main building concentration remained around the Market Place and the junction of the four main streets. Most of the increase in population was accommodated by infilling rows of very small cottages in the back gardens of existing houses. Access to these "yards" was via two, or more often one, narrow covered passages some of which can still be seen today.
- 2.6 The 18th Century also saw much redevelopment, as the old timber buildings were replaced with red brick, although the old medieval street pattern was adhered to. River trade continued to increase and the town took on its familiar appearance on the riverside with its warehouses, shipyards, maltings and ropeworks.

- 2.7 Population continued to rise steadily: 4,506 (1801); 6,500 (1831); 8,293 (1851). Conditions in the yards (in which over half the population of the town lived) by this time were appalling. Population density was very high, sanitary accommodation communal and not suprisingly there were cholera epidemics (1832 and 1849) and other serious health problems.
- 2.8 1841 saw Gainsborough officially declared a Port. Unfortunately the advent of the railways in 1849 led to a decline in river traffic and marked the beginning of the end of the town's period of greatest prosperity and relative regional and national importance. Fortunately, the establishment of Marshall's engineering company in 1855 ensured the town's continued development. Between 1880 and 1920, new large scale housing developments occurred in response to the firm's growing labour demand. The streets around the Old Hall were laid out and developed, and for the first time new building extended the limits of the town beyond its medieval confines and, of course, beyond the area covered by this report. It is an irony worth noting however that the Industrial Revolution brought to the "new town" better housing conditions than those existing in the yards.
- 2.9 20th Century development of the town however, has not been confined to new development at the edges. The old medieval core has been subject to much change both socially and physically with its population denuded and replaced with business and retail uses and with redevelopment to modern standards (particularly those of health) and needs (particularly those of motorised traffic).
- 2.10 Planning policies for the town centre were produced in 1966 in a draft Town Centre Map. Within this framework specific proposals were then included in the Gainsborough Comprehensive Development Area Map No 1 which sought to redevelop as a whole an area of bad layout and obsolete development. Most of the first phase of these proposals have been implemented. They include: the realignment of Caskgate Street; a new public car park off Caskgate Street; rear vehicular service and circulation areas to the majority of premises fronting Silver Street and Market Place and public open space west of Caskgate Street. A Public Car Park at Little Church Lane has not yet however, been constructed. The second phase proposals including a rear vehicular service and circulation area to premises fronting the north side of Lord Street, and pedestrianisation of Lord Street and Silver Street have not been carried out to any great extent but are still considered desirable and have been carried forward into the Gainsborough Local Plan. (Approved 1983).
- 2.11 The old core of the town has, therefore, seen much change. Gainsborough in fact appears to be a product of the 18th Century onwards and only the Old Hall and the medieval street and building pattern are evidence of its greater antiquity. Furthermore, many buildings dating from the 18th and 19th Centuries were cleared as part of the comprehensive redevelopment plans. Nearly all of this

took place before modern conservation legislation came into being but much of it was necessary; the accommodation offered by the yards for example was unacceptable even by late 19th Century standards. Unfortunately some cleared or semi cleared areas of land remain unused or under-used and few modern buildings have made a beneficial contribution to the character of the town. Of the older buildings which do remain, few have escaped changes and many also suffer from a lack of maintenance.

- 2.12 On the other hand the area has retained a significant number of its older buildings, many of which form interesting groups and many of which have been listed as being of Special Architectural or Historic Interest. Despite changes many of the original architectural features remain. The old pattern of narrow streets, alleys, courtyards and medieval plots is still evident and because of these much of the new development has been fitted relatively unobtrusively in between the existing older frontages. Silver Street, Lord Street and the Market Place retain much of their original character particularly their feeling of enclosure. In addition there are some very pleasant spaces particularly around the Old Hall, All Saints Church and the Market Place itself adding contrast and character to this historic market town.



Silver Street : The view looking south from the Market Place

Silver Street : The view looking north towards the Market Place



3 THE CONSERVATION AREA - a description of its townscape and buildings

Silver Street

- 3.1 Silver Street retains the line and width of the medieval street as it was laid out in the 14th Century as the main thoroughfare leading south from the Market Place. It is fairly narrow and completely built up along both frontages which together with its curved alignment gives a sense of enclosure; this curve in the line of the street ensures that views along it in either direction are closed. In plan, the narrow curving medieval plots are still clearly identifiable and the jumble of 2, 3 and 4-storey buildings provides vertical interest too.
- 3.2 The street also retains its functional importance being a busy shopping street particularly on market days when the stalls occupy much of its length. Its buildings house a variety of commercial and office uses, although most of the upper floors are only used in an ancillary capacity.
- 3.3 Many of the buildings date from the 18th Century or early 19th Century and are listed or recognised as being of local interest and form a large and interesting group taking in the entire length of the street. Within this there are some modern and not particularly attractive developments, but because of the constraints of the narrow frontages they are relatively unobtrusive. Unfortunately many of the older buildings feature 20th Century shop fronts at ground floor level, most of which are of modern and unsympathetic design. It is to the upper storeys that one has to look for the historic and finer architectural details; but, even here, all is not well. Blocked windows, modern glazing and other modern features are unfortunate though understandable. Lack of maintenance however detracts not only from the appearance of the buildings but also their value and is a problem which affects many of them. Window frames in particular are in need of attention and some brickwork is in need of repointing. In many cases however, a coat of paint applied to the woodwork, and where appropriate brickwork, could produce dramatic improvements.
- 3.4 The south elevations of two buildings which are not listed but which are of local interest now flank the southern entrance to Silver Street. Before the realignment of Caskgate Street, Silver Street's built frontages continued without break into Bridge Street. The entrance is now therefore very much more open and distinct. On the east side, the White Horse Inn has possible 17th Century origins, although its most prominent feature is the far more recent half timber ornament to the upper storey. The building features a steep pantile roof with brick stacks at the gable ends, centre gable, first floor bay windows and leaded casements and gave its name to one of the many yards which were accessed from Silver Street. On the west side the large 2-storey red brick building, with moulded parapet and hung sashes with



Silver Street : The view from Caskgate Street

Silver Street : Nos 22, 18 and 16



segmental arches above the modern shop fronts, dates from the mid 19th Century. The cleared area of land in front of the building is used for car parking - an unfortunate use for such a prominent site. The opposite corner has been tidied up with hard and soft landscaping and seating.

- 3.5 No 18 (west side) is a fine 18th Century, 3-storey building in smartly painted brick with moulded cornice and parapet partly concealing its pantile roof. The hung sashes are all complete with glazing bars and the ground floor has a bowed 19th Century shop front with fascia and cornice. A segmental carriage archway with keystone gives access to Ship Court (the former Ship Inn Yard) and enables one to see the long narrow curving form of a medieval plot; it infact extends back to a depth of 183' compared to a frontage width of just 16'. Here also can be seen the small uneven bricks of the 17th Century and early 18th Century in the backs of the Silver Street properties contrasting with the larger often glazed bricks of the 18th Century at the fronts of the buildings.
- 3.6 The adjacent 4-storey building (No 16) is also of 18th Century origins, with a 19th Century shop front. Unfortunately the glazing bars are missing and the rendered frontage is in need of repainting. Further along this side, No 4 is of similar age, size and style (though with parapet and modern shop front) but painting has been confined to the quoins, voussoirs, cills and cill band, forming an attractive contrast with the red brick.
- 3.7 Two other buildings on the west side are listed. The premises occupied by Curtess, a 3-storey red brick building, is of 18th Century origins. Lloyds Bank is an early 19th Century building, part rendered and part featuring an early 20th Century classical style Bank front. Both buildings have coped parapets. Because of these, the narrowness of the street and the height of many of the buildings, few of the roofs are in fact visible. A notable exception is provided by Nos 11, 13 and 15 (east side). These 2-storey buildings, dating from the 18th Century, have clearly visible pantile roofs displaying the steep pitch of the period. No 15 features a dentil brick eaves cornice. It was fashionable by the late 17th Century to hide the exposed feet of the rafters with a decorative cornice (originally timber). Successive London Building Acts (the influence of which gradually spread throughout the country) required that the roof be finished behind a brick or stone parapet to prevent the spread of fire. By the late 18th Century the roof was becoming less important architecturally, and the introduction of Welsh slate in the early 18th Century (eg No 27, east side) permitted the roof to be of a flatter pitch, so that it was often almost completely concealed behind the parapet.
- 3.8 The remaining listed buildings on the east side are predominantly 3-storey (No 5/7 is 4-storeys). They are a mix of red brick and painted bricks. Most of the windows are hung sashes though few retain their glazing bars. Nos 1/3, 5/7 and 27 are 18th Century



Market Place : The view towards Silver Street

Market Place : The West Side

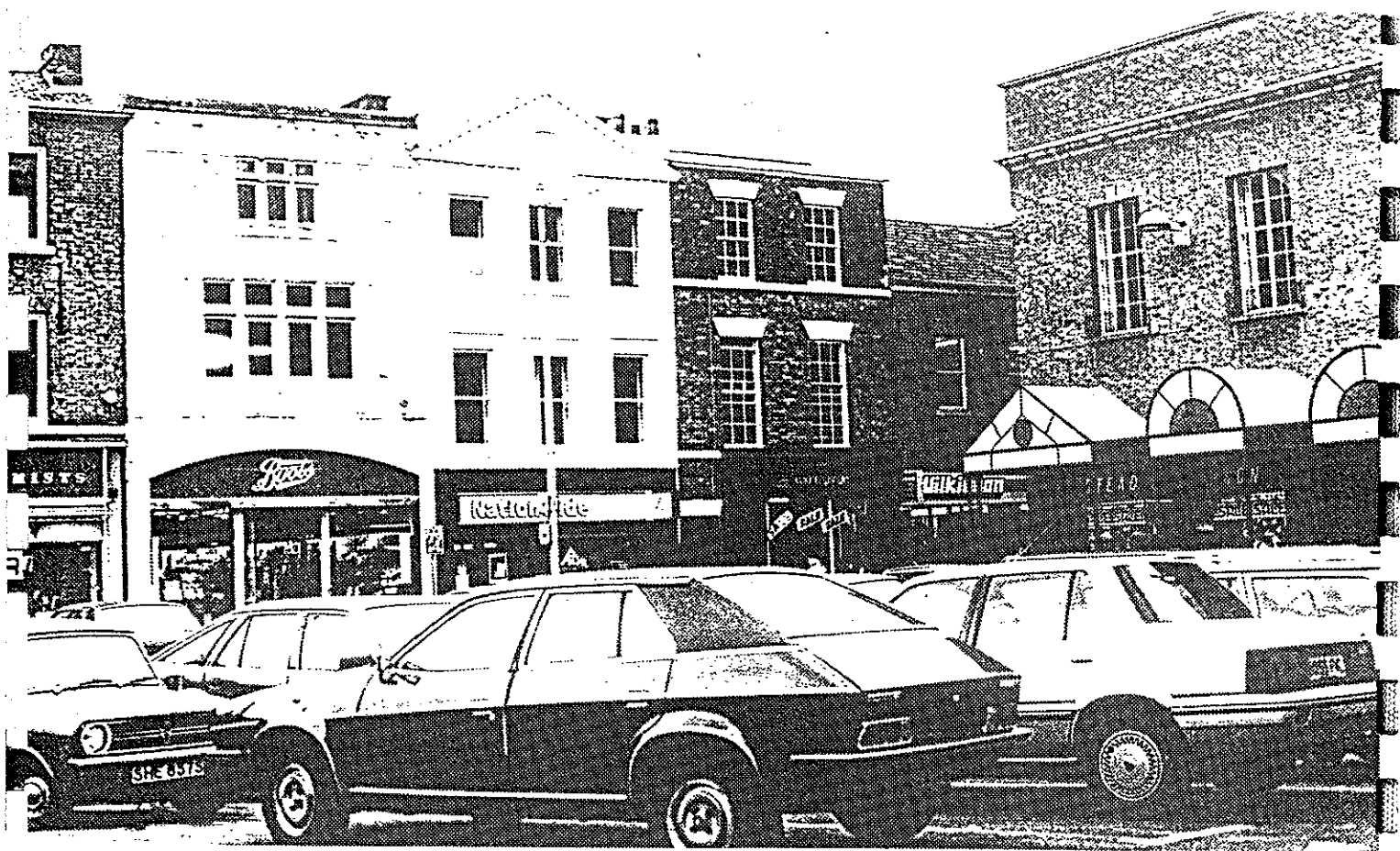


or have 18th Century origins, and feature painted brick voussoirs. Nos 21A and 23/25 are early 19th Century and have stone lintels with keystones. Nos 1/3 and 23/25 feature centre passage entrances which originally gave access to the yards.

- 3.9 It is the District Council's intention, jointly with Lincolnshire County Council, to carry out a pedestrianisation and improvement scheme in Silver Street during 1986 (see para 4.5g). By means of these proposals a very positive step will have been taken towards the conservation of this part of Gainsborough's historic centre.

Market Place

- 3.10 It is not known whether Gainsborough's Market Place was a natural or artificial creation but it is known that markets were held here as early as 1204, and it is probable that it formed the original core of the settlement. Today the Market Place is still the heart of the town particularly on market days, when the stalls attract and concentrate the hustle and bustle of commercial and social activity.
- 3.11 Physically too, the area is readily identifiable as the centre of the town. The space provides a sense of surprise and relief after the narrow built-up streets and passages which lead into it whilst maintaining a feeling of enclosure, with its continuous built frontages of 3 and 4-storey buildings.
- 3.12 Many of the buildings date from the late 18th Century and early 19th Century when the latest architectural fashion was terracing which enabled large scale urban development to be treated as an architectural whole, and afforded a scale and a quality not possible in individual buildings. Originally the east side of the Market Place, for instance, consisted of one continuous 4-storey red brick facade with constant roof line and regular repetition of similar architectural features, particularly windows and doors. Today the only surviving section, Nos 5/7, stands out of context and looks slightly incongruous amongst the later (and lower) development. Four storeys in red brick with Welsh slate roof, it features brick stacks at the gable ends, moulded cornice and bands at the cills (in terrace these would have emphasised the continuity), stone keystones and hung sashes with glazing bars. Unfortunately the three central windows are blocked, one set of glazing bars is missing, and the frames and brickwork are much in need of attention.
- 3.13 On the west side most of the original buildings survive, and the line of the roofs (or more correctly the parapets behind which most of them are hidden) is fairly even but any greater continuity of appearance which may have originally existed, has been largely dissipated by changes which have occurred over the years particularly the installation of modern shop fronts, the application of stucco and paint to brickwork and the removal of glazing bars and use of modern glazing. On the other hand some archi-



Market Place

Curtis Walk



tectural features of the period, notably the stone coped parapets, stone lintels with keystones, moulded cornices and hung sashes and the essential character provided by the 3-storey brick facade, survive. Of particular note is No 22, an early 19th Century 3-storey red brick building, which is well maintained and features hung sashes all complete with glazing bars, carved lintels with keystone and band at cill level, these being picked out in paint, and also a segmental bowed shop front. Originally No 24 was part of the same composition, but late 19th Century alterations, particularly the addition of the pediment and the application of stucco have changed its appearance considerably.

- 3.14 20th Century redevelopment now occupies nearly all of the east side and south-east corner. Whilst of reasonably sympathetic materials and mass, the finer architectural details are modern and unremarkable. One exception is the National Westminster Bank, an impressive building built in 1926 in the neo-georgian style of red brick with stone quoins, pilasters and portico.

- 3.15 Of the older surviving buildings on the south-east side the most notable is the Midland Bank built mid-late 19th Century in the Jacobean style of red brick with fish scale roof, carved stone balustraded parapet and quoins and stone mullion and transom windows. The adjacent buildings, Nos 25 and 27, (early 19th Century, rendered with Welsh slate roofs), effectively form a continuation of the built frontage on the south-east side of Silver Street.

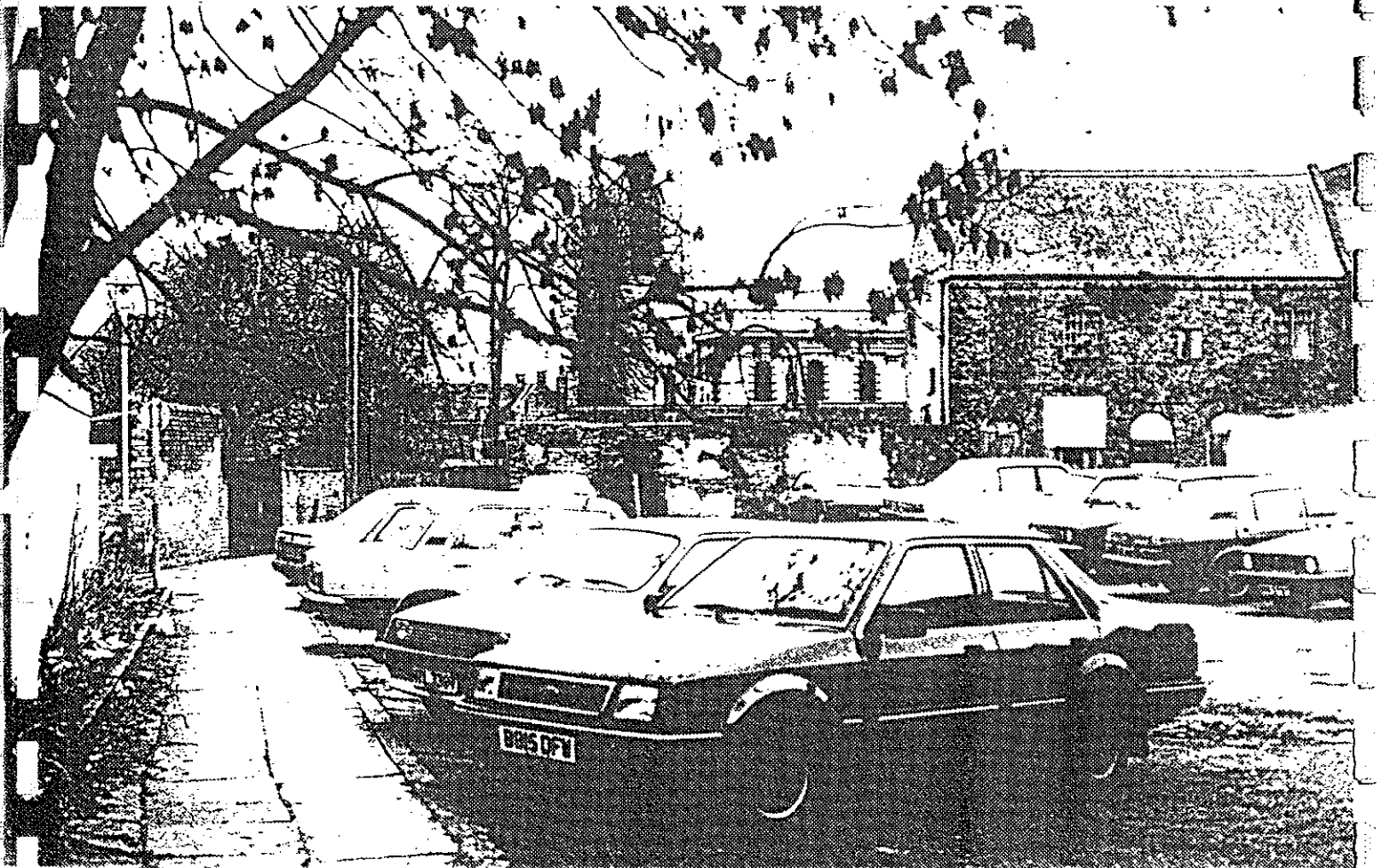
- 3.16 On the north side, the Town Hall as the only free standing building occupies the most prominent position in the Market Place. Built in 1892 it was largely reconstructed (particularly the Market Place frontage) after air raid damage in 1942. Its solid red brick appearance has been lightened recently by the conversion of the ground floor (formerly the buttermarket) to shops and the addition of an arcade. The Town Hall stands on the site of the Moot Hall which when built in 1750 in fact closed off a space which previously opened onto Lord Street.

- 3.17 Originally the built frontages surrounding the Market Place contained a large number of narrow passages, some leading to closed yards, and others which would have been used as thoroughfares. Few survive today. Between Nos 22 and 24 (west side) a very narrow passage provides an interesting pedestrian link between the Market Place and a rear service area; the tall buildings on either side intensify the sense of enclosure. Unfortunately the area is neglected and untidy with much rubbish as well as other more inevitable features associated with the rears of properties (fire escapes, drain pipes, security grills, dustbins etc). Between Nos 25 and 27 (south-east side) however, the potential of another passageway (again now a link to a rear service area) has been exploited with the conversion of the rear of No 25 to a row of shops with 18th Century style bowed shop fronts; not a recreation of what the past was actually like but a



The John Robinson Memorial Church

Little Church Lane



creation of what perhaps it should have looked like. (Curtis Walk).

- 3.18 On non market days, the use of the Market Place for car parking detracts both aesthetically and socially from the quality of the space and is a waste of its great potential. It is the intention of the District Council to examine the possibility of a pedestrianisation scheme which would incorporate environmental improvement works such as resurfacing, planting and the laying out of seating and other street furniture and perhaps a central feature (originally an ornamental fountain stood here).

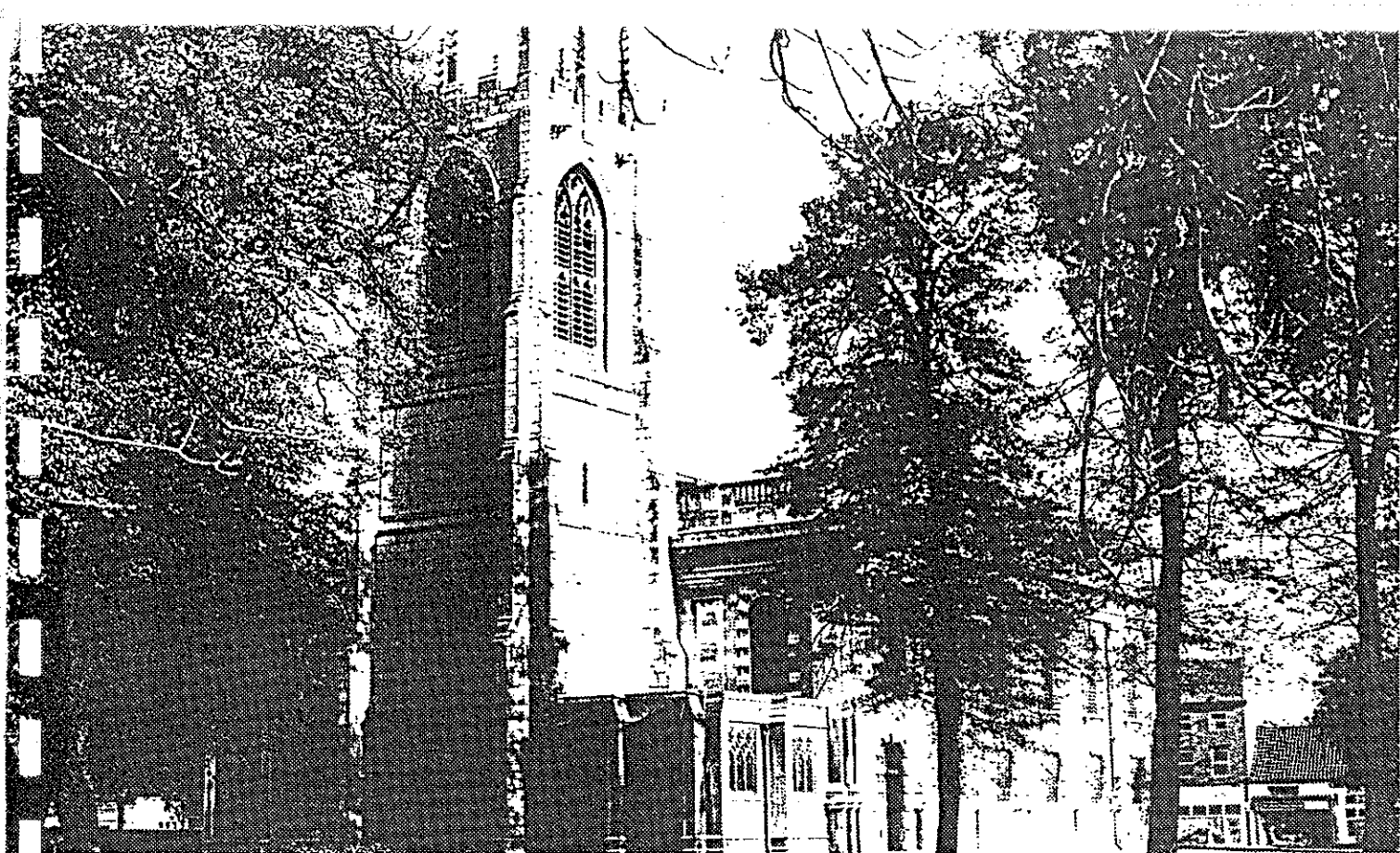
Church Street (south of Gladstone Street)

- 3.19 An 1843 reference to the southern entrance to Church Street described it as "a sharp close narrow street only wide enough to allow a single waggon to enter". The street was widened as part of the Comprehensive Development Area and a row of modern shops set well back and excluded from the Conservation Area now occupies the east side of the street south of Gladstone Street. The view south flanked by the National Westminster Bank and the Town Hall and closed by the buildings of the market place is still attractive. The character of the street itself however has been radically altered to meet the needs of the motor car.

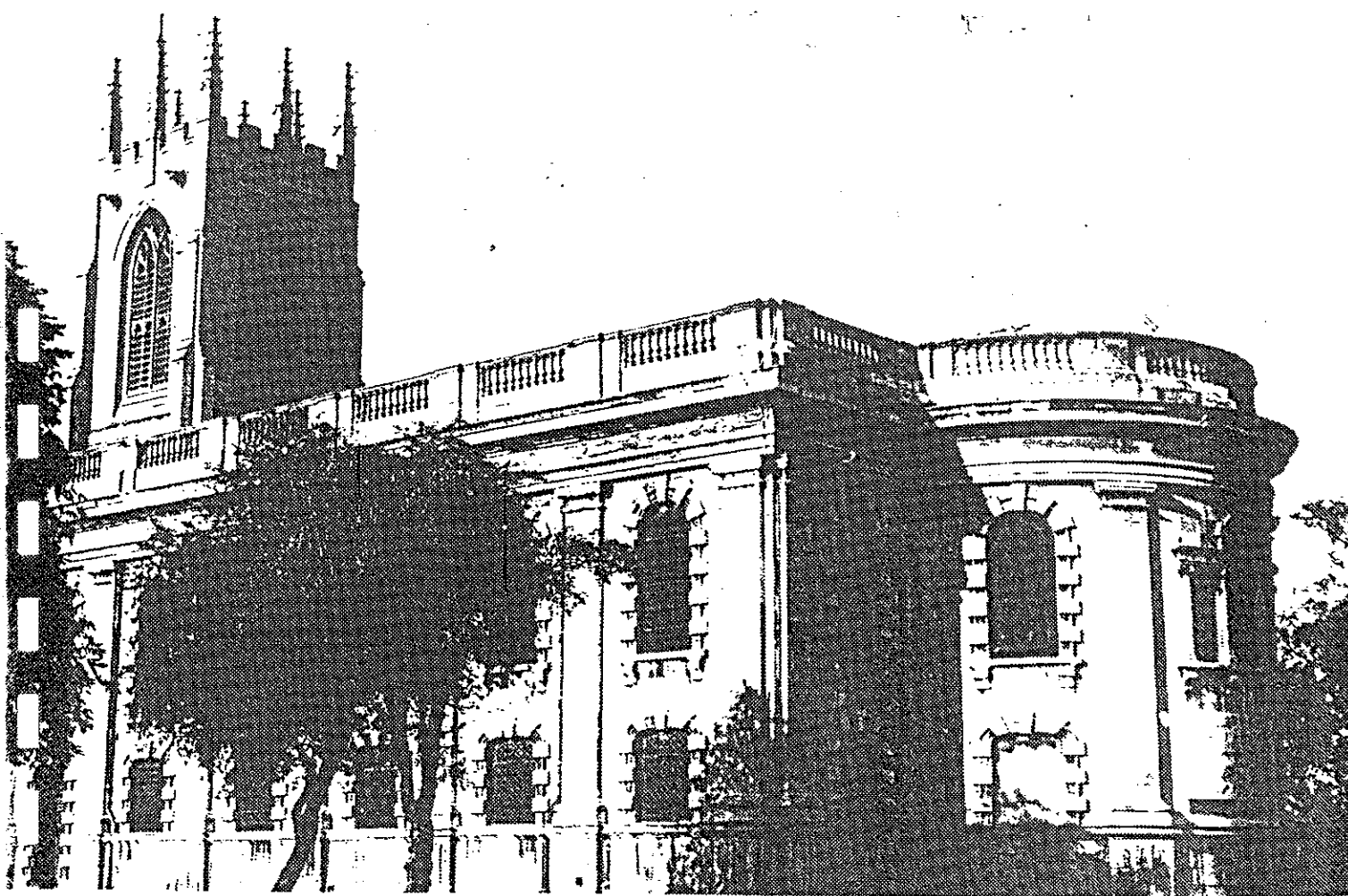
- 3.20 On the west side few old buildings survive and of those that do, most have been altered beyond recognition. Only one building (No 1 Church Street and including No 51 Lord Street) is listed; a 2-storey red brick building with pantile roof of 18th Century origins its Church Street elevation includes three segmental-arched windows, one blocked window and 19th Century shop front with plain pilasters. One piece of modern development in red brick and pantiles echoes the style (including the steep pitch of the roof) of the older buildings particularly No 19. Other modern developments and alterations are less attractive. The most prominent building in the street scene is the former State Cinema (closed 1973 and now Greens Department Store) built in 1940 and architecturally very much a product of the period.

Gladstone Street (east of Parnell Street)

- 3.21 Gladstone Street was the site of the vicarage until the 1840's when it was moved to Morton Terrace. The site is now occupied by the John Robinson Memorial Church which stands almost shoulder to shoulder with the Parish Church, and when built must have been regarded as something of a victory for the independence of religious thought. Gainsborough was in fact one of the three principal origins of the Pilgrim Fathers and John Robinson was one of their pastors. The Church, built in 1897 in red brick with stone dressing, can claim no direct link with the Pilgrim Fathers, but its congregation perhaps can. Adjacent to the Church are three red brick single storey almshouses built in 1925 for members of the congregation.



*All Saints Church
Views from Gladstone Street (above) and Church Street (below)*



3.22 Across the street, Gainsborough House was built in the early 20th Century and, like the library, in the same mock Elizabethan style in red brick, with stone dressings and stone mullion and transom windows with leaded lights. Originally it was the home of the Gainsborough Dispensary (founded 1828) but is now used by a variety of charities.

3.23 The adjacent former petrol filling station now occasionally used for car parking is an eyesore and is identified in the Local Plan as part of a larger area (which includes Little Church Lane and land to the rear of Lord Street) which is in need of improvement. There is some development potential and planning permission has been granted for various schemes.

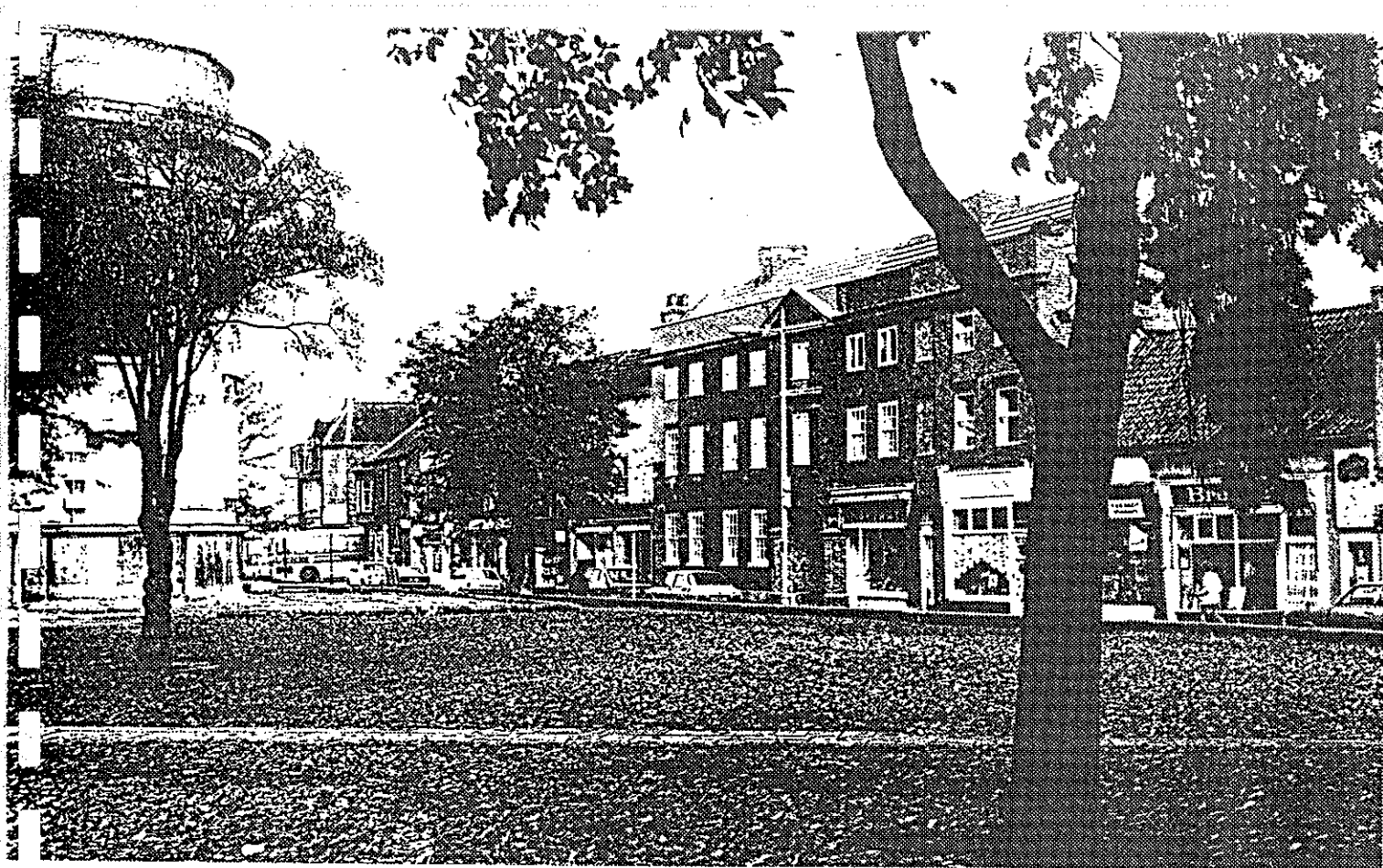
Little Church Lane

3.24 Before the age of the motor car, Little Church Lane was an important thoroughfare in the town. Today this narrow, winding lane which runs from Lord Street and comes out on Church Street behind the John Robinson Memorial Church is still a well used public footpath link with the town centre. Originally it also served a row of small Georgian houses but by the 1960's they were in a poor state and were cleared. Still in existence however, though in a much dilapidated state, is Gainsborough's first Methodist Chapel built in 1766 and in which John Wesley preached.

3.25 Unfortunately, whilst part of the area is currently used as a private car park, most of it is characterised by decaying outbuildings (some quite old) and land left to deteriorate. What is potentially a very interesting and attractive footpath route enclosed by the backs of the properties of Lord, Church and Parnell Streets, is in fact a wasteland of rubble, rubbish, graffiti and random car parking. Much of this area, together with land and several outbuildings of properties on Lord Street, was included in the Comprehensive Development Area Map No 1 proposals for a public car park and rear service area, and this has been carried over into the Gainsborough Local Plan. Careful landscaping, as an integral part of the improvement proposals, will help to enhance the area.

All Saints Church and Church Street (East)

3.26 The site of the present Parish Church has long been occupied. A Church is known to have been in existence here in 1209. Aisles and an early English (14th Century) tower were added, pre-dating and forming the nucleus of a 15th Century Church, of which the 90' tower, topped by pinnacles (and originally surmounted by a spire) still survives. By the early 18th Century the main body of the Church had fallen into a state of disrepair and was therefore rebuilt between 1735 and 1748. It was constructed in the Georgian classical style in ashlar with a spacious rectangular nave, north and south aisles and a semi-circular apsidal chancel at the east



*Church Street
Two views from the grounds of All Saints Church*

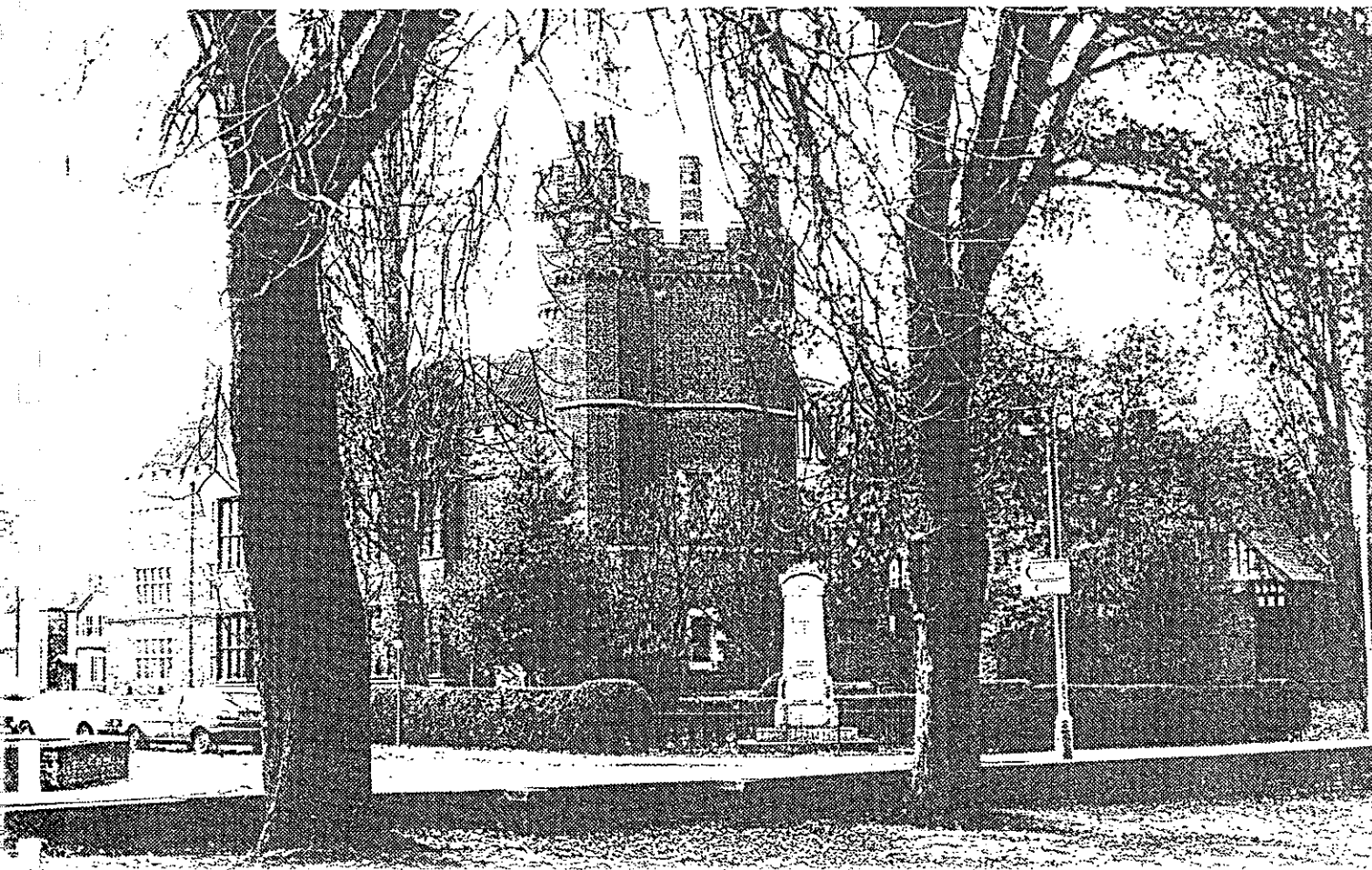


end. In 1903 the aisles were extended westwards by the addition of vestries in the same style as the tower which they adjoin.

- 3.27 Despite the mix of styles and what is essentially a very simple plan, All Saints Church is a fine building which is enhanced further by its surroundings. It is set in a large grassed area interspaced with mature trees and provided with footpaths and seats forming a pleasant amenity area which links visually to the south-west with the Old Hall and its grounds. The Church's eastern boundary is formed by Church Street which is wholly built up along its western frontage with a row of buildings, nearly all of which are listed, which face onto, and form an interesting and pleasant grouping with the Church.
- 3.28 This row of predominantly 18th Century buildings with its slightly convex curving line and jumble of three and two storeys, the latter with their undulating roofs, has a definite air of tumbledown antiquity about it. The centre-piece of the group however is an impressive range of 3-storey houses built in 1740 by a wool stapler. They are constructed in red brick with pantile roof and brick parapet and have a slightly projecting central section with pediment and elliptical carriage arch. Through this arch horse drawn waggons gained entrance to the square behind where originally there were warehouses which were later turned into workshops and dwellings. The windows (predominantly/hung sashes with brick voussoirs) have flush frames and the central first floor window features a projecting brick surround; both these features were to disappear later in the 19th Century due to changing tastes and the influence of successive London Building Acts.
- 3.29 Nos 72-74 of this structure contain modern shop fronts. Only two of the windows have retained glazing bars and two are blocked. However, under the ownership of the Gainsborough and District Civic Society, Nos 76/78 are now nearing the completion of a scheme for their conversion and renovation to their former glory.
- 3.30 The 2-storey buildings in the group, all rendered and with steep pantile roofs, also date from the early 18th Century and are examples of the slightly smaller dwellings of the period, although there is considerable variation in height. For example Nos 68/70 appear to consist of only one storey while No 66, with its use of attics and sloping dormers is effectively a 3-storey building. The very steep pitch of the roofs, which gives rise to this effect, was in fact to compensate for the poorer roofing materials of the day. Generally the pitch of roofs decreased as roofing materials improved. These buildings also display examples of the horizontally sliding sash windows which were cheaper than the hung sashes, and which were better suited to the horizontal proportions of the windows in smaller houses. The shop fronts are predominantly 19th Century.
- 3.31 The remaining, 3-storey, buildings in the group are slightly later



*The Old Hall
Views from Parnell Street (above) and from the Churchyard (below)*



in date. Nos 84/86, dating from the mid 18th Century, feature painted brick voussoirs contrasting with the red brick. The facades of Nos 62/64 and 80/82 (all late 18th/early 19th Century) are completely painted. None retain their window glazing bars and most have modern shop fronts. The Friendship Hotel is mentioned in directories dating back to 1826, but the present albeit fine building is of more recent construction. Built of red brick with stone dressing it has a central pediment and other classical features echoing to some extent the style of Nos 72-78.

- 3.32 Despite their obvious historical and architectural value, the buildings (with the notable exception of Nos 76/78) have a rather neglected and shabby appearance. The shop fronts are poor, some with unnecessarily garish signs and adverts. Some roofs and brickwork, and much of the woodwork, particularly in the upper storeys, is in need of attention whilst most window frames need a coat of paint. Painted facades need repainting (and in some cases with a more sympathetic choice of colour) or the paint should be cleaned off. Some windows are blocked up. One building stands empty. The renovation of 76/78 has shown what can be achieved, but in many cases fairly dramatic improvements could be brought about by relatively minor but sympathetic works of maintenance.
- 3.33 Some of the archways under the buildings which gave access to the yards can still be seen; that to "Barnaby's Yard" still displays a name plate. The yards themselves have been cleared and replaced with modern and not particularly attractive development (garages etc) fronting onto North Street. One piece of land, identified in the Local Plan, has not been developed and lies in an unsightly condition; it is occasionally used for storing cars and other materials. The site in its current state needs to be screened though it has potential to be put to a more positive use such as a commercial or light industrial premises.

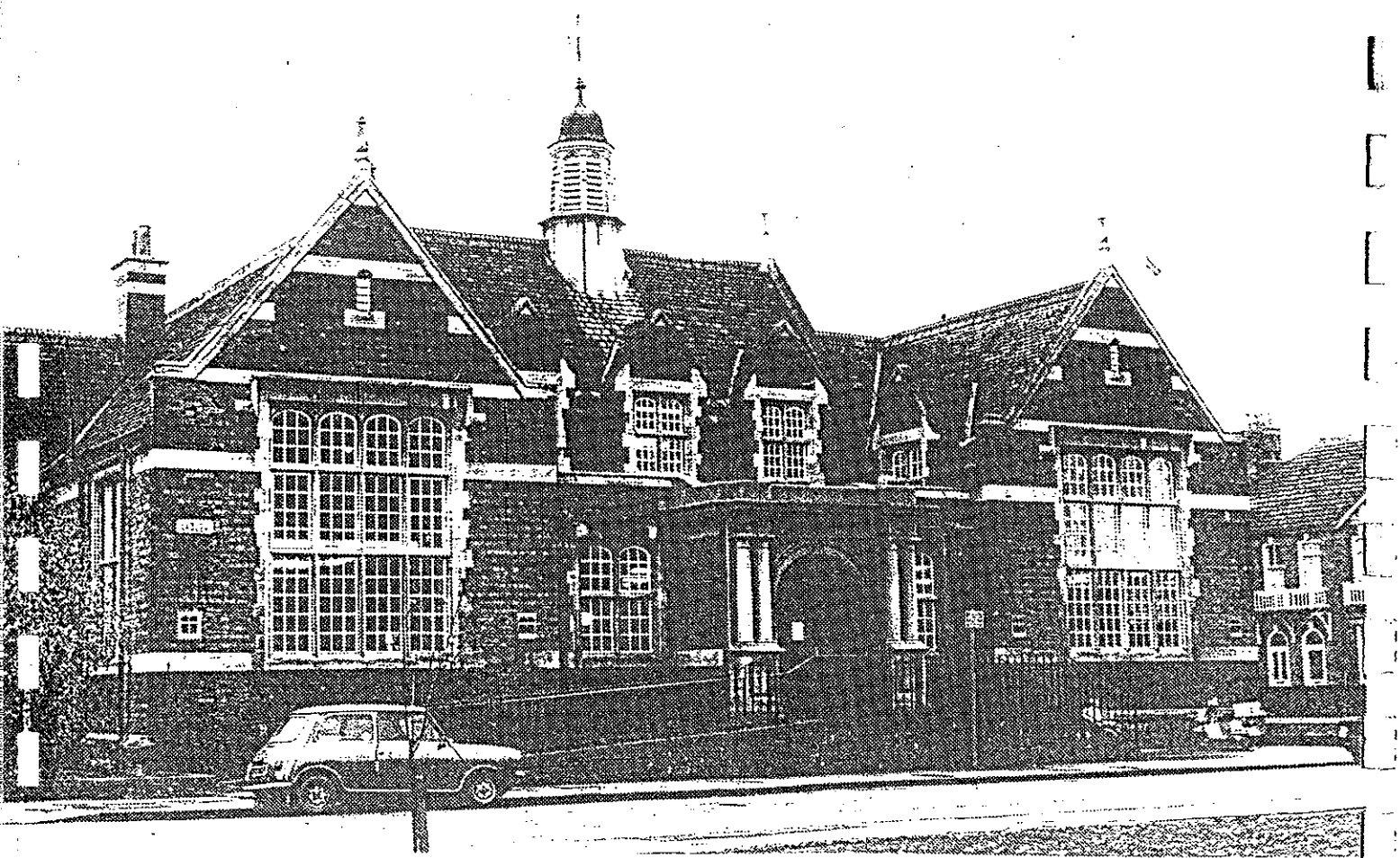
The Old Hall and Surroundings

- 3.34 Dating from the late 15th Century (between 1471 and 1484) this fortified Manor House is a Grade 1 Listed Building and a Scheduled Ancient Monument. A blend of mellowed brickwork and weathered oak framework with plaster infilling, it is a half "H" in plan and features two wings, central great hall and tower. The latter feature is polygonal in shape, constructed of red brick with corbelled battlements. The original west wing features tall brick chimney stacks, which date from the 16th Century when the Hall was enlarged by the construction of the brick built east wing. The north side features a stone bay window which contrasts with the black and white half timbering. Originally the Old Hall would have presented a more timbered appearance than it does today, and it is probable that when the east wing was built a large courtyard with gatehouse was enclosed.
- 3.35 The Old Hall has had a chequered history having been used for, amongst other things, tenement dwellings, a public house,



Nos 1-7 Cobden Street

The Library



theatre, ballroom, masonic temple, place of worship, soup kitchen and coarse linen factory. Since 1950 however, and under the auspices of the 'Friends of the Old Hall', the building has been extensively repaired and restored. In particular the massive roof of the Great Hall has been repaired and the huge medieval kitchen has been renovated to its former glory.

3.36 The grounds of the Old Hall have been set out with lawns, trees, footpaths and seats forming a pleasant amenity area. The tree planting is particularly attractive in the north-east corner around the war memorial where the space connects visually with that surrounding All Saints Church. Apart from here the Old Hall is, despite its size, fairly well hidden, and it comes as a great surprise to find this splendid building amidst the streets of small houses. Few of these are of any great architectural or historical value but the quality of the space they enclose is an attraction in itself. Only the on-street car parking detracts from the scene. Ironically this setting for the Old Hall has existed less than 100 years.

3.37 Originally the Old Hall (and its predecessors, for the site has been occupied fairly continuously for over 1000 years) stood in its own grounds with open vistas to the north, east and west. The library and the mart building now occupy what was also an open space to the south (as far as Lord Street) and which was the site of the Mart with fairs held twice a year from 1242 onwards. Even by the late 18th Century much of these formal grounds still existed. The period 1880-1920 however saw new large scale housing development, primarily in response to the success of Marshall's, and new streets of tightly packed terraced houses were laid out. In this context it is perhaps fortunate that the streets around the Old Hall were developed with a better class of housing, one of the first examples in fact of large scale semi-detached development.

3.38 Individually the houses are unremarkable but with the regular repetition of similar architectural features such as the flat topped bay windows they have a certain continuity of appearance. The occasional use then of different coloured roof tiles, modern rendering and modern windows is very conspicuous and disturbs this effect. The houses are built mainly of red brick with Welsh slate roofs although those on Parnell Street are rendered to the upper storey while some of those on Morley Street and Cobden Street feature mock half timbered facades in an attempt to harmonise with the Old Hall.

3.39 Nos 1-7 (odd) Cobden Street (including No 2A Ropery Road) do form a visual group with the Old Hall. This imposing 3-storey terrace of town houses dates from the early 19th Century when Cobden Street (Crow Garth as it then was) existed as far as the Mart yard. Built in pale brick with pantile roof it has five brick chimney stacks, five windows to each floor (some hung sashes complete with glazing bars, others modern glazed) and four door



Lord Street : The view looking east

No 7 Lord Street



cases with grooved pilasters. Unfortunately the modern shutters to the ground floor windows are prominent and incongruous.

- 3.40 The library was built in 1905 in red brick with stone dressings and in the Elizabethan style again presumably to harmonize with the Old Hall. The gables, cupola and weather vane are notable external features. The Mart building dates from the inter-war period and is a mix of red brick and rendering. It has an air of dereliction about it due to lack of maintenance and the concrete wall which surrounds the Mart yard is an eyesore.

Lord Street

- 3.41 Despite the fire of 1774 which devastated Lord Street, necessitating its rebuilding (and in brick for the first time), it retains the line and width of the medieval street as it was laid out in the 14th Century as a main thoroughfare between the Market Place and Lord's Staithe. It is in fact one of the narrowest streets in the town, and east of Parnell Street the slight changes in line and continuous built frontages containing many older buildings create a feeling of enclosure.
- 3.42 The north side in particular contains many older buildings a number of which are listed. There has been a White Hart Inn on Lord Street since 1649. The present building dates from the 18th Century and is a 3-storey red brick building with machine tiled roof. A slightly projecting central section of three windows features, a first floor wooden oriel canted bay window with panelled frieze, elliptical arched central carriageway, parapet and hung sashes with raised rendered flat arches and triple keystones. The two side wings of two windows each feature moulded blocking cornices and hung sashes in reveals, with voussoirs and flat arches with raised keyblocks. All windows retain their glazing bars; the standard of maintenance generally is excellent, and an attractive painting scheme picks out certain features such as keystones and provides contrast with the red brick.
- 3.43 Nos 43, 45 and 47 are similar in age and style (although the latter features a very modern shop front), three storeys in red brick with oriel bay windows and hung sashes with brick voussoirs and stone lintels. Nos 45 and 47 additionally feature an attractive brick cornice and stone bands between storeys while No 43 has an elliptical arch with keystone. Lack of maintenance however detracts considerably from the buildings, which could, with relatively minor works of improvement, form an attractive and impressive grouping with the "White Hart". In fact lack of maintenance is again a problem affecting many of the buildings and gives the street a slightly run down appearance.
- 3.44 Nos 31/33 and 35 (The Tiger Inn) date from the early 19th Century. Three storeys in painted brick, they feature hung sashes with glazing bars, rusticated lintels with keystones and stone bands at cill level. The former also features a stone coped gable end



Lord Street
Two views looking west



fronting onto the street and forming a pediment containing attic windows. The painted brickwork and window frames of this property are in need of much attention.

- 3.45 Nos 27/29 and 37 date from the mid 19th Century. Again three storeys but in red brick. The latter's hung sashes retain their glazing bars and have rusticated lintels with keystones; the former has carved lintels with triple keystones. No 29 has a late 19th Century shop front and door; the ground floors to Nos 37 and 27 are modern, and the latter, rough rendered and with modern window, is particularly unsympathetic to the building and the street scene. Between Nos 29 and 31, a narrow round arched entry with lintel and keystone gives access to Little Church Lane.
- 3.46 Tucked in amongst the taller buildings, No 39 is an attractive 2-storey building dating from the 18th Century. Rendered, with steep undulating pantile roof and with wood eaves cornice, the two windows are sliding sashes with glazing bars. The shop front is 19th Century with plain pilasters and moulded cornice.
- 3.47 No 51 also dates from the 18th Century but has later features (eg late 19th Century shop front). Two storeys in red brick it has a pantile roof hipped to the corner, hung sashes (no glazing bars) and painted brick voussoirs.
- 3.48 One modern building of note is the Black Bull Public House on the corner with Parnell Street. Dating from the inter-war period it is a mix of red brick and rendering. As with the White Hart, careful attention to the paint scheme and other decorative details such as signs has produced an attractive result.
- 3.49 On the south side, Nos 24 and 32 are 3-storey buildings dating from the 18th Century. The former is rendered with moulded stone blocking course, band at first floor cills and hung sashes with glazing bars. The latter is red brick, and also has moulded stone blocking course; brick band between storeys and cornice. Both shops fronts are 20th Century; the latter is particularly modern but the use of dark materials makes it quite unobtrusive in the street scene.
- 3.50 The Town Hall's Lord Street elevation dates from 1892 and features much decorative stone-work contrasting with the red brick. The ground floor was converted to shops before the last war. The remaining development on the south side is 20th Century and fairly modern and unsympathetic in design; again the use of dark building materials reduces the obtrusiveness somewhat.
- 3.51 Lord Street's built frontages originally extended as far as the Lords Staithe; redevelopment (The Guildhall and car park) has given the section of Lord Street, west of Parnell Street, an altogether different and particularly more open character. However, a terrace of 2-storey red brick buildings on the north side remains. Of particular note is No 7, which dates from the



Elswitha Hall

Ship Court : The view from Caskgate Street



18th Century and has red pantile roof, hipped to the right, carved stone cornice, stone coped plinth, hung sashes, all complete, with glazing bars and brick voussoirs, and centre doorway with pilasters and flat hood on brackets. The parapet and dormers are modern features.

- 3.52 The narrow confines of the street, together with on-street car parking, produces a degree of congestion which is a problem at least in as much as it creates an unattractive environment for the pedestrian and the shopper. The District Council intend to pursue the idea of a pedestrianisation scheme in conjunction with a rear service/car parking area to the north of Lord Street in the Little Church Lane area.

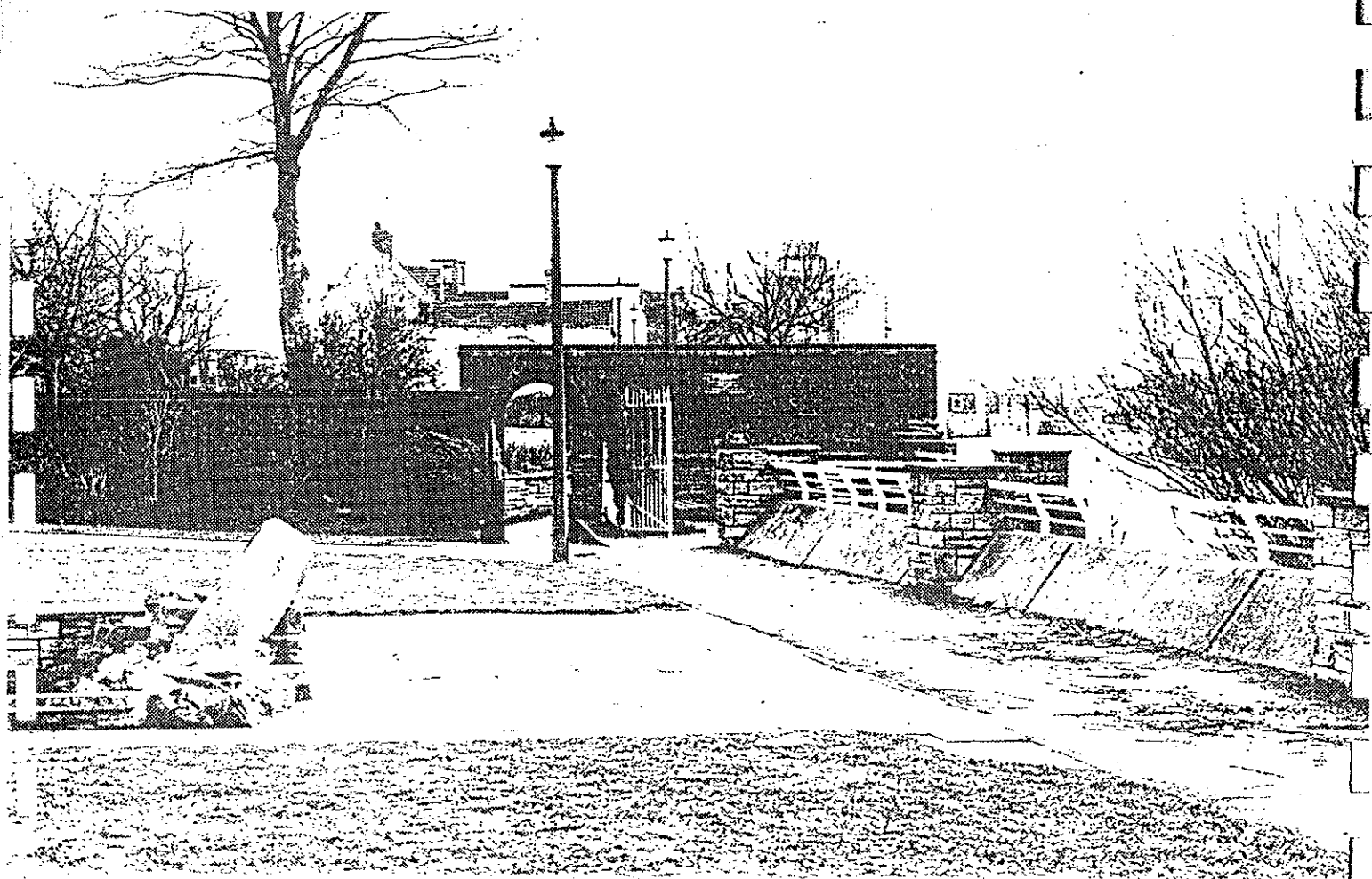
Caskgate Street

- 3.53 Originally this was a very narrow (7') winding street which ran from the end of Bridge Street through to Lord Street and was continuously built up with old houses and inns. The street was realigned as part of the Comprehensive Development Area No 1 and most of the old buildings were cleared. Only Elswitha Hall and the premises occupied by Gainsborough Rowing Club and the adjacent buildings remain. The rest of the area is now occupied by the new road, Whitton Gardens, The Guildhall, car parks and a rear vehicular service area. An attractive landscaping scheme in front of The Guildhall screens part of the area given over to car parking.
- 3.54 Elswitha Hall, built 1759, is a fine example of the better class of 18th Century building, recalling the prosperity of the town during this period. Ironically, since the surrounding buildings have been pulled down, this substantial (3-storeys, basement and attics) town house now occupies a more prominent and fitting position than originally. Built of red brick with a hipped pantile roof, its finer architectural details include the modillion cornice, the hung sashes with glazing bars and the impressive door surround approached via stone steps. The original stone gate piers still stand and are also listed.
- 3.55 Standing alongside, and in stark contrast, is The Guildhall completed in 1966 and taking advantage of the newly open vista across the river. A concrete framed structure clad externally in portland stone and westmorland slate, it is very much a modern and perhaps controversial design; it certainly paid no regard to the building styles around it.
- 3.56 The clearance of Caskgate Street has also opened up views of the rears of properties on the west side of Silver Street and Market Place with advantages and disadvantages. Away from the narrow confines of the streets the buildings offer an alternative and interesting view, with the varied roof scape now visible. The view towards Ship Court is particularly fascinating, as it offers a fine demonstration of the long narrow curving line of the



Nos 20a, 22 and 24a Caskgate Street

Whittons Gardens



medieval plots as they were laid out in the 14th Century. On the other hand, other features more commonly associated with the rears of properties are now on view: paintwork and brickwork needing attention, drainpipes, fire escapes, dustbins, rear storage areas, a variety of security measures, grafitti and rubbish.

- 3.57 Few buildings remain between the new line of Caskgate Street and the river. The 2-storey building occupied by Gainsborough Rowing Club is of 18th Century origins with a steep and undulating pantile roof. The building fronts onto the river and the elevation visible from Caskgate Street is rendered and not particularly attractive. Adjacent to this is a 3-storey building in white painted brick, with a very steep pantile roof, its gable end to the road. Again of 18th Century origins the building has some late 19th Century features, including the shop front. Of less architectural or historical value, but of greater aesthetic value, following its conversion from a workshop, is 24A Caskgate Street with its cleaned red brick, new red pantile roof and 18th Century style shop front.
- 3.58 Whitton Gardens were opened in 1973 and incorporate many special features, including a sunken garden, the original mill wheel from the Union Mill and the toll gates which originally stood on the Trent Bridge. The gardens offer fine views of the wharves and the river although the flood defences built after the 1947 floods are very prominent. This is in fact the site of the Lords Staithes, which upon the introduction of regular timetabled sailings, became the packet landing - the departure point for the paddle steamers to Hull and the riverside villages up and down stream, a service which operated from 1815 to 1915.
- 3.59 Immediately to the south of Whitton Gardens is another area of under-used land identified in the Local Plan. A well maintained area of grass, it is owned by the District Council and has been held for future office development. Whilst an office use is considered suitable it is unlikely to be developed for such purposes by the District Council. The site does have considerable amenity potential however and would be further enhanced by a tree planting scheme.

4 POLICIES AND ACTION FOR CONSERVATION

4.1 As stated in the introduction (see para 1.8 above) the designation of a Conservation Area is only a preliminary step. Section 277B of the 1971 Town and Country Planning Act (amended) places a duty upon local planning authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas. The action to be taken must be considered in the context of any relevant policy in the Structure Plan and of any local plan which includes the Conservation Area.

4.2 There are no specific structure plan policies regarding the environment directly relevant to Gainsborough; though policies do generally aim to maintain and improve the environment, whilst promoting development in the area.

4.3 The Gainsborough Local Plan, adopted on 21 November 1983, sets out the District Council's detailed development control policies for the local plan area (including the Conservation Area). It states:

"A PLEASANT AND ATTRACTIVE ENVIRONMENT IS IMPORTANT NOT ONLY FOR THE PEOPLE ALREADY LIVING AND WORKING IN THE AREA, BUT ALSO IN HELPING TO ATTRACT NEW FIRMS AND PEOPLE TO GAINSBOROUGH. THE DISTRICT COUNCIL CAN USE ITS DEVELOPMENT CONTROL POWERS TO ENSURE ONLY SUITABLE AND SYMPATHETIC DEVELOPMENT IS PERMITTED, AND TO PRESERVE THE BEST OF THE EXISTING FEATURES".

4.4 The local plan also contains policies and measures for the maintenance and enhancement of architecturally and historically important buildings and areas in Gainsborough. There are also policies for the development and other use of land and for pedestrianisation schemes which affect the Conservation Area.

4.5 Within the Conservation Area the following policies and actions will be pursued:

a Planning Applications

- i Any application for planning permission for development that, in the opinion of the District Council, is likely to affect the character or appearance of the Conservation Area will be advertised to give members of the public an opportunity to express their views before a decision is made.
- ii 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 materials to be used in their construction. The District Council may therefore refuse to consider outline applications. Detailed

applications may be required indicating the siting, design and materials of construction of any proposed building. Applicants are advised to approach the Planning Department at an early stage.

iii Policy 55 of the local plan states:

"THE DISTRICT COUNCIL WILL EXPECT ALL NEW BUILDINGS TO BE IN KEEPING WITH THE LOCAL ENVIRONMENT IN TERMS OF DENSITY, SCALE, STYLE AND MATERIALS. SIMILARLY, EXTENSIONS AND ALTERATIONS SHOULD BE IN KEEPING WITH THE EXISTING BUILDING AND ITS SURROUNDS".

The design of, and materials to be used in, new buildings or in alterations or extensions to existing buildings should in form, colour and texture be in harmony with the traditional buildings in the Conservation Area. Generally this is a simple, rectangular form constructed of red brick with pitched roof clad in clay pantiles or Welsh slate. The proportions of door and window sizes in an elevation are of great importance in the creation and maintenance of building character and quality, and should be sympathetic with those of adjacent buildings. With extensions, great care should be taken to follow the fenestration and detailing of the original building.

- iv The building lines to which the frontages of existing buildings are constructed within the Conservation Area are important to the character of the area and any new development or modifications to existing development will normally be required to accord with the existing building lines.
- v 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 or character of the Conservation Area.
- vi It should be noted that under Special Development Order 1985 planning applications are required for extensions to dwellings in excess of 50 cubic metres, or one tenth of the cubic capacity of the original dwellinghouse, whichever is the greater. Outside a Conservation Area the requirement is for an extension of 70 cubic metres or 15 per cent.

b Listed Buildings

i Policy 54 of the Local Plan states:

THE DISTRICT COUNCIL WILL NOT NORMALLY GRANT LISTED BUILDING CONSENT FOR DEMOLITION OF BUILDINGS OR

STRUCTURES CONTAINED WITHIN THE STATUTORY LIST OF
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
UNLESS:

- i IT IS SATISFIED THAT THE BUILDING IS IN A
STRUCTURALLY DANGEROUS CONDITION -
 - ii REPAIR IS NOT FEASIBLE; AND
 - iii A SATISFACTORY SCHEME FOR REDEVELOPMENT IS PUT
FORWARD.
- ii It should be noted that, in addition to the provisions
made for controlling the demolition and alterations of
'listed' buildings, under the Town and Country Amenities
Act 1974 the demolition of all or part of any 'unlisted'
building within a Conservation Area also requires the
prior consent of the District Council.
 - iii If, in the opinion of the District Council, the proposed
alteration of an 'unlisted' 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 the same control
to the building as if it were 'listed'.
 - iv 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 Historic Monuments so that they may be able to make
such records of the buildings as may be necessary.

c Grants for Repair and Maintenance of Buildings

- i Policy 53 of the Local Plan states:

"The District Council will encourage the conservation
and enhancement of buildings of special architectural
and historic interest, and other important buildings,
through the encouragement of their retention and the
provision of grant aid".

- ii Within the limits of such funds as may be afforded from
time to time, the District Council will consider making
grant aid available towards the repair and maintenance
of buildings being of architectural or historic
interest. 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.

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 Tree Preservation Orders, 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 Council the opportunity to consider the making of a Tree Preservation Order.

e Advertisements

- i Policy 52 of the Local Plan states:

"CONSENT WILL NOT NORMALLY BE GRANTED FOR THE DISPLAY OF ADVERTISEMENTS WHICH WOULD BE VISUALLY PROMINENT IN THEIR LANDSCAPE/TOWNSCAPE SETTING AND WHICH WOULD CONSTITUTE AN INJURY TO AMENITY OR DANGER TO PUBLIC SAFETY".

- ii Business and other signs of all kinds, add considerable interest to the appearance of an area and can play a significant part in forming its character. However, such signs can also very easily spoil the appearance of a building or area, and it is essential for their display to be considered carefully. There is a need to strike a balance between the needs of a business to make its presence known, and the preservation of an attractive environment. It is necessary to give special consideration in a Conservation Area to the number, position and types of signs displayed on buildings. As a general rule, the District Council will resist the display of advertisements and other signs above the fascia level of premises.

f Public Action

- i Although the District Council has some additional powers of control in Conservation Areas, as outlined in the previous sections, and although many changes to properties in the area will require planning permission in the normal way, certain alterations and extensions and most works of maintenance can be done without the need for planning permission. The success of a Conservation Area therefore depends to a large extent on the willingness of property owners to maintain their premises in good order, and to have regard for the particular style and character of a building. Minor changes and lack of maintenance can have a quite dramatic and detrimental effect on the appearance of an individual building or on the area generally. Some have already taken place as described in part 3 of this

report. However, quite apart from any wider social interests involved, it is in the property owners interests not to allow any action or inaction to reduce the value of the property. This section is therefore intended to provide some guidelines to property owners intending to carry out changes regardless of whether listed building or planning consent may also be required.

- ii The best method of preserving and conserving old buildings from decay is to carry out regular maintenance rather than allowing them to deteriorate to such an extent that it is necessary either to demolish or 'restore', the latter often implying the loss of much characteristic detail and original fabric and their replacement by modern fascimiles. Keeping a building 'old' maintains its historic interest and often enhances the value; it is therefore always advisable to retain as many existing features as possible rather than lose them entirely or replace them with replicas.
- iii Careful maintenance of old buildings usually means, annual inspections for rot and damp; regular cleaning out of gutters and drainpipes; and every few years thoroughly inspecting the fabric, exterior woodwork, paintwork, masonry and pointing. It is particularly essential to prevent water penetration, which could not only damage interior decorations and fittings but could create the conditions for rot to take hold and threaten the entire building.
- iv There are many examples of buildings in the Conservation Area which need attention to their paintwork, which have roofs and gutters in a poor state of repair, have been "disfigured" by insensitive alterations or are in a general state of neglect. Repair and maintenance of these properties must be encouraged if the environment of the area is to be enhanced.
- v The appearance of an individual building is important, but few buildings are seen in isolation. Most form part of a group, and so any work carried out on an individual building must respect both the building itself and its surroundings.
- vi Just as the design of buildings should aim for simplicity of line and form, avoiding fussy and gimmicky details, the paintwork used on buildings should seek to blend with the local materials and colour. It should not seek to draw attention to the building. Colours should complement the materials used in the building's construction and not be visually discordant. Colours which are bright or dazzling tend to be harmful to both

the building in question and its surroundings, and therefore likely to offend neighbours.

- vii Painting of previously unpainted surfaces such as brickwork or stone should generally be avoided since it destroys the natural appearance. It serves no useful purpose; and, indeed, is costly to maintain since it needs to be regularly repainted due to weathering. Where the aim is to enhance the appearance of a property, simply repainting doors, window frames, gutters and fences is likely to be sufficient and less expensive, and to produce a better overall appearance. Certain guidelines can be provided relating to sensible colour schemes for painting external features:-

Doors: Doors can be given a rich colour, but should not be harsh or garish. This gives a functional emphasis to the entry and exit point of the building whilst also enlivening its appearance.

Window and door frames: These should generally be painted white or a white tint to give emphasis to, delicate detail in the building facade.

Gutters and downpipes: These should be a darker colour than the natural building materials, for where they edge the building they will emphasise the outline of the building structure.

Fences: Wooden fencing treated with a preservative fits more naturally into its surroundings than white painted 'ranch-type' fencing, and is also easier and cheaper to maintain.

Shops fronts and cladding: Shops fronts and areas of cladding should be painted a darker colour than the natural building materials, since a dark colour gives the impression of supporting the upper building structure.

- viii As a fundamental rule, repairs and alterations to buildings should be carried out in a form that is consistent with the age and character of the building in all respects. Care should be taken to ensure that neither the architectural merits of the building itself nor the townscape quality of its immediate area is destroyed by inappropriate features, poor choice of materials or insensitive workmanship.
- ix As a guide to the way in which specific repairs might be carried out in order to maintain the character of the area, the following principles may be helpful:-

Doors: The original doors to older buildings have weight and solidity, designed as part of the overall concept of the buildings. As such they are sympathetic to the scale, mass and proportions of the buildings as a whole. Replacement to match the original can be very expensive nowadays, and so where possible the original door should be retained, with necessary repair and repainting carried out in order to enhance its appearance. The aim should be to improve the appearance of the door in relation to the building itself and the street as a whole. Replacement of worn doorknobs, letter plates and numbers of appropriate size, weight and quality may be as equally effective as repainting. Doorcases, door furniture, fanlights, pediments, columns, pilasters, cornices, consoles and carved or moulded details should also be retained even if the doorway is redundant.

Windows: There are specific forms and patterns of windows and window area appropriate to the age and character of each building, relating proportionally to the form and mass of the building as a whole. The relationship between windows and mass is important, for too much window area will destroy the harmony of a building's appearance and give the impression of being structurally unsafe. Too little window area looks equally bad and will exclude daylight. Therefore, any necessary replacement should fit the existing window openings. There is little to be gained in either aesthetic or practical terms by replacing traditional windows with modern substitutes (eg sash windows by casement, or by fashionable 'mock' replacements such as standard Georgian bow windows which tend to look architecturally out of place with the rest of the building's features, giving a rather cheap and contrived effect). 18th Century and 19th Century fancy glazing bars should be retained wherever possible or copied, whether they are original to the building or later insertions. Ideally the thickness of the glazing bars and size of pane should correspond to the date of the building or to when the window apertures were made. Making good the area surrounding new windows may cause problems due to the difficulty of obtaining matching materials, such as bricks in the traditional size and colour. Older window frames are normally constructed of wood so when it is necessary to replace them it is better to continue with use of timber rather than modern substitutes such as steel or aluminium, which are generally incongruous with traditional building materials. In addition, timber frames can be specially made to fit, whereas modern substitute frames tend to be built to standard sizes. If an attic storey is required where one did not exist, the dormers should be sited on the rear elevation (or in the gable ends as appropriate)

although here too respect for original features is important. Enlargement of existing dormers on principal elevations should always be avoided and will only be permitted where they can be kept in proportion to the rest of the fenestration. Original or early dormers should be retained but if absolutely necessary should be replaced in facsimile.

Guttering and rainwater goods: Guttering made in the past of lead, wrought or cast iron and lined timber, complement traditional materials, making them interesting as well as functional features. Thus, where repairs are necessary this effect should be maintained. Where sections of guttering or downpipes need to be replaced, the new sections should match the existing in shape, size, appearance and materials.

Chimneys: Chimneys are an important feature of the rooftop scene and the townscape in general. Chimney structures should ideally be retained, even though they are no longer in use, unless there are compelling reasons of safety to justify their removal. Where repairs are necessary these should be carried out making sure decayed structures are dismantled and rebuilt to the same height as before. Redundant chimney pots should be capped.

Roofs: Repairs and alterations to roofs should have regard to the established pattern of roof types, levels, pitches and materials in the area. Before undertaking repair work details of the existing pattern of ridges, eaves, lips and verges should be noted before stripping, and should be incorporated in the re-roofing, except where safety reasons override. When renewal is carried out roofing materials should be replaced by the same type and form of material. Regard should be had at all times not only to the individual building but also the surrounding roofscape.

- x Before undertaking repair work or alterations it is advisable to contact the District Council's Planning Department to discuss the work envisaged. As well as the question of grant aid, the work may require planning permission and/or approval under the Building Regulations. The District Council will always be pleased to give advice on appropriate design, materials, colour and other information. Informal consultations can be useful to all concerned, so that work is carried out in a manner which adds to the character and appearance of the building and its surrounds.

g Enhancement

There are a number of policies contained within the Gainsborough Local Plan which are applicable here.

- i Policy 33 states "The District Council will seek to improve the appearance of unsightly areas of land and buildings in the town centre".

There are a number of buildings and areas of land within the Conservation Area which require attention. Painting of woodwork, repointing of brickwork and other such minor works will be sufficient in many cases to improve the appearance of many buildings whilst landscaping will be appropriate for some areas of vacant or under-used land. To this end the District Council will take steps to encourage private owners to tidy up their sites and buildings and will take action on sites in its ownership. On the other hand some sites may require redevelopment. To this end the District Council will, within the constraints of Policy 4.5a above, give favourable consideration to planning applications to re-use and convert redundant buildings and to redevelop unsightly areas of land, provided there is no conflict with other policies of the Local Plan and they are satisfactory in terms of normal planning and highways criteria.

- ii Policy 51 states "The District Council will continue to prepare and carry out tree planting schemes within the Local Plan area and will encourage tree planting schemes by individuals and organisations".

The trees which stand around All Saints Church are a considerable attraction in the area. They are generally mature specimens and the Council consider that steps should be taken to ensure continuity of tree cover in this area with new planting at the appropriate time. Discussions will be held with the Church on this matter. Similar considerations should apply to the open area around the Old Hall.

- iii Policy 20 states "The District Council will investigate the possibility of closing Silver Street to vehicles and carrying out a street enhancement scheme in Silver Street and Market Place".

Following a trial period to assess the impact of pedestrianisation on traffic circulation, car parking spaces, market stalls and delivery access, the District Council is now to proceed with the Silver Street scheme. As well as making it safer for pedestrians, this type of scheme allows for features such as tree/shrub planting and seating which overall enhances a street. Details are currently being prepared.

- iv The Local Plan states: "Dependent upon the success of the above scheme consideration will be given to a fuller scheme of pedestrianisation for the town centre incorporating Market Place and Lord Street. Market Place is considered to be a suitable scale and size to introduce an attractive improvement scheme incorporating a new central feature. Excluding vehicles will also reduce congestion problems at the entrance to Market Place. Whilst pedestrianisation is not dependent upon the provision of rear service facilities it is desirable that as much traffic as possible is removed. The proposals for a rear service/car parking area to the north of Lord Street, as put forward in the Comprehensive Development Area Map No 1 (1969), need to be further pursued in conjunction with the pedestrianisation of Lord Street".

h Further Action

- i The statutory means exist by which local authorities can use additional protective and financial powers to preserve and enhance Conservation Areas.
- ii The local authority could apply to the Secretary of State for an Article 4 Direction which would have the effect of requiring that certain (specified) minor developments, normally exempt from planning control, must have planning permission before they can go ahead. While the Secretary of State is generally favourably disposed towards approving Article 4 Directions in Conservation Areas, this Council would not proceed with such a Direction as a matter of course, but only if its conservation policy was being thwarted by the effects of permitted development and lack of cooperation generally from individual land owners.
- iii In addition to grants available under the Local Authorities (Historic Buildings) Act 1962 (described in para 4.5c) there are the following sources of finance (it should be noted, however, that Conservation Areas are not backed by strong financial powers and funds are severely limited):-
 - a Grants and loans are available from Central Government under Section 4 of the Historic Buildings and Ancient Monuments Act 1953 (amended) and are administered by the Historic Buildings and Monuments Commission (English Heritage). They can be up to 40% of the cost of eligible repairs, but owners have to show that they would not be able to complete the work without financial help. As the scheme is directed towards outstanding buildings it is unlikely that buildings listed other than Grades I

or II* would be eligible.

- b S10 of the Town and Country Planning (Amendment) Act 1972 allows Central Government to make grants or loans for enhancing Conservation Areas. Grants are normally up to 25% of the cost of repair work to the main external structure and are available to local authorities, housing associations, voluntary organisations and private owners. Grants are limited to certain categories of Conservation Area where for example the grants can be linked to, or supplement, other schemes in the area. They are intended to coordinate schemes in areas where they are most needed. Minor works to individual buildings are not usually eligible for assistance.
- c Grants may be made under the provision in Section 10B of the Town and Country Planning (Amendments) Act 1972. Town schemes can be set up to deal with buildings which are collectively important or of architectural or historic interest as groups. In a town scheme, central and local government each pay 25% of the cost of repairs and the owner pays half. The scheme is granted for a specific number of years.

APPENDIX 1

Statutory list of Buildings of Special Architectural or Historic Interest (see also map)

Notes: Only those within the Conservation Area boundary are included below.

All are Grade II unless otherwise indicated.

Caskgate Street	Elswitha Hall (II*) Gate piers to Elswitha Hall (II*)
Church Street	Parish Church of All Saints (A) Nos 62 and 64 No 66 Nos 68 and 70 Nos 72-78 (even) (II*) Nos 80 and 82 Nos 84 and 86 Nos 88 and 90 No 1
Cobden Street	The Old Hall (I) Nos 1-7 (odd)
Lord Street	No 7 Nos 31 and 33 No 35 (The Tiger Inn) No 37 No 39 White Hart Hotel No 51 No 24 No 32
Market Place	Nos 5 and 7 No 21 No 20 No 22 No 30 Nos 34 and 36 No 38
Ropery Road	No 2A
Silver Street	Premises occupied by Curtess No 4 No 10 No 16 No 18 Nos 1 and 3

Silver Street (Cont)

Nos 5 and 7
Nos 11 and 13
No 15
No 21A
Nos 23 and 25
No 27

Gainsborough Conservation Area Designation Map

