

# The Parish of Osgodby

Incorporating the settlements  
of  
Usselby, Osgodby, Kirkby and Kingerby

## Design Character Appraisal



February 2016



## **INTRODUCTION**

As part of the preparation of the Osgodby Parish Neighborhood Development Plan, this Design Character Appraisal document has been produced by the Working Group to identify the design characteristics of development throughout the Parish. The document draws on information contained in the 2010 Osgodby Parish Plan but is presented in an updated form.

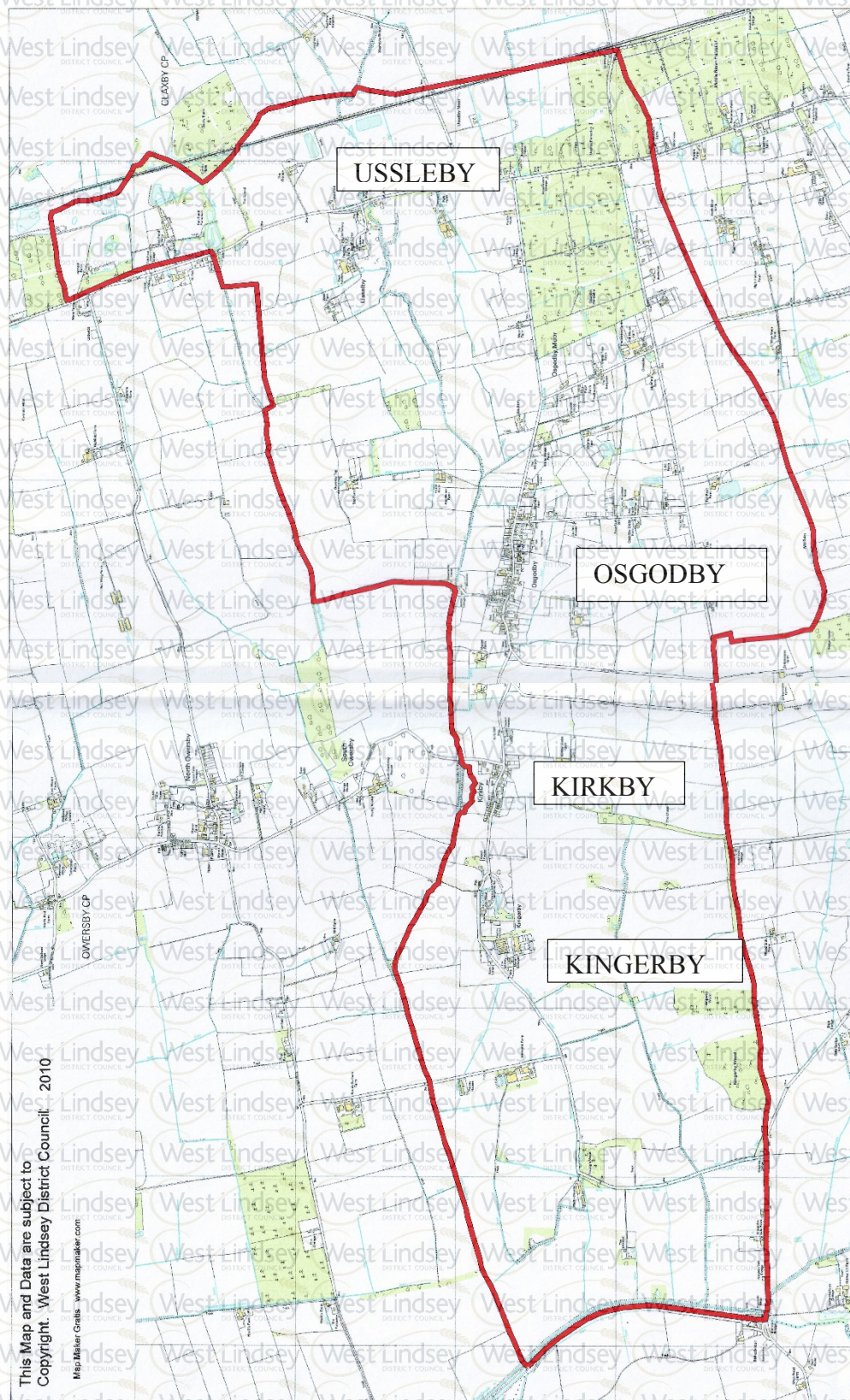
The Design Character Appraisal document is intended to be used to inform planning applications for proposed development on the design characteristics within the Osgodby Parish and is to be used in conjunction with the Central Lincolnshire Local Plan and the Osgodby Neighbourhood Development Plan. It should be read with the contents of Policy 4 of the Osgodby Neighbourhood Development Plan. That policy sets out the Plan's expectations for the design of new development and requires that they take account of the nature and character of existing development in the Plan area as described in this Appraisal

## **DESIGN CHARACTER AREAS OF OSGODBY**

The Parish of Osgodby has five main areas:

- Usselby Settlement
- Osgodby village and Lanes
- Kirkby village
- Kingerby settlement
- The Rural Area

Each area is a mixture of building types, each with its own distinct set of architecture and/or distinguishing features which contribute to the general sense of composition of all areas. This document seeks to identify and promote those features with a view to guiding development proposals towards schemes which reflect, enhance and protect the existing characters and quality of the areas to which they relate.



Locations of the various settlements can be found on the above map



## USSELBY SETTLEMENT

A small settlement on the far Eastern side of the parish bounded by the A46 to the East and the small stream called the “Beck” to the South. Consisting of some 15 dwellings, 10 which are in close proximity to the ancient church of St Margaret.



The Church of St Margaret Usselby

With a population of about 40, Usselby is now classified as a “Deserted medieval village.” The oldest buildings within the settlement after the Church are The Old Rectory and Usselby Hall; most of the old village was demolished to rebuild the Hall, about 1820, at the same time the Caistor Road (A46) was removed to the edge of the village.

The Hall is a Grade II listed building built in red brick built in mid C18 with major early C19 extensions, owned at one time by the Tennyson family.

The hall was used as part of a Officer POW camp, number 407; after the war, the adjoining buildings were converted into a chicken farm and an egg packing station was set up to collect eggs from around the district.



In later years Cherry Valley established what at the time was the world’s largest duck hatchery.

Until 1960 Usselby had a railway station which served not only Usselby but Claxby and Osgodby; this station had its own siding and a local company ran a coal yard from there.



Usselby also had a water mill which has now been totally rebuilt and as well as the house there is a now modern fishery on the site.

There is another fishpond in the settlement and plans have been submitted for further pond with holiday cabins.

Usselby also boasts a landing ground for Microlight aircraft.

Apart from a few outlying farms buildings and a converted barn, all other buildings are relatively new.

### *Description*

A mixed collection of dwellings ranging from modest bungalows to large hall, all built in brick with the older building in red brick. Most are set back from the highway with large gardens in front

### *Roofs*

Either Clay Pan tiles, Concrete tiles or Slate

### *Doors & Windows*

Mostly wood but some upvc, all in keeping with age of dwelling

### *Walls & Gates*

Most gardens enclosed with wooden fencing with some addition of hedge plants; most gates of the farm five barred type

### *Landscaping*

Mature trees and shrubs abound with some gardens having patches of woodland

## **OSGODBY VILLAGE**

Osgodby village is a long linear village laying to the south of a small stream called the Beck and consists of a main street with four lanes leading off. Buildings are of various styles and ages ranging from recently-built to dwellings dating from the 14<sup>th</sup> century. Most are built of brick although some have been covered with render and other finishes. Only three of the four lanes have been built in.

**Sand Land** (so called because of the plan to put a parish sand pit there) has a large nursing home and equestrian centre which was developed from a private house in the 1980's; opposite is a conservation area, consisting of an overgrown former watering hole surrounded by willow trees which mostly need trimming. The rest of the houses in Sand Lane are four old farm houses and three modern bungalows; at the North end is a derelict plant nursery.

#### *Roofs*

Either Clay Pan tiles, or Concrete tiles

#### *Doors & Windows*

Mostly wood but some upvc, all in keeping with age of dwelling

#### *Walls & Gates*

Most gardens enclosed by wooden fencing with some addition of hedge plants, some gates of the farm five barred type

#### *Landscaping*

Little or no landscaping



**Mill Lane** (so called because there was once a mill situated at the south end) has four old farm houses, two houses built by the local council in the mid 20<sup>th</sup> century, three more recent houses, and 11 bungalows of varying styles and sizes, as well as the village playing field and Village Hall. On the North West corner is the end of a row or terraced houses that mainly grace the main street



#### *Description*

Mixed housing, some fronting the lane, others set back in grounds away from the lane



### *Roofs*

Either Clay Pan tiles, or Concrete tiles

### *Doors & Windows*

Mostly wood but some upvc, all in keeping with age of dwelling.

### *Walls & Gates*

Most gardens enclosed with hedge plants, with some wall and some wooden fencing; most gates are of the farm five barred type

### *Landscaping*

Ranges from nothing, through a horse ménage, to well set out and managed gardens



**Washdyke Lane** - named after the fact that the beck ran over the lane in the form of a ford and nothing to do with, as some would have us believe, washing sheep (although there is evidence of a sheep dip being in existence in the adjoining parish in the 1940's).

At the Northern end of this lane there is now a modern house; before that is one of the few stone and brick buildings in the village, dating from about 1850; next to which are what was once a row of four terraced cottages which have since been converted to two houses; at the top (South) end of the lane to the West is what were council properties, now privately owned, and to the East a number of modern medium sized brick houses.

### *Description*

Mixed collection of dwellings ranging from brick-built ex-local authority housing, to detached modern houses, with an older converted terrace and a brick and stone house at the end of the lane. Most set back from the highway with large gardens in front.

### *Roofs*

Either Clay Pan tiles, or Concrete tiles

### *Doors & Windows*



Mostly wood but now some upvc, styles all in keeping with age of dwelling



#### *Walls & Gates*

Most gardens enclosed with wooden fencing or walls with some addition of hedge plants, very few gates of any type

#### *Landscaping*

Some gardens to roadside of houses but mostly drive and parking spaces

**Lincoln Lane** is the last lane to the West of the village, so called presumably because it is a route to Lincoln. Apart from one bungalow, the only dwelling in this lane is a farm which lies some 200 yards down a side track.

#### *Description*

House & Bungalow

#### *Roofs*

Concrete tiles

#### *Doors & Windows*

Mostly wood but some upvc, all in keeping with age of dwelling

#### *Walls & Gates*

One garden enclosed with hedge plants, other open plan.

#### *Landscaping*

One mostly lawn, the other flower garden and driveway

**Main Street (including Low Road from the junction of Sand Lane)** has 11 houses on the South side and 6 on the North before the junction with Mill Lane, 9 being bungalows built in the last 40 years, and 8 houses (the earliest dating from 1860 but most being from 1980 onwards).

The Main Street proper runs from Mill Lane to Lincoln Lane and with the exception of a few businesses, now mostly redundant, consists of private housing and at the time of writing, a Kindergarten, a Junior School, a Post office, a pub and a RC Church.

As with most villages Osgodby has developed and grown over the years and as a consequence styles and types of properties are varied on the whole with small

areas of development, such as the “Row”, and small scale local authority housing interspersed with older farm houses, cottages and other houses and bungalows.

The character groups within the main street are considered as follows:

1. Early
2. 18<sup>th</sup> & 19 century
3. Inter-war- 1950s
4. 1960s – 21<sup>st</sup> century
5. 2000 – present day

## **Early**

### *Description and location*

Several examples of early houses exist within the main street but all have been subject to later alterations and /or extensions; types are varied. Osgodby House (now East & West) dates from 1560 and was once the principal house in the village. The Homestead dates in part from 1650; this building was originally built in mud and stud and was two cottages and the walls have since been replaced with brick. The Paddocks was built as a farm house and apart from an extension to the rear and possibly the addition of the upper storey, has little altered.



### *Roofs*

Either Clay Pan tiles, Concrete tiles or Slates

### *Doors & Windows*

Mostly wood, all in keeping with age of dwelling

### *Walls & Gates*

Most gardens enclosed with wooden fencing or walls with some addition of hedge plants, very few gates of any type

### *Landscaping*

Little landscaping in the most part; Osgodby House has once extensive gardens to the South which are now greatly diminished

## 18<sup>th</sup> & 19<sup>th</sup> cent buildings

One building remaining of the 18<sup>th</sup> Cent is the Roman Catholic Church built in 1795 at what was at the time the end of the village, The Church is situated on the second story of a large building with what was originally a kitchen beneath and a cross wing containing two reception rooms and two bed rooms. In the 1850s an extension provided a school room and a further four bedrooms. One claim to fame at that time was that the building was provided with an inside water closet. Later alterations have removed this extension, leaving, apart from the Church, a flat and a family home.



Another 18<sup>th</sup> Cent building was a small which in 1811 was licensed as a Methodist chapel; it has been built on more than once.

After the death in 1811 of the major landowner, H Andrews, large parts of the parish were sold and this resulted in the building of a number of houses, including Red House: this was a replacement for an existing farm house and was re-fronted in 1902.

Another house that is a replacement is Laburnum House where the only part remaining of the original is the building to the East.

### *Roofs*

Many and varied being either Clay Pan tiles, Concrete tiles or Slates

### *Doors & Windows*

Mostly wood all in keeping with age of dwelling, some replaced with upvc

### *Walls & Gates*

Most gardens enclosed with Hedges  
but some wooden fencing or walls

with at least one example of cast iron fencing; very few gates of any type

#### *Landscaping*

Most of these houses have very little or no road side gardens



### **Inter war and 1950s housing**

Apart from some Local Authority housing little development took place

#### *Roofs*

Concrete tiles

#### *Doors & Windows*

Originally metal but most have now been replaced with upvc

#### *Walls & Gates*

Most but not all gardens enclosed with hedge plants, very few gates of any type

#### *Landscaping*

### **1960s – 21<sup>st</sup> Cent**

This period was to see an increase in construction, mostly of bungalows: two small estates (5 in each) of these were built as well as quite a number of individual bungalows.

#### *Roofs*

Either Clay Pan tiles, or Concrete tiles

#### *Doors & Windows*

Mostly wood or upvc, all in keeping with age of dwelling

#### *Walls & Gates*

Most gardens enclosed with wooden fencing or walls with some addition of hedge plants, very few gates of any type

#### *Landscaping*

Most of these dwellings have a front garden as well as a drive for off-road parking



## **2000 – present day**

Owing to local authority restrictions, little new building has taken place within the village in this period.

### **KIRKBY VILLAGE**

This a small settlement which has more than doubled in size over the last 25 years; the parish church is to be found here.



A number of small cottages mostly dating from the mid-1850s as well as the old

house make up the majority of the older buildings; the exception is Kirk House

dates from the 1560s. The rest of the dwellings date from the last 50 years, most being built on old brown field sites: 2 on the old smithy, 4 on the old Garage site, one on an agricultural contractors yard, 4 on

the site of the old village hall, one on the site of the Mill, one on the site of an engineering firm, and another 5 on the site of the egg packing station

With the exception of Kirk House which is set away from the road in its own grounds, the 19<sup>th</sup> cent houses are mostly roadside with little or no gardens towards the road; all are brick built with smallish wooden windows.

## **1980's to present**

Some Houses, some bungalows, some detached, some semi-detached, all brick built, roofed with concrete tiles. All set back from the roadway with gardens and driveways for off road parking; windows and doors mostly upvc.



### **KINGERBY SETTLEMENT**

Kingerby was originally a village with a Church (now redundant) and Vicarage; it now consists of a few scattered houses.

Within the settlement are Bells Alms houses, originally built in 1640 but rebuilt in the 1820's and again in the 1990's.

Another substantial building is the Hall, built in 1802 by the Young family to replace an earlier building which had been built to replace an even earlier castle; this still has a moat around 50% of the site.

The only other building of note is the old vicarage built in the 1860's to replace an earlier vicarage. A row of three farm-workers' cottages formally known as "Crowstix" but now "Manor cottages", The Lodge, and a pair of local authority houses complete the settlement



## **THE RURAL AREA**

This covers all the rest of the parish outside of the settlements and consists in the East of woodlands, mainly belonging to the Forestry Commission, with farmlands over the rest. The exception is Kingerby wood, part of an ancient forest, which stands in the south of the parish bordering alongside top road (A1103) finishing in the west with the Ancholme, a canalized river running from Bishop Bridge to the Humber.

Most buildings are farmsteads with a few farm-workers' cottages, the exception being the 10 Acres Café (built on the site of an old hospital) on Top Road. Buildings range from large farm houses to small bungalows, mostly brick built and roofed with concrete tiles or artificial slate.