

Hackthorn Conservation Area Appraisal



HACKTHORN CONSERVATION AREA

The draft of this report received the authority of the District Council as a consultation document in July 1984. Copies were distributed to the Parish Council and local residents, as well as a wide range of organisations and public bodies. A public meeting was held in the village in September 1984. The District Council considered all the comments received, and appropriate amendments, which were the subject of further consultation, were included in this revised document. It was adopted by the Council in March 1985.

WEST LINDSEY DISTRICT COUNCIL
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INTRODUCTION

- 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.
- 2 Following detailed study of Hackthorn, the District Council is of the opinion that much of the village warrants the designation of a Conservation Area.

PLANNING POLICY

- 3 Hackthorn is a small village and past planning policies have limited new housing development to individual dwellings on suitable infilling sites. A detailed guide for development in the village is set out in the document entitled "Hackthorn Development Guide" (West Lindsey District Council, 1984).

HISTORY

- 4 Hackthorn has developed in a small valley on the Lincoln Cliff. The valley provided shelter from the elements on the exposed heathland to the north, south and west, and the stream provided water. There is a great deal of evidence to indicate settlement here over many hundreds of years. Such evidence indicates that the village was at one time larger than it

is now and that its built form has moved with the expansion and reduction of population throughout the ages.

- 5 Evidence of pre-Conquest Christian burials was discovered on the site of the present Church prior to its rebuilding in 1849, and extensive earthwork remains are evident in the valley of the village stream from the parkland to the south of The Hall in the west, to The Grange in the east.
- 6 What is unusual is that Main Street, until the mid Victorian development of the primary school and Vicarage, formed the southern boundary of the village. It seems likely that development was concentrated between the street and the stream. When, in the Middle Ages, the village grew, it developed to the north of the stream, remaining within the valley and near to water. Properties here were probably removed in the 16 Century following the Dissolution of the Monasteries, and the area turned into pasture.
- 7 Around two hundred years ago, when the present Hall was built, several properties immediately south of the lake were removed, the parkland created and the road diverted around the Park. It is from this time that most of the older buildings in the village seem to date, although some may pre-date this.
- 8 Development from the early 1800's to the present day has consolidated this form.

THE CONSERVATION AREA (see Map 1 and Map 2)

- 9 The Conservation Area can be considered in three parts, the older parts of the present village between the stream and Main Street, the area around the Vicarage to the south, and the valley side to the north of the stream. There are three strong elements providing the individual character of Hackthorn, the valley, the buildings and the trees. See Map 1.
- 10 The buildings of the village show the variety of construction and materials used in domestic dwellings over the last two hundred years. Careful choice of materials for the more recent buildings has envisaged that there is a blend which is very pleasing. Most of the stone and red pantiled cottages date from the early 19 Century and Teathers Cottage, Vine Cottage, Widows Row, the village post office and The Forge are examples. Some of the stone buildings pre-date this, the School House, the two derelict cottages to the east of Rose Cottage, and the pair of cottages next west to the Council houses. The last was extended in 1885, and it is to this extension that the date-stone refers.
- 11 Yellow brick appeared as a building material in mid Victorian times, the Methodist Chapel of 1869, and the primary school, 1870, the Old Vicarage and cottages west of the Vicarage, 1884, and between the 18 Century cottages in 10 above, of 1855. These buildings were also roofed in slate and the latter two were the first to display a date-stone with the initials

of the owners of the estate, the Cracroft Amcotts family. Red brick was not used until just before the turn of the century. There are two of these buildings, both dated 1887, the former joiner's workshop, south of Teathers Cottage, and Northall House which was built as premises for the Hackthorn and Cold Hanworth Provident Society store, later, in 1900, taken over by the Lincoln Cooperative Society.

- 12 The original windows in about half the properties dating to before 1900 have been replaced with modern styles. In most cases new windows have been fitted into existing openings. In so many examples of cottage renovation in recent years modern windows have been inserted in enlarged openings, resulting in the character and style of such buildings being lost for good. This leads to untidy, unmatching brick and stonework around the window, or the need to render or paint the building. It is to the benefit of Hackthorn that few such "modernisations" have taken place.
- 13 From 1960 onwards, bricks and tiles of varying shades of brown have been the most commonly used material. Bungalows and houses have a traditional contemporary appearance, apart from one bungalow facing the beck, built in 1960. This has a low, monopitch roof, and whilst not of traditional appearance, sits unobtrusively into its landscaped garden, an example of a successful attempt to fit an unusual style into an existing village environment.

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- 14 The gardens of the properties tend to be long and narrow and until fragmented by the construction of modern housing probably ran the length of the valley side from the Main Street to the stream. These gardens are mainly bounded by hawthorn hedges, in themselves adding to the character of the area. There are few mature trees in this part of the Conservation Area, reflecting the relatively high density of the housing, but there are important examples, such as the three sycamore trees near to the former joiner's workshop, a sycamore adjacent to Northall House, and wild cherries and willows alongside Beck Lane. New planting has taken place recently around the war memorial.
- 15 The stream forms the division between the two sides of the valley, and is of great visual benefit to the area. It runs fast and clear between the road and a belt of trees, a mixture of ash and sycamore, and is overlooked by many of the village properties. The views are enclosed by the land rising to the north. New trees have been planted opposite Widows Row.
- 16 This part of the conservation area was that probably grassed over for pasture in the 16 Century, and earthwork remains can be seen on the surface. The buildings which stood here probably occupied similar sites to the two farms that can be seen today. Both Yew Tree Farm and Beck House and their outbuildings are early 19 Century stone and pantiled buildings which are very attractive. Yew Tree Farm sits above the stream looking out over the valley,

and Beck House closes the views eastwards alongside the stream.

- 17 As mentioned in paragraph 6 there was no development south of Main Street until the school and Vicarage were built in the middle of Queen Victoria's reign. The Vicarage, now the Old Vicarage, is set in wooded grounds with lime trees fronting the road, and a small parkland adjacent to the east.
- 18 In and around the village are many fine trees, planted individually, in groups, small woodlands and in the Park. These important trees are shown on Map 1. They are a mixture of indigenous species and are important in several ways. They are attractive, give shade and shelter, are havens for wildlife, and at the present time, because of the loss of many mature trees through Dutch Elm disease, new farming methods, old age and neglect, the preservation of healthy mature trees is of great importance. At present there are no trees in Hackthorn protected by Tree Preservation Orders. The designation of a Conservation Area does however afford some protection for trees. (See paragraph 27d below)
- 19 Three of the buildings within the Conservation Area are included within the Statutory List of Buildings of Architectural or Historic Interest.

HACKTHORN HALL AND PARK

- 20 Hackthorn Hall was built about 1795 and is set

*"the two derelict cottages to the east of
Rose Cottage" paragraph 10*



*"Most of the cottages date from the early
nineteenth century" paragraph 10*



in a mature parkland setting. The Hall, the Parish Church, Stable Cottage, and all the other buildings in the grounds at the eastern end of the lake, are included in the List of Buildings of Architectural or Historic Interest. See Map 1. The Hall itself is recognised as being of national importance and has Grade I status; rare in this part of the country.

- 21 These buildings and their associated out-buildings, present a very attractive appearance in the landscape. They are not included within the Conservation Area as it is considered that the buildings and their setting can be safeguarded by virtue of being Listed. In addition, existing trees outside the Conservation Area can be protected by Tree Preservation Orders, should the need arise. This part of the village is also outside the development limits defined on the Hackthorn Development Guide, West Lindsey District Council, 1984. Outside these limits pressure for new development is unlikely and the additional policies set out in the following section of this report are not considered necessary in the Park and around the Hall.

POLICIES AND ACTIONS FOR CONSERVATION

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

a Planning Applications

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

b Design and Materials

- i The design and materials to be used in new buildings or in extensions to existing buildings should, in form, colour and texture, be in harmony with

*".... three sycamore trees near to the former
Joiners workshop" paragraph 14*



*"The stream runs fast and clear between the
road and a belt of trees,...." paragraph 15*



the traditional buildings in the Conservation Area. This means the use of stone, reconstituted stone, or buff bricks for walls, and pitched roofs with red clay pantiles or red or brown concrete pantiles. Other materials should be used only for extensions to match an existing building.

- ii The external painting of walls should be avoided wherever possible. This could lead to the introduction of colours and textures which would be at variance with the policy detailed in (b)(i) above. In any event, this brings an increased maintenance commitment with the need for regular repainting.
- iii The proportions of door and window sizes in an elevation is of great importance in the creation and maintenance of building character and quality. The size and shape of the aperture should be retained, with ideally windows of traditional design and modern construction inserted. However, if maintenance or daylighting requirements are of paramount importance, then modern windows of traditional proportions will generally be acceptable.
- iv The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of Lincoln-

shire buildings and can spoil the proportions of an elevation.

- v The construction of porches can also create problems for similar reasons as mentioned above, and care should be taken when considering proportions and materials to be used.
- vi The whole question of design is subjective and personal taste will play a large part in the selection of materials and appearance of alterations to buildings, many of which can be carried out without the need to seek planning permission. However, developers and/or owners are urged to contact the District Council's Planning Office to discuss proposals at an early stage.

c Buildings within Conservation Areas

- i It should be noted that in addition to the provisions made for controlling the demolition and alteration of "listed" buildings, the Town and Country Amenities Act 1974 requires that within Conservation Areas, consent is obtained from the District Council before any building is demolished.
- ii If, in the opinion of the District Council, the proposed alteration of any building not listed is likely to detract from its appearance, or from

the appearance of the area, the Council will consider making a Building Preservation Notice, which then applies the same control to the building as if it were "listed".

- iii Within the limits of such funds as may be afforded from time to time by the District Council, consideration will be given to the making of grants under the Local Authorities (Historic Buildings) Act 1962, towards any excess costs incurred by the owners in the maintenance and repair of buildings arising from the use of special materials or methods to preserve their character or appearance.

d Trees

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

APPENDIX 1

SCHEDULE OF IMPORTANT BUILDINGS - SEE MAP 1

- 1 Hackthorn Hall Built about 1795 by James Lewis for the Cracroft family. East wing built about 1840. Ashlar, hipped Welsh slate roof behind balustraded parapet. Sash windows. Largely original interior. Listed Building. Stable block and carriage house. Yellow brick, slate roof. Listed Building.
- 2 Parish Church Parish Church of St Michael, 14 Century but largely rebuilt 1849. Listed Building.
- 3 Garden Cottage Early 19 Century, gabled, single storey with attics, stone and pantiled cottage. Restored and renovated. Listed Building.
- 4 Stable Cottage 18 Century, coursed rubble and pantiles with red brick coping to gables. 1-storey and attics. West front, two round arched casement windows with pointed arched glazing bars, two semi circular dormers. South front stable doors, two

- 5 Outbuildings and kitchen garden An assortment of generally single storey, 18 Century stone buildings with pantiled roofs, and the high red brick wall and glasshouses of the former kitchen garden to the north. The barn, stable range and Village Hall are Listed Buildings.
- 6 The Little House 19 Century 2-storey stone house with hipped Welsh slate roof, sliding sash windows.
- 7 Popples Cottage 2-storey 19 Century stone cottage, later red brick extension to south. Slate roof. Horizontal sliding sash windows. Fire plaque above front door. Popple was Head Gardener and Parish Clerk for over fifty years up to the early 1920's. Listed Building.
- 8 Yew Tree Farm Early 19 Century, 2-storey coursed rubble and pantiles. Sliding sash windows. Range of single storey stone and pantile

casement dormers, clock. Louvred turret. Listed Building.

outbuildings to east.

- 9 Beck House Early 19 Century, 2-storey house, coursed rubble walls, pantiled roof, modern casement windows. Range of red brick, stone and pantiled outbuildings to north.
- 10 Former Methodist Church Built 1869. Yellow brick with decorated ridge tiles.
- 11 Widows Row Restored row of four 19 Century cottages, now two. Stone walls, pantiled roof, dormer windows on north elevation, leaded casement windows.
- 12 Vine Cottage and house to East Vine Cottage, much restored 2-storey, coursed stone, with red concrete tiled roof and modern casement windows. Red brick house to east, modern casement windows, and red concrete tiled roof. Date-stone, EWC 1900.
- 13 Teathers Cottage Early 19 Century, coursed rubble walls, pantiled roof. East extension of yellow brick. Two ground floor sliding sash windows, remainder modern small

14 Hillside

paned casements. Single storey stone and pantiled outbuilding to east. This was the cottage occupied by the estate joiner, and Teather held this post for over forty years up to the mid 1920's.

15 Primary School

Early 19 Century coursed stone and pantile house. Modern casement small pane windows, two bays to ground floor.

16

Yellow brick roofed single storey school built 1870. Lower extension to east built 1887. Steeply pitched slate roof with tall chimneys.

Late 18 or early 19 Century stone and pantiled 2-storey pair of houses. East house extended in yellow brick, dated 1885.

17 Unoccupied Cottages

Two 18 Century single storey cottages with attics. Coursed rubble walls, pantiled roofs. Low iron fence to road. Listed Building.

18 Rose Cottage

Early 19 Century, stone

- walled pantiled roof
cottage, much restored.
Modern casement windows,
flat roofed stone extension
to rear.
- 19 Yew Trees 19 Century 2-storey house,
part stone, part red brick
walls with pantiled roof.
Modern small pane casement
windows.
- 20 Northall House Single storey red brick
bungalow with pantiled
roof, extended at rear.
This was the Hackthorn and
Cold Hanworth Provident
Society Ltd shop, built in
1887 and subsequently taken
over by the Lincoln Co-
operative Society. Attractive
iron railings to road.
Converted into a dwelling
in 1969.
- 21 School House Late 18 Century. 2-storey
coursed rubble walls,
pantiled roof, sash
windows. 19 Century gabled
trellis porch to road.
Listed Building.
- 22 Post Office and Forge Forge, single storey, still
used. Post Office 2-
storey. Both early 19
Century stone with pantiled

- roofs. Post Office has
sliding sash windows.
Listed Buildings.
- 23 Single storey stone and
pantiled outbuilding,
prominent on Main Street.
- 24 The Old Vicarage and Jarvis House Mid Victorian former
Vicarage. Yellow brick,
slate roof, sliding sash
windows. Former stable
block to west, now a
separate dwelling, re-
roofed in a brown tile.
- 25 Pair of yellow brick
cottages with slate roof.
Decorated barge boards and
finials. Date-stone, EWCA
1884.
- 26 Single storey red brick and
pantile, former estate
joiners workshop. Date-
stone EWC 1887.
- 27 Bungalow, built 1960.
Brown brick, felted low
monopitch roof.

The Conservation Area

