

Ingham Conservation Area Appraisal



INGHAM CONSERVATION AREA

The draft of this report was prepared for consultation purposes and was being circulated for information and comment to the Parish Council, local residents and local and national organisations with conservation interests. The District Council considered all comments received which resulted in amendments being made to the report. The amendments were incorporated into this report and adopted as the conservation policy of the District Council for the village in March 1988.

Front Cover - Ingham 1971
(Photograph courtesy of Lincolnshire Echo)

WEST LINDSEY DISTRICT COUNCIL

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INGHAM CONSERVATION AREA

INTRODUCTION

- 1 In November 1969, the former Lindsey County Council designated, under Section 1 of the Civic Amenities Act 1967, two Conservation Areas in the village of Ingham.
- 2 Section 277 of the Town and Country Planning Act 1971 (Amended) states that every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas as Conservation Areas.
- 3 The District Council reviewed the Ingham Conservation Area for the following reasons:-
 - a To determine if there were additional areas of the village which warranted Conservation Area status;
 - b To resolve anomalies in the existing boundary caused by subsequent development;
 - c To produce an up to date base map;
 - d To update the report to include the changes in Town and Country Planning legislation in recent years.
 - e To give local publicity to the Conservation Area.
- 4 As a result of the review, the Conservation Area boundaries were extended and redrawn to the extent shown on the map with this report.

PLANNING POLICY

- 5 In the County Development Plan, 1955, Ingham was designated a Rural Service Centre. That is, a village selected as specially suitable for further development, and in particular for the establishment of all facilities necessary to the social and economic well being of its rural population. Housing development was encouraged and as a result the parish population grew from 529 in 1951, to 594 in 1961 and 663 in 1971.
- 6 The County Structure Plan, 1981, designated the village as a settlement in which small-scale residential development will normally be permitted. The suitability of any proposal for such development will be assessed in relation to its impact on the nature, scale and density of existing development in the village. Present and future detailed development policies for the village are set out in policy documents available from the District Council.

HISTORY

- 7 There is little built evidence today of Ingham's long history as a settlement site going back to Roman times. The Romans established villas at various places north of Lincoln adjacent to Middle Street, the road running northwards from the City along the hill crest. Ingham was no exception and a small site is known adjacent to the crossroads on the hill top.
- 8 Village names ending in 'ing' or Ingham usually indicate the earliest villages to be founded. Ingham village was probably founded in Anglo Saxon times, around 500 AD. Certainly it was mentioned in the Domesday Book. It is one of a number of 'spring-line' villages, founded at points where springs rising from underneath the scarp slope of the Cliff ensured an adequate water supply.
- 9 The most remarkable, and prominent, survivals from this early village are the two Village Greens, the largest of these being a particularly fine example. For many people the Village Green is considered to be an essential attribute of the English rural scene. Although they are not too common in Lincolnshire, Ingham can boast that its larger Green is one of the most impressive.
- 10 Traditional features of a Village Green are a well or pump, and a Parish Church, and in later years often the village school would be built upon it. Ingham has, or had, these features. The smaller Green is dominated by the Church, and below it, by the Churchyard wall, was once a small pond, now filled in and grassed over. Adjacent to the larger Green is the primary school, and following this English tradition, much more recently the Village Hall has been built alongside the school, replacing the former timber building which stood on this Green.
- 11 As far as the buildings go, the older buildings are around the Greens, the oldest being the Parish Church of All Saints. There are several examples also of 18th and 19th Century buildings, many of them altered in recent years, but still displaying evidence of their origins. These are listed in Appendix 1. There are other buildings of similar age but which have been so extensively modernised that their age is somewhat disguised.

THE VILLAGE

- 12 Ingham is situated at the foot of the Lincoln Cliff about nine miles north of Lincoln. In 1981, the National Census of Population recorded 671 people in the Parish. The village has grown up in the shape of a 'T' formed by the junction of two minor roads. On the southern approach from Lincoln, development stretches southwards from the centre of the village. A ribbon of houses on the west side were built mainly from the early years of this century, with some more modern examples. On the east side are a complex of large industrial buildings. The area has none of the character of the

older parts of the village.

- 13 The two roads forming the arms of the 'T' present a very different picture, however. The road running westwards leads into a large well maintained Green, around which many of the older village houses are grouped. The eastern arm of the 'T' leads to a smaller open Green adjoining the village church, again with some older buildings around it.

VILLAGE CHARACTER

- 14 There are a number of different features which make up the character of an area. Usually these will involve a number of elements, most importantly buildings, the spaces around them, and trees.
- 15 Buildings which are considered to be important will usually, but not always, be old, that is of the eighteenth and nineteenth centuries, or before. This will include all the Listed Buildings in the area. Whatever its age, it should exhibit a certain style. It should, even if it has been modernised, still appear to be an example of the style of building of its period. Certain properties which have been improved to the extent that they have been rebuilt, have new roofs, modern windows or later extensions so that this style has been lost, are less important as they stand. This is not to say, of course, that the style cannot be put back by future reconstruction or alteration.
- 16 Spaces are very important in determining the character of an area. Spaces are not only defined by buildings, but by the shape of the ground, and by features such as trees, individually, in groups, and woodland. Spaces are the open areas formed by the relationship between buildings, ground forms and trees, hedges and walls. The surface materials used on the ground over a space can also be very important.
- 17 There are few people who do not appreciate the beauty of trees. When well established, and mature, they will always add to the attraction of any area. They take many years to grow, but can be destroyed in minutes, and their replacements will take decades to fill the gap. Trees will generally be considered important, especially if they are healthy, and pose no threat to passers-by and nearby buildings.
- 18 As far as Ingham is concerned these elements combine in two separate areas, those around the two Greens, and it is here that two Conservation Areas were defined in 1969.
- 19 Conservation Areas are required to be clearly delineated and usually there will be an obvious point at which a line may be drawn. Elsewhere there may be "grey areas" but the general rule of thumb is to include land or buildings if it does add or could be made to add to the character of the area, otherwise, it is left out. It is with these criteria that the boundaries have been drawn.

- 20 Just because a building, space or tree, or other feature has been left out does not mean that it is not important in itself. It simply means that its vicinity does not have that overall character that justifies Conservation Area designation.

THE CONSERVATION AREA

- 21 The Conservation Area consists of the two Village Greens and the buildings around them, together with the link between them, High Street.

THE GREEN

- 22 This part of the Conservation Area consists of the large Village Green and the buildings around it. Looking outwards from the centre of The Green, the space is clearly enclosed by a circle of buildings. This circle is punctured by the roads running into it, and at these points the most prominent important buildings have been used to define the Area. On the east, west and south sides, the Area is defined generally along garden boundaries behind the buildings. To the north, this is more difficult to do, and the logical boundary as defined does include many sheds and outbuildings of no particular intrinsic value.
- 23 This Green is without doubt a focal point in the village and is important not only as an important landscape feature worthy of preservation, but as an historic survival of the traditional village green. Roads lined with mature and newly planted trees divide it into a number of irregularly shaped areas which have an informal air quite different from a simple large Green. The main part of The Green slopes gently to the north-west and is overlooked by the village school, an attractive stone building of 1851 with an unusual ornate bell tower. The mature trees here were planted to celebrate the Diamond Jubilee of Queen Victoria, in 1897, by the villagers.
- 24 Many of the houses facing onto The Green were built in the eighteenth and early nineteenth centuries of local stone with pantiled roofs. The oldest and most attractive of these are Ravenhurst Cottage, Holly House and The Black Horse Inn, all of which have been altered over the years.
- 25 Most of the older buildings date from the nineteenth century, and a number of these are indicated on the Map and listed in the Appendix. Of the later buildings, 37 and 38 The Green are examples of a different style and building material, but have been maintained to retain their attractive nature.
- 26 Other buildings do contribute to the character of the area, because their walls and roofs are similar. They may also be of some age. However, they are less important because of extensive modernisation. Examples of this are the pair of cottages, 1 and 3, The Green, on its south side whose stone walls date from the 18th Century, and the former Chapel, now 12 The Green, which although now converted to a



"..... mature trees planted to celebrate the Diamond Jubilee of Queen Victoria" Paragraph 23.

"..... local stone pantiled roofs" 33 The Green, a Listed Building. Paragraph 24.



dwelling still retains a plaque describing its origin, and some of its other features. It is important as a link with village history to maintain the plaque. Unfortunately, a similar one on what was the former Free Methodist Chapel of 1836, facing the latter across the other side of The Green, has been obliterated.

- 27 Some more modern buildings, not outstanding on their own, are included because their position is part of the enclosure of the space and because their gardens contribute to the character of the area. Sycamore House, The Chase, 5 The Green, and 10 and 11 The Green, all fall into this category.
- 28 The character of this part of the village is derived not only from the architectural merit of some of the buildings but mainly from the collective contribution to the village scene of all the buildings surrounding The Green. This informal grouping, the old weathered stone and mellowed pantiles, the neatly trimmed green and the well placed trees combine to create a character of great charm which is enhanced by a sense of almost complete enclosure.

THE CHURCH GREEN

- 29 The Village Church of All Saints was originally built in the 13th Century but was largely rebuilt in 1792, with further alterations in 1896 and 1931. Inside it retains a 13th Century font. Ingham's second, and smaller Green, planted with trees, adjoins the western end of the spacious Churchyard, and forms part of an attractive open area around the Church.
- 30 The Church is the principal building in this part of the village and dominates The Green, being set on a low mound above it.
- 31 There are a number of other important buildings around the space. Jubilee Terrace, a row of eight cottages, was previously called Chapel Terrace because of the adjacent red brick Chapel. Conversion of two cottages to one has reduced its 11 original houses. The Vicarage, Ingham House and 2 Church Lane are other attractive buildings clustered around the Church and The Green.

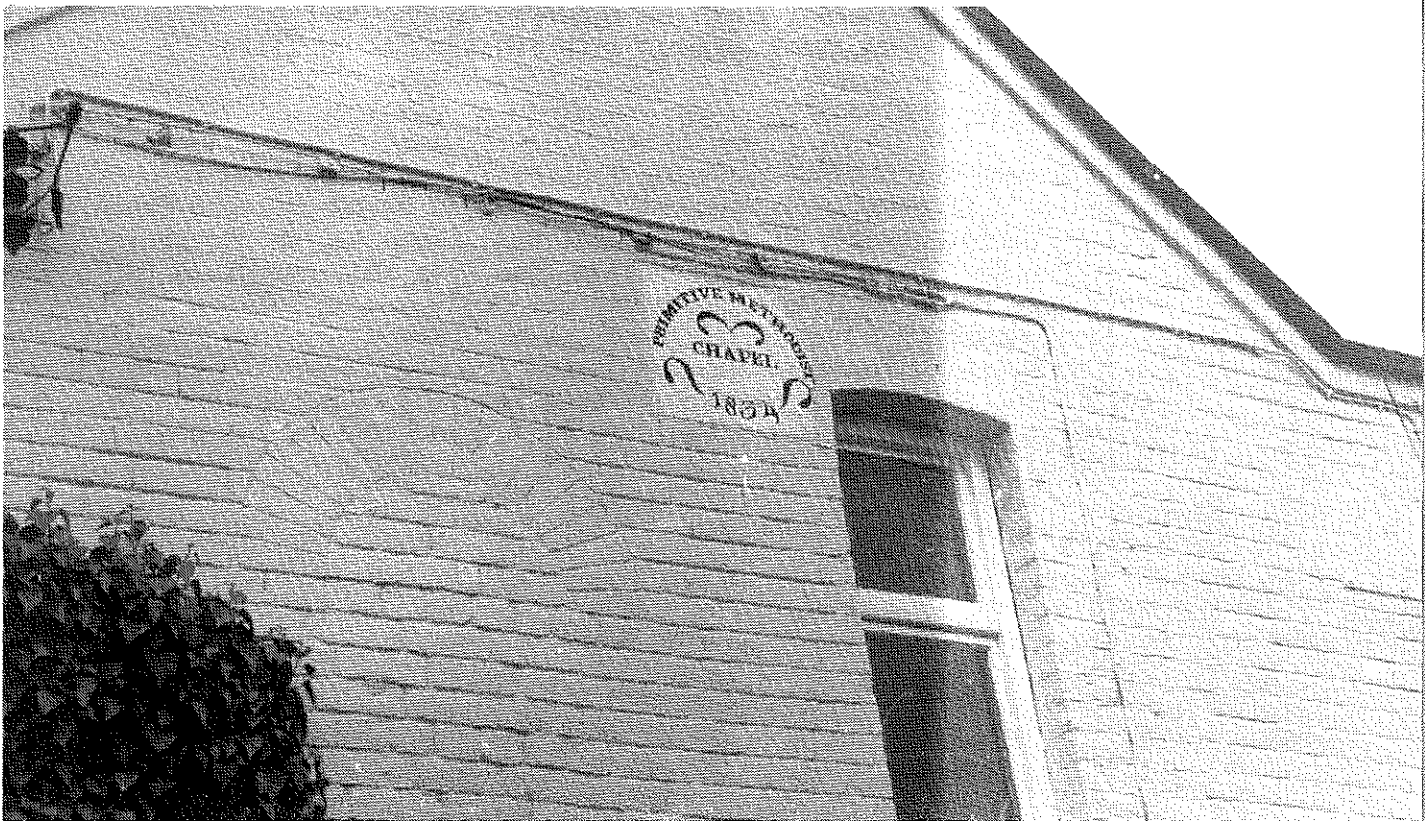
THE HIGH STREET

- 32 Between the two Greens, on both sides of the High Street, are some individual buildings which merit the extension of the Conservation Area to include them. On the south side is the village shop which retains a well maintained 19th Century shop front. The former bakery to the west of the shop retains evidence of its former use despite being converted to a house. The wooden hood which once protected a first floor doorway to which flour sacks would be hauled now protects a window. A third building is number 1, High Street, with its walls of local limestone.
- 33 On the north side of High Street are two buildings worthy of note. Fairview, 6 High Street, is a late nineteenth century stone cottage



"37 and 38 The Green have been maintained to retain their attractive nature." Paragraph 25.

"..... the former Chapel, now 12 The Green, retains a plaque describing its origin," Paragraph 26.



which dominates the view southwards from Lincoln Road. 2 High Street, adjacent to Jubilee Terrace, is an early twentieth century house of great character.

- 34 The appearance of the High Street is marred by the presence of unsightly poles carrying electricity and telephone lines.
- 35 It must be said that the character of this area as a whole does not match that of the two Greens. However, it does form a third open space, at a critical point on the road through the village, and does have some important buildings. The implementation of Conservation Area policies here will be designed to achieve improvements to the appearance of the street.
- 36 The criteria used to define a boundary here including these buildings is the same as those set out in paragraphs 14 to 20 above.
- 37 The Conservation Area Boundary has been redrawn as indicated on Map 1. The boundary follows fixed points on the ground, or a straight line between fixed points. This will overcome any conflict caused by subsequent development, or boundary changes on the ground. (See paragraph 3).

POLICIES AND ACTIONS FOR CONSERVATION

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

Planning Applications

- 40 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 dwellinghouse, whichever is the greater. Outside a Conservation Area, the requirement is for an extension of 70 cubic metres, or 15 per cent.
- 41 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.
- 42 The acceptability or otherwise of any proposed new buildings within



"The Church dominates The Green, being set on a low mound above it." Paragraph 30.

"2 High Street early 20C house." Item 24, Appendix 1.



the Conservation Area will, in many cases, depend on the detailed siting and external appearance of the buildings and the material to be used in their construction. The Council may therefore refuse to consider outline applications. Detailed applications may be required indicating the siting, design and materials of construction of any proposed building works.

- 43 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.
- 44 The Town and Country Planning General Development Orders, 1977 to 1985, set out several cases of development which may be carried out without the need to seek planning permission. These works are usually called "permitted development", and include such matters as painting, the installation of new windows and doors, the placing of shutters alongside windows and the rendering of walls, and other minor works. These rights do not always apply to Listed Buildings which are covered by separate legislation. However, it is possible to control certain specified types of permitted development such as those outlined above, if the local authority are prepared to make a Direction under Article 4 of the above Orders. An "Article 4 Direction", as it is known, has to be confirmed by the Secretary of State for the Environment, and there has to be a large measure of local support for the venture. The District Council do not consider that at this time there are sufficient reasons to impose any further controls, but the option is there if needed. It should also be noted that an Article 4 Direction can be made anywhere, not just in a Conservation Area.

Siting, Design and Materials

- 45 The building lines to which the frontages of existing buildings are constructed are important to the character of the area and any new development or modification to existing development will be required to accord with the existing building lines, except where there is a good and clear aesthetic justification for not doing so.
- 46 The design of, and materials to be used in, new buildings or in extensions to existing buildings should, in form, colour and texture, be in harmony with the traditional buildings in the Conservation Area.
- 47 The external painting of walls should be avoided wherever possible. One of the most significant characteristics of the village is the exposed stone and brickwork of its buildings. External painting requires regular maintenance which, if it does not take place, can lead to buildings becoming unkempt in appearance, to the detriment of the surrounding area. It is more in keeping with the village environment to repair and repaint existing walls without painting.
- 48 The proportion 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 windows of traditional design and modern construction inserted wherever possible.

- 49 The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire buildings and can spoil the proportion of an elevation. In addition, they increase the burden of maintenance requiring regular repainting, and introduce unnecessary clutter to the detriment of the appearance of the building.
- 50 Before the detail of the design of new buildings and extensions to older dwellings are prepared, developers and/or owners are urged to contact the Council's Planning Department to discuss the proposals.

Buildings within Conservation Areas

- 51 It should be noted that in addition to the provision made for controlling the demolition and alteration of "listed" buildings, the Town and Country Amenities Act 1974 requires that within Conservation Areas, consent is obtained from the District Council before a building is demolished.
- 52 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".
- 53 The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month's notice of his intention to carry out the work to the Royal Commission on Historical Monuments so that they may be able to make such records of the building as may be necessary. Listed Buildings within the Conservation Area are included in Appendix 1.

Grants for the Repair and Maintenance of Buildings

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

inside and outside the Area, on which work may be grant-aided.

Other Grants

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

Trees

- 57 It should also be noted that the Town and Country Amenities Act 1974 makes provision for the protection of trees in Conservation Areas which are not covered by Tree Preservation 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 District Council the opportunity to consider the making of a Tree Preservation Order. The Council will look most carefully at development which is likely to affect existing trees and may require tree planting, in connection with new development.

Public Participation

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

Enhancement

- 59 Section 277(8) of the Town and Country Planning Act requires that planning authorities shall pay special attention to the desirability of enhancing the character of Conservation Areas. The District



"Jubilee Terrace, a row of eight cottages" Paragraph 31.

"..... the village shop retains a well maintained 19th Century shop front." Paragraph 32.



Council envisage that apart from opportunities which might arise from time to time for the promotion of a particular improvement, generally such schemes will be promoted locally, taking advantage of the funds available as set out in paragraphs 54, 55 and 56 above.

INGHAM CONSERVATION AREA

Important Buildings

NB This list includes all those buildings which by virtue of their design and their materials contribute most strongly to the character of the area. They include all the Buildings Listed as being of Architectural or Historic Importance within the Conservation Area. The exclusion of any building does not indicate that it has no contribution to make to the village character, but that it is either of modern construction or has been altered such that its original character has been changed.

Numbers refer to map

- | | | |
|---|--------------------|---|
| 1 | Applegarth House | Early 19C house. Limestone rubble, pantiled roof with coped gables. Two storeys and attic. Central doorway with wooden doorcase. Sash windows. Listed Building. |
| 2 | Ivy House | Late 19C house. Limestone rubble, slate roof. Two storeys and attic. Sash windows, 19C bow on ground floor. |
| 3 | Ravenhurst Cottage | 18C with 20C alterations. Limestone rubble, red concrete tiles, corbelled brick cornice, ground floor, modern windows with cambered brick arches. 2-storey. |
| 4 | 18 The Green | House, formerly the village Post Office. Dated 1813 on oval plaque. Limestone rubble, pantiled roof. Sash windows under flat arches. 2-storey. |
| 5 | 17 The Green | Late 18C or early 19C house. Limestone rubble, pantiled roof. 2-storey. Ground floor red brick cambered window arches. |
| 6 | 5 West End | House. White painted brick upper floor and white painted rendered ground floor with concrete quoins. Pantiled roof, sash windows. Closes view westwards from The Green. |
| 7 | 14 & 15 The Green | Pair of 19C cottages. Limestone walls with red brick quoins, red concrete tiled roof. 20C windows under red brick arches and surrounds. |

- 8 12 The Green House with plaque inscribed Primitive Methodist Chapel, 1834. 20C conversion of former Chapel. Limestone rubble walls, west elevation yellow brick. Modern windows inserted but some original red brick arched apertures remain. West elevation has a stone coped parapet above gable end.
- 9 9 The Green House. Limestone walls, pantiled roof with red brick chimney stacks. 20C windows.
- 10 School and School House Village Primary School and 2-storey School House. 1851 with 20C alterations. Limestone rubble, some ironstone ashlar, slate roof. Lead covered wooden bell turret. **Listed Building.**
- 11 25 The Green, Foxholme Late 19C house. White painted stone with pantiled roof. East end slightly lower. Three brown brick chimney stacks. 20C windows, upper storey under brick arches.
- 12 30 The Green Stone walls, pantiled roof, 20C windows. Conversion of former outbuilding to house. Infilled stone ground floor arch evident in south elevation.
- 13 33 The Green, Generous View Cottage, early 19C with 20C alterations. Limestone rubble, pantile roof with coped gables, red brick tumble gable and gable stacks. Sash windows and one 20C round window above doorway. **Listed Building.**
- 14 The Inn on The Green Public House, formerly the Generous Briton. Early 19C. Limestone rubble, pantile roof with gable stacks. Sash windows. **Listed Building.**
- 15 Holly House House, dating from 18C. Limestone rubble and pantiles. First floor casements under cambered stone arches, ground floor sliding sashes, under rendered cambered arches.
- 16 36 The Green House, formerly the Free Methodist Chapel, built in 1836. Red brick with concrete tiled roof. Stone coped parapet to gable end facing The Green.

- Stone tablet with former name and date in situ but obliterated.
- 17 37 The Green 19C red and brown brick "chequerboard" pattern. Three sliding sash windows under brick arches. Lower right hand sash bay window with wrought iron detailing on top.
- 18 38 The Green Late 19C house. Red brick, concrete tile roof, sliding sash windows, two bowls to ground floor. Brick enclosed porch, flat roofed porch to ground floor with wrought iron detailing.
- 19 The Black Horse Inn Public House, 18C with 20C alterations. Limestone ashlar, pantiled roof. 2-storey with higher centre, lower west and east wings. Flush casement windows, one on the west ground floor sliding, the others modernised, under cambered arches. West wing arches and upper storey, red brick, with red concrete tiled roof.
- 20 Ye Olde Bakehouse Late 19C former bakery, now house. Red brick walls, some stone on ground floor. Pantiled roof with red brick chimneys. Modern windows, north elevation, first floor with fretworked wooden hood, a surviving feature of its former use.
- 21 7 High Street, The Top Shop, general store Late 19C village shop with living quarters over. Limestone with red brick north elevation. Brown concrete tiled roof. 19C shop front. Central panelled door flanked by two 9-pane wooden windows with pilasters. Wooden fascia and window blind box.
- 22 1 High Street 19C house with 20C alterations. Limestone rubble walls with ashlar quoins. Brown concrete tiles. Modern windows with ashlar arches to ground floor, red brick arches to first floor.
- 23 6 High Street Fairview Late 19C with 20C alterations. Stone walls, south elevation rendered. Pantiled roof with yellow brick chimneys. Modern windows.
- 24 2 High Street Early 20C house. Red brick with slate roof. Upper floor sliding sash windows

with stone lintels. Two ground floor bay windows with slate roofs and stone lintels. Central 5-panelled door with fanlight, and semi-circular stone arch with keystone, supported by pilasters. Red brick front boundary wall topped with decorated wrought iron railings and gateway to match.

25 Jubilee Terrace

Terrace of eight cottages, formerly 11, known as Chapel Terrace. Nos 2-10 built about 1830, No 1 later, with 20C alterations. Limestone rubble, pantiled roof, with two gable stacks and two ridge stacks. Mainly sash windows with some 20C casements. Nos 2-10 **Listed Building**.

26 2 Church Lane

Late 19C house. Limestone with concrete tiled roof. Sliding sash windows under cambered brick arches. Wooden front porch with gabled pitched roof, barge-board and finial.

27 The Vicarage

Mid 19C, ashlar walls with Welsh slate roof. Sash windows under flat arches.

28 All Saints Church

Parish Church, 1792, 1896 and 1931. Limestone rubble and ashlar, slate roofs. West bell turret. 13C plain font inside. **Listed Building**.

29 Ingham House

18C house, altered in 1869. Limestone rubble and pantiles. Two storeys and attic. 2-storey west side 19C canted bay window.

