

# NETTLEHAM Village Design Statement

December 2010



## Vision Statement



Nettleham is one of the most attractive villages in Lincolnshire and its residents are justifiably proud of its visual appearance, sense of community and numerous services and amenities.

The village supports sustainable and appropriate development that takes account of, and blends with, the traditions, natural environment and man-made elements of the village.

We are dedicated to maintaining the quality of the local environment, whilst accommodating appropriate developments in lifestyle and technology, creating new opportunities for residents now and in the future, whilst protecting the unique character of Nettleham for posterity.





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### What is a Village Design Statement?

A Village Design Statement (VDS) records the distinctive character of a village/small town and its relationship with the surrounding environment. It defines design principles and/or planning guidelines which seek to influence the future appearance and development pattern of the village and to maintain or enhance distinctive aspects of its character.

The Design Statement process is initiated, managed and undertaken by members of the community.

Change is inevitable, and whilst a VDS is not a statutory document, its use as supplementary planning guidance can influence the way in which new development and a house owner's own improvement proposals are carried out, channelling these changes constructively, and giving guidance on what is considered important by the community to planning and development decision-makers.

It also provides an information source for members of the community when they wish to comment on a new development application.



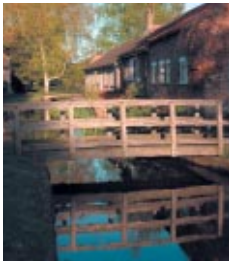
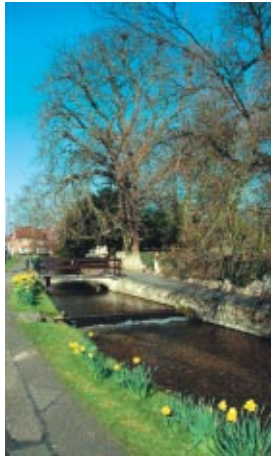
### Why produce a VDS for Nettleham?

The aim of the Nettleham VDS is to contribute to the protection and enhancement of future human, economic and environmental aspects of the village, so that Nettleham continues to be a thriving community in an attractive setting.

Particular care has been taken to ensure that the end result reflects the views of the community and not just the VDS project group. Issues that the community indicated were important have been included, so that the document is complete in itself and the content can be recognised by the community.







### The main objectives of the Nettleham VDS

To give Nettleham residents the opportunity to describe where they live and what is special about the village

To deliver a well-presented and easily understood account of these views

To provide local residents, businesses, organisations and potential developers with a single source of information about what factors need to be taken into account when considering new developments, large or small, within the village.

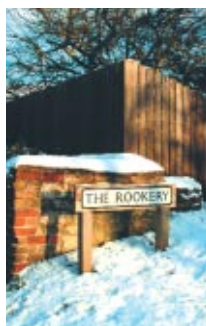
### How it was produced

The information in this document was put together by the residents of the village with the full support of Nettleham Parish Council. It is the result of public consultation with the parish at all stages.

The project arose as one of the agreed Parish outcomes arising from the 2007 Nettleham Parish Plan. It was then established as an independent working party, within the Village Plan Committee. Funding for the local consultation and publication of the document was provided by Nettleham Parish Council and West Lindsey District Council.

General meetings, articles and updates in the village magazine *Nettleham News* and a public exhibition set the framework and identified key aspects of village design.

Since then the bulk of the work has been undertaken by a small team under the chairmanship of Cllr John Evans. The wider community was offered on a number of occasions, through *Nettleham News* and a public exhibition, the opportunity to provide input, photographs and to participate.



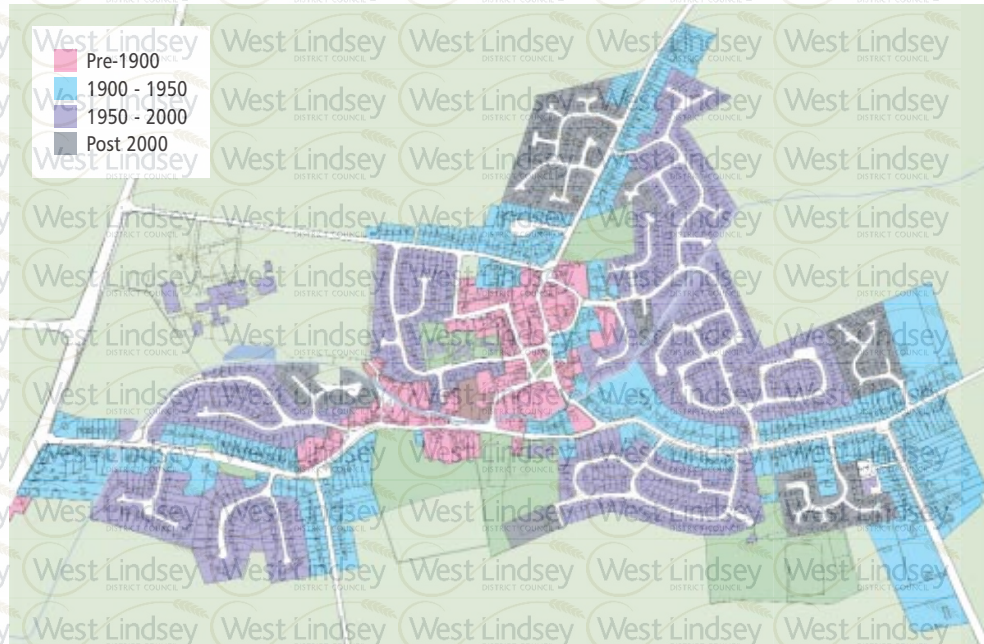


## Nettleham's Development

### The location of the village

Nettleham is located in the district of West Lindsey in the county of Lincolnshire, one of the largest counties in the United Kingdom.

The city of Lincoln is both the historic and administrative capital of the county and the parish of Nettleham lies approximately three miles north-east from the centre of the city.



The chronological phases in the development of Nettleham



### The growth of the village

The map of Nettleham above shows the development of the village from the original small pre-1900 central core up to the present day.

There was considerable development during the twentieth century, with typical ribbon development along the highways into the village from 1900 - 1950, followed by a number of major residential housing estates in the latter half of the century from 1950 - 2000.

There have been numerous modifications and additions of infill properties and the map shows only the general phases in the development of the village to its present footprint.

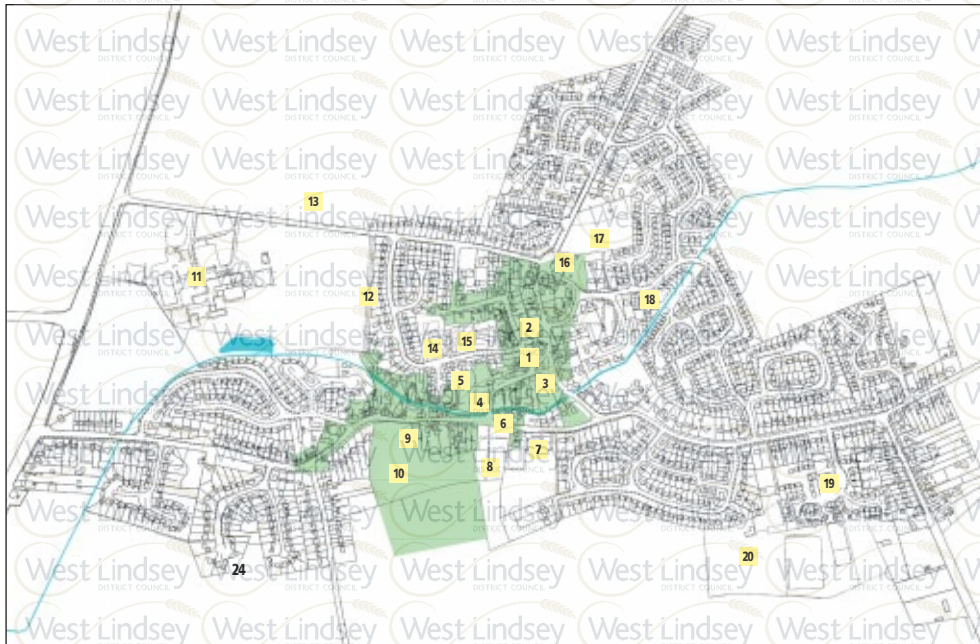


Nettleham parish boundary today



## Nettleham's Development

07



- 1 Nettleham village green
- 2 Nettleham library
- 3 Post office and supermarket
- 4 All Saints parish church
- 5 Vicars' Wood
- 6 The Old School
- 7 Nettleham CE Junior School
- 8 Burial ground and extension
- 9 Nettleham Methodist Chapel
- 10 Bishops' Palace Field
- 11 Lincolnshire Police HQ
- 12 Green Lane
- 13 Nettleham Enterprise Park
- 14 Nettleham Infant School
- 15 Linelands and Church View
- 16 Nettleham police office
- 17 Bill Bailey's Field
- 18 Nettleham village hall
- 19 Nettleham medical centre
- 20 Mulsanne Park and sports facilities

Nettleham today showing the central Conservation Area, together with facilities and amenities in the village



### Architectural styles

The long history of Nettleham and the surge in growth over the course of the twentieth century, has resulted in an eclectic mix of architectural styles, representing progressive developments in house design, construction materials and building technology.

Most residential properties are detached, with a similar number of houses and bungalows.



### Early influences

The village of Nettleham has been known by numerous spelling variations over the centuries - Nethelom, Neudhalom, Netlam, Nethleham, but since the Enclosure Act of 1777 Nettleham has become the standard accepted version.

The first evidence of human activity comes from the discovery of a magnificent Neolithic axe head in The Rookery, believed to be up to 6,000 years old

Further evidence of human settlement in the area comes from the Bronze Age, with a cache of bronze implements and weapons, (The Nettleham Hoard), being unearthed nearby in 1860 and now in the British Museum.



### The Romans and Anglo-Saxons

Following the establishment of the Roman garrison at Lincoln in 43AD, fresh water, taken from a spring on the outskirts of Nettleham, was taken into the city by aqueduct to supplement the wells there. (Nettleham water was also used in Lincoln during a typhoid epidemic in 1905).

Following the departure of the Romans in the 5th century, the invading Anglo-Saxons settled in Lincoln and the surrounding area. Although initially they claimed the manorial rights in Nettleham, the manor eventually became the property of Queen Editha, wife of Edward the Confessor and finally Queen Maud, wife of Henry I.

In the 12th century, the manor passed on to the Bishops of Lincoln, when the early Saxon manor house (originally located south of High Street opposite Watermill Lane) was enlarged to create a 'palace' more suitable as a country retreat for the Bishops of Lincoln.



An impression of how the Bishops' estate may have appeared around the middle of the twelfth century, although much is conjecture as evidence is too fragmented to create an accurate picture





### The Middle Ages

It was in 1301, whilst King Edward I was in residence here, that he declared his son to be the first Prince of Wales.

Participants in the Lincolnshire Rebellion in 1536, protesting against Henry VIII and his reformation of the monasteries, stopped at Nettleham on their way to the city of Lincoln and caused much damage to property, particularly to the Bishops' Palace, and it was from this time that the buildings began to fall into disrepair. Having been in regular use for almost 500 years, it was finally demolished in the 17th century and little evidence now remains of this once magnificent residence, other than a number of grass mounds, marking the outlines of the original buildings, still visible to the present day. Properties utilising 'rescued' building material from the site may still be seen on High Street.

Situated in the heart of the Conservation Area in a picturesque location adjacent to the Beck, the parish church of All Saints, whilst of Saxon origin, has modifications and decoration from the Middle Ages through to the 19th century. Constructed predominantly from local honey-coloured limestone, it contains a number of beautiful stained glass windows, many the gift of the Hood family over the years. The small area of woodland bounding the churchyard on the north and west sides and known locally as Vicar's Wood, is an important wildlife sanctuary in the centre of the village.



### 18th & 19th centuries

Until the 18th century, Nettleham, like many rural communities, was surrounded by large open fields, but the Enclosure Act of 1777 created a patchwork of smaller fields and meadows.

The coming of the Industrial Revolution saw many labourers leave the land and go into the cities and towns seeking work. Many of the village residents would have worked in the heavy engineering and foundries in Lincoln, or at 'The Iron', a large ironstone quarry at Greetwell.

In addition to the traditional village blacksmiths, millers, bakers and joiners, retail shops and other tradesmen appeared in the village, including several carriers taking both people and goods regularly to and from Lincoln.

### Later history

During the course of the 20th century, Nettleham gradually developed from a small rural community into the large village of the present day, with a wide range of services, facilities and amenities and a higher than average percentage of retired residents.



### Shape of the settlement

Located around three miles north-east of the city of Lincoln, Nettleham is an attractive village situated on the banks of a rivulet or Beck which runs west-east towards Scothern.

The village lies in a shallow valley, with rich soils and an abundance of water from natural springs. Two old Roman roads pass close to the village and its proximity to these major transportation routes, together with the advantages of its natural topography, must have been an important influence in its development. Originally the Beck served as a village street and livestock, together with carts and wagons, were frequently driven through it. It also provided the only access to many of the village houses.



Early records show "Nettleham parish comprises 3,491 acres of land, including many scattered farms and a few good houses". Development up to the early 20th century consolidated the village around the High Street and the Green. Since that time development has spread to include the many estates to the north, east and west to give the village form seen today. The majority of village residents live in the relatively recent housing developments of the second half of the twentieth century.

The centre of the village is a Conservation Area and contains a mixture of old residential, agricultural, commercial and civic properties, many built in the local limestone. A number of other zones adjoin the conservation area and although a wide variety of building styles, sizes and densities exist within the village, each zone (broadly speaking) is characterised by its own distinctive architectural style. Nettleham has some superb scenery and the Beck running through the heart of the village is a key feature to its identity.





## Population

The population of the village has grown over the centuries: in 1842 it was 714, in 1885 it was 958, and in 1913 it was 1,012. Some of the village houses were divided into two dwellings in order to accommodate the additional inhabitants. However, by 1930 the population figure had reduced to 981.

In the latter half of the 20th century Nettleham was considered, in planning terms, as a village where housing development could be encouraged, together with the necessary social, educational and retail facilities to serve an increased population. As a result the population increased dramatically from 1,599 in 1951, to 1,940 in 1961, and 3,112 in 1971. In 1981, the figure stood at 3,396.

The village has assumed a dormitory function for people working in Lincoln and is also the location of the Lincolnshire Police headquarters.

The village is designated a Main Village in the Lincolnshire County Structure Plan, reflecting the size to which it has grown. Present development policies for the village are set out in documents available from West Lindsey DC.



## Future development

Future development policies will be determined by the West Lindsey Local Plan, which will be in conformity with that of the Central Lincolnshire Joint Planning Unit.

## Open spaces

There are significant amounts of open space within the core of the village and also in the more modern developments. One of the most important central areas of open space in daily community life is the Village Green, located in the very heart of the village and the scene for a number of events throughout the year, including the popular annual village carnival in July. It was purchased for the village a few years ago for £1 by the Parish Council from the successor to the Lord of the Manor - the Bishop of Lincoln.

Other notable areas of open space enjoyed regularly by the residents of the village are Vicars' Wood, the Lincolnshire Police HQ grounds, (including strip woodland, lake and green space), Green Lane and the Bishops' Palace Field.

Open recreation areas such as Bill Bailey's Field, Mulsanne Park and the new burial ground extension add significantly to the feel of the village as an open green community and allow a peaceful and tranquil atmosphere to be retained.



## The Surrounding Area

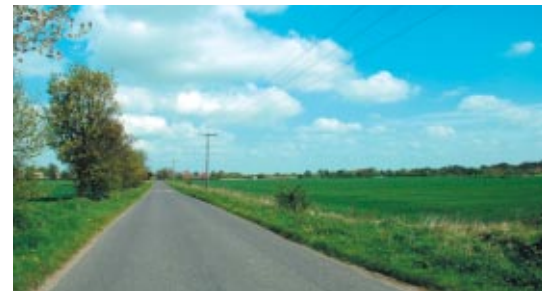
### The village surroundings

The village has the advantage of close proximity to Lincoln, whilst retaining an open landscape and countryside around it. The Beck, flowing west to east through the village, contributes greatly to its character and its conservation is of great importance for the benefits of wildlife and the recreational pursuits of both the local community and visitors to the village.

### Gateways into Nettleham

Six main routes lead into Nettleham, of which four (Scothern Road, Lodge Lane, Greetwell Lane and Sudbrooke Lane) are long and relatively straight, with houses set well back from the road. Grass verges, together with open or hedge-bounded fields, offer wide, uncluttered and very distinctive approaches to the village.

Further ribbon development along any of these gateway routes into the village would inevitably harm the rural character of the parish and should be avoided. Residents have indicated a strong desire that Nettleham should not visually merge into the city of Lincoln.



### Footpaths and bridleways

A network of public footpaths, fieldpaths and bridleways link local areas and those of neighbouring communities and are well preserved, clearly marked and frequently used by residents and visiting walkers.

Hedgerows, often bordering footpaths, contribute strongly to the rural and agricultural setting of the village, and their importance, both as visual amenities and wildlife corridors, should not be under-estimated.

In a public consultation for the Nettleham Village Plan, there was an overwhelming majority view of residents for the village to acquire the police field, lake and woodland.



## Changes in land use

The parish is primarily a residential area, with a high proportion of retired residents. There is a small amount of commercial activity within the village boundaries and this is welcomed by residents for the local employment opportunities and services available to the community.

Two areas for light industry and offices were found to be needed and identified in the mid 1980s on Lodge Lane and Deepdale Lane. A new small (1Ha) business park has subsequently been constructed on Deepdale Lane. The buildings, located on approximately 0.15Ha plots, are in the barn conversion style to harmonise with the rural nature of the area.



## Trees, hedges and verges

Woodland and hedgerows within the parish are now one of its most valued features. This is demonstrated by the change to the 'Parish Wood' from a private (Bowskill's) orchard which was purchased by the Church as the site for a future vicarage, then subsequently sold for a nominal £500 to the Parish Council for woodland in the 1960's (Vicars' Wood).

Many trees were planted in the village in the 1970s, when Nettleham was selected to illustrate a national publication: "Trees in the Village" featuring photographs which compared the visual effect of trees on the same village scene taken from the same viewpoint over a number of years. Tree planting in the area continues to the present day through the activities of Nettleham Woodland Trust.

Some of the issues affecting the landscape around Nettleham:

- Loss of boundary hedges leading to large 'prairie' fields
- Encroachment of urban features and character into adjacent open rural areas
- Ribbon development along the approach roads to the village
- Safeguard the existing network of paths and walks in and around the village
- Loss of trees and woodland throughout the area and county.

## Village design guidance

In determining planning applications, consideration should be given to the protection of the landscape, setting and environment of the parish.

When planning applications for new developments are submitted, they should take into consideration the retention and enhancement of existing landscaping features, or the inclusion of sympathetic new features.

- Future expansion of the village's footprint should not detract from the surrounding landscape
- Development in, on or near the boundaries of, the village should seek to maintain development below the skylines
- The open approach of the country lanes into the village, with their wide verges and distant views, should be retained and protected
- Hedgerows adjacent to roads should be retained wherever possible in order to maintain the character of the area
- Farm diversification and commercial enterprise are encouraged to provide small-scale opportunities for local employment.



### Background

In November 1969, a significant proportion of the village centre was designated as a Conservation Area under Section 1 of the Civic Amenities Act 1967 by the former Lindsey County Council. In 1984, the conservation area was reviewed by West Lindsey District Council and a number of boundary changes resulted. A revised Conservation Area was designated in March and May 1985. An illustrated booklet produced by West Lindsey District Council, describes 47 of the 'Important Buildings' in the area.



### Significant historical buildings

Visual evidence of Nettleham's history is present in the central conservation area, including four buildings associated with religious activity. The parish church, All Saints, rebuilt in 1891, includes work of the 13th through to the 15th centuries, and is notable for its gravestones and mediaeval stone coffin. The former Methodist Chapel and Wesleyan Chapel are both late 19th century, and the former Church Institute, built in the late 19th century, was converted into offices in 1974.

A number of buildings associated with the village's agricultural past still remain, notably Watermill House, a heavily converted and modernised former watermill, and a number of old farm houses, barns, stables and cart sheds.

Characteristic limestone rubble walls and pantile roofs emphasize the agricultural character of the village. The windmills that were once present in Nettleham have unfortunately gone, the last one on High Street being demolished in 1927, although their locations are remembered in house names and street signs.

The administrative offices of Nettleham Parish Council are now located in The Old School, also used for community purposes. The adjacent school-house dates from 1856.

Four public houses: The Plough, The Black Horse, The Brown Cow and The White Hart add to the character of the area, the latter a former Court House, built about 1730 and once used as the village gaol.





## Residential buildings

Several cottages and other buildings, mainly on the High Street and around The Green, originally date from the 16th - 19th centuries.

Other notable residential properties include:

Beck House, C16 is regarded as the oldest residential property in the village. Characterised by its limestone rubble walls, steeply pitched pantile roof and casement windows.

Nos 19 and 27 High Street, late C17 houses with minor recent alterations, with limestone walls, pantiled roofs, three chimney stacks and sash windows.

The Old Vicarage, East Street, late C18, limestone rubble walls with a pantile roof, two brick gable chimney stacks and sash windows.

No 5 Becksides, a late C18 cottage, formerly a pair of cottages.

A number of C18/C19 cottages and houses on Chapel Lane, Cross Street, The Green, Church Street and East Street with characteristic limestone or brick walls, pantile roofs and casement windows

There are also a number of non-listed buildings that have individual architectural merit and add to the character of the conservation area.



### Types of building: styles

Nettleham has developed and grown over a significant period of time and the resultant styles of buildings in and around the village reflect this growth.

However the growth in styles is not *ad hoc* and there is a definite pattern of development, as sections of the village have undergone periods of growth followed by stability. Around the High Street and the Green there is a high proportion of limestone-walled and pantiled-roofed buildings, together with some brick and pantile buildings, many adapted from agricultural buildings.

In the building developments of the latter half of the twentieth century, the buildings are typically constructed of imported brick with tile roofs. Within these distinct areas there are other individual styles, but they tend to be 'infill' developments, often visually obtrusive and would not meet recent planning guidance.



### House sizes

Nettleham has a wide range of house sizes from very small cottages to much larger houses and it is this variety in size that is part of the attraction of the village.

New estates have largely comprised detached houses and bungalows having 3 and 4 bedrooms, with the later buildings constructed on ever-decreasing plot sizes.

For the village to maintain its essential character, buildings of different sizes should be part of future planning.

The recently completed Parish Plan clearly revealed the village's higher than national average elderly and retiree population, and the need for smaller, more affordable homes, both as retirement dwellings for elderly persons wishing to 'downsize' and to encourage younger people to either remain in, or join, the village community.



### Visual considerations

Many distinctive views and buildings within the village are illustrated in the pages of this document and are highly valued by residents and visitors alike.



### Village design guidance

- New developments should respect the country lane character of the village approach roads, and ensure preservation of parish footpaths, bridleways and open space.
- Road frontages should incorporate trees and/or hedges, but not allowing these to grow too high to obstruct public views into or out of the village or over the surrounding countryside - an important feature of the parish.
- All developments and extensions should respect the separate definable areas within the village.
- Any new buildings should be of similar proportions to houses in their vicinity.
- Buildings should reflect design styles and features such as walls, doors, windows and roofs of other nearby houses.
- Developments should retain existing mature trees and other natural features, in order to maintain the rural character of the village.
- Developments should employ boundaries of a reasonable height and of a similar style to other plots in the vicinity including, where appropriate, open front gardens.
- Developments, 'infill' building and house extensions should be in keeping with the surrounding area, taking account of the style and type of buildings within that particular part of the village.
- New developments should include a variety of building sizes, including a number of smaller properties suitable for young families and the elderly.
- Sympathetic consideration should be given to appropriately designed commercial developments that will provide local employment.
- There should be no further ribbon development along any of the approach roads to the village in the future, in order to maintain the village's separate identity and footprint.

### Other man-made aspects

The village is keen to maintain the parish footpaths in a usable state and this concern is reflected in the village's Footpath Committee which promotes awareness, use and maintenance of all the well-marked footpaths in the village. A local footpath guide featuring 12 different walks around the village: 'Countryside Walks in and around Nettleham' was recently produced.



### Building materials and features

Building materials within the village at present are many and varied including limestone walls, red facing brickwork, pantile and slate roofs, bare stonework and painted walls. A mix of these materials frequently adds to the charm and setting of the village and is quite acceptable.

Although Nettleham features a range of different architectural styles, future developments should reflect the essential village character and the use of traditional materials, where appropriate.

The village has houses with chimneys and both pantile and slate roofs with varying pitches, depending on the period in which they were built. This should be reflected in new developments, where roofscapes with varying materials are an important factor in retaining the village character.

Small porches attached by brackets over front doors, arch details over windows and brick/stone detailing should be considered, where possible, in new development to maintain variety and enhance the built environment.



### Stone walls

The limestone walls in Nettleham are an important characteristic of the village. As boundary walls in the village centre, they not only enhance the visual appearance of Nettleham, but contribute significantly to the sense of a rural village environment.

Existing stone walls should be carefully maintained and kept in good repair, but the construction of new high boundary walls, untypical of a particular area, should not be contemplated.

Nettleham Parish Council and West Lindsey District Council, are encouraged to look favourably on restoration work and renovation of buildings. Where appropriate, local limestone should be used as the material of first choice in the construction of boundary walls.



### Windows and doors

The character of a building is determined by the scale and proportion of the walls, windows and doors and the building materials. Traditional sash and casement windows maintain character and should be encouraged. With the exception of listed buildings, dwellings under an 'Article 4' direction and those in the Conservation Area, changes to windows and doors are not currently controlled by legislation.

UPVC double-glazed replacement windows, with their varying style of plain glass or leaded lights, need not have a detrimental effect on the street scene. Recent trends have, however, seen a return to more traditional timber casements, slider windows and 'look-a-like' sash windows, which should be encouraged.





## Residential gardens and boundaries

Many Nettleham streets are characterised by properties set back from the boundary with either open front gardens or a mixture of boundary details. These range from open-plan lawns to hedges, timber fences and brick walls in other properties. High walls and fences should be discouraged as they do not reflect the village scene. A visible characteristic of the village are pantile-capped limestone walls.

In many zones the existing character of the village is enhanced by generous-sized front gardens and this should be encouraged in any new development.



## Village design guidance

- Dead frontages facing the street and public spaces should be avoided through the application of features designated as part of the building.
- For alterations and extensions, materials and workmanship should match, or be of a high standard - eg pointing for brickwork.
- Details make a difference and should be encouraged in brick/stone work, particularly around windows and under eaves, and in the use of corbels - stone supports jutting out of a wall to carry any superincumbent weight.
- On the road elevation, window and door openings should match the style and proportions of the building and zone, and materials should match the originals, or be sympathetic to them.
- Retain features such as chimneys, where their removal would detract from the appearance of the original structure.
- Fences, walls and gates should be in traditional materials. Changes to existing gates and driveways should respect the rural nature of the village and avoid the urbanisation of brick and high walls, or overtly high structures.
- The pantile-capped wall is a strong architectural characteristic of the village and should be retained and encouraged.
- Lime based mortar, wooden window frames and environmentally friendly and sustainable materials should be used if at all possible.



### New developments and extensions

The Parish Plan identified support within the community for new housing stock that would deliver affordable housing for residents and which would reflect local character - in particular a range of housing that would specifically meet the needs of elderly residents and be capable of adaptation to meet the needs of people at different stages in their lives.



### Adaptations and renovations

Whilst seeking to preserve buildings of historical or visual value and retain an attractive village environment, the specific use of a building may change with time and new uses may arise in line with changing commercial, residential or social needs.

Adaptation, renovation and rebuilding is welcomed where it preserves structures that reflect the village's character and its owner's needs. Any replacement dwelling must sit well within its plot, with the footprint similar to the relationship between existing nearby buildings and their sites. Gaps between dwellings should be preserved. The extension should not unduly affect the amenities of residents of adjoining dwellings.



### Extensions

Extensions to homes reflect the natural growth and adaptation of the village to different needs at different times over its long history. With care and good design, new extensions can blend well into the and overall architectural appearance landscape of the village. Many houses, notably many of those listed, reflect growth over the centuries or decades. Poorly-designed extensions which use inappropriate materials or are badly built can distort and seriously affect otherwise attractive streetscapes of the village.

In the older buildings within the village, the use of recycled materials from similar old buildings or original structures is recommended where it will enhance or maintain visual integrity.

Where house extensions are considered, the type of extension should relate well to the original building, and blend well into the street scene. Building, materials and roof styles should match those used for the original house. The roof form should sit well with the original building, be pitched to reflect the vernacular style and keep views as open as possible. Roof lines should be varied in height and orientation to add variety in form and shape. There should be no large, unrelieved expanses of roof. Flat roofs are out of character with the village and should be avoided.

Infill applications should take full and careful account of the street scene, the nature of plot size and design of adjacent buildings in the surrounding area.





### Village design guidance

- Development within the village, both inside and outside the central Conservation Area, should seek to contribute positively to its essential character and sense of place.
- All types of housing, large, medium and 'affordable', should be integrated within the mixture of larger developments, with every attempt being made to avoid mono-design estate development and to retain diversity of style and materials.
- The scale and proportion of buildings should complement and reflect surrounding dwellings and buildings. Extensions to properties should not alter the existing street scene in a detrimental or excessive way.
- Individuality and innovation should be welcomed where it sits well within the overall context. Imaginative, innovative and well-designed styles of the present day can take their place as part of the evolving history of Nettleham.
- Further development must respect the characteristics of the village, particularly with regard to the sense of space and access to open countryside. Vegetation belts, hedges and green space areas should be used to minimise the effects of urbanisation and to break up views within the development.
- When considering using boundary treatments such as hedges and gates, ensure that they respect the landscape and character of the village in terms of height and density. Utilise strong landscaping elements to soften the impact of industrial developments.
- New buildings should generally not exceed two storeys and not be significantly higher than surrounding buildings, unless, for example, the land contour allows for a higher, but appropriately proportioned, building.
- Extensions and conversions of loft spaces in existing properties are acceptable and should be welcomed to allow residents to fully utilise their properties. However, special attention should be paid to careful design on properties of two storeys, as it may affect the character of the building and be out of context with surrounding properties.
- Infill applications should take full and careful account of the street scene and nature of the surrounding area (ie plot size and design of adjacent buildings).
- Extensions should preserve the open-fronted garden street scene where applicable and respect the building line of the street. Matching building materials should be used.
- Space should be designed into any new developments for the storage of wheelie bins to ensure that their visual intrusion on the street scene is minimised.
- Adaptation, extension and renovation of existing buildings is welcome where it can be accommodated sympathetically within its form and remains sympathetic to the amenities of residents of adjoining dwellings.
- In the older buildings within the village, the use of recycled materials from old buildings/original structures is recommended where it will enhance or maintain integrity.

Extensions should endeavour to preserve the open-fronted garden street scene where applicable and respect the building line of the street. Matching building materials should be used wherever possible.

Space for storage of wheelie bins should be designed into any new developments to ensure that they are disguised from the street scene.

Adaptation, renovation and extension to existing buildings is welcome where it can be accommodated sympathetically within its form and remains sympathetic to the amenities of the residents of adjoining dwellings.

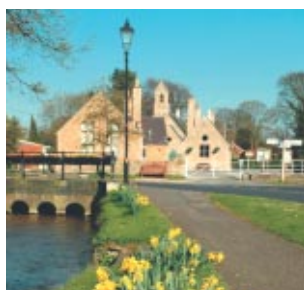


### The village environment

Nettleham takes pride in its historic past, attractive setting and strong links with the local environment. The Parish Plan identified a strong awareness between the residents and the natural environment and its carrying capacity, notably regarding the issue of local flooding.

### The Beck

The Beck is an attractive and significant feature of the village, but has caused localised flooding along its banks in the past. It is therefore important that WLDC (as Drainage Authority) and the Parish Council, together with all other riparian owners, maintain an unobstructed, full flow capacity, preventing constrictions, blockages and encroachment in its channel, to minimise the risk of flooding again in the future.



### Surface water and drainage

Modern drainage systems are designed to move rainwater as rapidly as possible from the point at which it has fallen to a discharge point (the Beck) through drains and culverts. These systems can become overwhelmed as more and more connections are made into them, and, during exceptionally heavy rainfall, such systems can become overwhelmed, thus leading to local flooding. In addition, by diverting rainfall to piped systems, water is stopped from soaking into the ground, depleting ground water and reducing flows into the Beck in dry weather.

The Green, Chapel Lane and The Crescent areas in the centre of the village have all suffered in the past from surface flooding, and the village's traditional drainage systems are now under capacity.





## Village design guidance

- New properties should not add to the burden of the existing drainage system
- We encourage the incorporation of sustainable technologies that minimise water and energy usage in new homes and building extensions



## Climate change and sustainability

The built environment contributes about half of the UK's greenhouse gas emissions. Ways need to be found to use energy, water and materials more efficiently, to produce less waste, and to make buildings and communities more resilient to the effects of climate change.

One of the direct economic impacts of climate change on Nettleham residents will be higher water and energy costs in future years. Sustainable development in the form of energy-efficient building design, water recycling and renewable energy can reduce these future costs.





### Traffic calming

The six main entrances to the village serve the community well and are an integral part of Nettleham, but at peak times can become congested. The trend to multiple car ownership, expansion of housing within the village and the popularity of Nettleham's schools has led to increasing traffic problems.

Inconsiderate driving, the school run, on-street parking, or high vehicle speeds, can disrupt village life and pose a risk to other village activities, such as access to public transport, schools or local shops as well as pose a risk to other road users including cyclists, horse riders, etc.

The wide grass verges along High Street and The Green contribute to the village character and the Parish Council has continually endeavoured to prevent on-verge parking.

Although classed as a large village, Nettleham is still of a size where it remains easy for residents to walk to any part along footpaths adjacent to the road. In most places in the village there are footpaths on at least one side of the road and are mainly tarmac surfaced.

Other footpaths, not associated with roads, have been clearly marked in the area by the Parish Footpaths Committee and form a network of popular footpaths for residents, dog-walkers and visitors alike.



### Street furniture

Road signs and street names are adequate and waste bins and public seating are well-sited and contribute to the overall appearance of Nettleham. Overhead cables create visual clutter and these and their supports tend to detract from the appearance in certain parts of the village.

There is a variety of street lighting within the village comprising a mixture of materials, styles and intensities, from iron lanterns to weathered concrete poles. There are overhead telephone distribution lines to houses, but few now have overhead power cables, most of these having been installed underground and this trend should be continued. The visual appearance of the village is enhanced by maintaining a high quality appearance for shop fronts and commercial signs.





The use of The Beck as an approach into some properties is a unique feature within the village's character and should be retained, but not extended.



## Parking and drives

Front garden parking can present a problem as car ownership continues to increase, particularly in dwellings with small front gardens. Vehicles parked on front drives, or in front of the property, can visually dominate the street scene and be an obstruction to other road users. A ratio of one planned parking place per bedroom is suggested for new developments, including garage space. Residents use a wide variety of materials for their driveways including tarmac, concrete, block paving and gravel. The village setting would be enhanced

by the use of more traditional materials such as brick or stone paving and gravel. New developments should be discouraged from incorporating large areas of tarmac, instead directed towards more sympathetic materials, particularly those which allow free drainage of water through them. Residents are encouraged to consider the effect that their gardens have on the appearance of the village's streets. When considering changes to their grounds, wherever possible residents should consider parking of cars to the side or rear of their properties.



## Village design guidance

- There is a high level of interest among residents with regard to traffic matters, and traffic calming measures are generally welcome where they can be sensitively sited and remain in character with the village setting
- All new traffic calming measures should be designed to emphasise to drivers that they are entering an area where the needs of the local community are at least as important as the convenience of through traffic
- The village has a higher than average retired population and pedestrian safety is a concern to all residents. Crossing points at junctions should be provided as appropriate and carefully sited, taking into account pedestrian needs rather than road traffic flows
- On-street parking should be actively discouraged
- All new properties should have at least one, preferably two, parking spaces per household within its boundaries in a sympathetic and unobtrusive way
- New developments should ensure there are adequate vehicular access arrangements both for residents' vehicles, service vehicles (such as refuse collection) and for emergency service vehicles
- Houses should have suitable garages or hard-standing areas to avoid dangerous kerb-side parking, which also detracts from the appearance of the street
- Garages should match the style and materials and respect the form of the main property and not dominate it
- Street lighting should be in keeping with the rural environment and minimise light pollution
- Seating and other street furniture should be of good quality or purpose designed to enrich the character and pleasure of the village.



### Overall recommendations

Although designated a 'Large Village', the centre of Nettleham is relatively compact, has not been over-developed and remains highly attractive.

The village reflects a diverse and widespread pattern of settlement and house styles, radiating out from the High Street and Green areas. Each of the developments has grown at its own pace and ultimately this has resulted in groups of individual building methods and materials ranging from limestone wall and pantile, brick and tile, brick and slate, and finally to the modern use of brick, render and tiling. This gradual development has resulted in a wide mix of building styles and it is very important to note that the wrong building type in the wrong place could have a considerable negative and detrimental visual impact.

Future development and planning should take account of the historical context of each specific zone recognised within the village and re-enforce the particular qualities of each area through the use of matching or complementary building styles and suitable use of open space, where appropriate.



A significant proportion of the centre of the village is designated a Conservation Area, however most of the other zones adjoin this central area and this should be taken into account in assessing planning in parts of the village outside the Conservation Area.

The village is closely tied to the surrounding countryside with a network of footpaths, field paths and bridleways. The Nettleham Parish Plan identified an overwhelming desire from within the community to safeguard both the rural and village landscape, field patterns, local environment and village heritage.



## Key points identified during the creation of the Nettleham Village Design Statement (VDS):

- Development should be in keeping with, and sensitive to, the character of Nettleham, complementing existing buildings and garden frontages wherever possible
- Future development should seek to maintain a healthy mixture of residential, commercial and small-scale industrial use. Residential and commercial developments should be sensitive to environmental issues, including water run-off, traffic generation and energy usage, and should be landscaped to blend in with the surrounding countryside, thus maintaining an impression of a rural community
- Manage infill to a density and a scale appropriate to that particular area of the village and restrict it where green or open space would be lost, avoiding urbanisation and consequent loss of village character
- Great effort should be made to:
  - Protect landmarks and strategic views in and out of the village
  - Protect and maintain historical features, heritage and aspects within the village
  - Protect mature hedges, fences, trees and verges
  - Protect and maintain the existing landscape, in particular open spaces, which include recreation areas, playing fields, common land, meadows, allotments and woodland
  - Promote the use of traditional materials that reflect the character of the village, incorporating sustainable materials and designs within the interior fabric of the development
- Developments which allocate a high percentage of the development to new woodland, open space and the provision of outdoor activity areas, including playgrounds, should be encouraged
- Developments should have similar boundaries in style and size to other plots in the vicinity including, where appropriate, open front gardens
- Any significant new development, extension or renovation must consider its need for sustainable urban drainage systems (SUDS) to minimise offsite drainage flows, water recycling systems, energy conservation materials and heating systems that reduce carbon and other greenhouse gas emissions. Every opportunity should be considered to incorporate more sustainable systems and materials into their design, where it has no visible impact on the character of the village
- Reduced light pollution should be encouraged throughout the village, using low-level lighting systems.



## New Developments

### What we wish to improve

- Church Street garage site requires redevelopment
- The office area at the rear of 22 The Green needs upgrading
- Removal of the visually obtrusive overhead cables in the central Conservation Area
- Develop the Bishops' Palace site into an attractive local amenity



## Acknowledgements



### Acknowledgements

*Published by the Parish Plan Committee of Nettleham Parish Council*

**December 2010**

*Members of the VDS Committee*

Councillor John Evans (Chair)

Chris Clayton, Alan Dawkins, Nigel Kingston, Councillor Malcolm Leaning, Ross Marshall

*Photographs*

David Cotten, Nigel Kingston, Councillor Malcolm Leaning, Joe Siddall, Jack Snowden

*Special thanks to Ross Marshall for his major contribution to the content and to Nigel Kingston for the graphic design. Additional thanks to the members of Nettleham Parish Council for their wholehearted support of this community project. Also many thanks to members of the community who responded to the various consultations including Nettleham News and who contributed to the final draft.*

It is the intention of the VDS committee to issue a supplementary document which indicates areas in the village which the committee has identified as the most appropriate sites for the location of both new residential housing and new business premises to ensure that they do not compromise the essential character of the village.

There will also be a business survey included so the range of local businesses can be appreciated. This work is still continuing and will be published on the parish website when complete as an appendix to this VDS document.

### **Nettleham Parish Council**

The Old School, Mill Hill, Nettleham, Lincoln LN2 2PE

Telephone/fax: 01522 750011 Email: [parishcouncil@nettleham.info](mailto:parishcouncil@nettleham.info) Website: [www.nettleham.info](http://www.nettleham.info)

### **West Lindsey Planning Guidance**

*Conservation Areas:*

*Conservation, Design & Countryside:*

*Your guide to living in a conservation  
area in West Lindsey*

(West Lindsey District Council)

*Conservation Area Advice:*

West Lindsey District Council website

*Conservation, Design and Countryside:*

West Lindsey District Council website