

Market Rasen Conservation Area Appraisal



MARKET RASEN CONSERVATION AREA

The first draft of the report received the authority of the Council as a consultation document in June 1983. Copies were distributed in the locality for comments, to the Town Council, and local residents, and appropriate publicity was given.

The District Council have considered all comments received and following further consultation decided that amendments to the draft be made. This report, embodying those amendments and defining the principles for conservation in Market Rasen, was adopted by the Council in January 1984.

**WEST LINDSEY DISTRICT COUNCIL
SEPTEMBER 1984**

**ALAN CLAY MRTPI
PLANNING OFFICER**

CONTENTS

	Page
Introduction	1
The Town	2
The Conservation Area	2
Map 1: Buildings of Interest and Trees	5
Policies and Action for Conservation	14
Planning Applications	14
Listed Buildings	14
Trees	15
Grants for Repair and Maintenance of Buildings	15
Advertisements	15
Public Participation	16
Enhancement	16
Appendix 1: List of Buildings of Special Architectural or Historic Interest	17
Map 2: Conservation Area Designation Map	19

1 INTRODUCTION

1.1 Section 1 of the Civic Amenities Act 1967 charged local planning authorities with the responsibility for designating as Conservation Areas those parts of their area which were of special architectural or historic interest, the character or appearance of which it was desirable to preserve or enhance. The emphasis on conservation was reiterated in the Town and Country Amenities Act 1974. This amended Section 277 of the Town and Country Planning Act 1971 and included the following:-

"It shall be the duty of a local planning authority to review the past exercise of functions under this Section and to determine whether any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly".

1.2 The Policy of Conservation has two broad related aspects; first the preservation of buildings, finding the right uses and the financial means to maintain them; second, controlling change to ensure that it is not only good in itself but also sympathetic to the buildings that are preserved and the character of the town as a whole. Conservation requires careful husbandry at many levels. The presence of written policies are, of course, only half the battle. Much depends on the way in which they are applied and the attitudes to change that are held by individuals.

1.3 Following the publication of a County Conservation Policy Statement in July 1968, Lindsey County Council designated an area within Market Rasen as a conservation area.

1.4 The designated Conservation Area covers the main part of the town centre, and includes the frontages on both sides of King Street and Queen Street between Dear Street and the railway bridge, together with Market Place and St Thomas' Church. The centre is described as having a quiet, leisurely atmosphere, many of the services being provided by individual family businesses occupying small premises. Most of the buildings have remained unchanged over a long period of time and the appearance of the centre is not marred by the excessive display of advertisements or a string of overhead wires.

1.5 Following detailed studies of Market Rasen, undertaken in connection with the review of the Market Rasen and Middle Rasen Local Plan, the District Council, with the support of the Town Council, is of the opinion that certain areas adjoining the original Conservation Area are worthy of inclusion, because of the contribution they make to the town's character. Accordingly, additional areas are now being put forward for inclusion in a revised Market Rasen Conservation Area, the revised boundary being shown on the Designation Map.

2 THE TOWN

- 2.1 Market Rasen, a town of approximately 2900 people, is situated close to the western edge of the Lincolnshire Wolds in the centre of a rich agricultural area. It has a long standing tradition as an agricultural market and shopping centre for the surrounding area.
- 2.2 Its history can be traced back more than a thousand years, when, in Saxon times, there was a manor in the settlement. The Domesday Book (1086) records the three settlements of West Rasen, Middle Rasen and East Rasen, the last being the present day Market Rasen. In those days the most prosperous of the three was West Rasen, and both West and Middle Rasen had powerful manorial lords during the mediaeval period. In the Tudor period however, a marked decline took place in these two settlements, coinciding with an increasing prosperity in East Rasen. The rise in importance of East Rasen is indicated by its change of name to Market Rasen, as it became a market centre for produce from the rich surrounding farmland.
- 2.3 Generally, Market Rasen has a compact form, the break between town and country being clearly defined on the approaches to the town from the west and south. On the north and east sides the wooded areas of Willingham Forest provide pleasant approaches, but closer to the town development straggles along the roads from Caistor, Walesby and North Willingham.
- 2.4 Within the town, King Street, Queen Street and Willingham Road combine to serve both as the main shopping street and as the route for east-west through traffic. Much of the early development follows a close-knit pattern on both sides of this route and is served by minor roads at right angles to it. The buildings lining the pavements of these streets are typical of the red brick and pantiled terraced cottages which may be found in many North Lincolnshire market towns.
- 2.5 The particular character of Market Rasen is the 'feel' of a country town that remains, and the blending of styles of many buildings, rather than any outstanding features or buildings.

3 THE CONSERVATION AREA (See Map 1)

Caistor Road

- 3.1 Approaching the Conservation Area from the north an attractive white-washed brick and pantiled cottage, 22 Caistor Road, lies on the east side of the road in a setting of mature trees, protected by a Tree Preservation Order; the species include horse chestnut, beech and sycamore. Whilst certain alterations and additions have been made to the cottage it retains many early features such as sash windows and a pantiled roof, and it has been well maintained. Evidence of a former roof line in the gable end suggests it may originally have been thatched.



" an attractive white washed brick and pantiled cottage in a setting of mature trees " Para 3.1 CAISTOR ROAD

" the view opens out to the corn mill" Para 3.3 CAISTOR ROAD

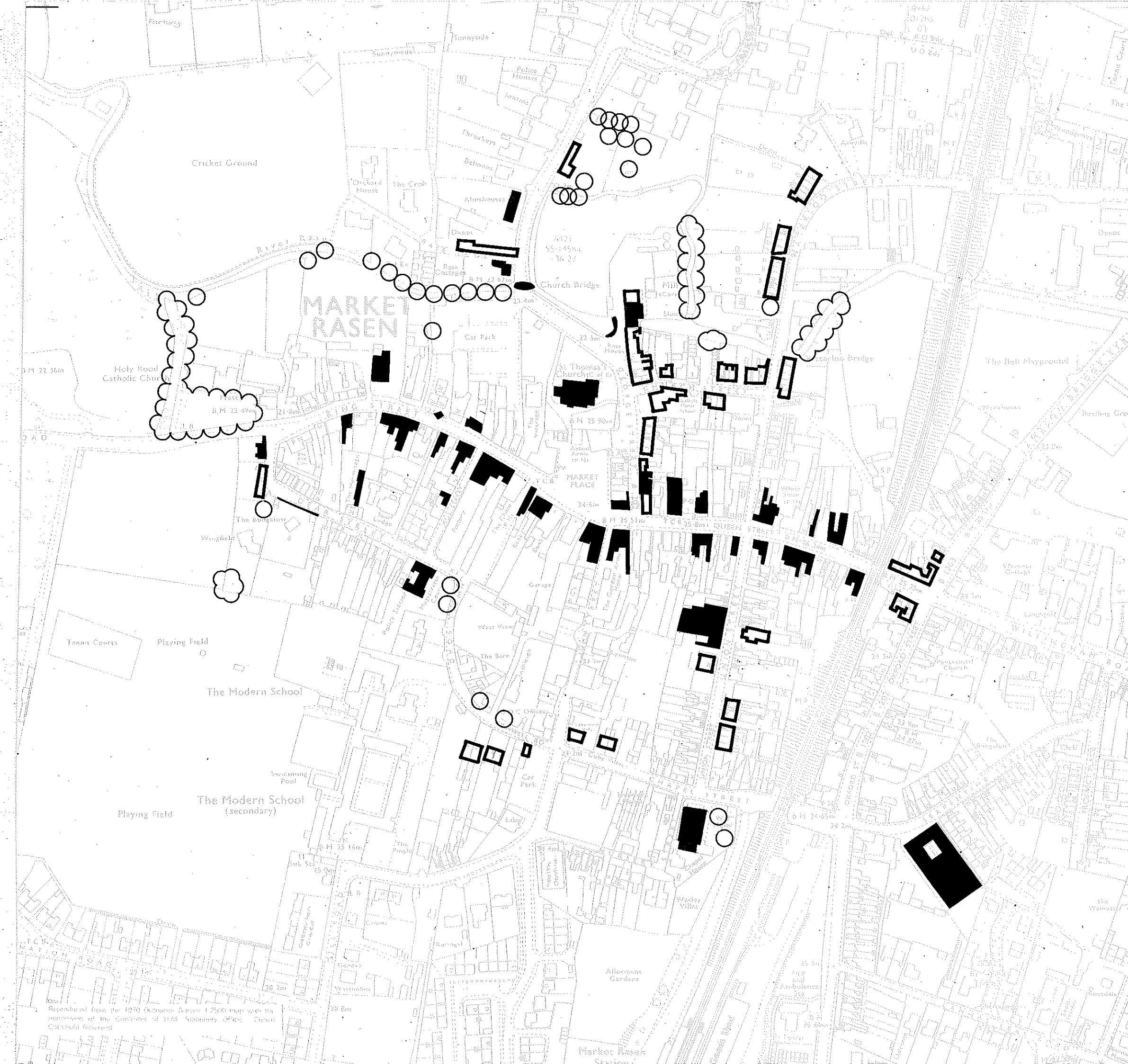


- 3.2 The view southwards is enclosed by the combination of this cottage standing close to the roadside, the Almshouses and the whitewashed house at the entrance to the adjacent haulage yard. This 'L' shaped block fronts a row of fine trees (mainly sycamore, horse chestnut and beech) which line the banks of the River Rase.
- 3.3 Moving southwards from No 22, the view opens out quite dramatically over an area of open land, firstly to the Church of St Thomas, standing dominant on higher ground, and then to the old corn mill. This area of open land, used for grazing sheep, is an extremely important feature in retaining the character of the area, and should be protected from all types of development. The land is surrounded for the most part by water and flanked by mature trees to the north and east, and smaller hawthorn trees on the western side, alongside the road. The newer buildings attached to the north side of the old mill, and the associated clutter, are rather unfortunate features which need to be screened from view by a more effective row of trees. The enclosure award map of 1780 showed a large building in this paddock but it had gone by 1852.
- 3.4 The Almshouses, founded by a charity, date originally from 1612, but have been rebuilt in red brick and welsh slate, probably in the early part of the nineteenth century. They contain several interesting features, such as hand-made bricks and stone quoins, wooden finials above 1st floor windows and a stone plaque recording their foundation, and a small circular painted tablet under the eaves bearing the names of some of the inhabitants many years ago. The very steep pitch of the roof indicates it was probably originally thatched, as were many of the early buildings in the area.
- 3.5 Rase Lane is a narrow street, flanked for much of the length on its north side by late nineteenth century single storey red brick and pantiled buildings, now incorporated into a haulage yard. Whilst parts have been patched up with newer brickwork in a rather unsympathetic manner, a good deal of the charm remains. Brick details on the dwelling are repeated on the attached outbuildings and there are some interesting chimney-stacks. On the south side, facing Caistor Road, is a very attractive early nineteenth century red brick and pantiled cottage which is vacant and has begun to deteriorate. The front is partly covered by creeping plants. It has an original door and windows with interesting detailing around the door and porch, with later additions to the rear. The trees and sportsground closing the view down the lane give an attractive setting.
- 3.6 The bridge over the River Rase at this point, Church Bridge, is dated 1852. Standing on the bridge affords pleasant views in both directions along the river. To the west the banks are lined with trees, shrubs and bushes; to the east the old corn mill, under which the river flows, and an attractive row of terraced cottages

MAP 1

CONSERVATION AREA

Buildings of Interest and Trees



Buildings of Special
Architectural or Historic Interest



Statutory list



Other buildings
considered of interest
outside the existing
conservation area



Important Individual
Trees



Groups of Trees



Scale 1:2500

Reproduced from the 1970 Ordnance Survey 1:2500 map with the permission of the Controller of HMS Stationery Office. Crown Copyright Reserved.

which close the view down Caistor Road. Either side of Caistor Road is lined with an old brick wall, giving a pleasant appearance. The bridge in front of the mill is particularly interesting, the walls continuing round in a semi-circular form. The ducks resident on the river here provide an attraction for young and old alike.

- 3.7 The early nineteenth century mill building itself stands five storeys high, its importance being an historic landmark of Market Rasen. It would benefit from some further repair and maintenance work, such as mending the broken windows. The extension to the mill has been added at a later date.

George Street

- 3.8 The dwelling adjacent to the mill, Rase House, is dated 1901. The row of four cottages, which together with the mill and Rase House close off the view down Caistor Road, have retained a number of their original features, such as the heavy front doors and sash windows, iron handrails and boot-scrapers. Those alterations which have been made have been done in a tasteful manner and do not spoil the appearance of the row.

- 3.9 The view down George Street towards Queen Street is one of early and mid nineteenth century 2-storey buildings either side at the back of the pavement. The narrowness of the street helps to give a pleasing sense of enclosure. The buildings themselves are a mixture of residential and commercial uses built in red brick and pantiles, and many of the original features remain. Several have been colour washed, a variety of colours (eg green, brown), and this, together with the variety of roof lines, adds to the general interest.

Church Street

- 3.10 Church Street is a pleasant, gently curving street containing a number of mid and late nineteenth century buildings of different styles. The Sheffield Manor School, whose buildings run along the south side of the street helps to emphasise the curve and give a feeling of enclosure. The rest of the street consists mainly of pairs and short terraces of old dwellings. Melrose Cottages, a pleasant row in red brick and pantiles, dates from 1867 and has retained many of the original features for example, doors and lintels. Numbers 10-12 form another pleasant terrace although they have been somewhat spoiled by the addition of features such as shutters. Number 3 has recently been re-roofed, it retains attractive chimneys, coping stones, and finials.
- 3.11 A rather unsightly single storey building containing business premises rather spoils the view along Church Street. To the rear of No 3 a number of garages lie in a very untidy state, although the view down towards the river is saved by the presence of a row of five young sycamore trees on the banks of the river.



" cottages have retained the heavy front doors, sash windows, iron handrails and bootscrapers " Para 3.8 GEORGE STREET

" Several have been colourwashed and this together with the variety of roof lines adds to the general interest " Para 3.9 GEORGE STREET



- 3.12 Another single storey building, whilst in itself of no significance, contains a very interesting chimney stack.
- 3.13 A fine building, now used as a depot, and dated 1857, stands at the east end of Church Street. Its appearance is marred by an ugly canopy at its eastern end.

Waterloo Street

- 3.14 Standing on the bridge is Waterloo Street. There are attractive views along the banks of the River Rase, lined with trees and shrubs. The view to the rear of the properties on Church Street is particularly pleasant.
- 3.15 Looking northwards, the west side of Waterloo Street contains a number of pleasant mid-nineteenth century terraced dwellings. Waterloo Terrace dates from 1848 and is built in red brick and pantiles. Whilst the pantile roofing remains in the centre section the roofing at either end has unfortunately been replaced with modern concrete tiles. Wallis' Terrace (1863), which closes the view northwards, is built in red brick and welsh slate. The east side of the road contains a rather unsightly mixture of commercial uses and buildings in a generally untidy state, and has therefore been excluded from the conservation area.
- 3.16 Southwards towards Queen Street, the east side of Waterloo Street is lined by two pleasant terraces of traditional old housing. The west side is unfortunately an unsatisfactory mix of buildings, some of which lie vacant and are in need of repair.
- 3.17 The view southwards is uninterrupted the length of Waterloo Street and Union Street where it is closed by the very grand appearance of the Methodist Chapel, with its tetrastyle ionic portico and pediment.

King Street

- 3.18 The main road into Market Rasen from the west is a very pleasant approach with areas of fine mature trees on both sides of the road. On the north side, within a setting of trees, is the Holy Rood Catholic Church. Built in 1824 it is of simple design in white brick, though it has been extensively altered and its western front is the only original part remaining. The presbytery to the east with its barge-boarded gable is a later addition, possibly 1869 when a new south aisle with a dominant porch tower and a new north aisle were added. All this is built of red brick.
- 3.19 King Street provides an immediate change from town to country. It consists mainly of 2-storey buildings in red brick or cement rendered walls with slate or pantiled roofs. Many of them are Listed Buildings. They line this gently curving street almost continuously along both sides. The heights of the buildings,



" the west side of Waterloo Street contains a number of pleasant mid nineteenth century terraced dwellings." Para 3.15

WATERLOO STREET

" The main road from the west is a very pleasant approach, with fine mature trees on both sides " Para 3.18

KING STREET



together with the distance between them, combine to create an attractive street scene with a satisfying sense of enclosure. Unfortunately, several of the buildings have fallen into a state of disrepair; improvements, even low cost measures such as a new coat of paint, would add greatly to the appearance of the area.

- 3.20 King Street is generally residential in character until it nears Market Place, where commercial uses predominate. The properties date mainly from the eighteenth and early nineteenth century, and the majority of the street is recognised nowadays as having an important group value.

- 3.21 'The Chase' Public House, formerly the Greyhound Hotel which was demolished and replaced, is worthy of mention in that it has been tastefully modernised to retain the character of the building and the area in general.

Market Place

- 3.22 The Market Place forms the heart of the town centre, a space which creates a welcome relief in the otherwise close built groups of buildings lining narrow streets. It is generally a mixture of shops and other commercial buildings of differing age, design and appearance.

- 3.23 On the whole the buildings in the Market Place have little aesthetic merit and two are quite out of keeping with the basic character of the area - the Cooperative Stores, built on the site of the old Town Hall and the Aston Arms Public House which has been rendered in a rather unsympathetic manner.

- 3.24 The buildings do however combine to provide built-up frontages of appropriate height along all but the northern side of Market Place, and in so doing form a space in which there is a pleasant sense of enclosure. On the northern side the view is held by some large trees, through which a glimpse of St Thomas' Church is obtained.

- 3.25 Market Square is cobbled and has been improved in appearance by the removal of the petrol pumps which gave an untidy approach to the square. It does however tend to get very cluttered with cars, which rather spoils its appearance.

- 3.26 St Thomas' Church is much restored and stands on the site of a Norman Church. Its oldest feature is a twelfth century Norman doorway which, it is thought, has been moved to its present position from elsewhere in the building. The Church is surmounted by an unusual finely wrought sheet copper weather vane.

- 3.27 A number of trees have been planted in the Churchyard to replace several older dying trees which needed to be replaced, in order to maintain the amenity importance of this part of the town.



" create an attractive street scene with a satisfying sense of enclosure." Para 3.19
KING STREET

" the view is closed by the Methodist Chapel it has a very grand appearance" Para 3.32
UNION STREET



Queen Street

- 3.28 Queen Street is the town's main shopping street. It is fully built up with two and three storey buildings, many of which are Listed, on more or less continuous building lines, which together with the gently curving street gives a pleasant sense of enclosure.
- 3.29 The buildings vary considerably in style, appearance and function, and whilst none is of any special architectural merit, collectively they create a strong "market town" character and provide an appropriate approach to Market Place. The most interesting buildings are the Corn Exchange (1854) and the Gordon Arms, a fine old hostelry and eating housing.
- 3.30 Many of the shops still contain small family businesses. There are a great variety of shop fronts, each with its own individuality, much of which has remained unaltered since Victorian Days.
- 3.31 To the east of the railway bridge a group of mid-nineteenth century buildings stand at the junction of Queen Street with Oxford Street and Jameson Bridge Street. Those on the south side are in a very dilapidated state and partly beyond repair. Any renovation or redevelopment of these buildings will require a sympathetically designed scheme on this important approach to the town centre. On the north side there are a variety of buildings with one or two interesting decorative features below the roof-line and above the windows.

Union Street

- 3.32 Union Street contains a mixture of uses (shopping, commercial, residential), and early and mid nineteenth century buildings in a variety of styles. It is important for its mixture of buildings rather than individual buildings of character. Looking southwards, the view is closed by the Methodist Chapel. Built in 1863 of stone and red brick, it has a very grand appearance in its setting of mature trees (beech, sycamore and elm).
- 3.33 Terraces of dwellings line the southern end of Union Street; whilst many retain original features, a number of rather unsympathetic alterations have been made. An interesting feature is the evidence of boot-scrapers, a reminder of the days of the horse and cart.
- 3.34 Towards the northern end is an excellent example of Cooperative Society Victorian shop, dated 1897. Its elevation to the street displays the typical extravagance of the period, with many intricate details.

Chapel Street

- 3.35 Moving westwards from the Methodist Chapel, the late Victorian



" an excellent example of a Victorian shop it displays
the typical extravagance of the period " Para 3.34 UNION STREET

" a row of cottages of some character " Para 3.39
DEAR STREET



Ruby Villas and Laburnum Villas stand on the north side of Chapel Street; these are attractive dwellings which still contain most of their original features, such as the doors and sash windows. The view eastwards is effectively closed by the railway line on embankment. Through the arch of the railway bridge the view is closed by a former malthouse on Serpentine Street. It dates from the early nineteenth century, the front elevation of four storeys dominating the street. Malting was at one time an important local industry, less important in terms of the employment created than in the large buildings it required. It declined with the coming of the railways and the closure of local breweries. Of four in the town this is the best surviving example and should be retained in a use more suitable to the present day. It is included within the Conservation Area together with the mainly nineteenth century terraces of houses adjoining it to protect the building and its setting. It is also a Listed Building.

John Street

- 3.36 John Street is a mixture of mainly nineteenth century buildings housing a variety of uses. No particular buildings of merit are evident, it is however typical of streets in small towns, which lead off the main shopping area.
- 3.37 Kilnwell Road is a very pleasant curving street containing several fine individual trees, chiefly horse chestnut and beech, Nos 3, 4 and 5 helping to accentuate this curve. The appearance of the road is marred somewhat by the double yellow lines painted on either side. The old Fire Engine House, on the south side of the road, is outside the Conservation Area boundary but is interesting from a historical viewpoint, if not architecturally.
- 3.38 Kilnwell Road has a right angled turn by the police station, where two very large trees line the road. The pleasant appearance is rather spoiled by the view into the rear of 'The Chase' Public House car park and the factory on Mill Road. The police station is dated 1849.
- 3.39 Dear Street contains a row of late 18 Century and early 19 Century cottages of plain design but of some character. Many of the original features remain (eg 6-panel doors, passages between the dwellings etc), though some alterations (eg re-tiling in modern concrete tiles) have tended to spoil their appearance in some cases.
- 3.40 An old attractive wall lines the southern side of the street beyond these cottages and, combined with the row of terraced cottages on the north side and the whitewashed dwelling (No 37) at the end, Dear Street is very pleasantly enclosed. The view down Dear Street is further enhanced by the existence of a large beech tree in the front garden of 'Wingfield'.

4 POLICIES AND ACTION FOR CONSERVATION (See Map 2)

4.1 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 The design of, and materials to be used in, new buildings or in alterations or extensions to existing buildings must in form, colour and texture be in harmony with the traditional buildings in the Conservation Area.
- 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.

b Listed Buildings

- i 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. This includes boundary railings, walls and fences.
- ii 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'.

- iii 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 buildings as may be necessary.

c Trees

- i 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 the 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.

d Grants for Repair and Maintenance of Buildings

- i 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.

e Advertisements

- i 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 consider-

ation 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 Participation

- i Although the District Council has considerable 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 matters concerning conservation.

g Enhancement

- i As opportunities arise, the District Council, in consultation with Market Rasen Town Council and owners of property within the Conservation Area, will seek to improve the appearance of the locality through an enhancement scheme.

APPENDIX 1

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST - SEE MAP 1
(Only those within the Conservation Area Boundary are included below)

STATUTORY LIST (LISTED BUILDINGS)

Caistor Road	No 1 Nos 5, 7, 9 and 11 Corn Mill Mill Bridge Church Bridge
Chapel Street	Methodist Chapel
Dear Street	Garden wall at The Bungalow No 38 No 26, The Hermitage
George Street	No 2, The George Public House Magistrates Court and Police Station
King Street	Nos 1 & 3, formerly The White Hart Hotel No 5 No 7 No 11 No 23 No 25 Nos 27 and 29 No 33 No 39 No 18, Registry Office No 32, The Grange
Market Place	Nos 1 and 2 Nos 9 and 10, Midland Bank No 11 Church of St Thomas No 26, rear facade No 27
Mill Street	No 3
Queen Street	No 2, The Gordon Arms Hotel Nos 14, 16 and 18 No 30 Nos 32 and 34 Nos 36 and 38 Nos 40 and 42 No 52, The Kings Head Public House Corn Exchange

No 9, The Manor House
Nos 17, 19, 21 and 23
No 33
Nos 37 and 39

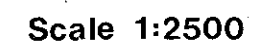
Serpentine Street

The Maltings

Union Street

Nos 14, 16 and 18, formerly Lincoln
Co-operative Society

Designation Map

Proposed conservation
area

Reproduced from the 1970 Ordnance Survey 1:2500 map with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved.