



## Scotter Character Assessment

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## 1 INTRODUCTION



# 1 INTRODUCTION

## Purpose of the assessment

1.1 Character assessments record the special qualities that give an area its sense of place and unique identity. They are widely recognised as useful tools, helping to aid the planning, design and management of future development in a particular locality.

1.2 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and supports the use of characterisation studies, such as character assessments, to underpin and inform planning policy. Specifically, paragraph 58 of the NPPF states that:

*‘Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments: respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation’.*

1.3 This Character Assessment provides an overview of the key qualities and characteristics that define the village of Scotter. It also includes a character summary of the those other settlements within Scotter Parish; Scotterthorpe and Susworth (see Appendix 2 and 3). The Character Assessment has been prepared in support of a larger project – the production of the Scotter Neighbourhood Plan. Once adopted, the Neighbourhood Plan will be used by West Lindsey District Council when considering planning applications for development within the parish area.

1.4 The key role neighbourhood planning has in achieving high quality places and the importance of understanding local character and context to inform such plans is acknowledged in the government’s planning practice guidance (Reference ID: 20-030-20140306), which states that:

*‘A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that*

*proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities’.*

1.5 This Character Assessment supports the design and character policies progressed within the Scotter Neighbourhood Plan. It is intended to be used by developers, architects, designers, planners, and the local community to help to ensure that all future development and change in Scotter Parish is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the local area.

## Assessment methodology

1.6 Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, this Character Assessment considers a broad range of influences, including:

- Historical evolution of the area;
- Landscape setting;
- Structure, spacing and layout;
- Vegetation and planting;
- Townscape and built form;
- Landmarks;
- Views and vistas; and
- Streetscape.

1.7 While the primary objective of this assessment is to identify the qualities and positive characteristics of Scotter, where appropriate, existing development which fails to contribute positively to the character of the village is also highlighted. The identification of negative forms of development ensures that a holistic assessment of the village character is presented and that all key aspects of local character are considered. In addition, this approach can also help to identify opportunities where local character might be reinforced and enhanced.

1.8 In preparing this Character Assessment, the following approaches to understanding and documenting the character of Scotter have been progressed:

- Desktop research, including:
  - Analysis of historic and recent maps;
  - Review of existing evidence, including the West Lindsey Landscape Character Assessment (1999); and
  - Identification of designated Heritage Assets.
- Detailed on-site survey of the village, and the recording of key characteristics and features.
- Discussions with West Lindsey District Council and local residents of Scotter.

1.9 The latter approach is particularly critical to the preparation of a comprehensive character assessment, ensuring that townscape and heritage features which are perhaps less obvious to an outside expert, but are valued by local communities, are highlighted and have their importance communicated within the character assessment.

1.10 As well as providing an description of the overarching character of Scotter, this Character Assessment also includes a more detailed analysis of specific 'character areas' within the settlement, which display distinctive attributes which differentiate them from other areas of the village.







## 2 HISTORIC DEVELOPMENT

### A brief history of Scotter

2.1 The earliest recorded reference to Scotter can be found in the Domesday Survey (1086), where the settlement is referred to as Scotere and Scotre. There have been contrasting opinions to the origins of this name. Some sources suggest it is derived from Old English and means “tree of the Scots”. Dr T.B.F Eminson, a local historian, proposed an alternative translation, giving the village name the meaning of “the mooring haven at the waters of the river roadstead”.

2.2 At the time of the Domesday Survey of 1086, land in Scotter was divided between two manors, both of which were held after 1066 by Peterborough Abbey. One of the manor sites is believed to have been north-west of the church, on the site of the present manor house. Three mills and two fisheries are mentioned in the Domesday entry.

2.3 Diggings around the village indicate that the Anglo-Saxons occupied this area of Lincolnshire for some centuries. Human skeletal remains, thought to be of Saxon or medieval date, were uncovered on the southern and eastern sides of the village green area on several occasions. In about 1810, human bones were found during levelling of a hill on the green, and in 1892 a suspected mass grave from either the Black Death of the mid-fourteenth century, or a medieval conflict was uncovered east of the same area. More recently, in 1965, further skeletal remains were found, together with animal bones, during excavation of a sewer pipe along the road in front of Tudor Cottage.

2.4 In the late twelfth century, the right to an annual fair and weekly market in Scotter was granted. The market was held on a land which today is occupied by the village green. Enclosure of Scotter’s open fields began to take place in a piecemeal fashion prior to the 1808 Enclosure Act, by which time several field names were already recorded.

2.5 For a much more detailed and extensive account of the village’s history the 1983 publication. ‘Scotter- Our Village’ by Olive and Kay Edgar is highly recommended.

### Evolution of the village

2.6 In terms of physical change, as is the case with many of the villages within West Lindsey, Scotter has experienced quite significant growth over the past century - the parish population has grown from 1,043 in 1921 to 3,511 by 2013. The maps included across the following pages visually communicate the degree of change that Scotter has experienced over the past decades. Each map is accompanied by a brief commentary which discusses the shape and form of the village at that moment in time, and includes observations regarding changes in land use and the emergence of new development forms.

2.7 In 1885 (Fig 1) a recognisable road network exists, formed of the key entry routes of Gainsborough Road, Scotterthorpe Road, Scotton Road, Messingham Road, Kirton Road and North Moor Road, and the central routes of High Street and Sands Lane.

2.8 At this point in time, development is largely concentrated along the edges of High Street. Here buildings sit right on the road edge within long, linear plots. At the village core, where High Street meets with The Green, Hobbs Lane and Gainsborough Road, many properties appear to be arranged in small terraced rows, whilst moving further outwards along High Street, both in easterly and westerly directions, more detached and semi-detached properties begin to appear.

2.9 Just off High Street, relatively high density clusters of development can also be seen around The Green, along Hobbs Lane and towards the northern end of Gainsborough Road. Those streets which enclose the village green have a particularly well-defined edge, with tightly arranged buildings hugging the roadside of this triangular road network.

2.10 Set back from the main road network, to the east of the village green, are a number of the village’s most grand and iconic buildings, such as the Church of St Peter and the Rectory building, which enjoy a more secluded setting within heavily planted grounds.

2.11 Away from the central spine of High Street and these adjoining development clusters, some modest ribbon development has also emerged along



Sands Lane, though this is much more dispersed and irregular in its arrangement, with much of the roadside remaining open and undeveloped.

2.12 North of the river development is much less extensive, and confined only to the southern ends of Messingham Road and Kirton Road where they converge with Riverside. Gravel Pit Lane remains devoid of built development and is surrounded by open fields, with a single quarry also located on its southern edge.

2.13 Little change occurs in Scotter's developed footprint between 1885 and 1905 (Fig 2), with an almost identical form and structure being apparent in the 1905 map. Indeed, it is difficult to identify any built development which occurred over this twenty year time period.

2.14 A similar village layout persists in 1948 (Fig 3), though a few notable pockets of development have appeared since 1905, which can be seen as the start of the gradual outward expansion that the village has been subject to across the latter half of the 20th century. These developments are distributed as follows; (1) the first is located along the western end of Sands Lane where it meets the junction of Scotterthorpe Road and High Street, (2) the second is set around the junction of Messingham Road, Gravel Pit Road and North Moor Road, and (3) the final one edges the southern side of Gainsborough

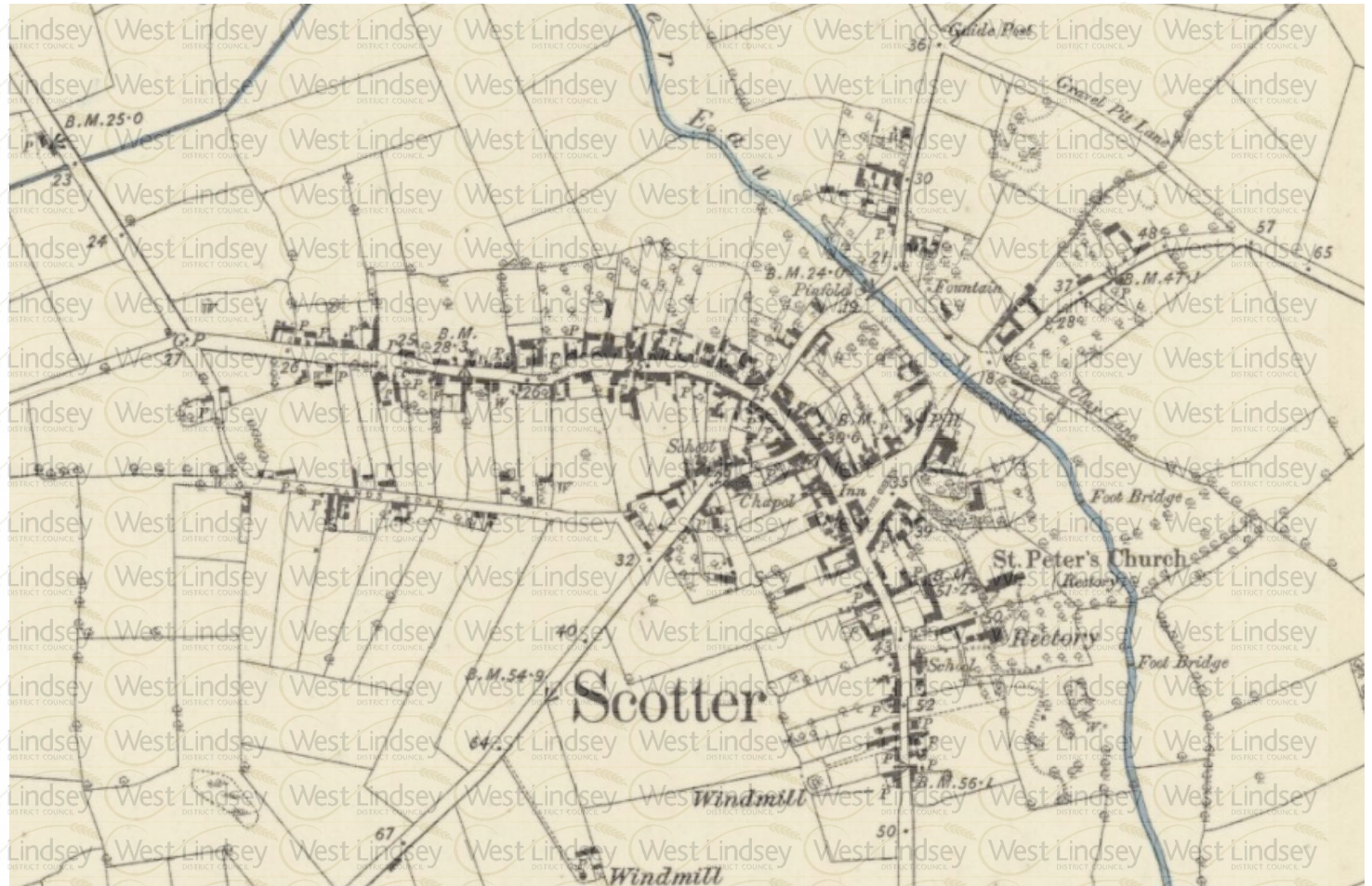


Fig 1: Scotter, 1885





Fig 2: Scotter, 1905





Fig 3: Scotter, 1948

Road and is situated in a disconnected, isolated location away from the village's developed extents.

2.15 All three have the appearance of planned developments, with similar building footprints, common building lines, and even spacing, and were likely completed in unison. This is in stark contrast to the more incremental, piecemeal approach to development that had up until this point in time characterised the edges of High Street and formed the village's historic core. These modest residential developments marked the beginnings of more uniform pieces of townscape emerging within the village.

2.16 In addition to these three small pockets of residential development, there is one further notable change in the village between 1905 and 1948, this being the establishment of a new primary school along High Street, towards the village's southern end. This new school, which opened in 1932, replaced the previous National School which had been in operation since 1834 and was located just north of where this new school was constructed.

2.17 Five years later, in 1953 (Fig 4) little change has occurred in the village, with the village still largely formed of linear development along the main central routes.

2.18 However, in the two decades that follow, Scotter becomes the focus of



extensive residential development, the likes of which the village had not before experienced, and by 1975 a much changed village form has evolved (Fig 5). No longer is development constrained to the edges of the main vehicular routes, but sizeable residential estates, arranged along dedicated cul-de-sac road networks, have begun to take over as the predominant development form within the village. This village expansion has resulted in a greatly changed layout, with much of the land either side of Gainsborough Road (particularly to the east) transforming from an undeveloped, agricultural character to developed, residential use, whilst on the village's northern side, the land adjoining Messingham Road and Gravel Pit Road have been subject to similar development, albeit to a slightly lesser extent.

2.19 In addition to the introduction of significant levels of new housing, another notable difference in the 1953 and 1975 map is a significant alteration to the village's internal road network. In the 1970s the decision was made to re-align the A159. Prior to this drivers would travel north along Gainsborough Road and continue down Hobb Lane. They would then have to turn left onto the High Street before taking a sharp right onto Messingham Road, after which they could continue northwards. However, works carried out in the early 1970s, which included the demolition of several properties, allowed Gainsborough Road to continue unhindered in a straight line through the village.

2.20 The outward expansion that saw Scotter grow considerably between the 1950s and 1970s continued steadily in subsequent decades, with several additional residential developments emerging along the settlement's outer edges, resulting in the large village we find today (Fig 6).

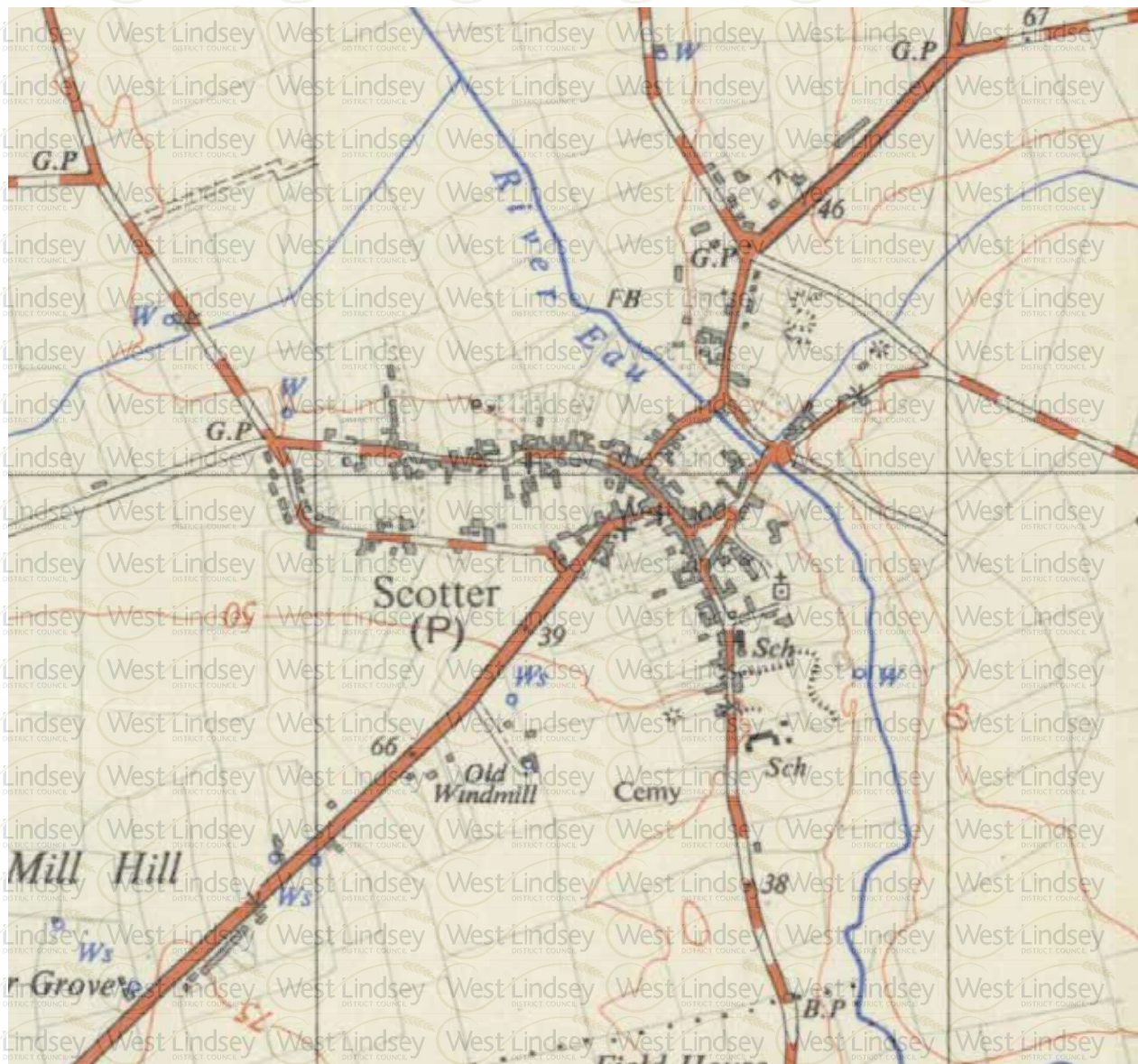


Fig 4: Scotter, 1953





Fig 5: Scotter, 1975



Fig 6: Scotter, present day



## Remnants of the past

2.21 Despite the significant expansion the village has seen in the past few decades, many of the village's most centrally located areas remain largely true to their original historic layout and form. The village green area still displays a distinct triangular form, which is overlooked from all sides by various period properties which line the immediate road network. A comparison of historic photography against today's current situation confirms that the area in and around the village green represents one of Scotter's least compromised, most authentic pieces of townscape (see Fig 7, 8 and 9). Similarly, the central stretch of High Street, which runs from Gainsborough Road to The Green, has also retained its original form and many of the red brick buildings which shaped this part of the village still stand today, forming a distinct and coherent edge to the roadside (see Fig 10 and 11).

2.22 Furthermore, across the village extents, many key built remnants of Scotter's past remain intact, a number of which are now designated heritage assets and represent some of the village's most valued and handsome buildings. The locations and listing grade of the village's designated buildings are shown in Fig 12, whilst images of each are provided across Fig 13 - 19. Full details of each are included at Appendix 1.

2.23 With the highest listing grade, the 11th century Church of St Peter (Fig 17) is the village's most grand and important historic structure. Of stone construction, parts of the building display echoes from the early Norman period, though the building has been subject to numerous alterations across the centuries which followed. Set in an elevated position within a mature and secluded graveyard setting, enclosed by a thick boundary of dense greenery, the church and its grounds form one of Scotter's most memorable and pleasing townscape moments.

2.24 South of the Church of St Peter lies the Grade II Rectory building (Fig 18). A much less prominent structure, the Rectory lies at the end of Church Lane behind a boundary of red brick walling and mixed planting, where it forms an important component of the wider church setting. Constructed in 1840, the building is finished in yellow brick with ashlar dressings and has a hipped slate roof and two ridge chimney stacks.



Fig 7: The village green, pre-1921 (precise date unknown)



Fig 8: The village green, post-1920 (precise date unknown), with the recently unveiled war memorial now occupying the green alongside a small, semi-mature horse chestnut tree



*Fig 9: The view across the village green towards High St remains largely unchanged from the early 1900s, with the more formal road network edging the central open space being one of the few notable changes within the immediate townscape setting of this important open space*





*Fig 10: Looking west along High Street from The Green, c1905, with the village's forth Methodist Chapel, built in 1900, located midway along the street at the corner of Hobb Lane and forming a key landmark along the route*



*Fig 11: Looking west along High Street from The Green today, many of the original red brick buildings which enclose the street remain, and a similar view as that seen in 1905 persists, the most obvious changes in this view being the loss of a mature tree which once should alongside the Methodist Chapel and the redevelopment of the plot which marks the western corner at the junction of High Street and Gainsborough Road, which has seen the original three-storey hipped roof property replaced with a less imposing, rather crude and out-of-character of flat roofed residential terrace, which relates poorly to the surrounding townscape*



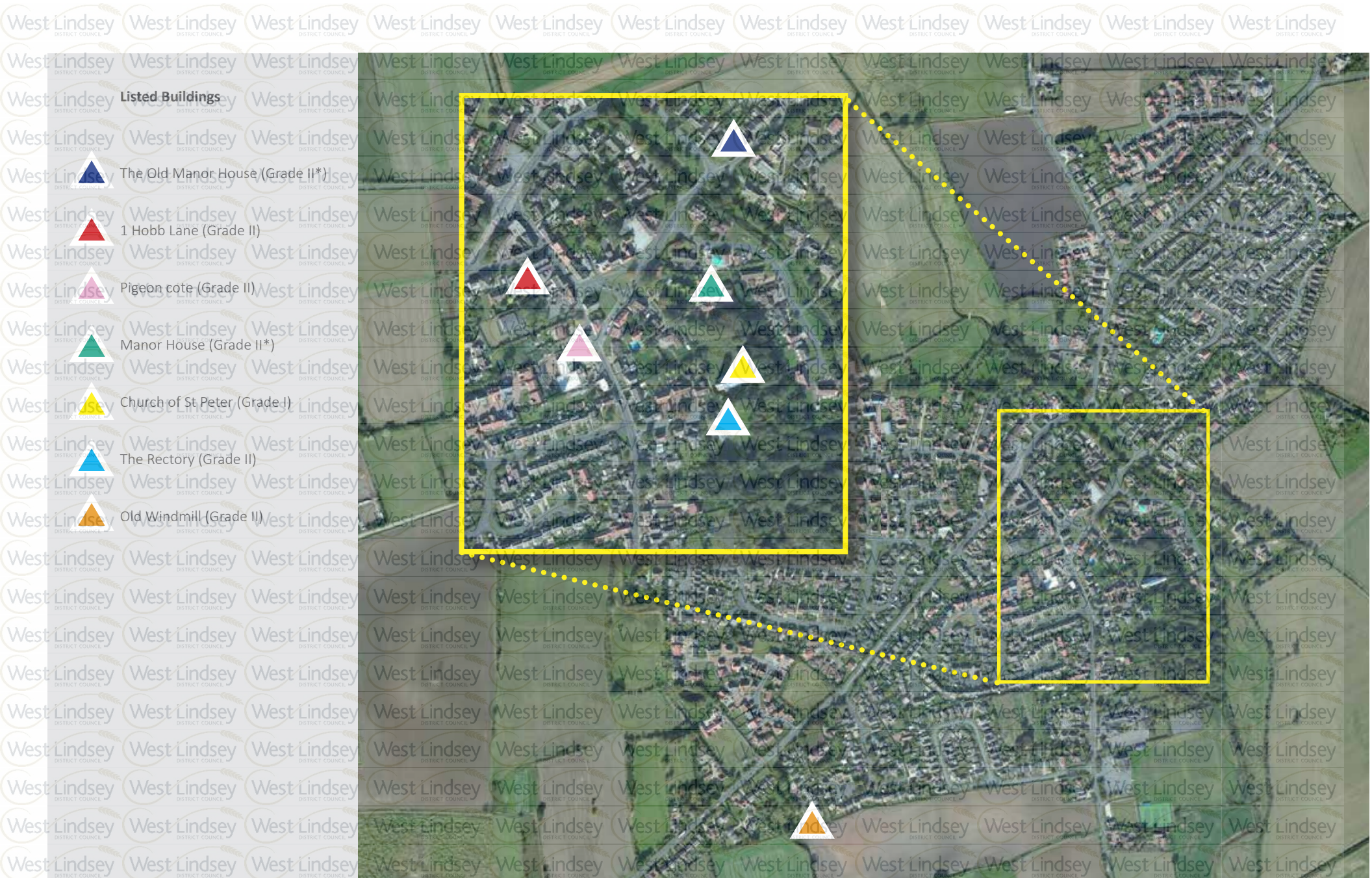


Fig 12: Listed buildings within Scotter





Fig 13: The Old Manor House (Grade II\*)



Fig 14: 1 Hobb Lane (Grade II)



Fig 15: Pigeoncote (Grade II)





Fig 16: Manor House (Grade II\*)



Fig 18: The Rectory (Grade II)



Fig 17: Church of St Peter (Grade I)



Fig 19: Old Windmill (Grade II)

2.25 Enjoying an even more secluded location is the Grade II\* listed Manor House (Fig 16), which lies just north of the churchyard and east of the village green. Built between 1773 to 1776 for Charles Aistroppe, the house was constructed of red brick in English and Flemish bonds, in an L-shaped plan, whilst further minor alterations to the building were undertaken in the 19th and 20th centuries. Enclosed by stone walling behind which lies a boundary of mature hedgerow planting interspersed with mature deciduous trees, the Manor House, which now accommodates a residential care home, is largely screened in views from the public realm, though glimpses of the building's red clay pantile roof can be obtained from the village green. Indeed, the Manor House, though only partially viewable from the village green is still an important element of this area's townscape, with the property's boundary walling and dominant tree planting making a distinct and positive contribution to the wider setting.

2.26 Away from the village green towards High Street are the two Grade II listed buildings; (1) 1 Hobb Lane (Fig 14), and (2) Pigeon cote (Fig 15). The former is an attractive two-storey residential property, with a pleasing symmetrical three bay facade finished in whitewashed brick, with large sash windows either side of the central bay, and red brick chimney stacks emerging from the roof ridge at both gable ends. Slightly set back from the road, and tucked behind the Methodist Chapel, 1 Hobb Lane is an understated yet valuable presence within the Scotter's central townscape, its simple, elegant form and distinct materials palette differentiating it from many red brick buildings which populate its immediate setting.

2.27 The pigeoncote is Scotter's most modestly sized listed building, however through its unique appearance, in particular the pigeon holes accommodated with its gable end, which are arranged in the form of an 'A' with 3 tiers of openings, the building forms quite an eye-catching structure. Now sharing a setting with the recently constructed Co-op foodstore, the humble pigeoncote building helps to counter the influence of this more substantial and modern development.

2.28 Further north, occupying a commanding position at the corner of Kirton Road and Riverside is the much more sizable Old Manor House property (Fig 13), a Grade II\* listed building. Of early 18th century construction, Old Manor House is finished in brown and red brick, which is punctuated at regular intervals by

sash windows which are topped by brick arches with raised ashlar keystones. This handsome building has a L-shaped plan form, which wraps around the edges of this corner site creating strong frontages to both Riverside and Kirton Road, making it a particularly prominent building and key landmark within this part of Scotter.

2.29 The village's final listed property is the Grade II listed Old Windmill building. Set away from the village centre, towards the southern extents of Scotter, the Old Windmill Tower is a tapering 3-storey tower with a flat roof. The building has a high solid-to-void ratio with small windows set well apart amongst an otherwise largely featureless facade. The building sits towards the end a small residential side road, where it has been converted for residential use.

### Key views towards listed buildings

2.30 Despite the somewhat peripheral location of the Old Mill, given its tall stature, it still has quite a significant visual impact within its wider setting, appearing in views throughout the surrounding street network and also from Scotton Road, where it can be viewed across the open fields which lie to the south of the village. This prominence in views throughout Scotter, coupled with its particularly distinct appearance, make the Old Mill an important local landmark.

2.31 Similarly, the influence of the Church of St Peter reaches far beyond the immediate village centre setting, with the building's elevated positioning and large scale resulting in multiple views of the distinct tower element from across the village's built-up area. Indeed, these regular and widespread views of the church are one of the village's most pleasing characteristics, and are particularly important within the more standardised, homogeneous residential developments, where they add something which is unmistakeably unique to Scotter.

2.32 The locations of these important views towards the Old Mill, the Church of St Peter, also towards the Old Manor House property, are denoted in the map at Figure 20, whilst the corresponding images of these mapped views are provided across the pages which follow (Fig 21 - 47).



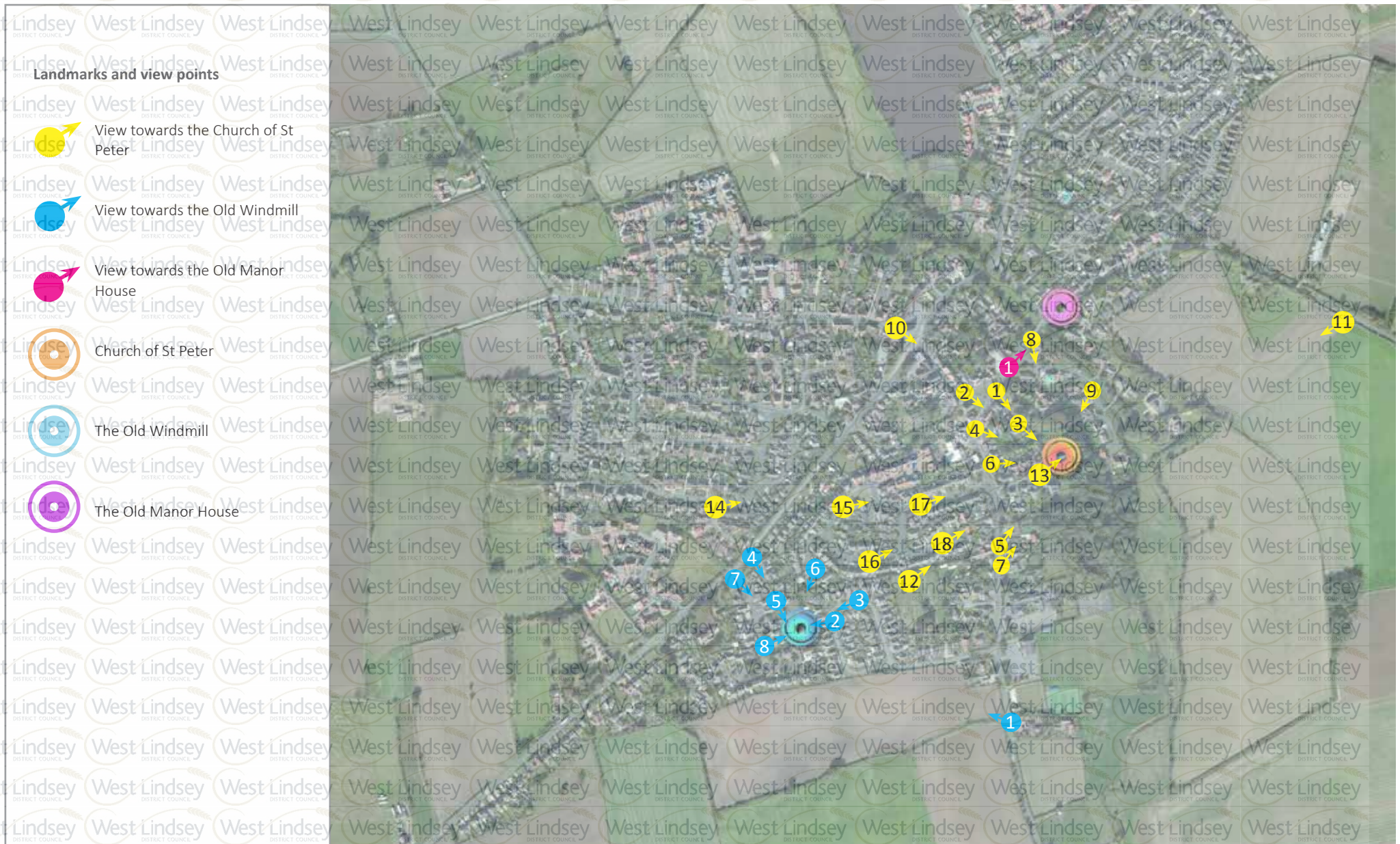


Fig 20: Views towards landmark buildings





Fig 21: View from The Green towards Church of St Peter



Fig 22: View from corner of High Street and The Green (northern route) towards Church of St Peter



Fig 23: View from outside churchyard northern entrance towards Church of St Peter



Fig 24: View from corner of High Street and The Green (southern route) towards Church of St Peter





Fig 25: View from outside of 111 High Street towards Church of St Peter



Fig 26: View from outside of 105 High Street towards Church of St Peter





Fig 27: View from outside of 113 High Street towards Church of St Peter



Fig 28: View from junction of Lindholme and The Green towards Church of St Peter





Fig 29: View from Linholme towards Church of St Peter



Fig 30: View from outside of 55 High Street towards Church of St Peter





Fig 31: View from entrance to public right of way at Kirton Road towards Church of St Peter





Fig 32: View from cemetery allotments towards Church of St Peter





Fig 33: View from Church Lane towards Church of St Peter



Fig 34: View from entrance to Chestnut Close towards Church of St Peter





Fig 35: View from 22 Astley Crescent towards Church of St Peter



Fig 37: View from St Peter's Road towards Church of St Peter



Fig 36: View from 15 Astley Crescent towards Church of St Peter



Fig 38: View from Cecil Close towards Church of St Peter





Fig 39: View from Hawthorn Surgery, Scotton Road towards the Old Windmill



Fig 40: View from 26 Mill Crescent towards the Old Windmill



Fig 41: View from 32 Mill Crescent towards the Old Windmill





Fig 42: View from Gainsborough Road towards the Old Windmill



Fig 43: View from residential cul-de-sac leading to the Old Windmill





Fig 44: View from St Peter's Grove towards the Old Windmill



Fig 45: View from entrance to Charles Avenue towards the Old Windmill



Fig 46: View from 17 Charles Avenue towards the Old Windmill





*Fig 47: View from the junction of The Green and Lindholme towards the Old Manor House*





### 3 LANDSCAPE SETTING



## 3 Landscape Setting

### Wider landscape features

3.1 The village of Scotter is located on the eastern edge of the Trent valley, approximately 12km north-east of Gainsborough. The village lies along the River Eau, a tributary of the River Trent. The River Eau bisects the settlement, with the village centre and the majority of Scotter's built extents lying to the west of the river. To the immediate east of Scotter lies the Lincoln edge, a Jurassic limestone cliff, whilst some 25km further east is the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, which rises to over 150m OD.

3.2 Fig 48 illustrates Scotter's relationship with the district's wider landscape features.

### Scotter landscape character

3.3 The West Lindsey Landscape Character Assessment (WLLCA), published in 1999, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district.

3.4 The WLLCA identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities. Of these areas, Scotter lies within the eastern extents of Laughton Woods LCA (see Fig 49), a predominantly flat, open landscape dominated by the large dark conifer plantation of Laughton Woods. Situated just south-west of Scotter, these woods are particularly prominent in views along the A159 as it exits the south of the village (Fig 54), and also from the village's southern edge (Fig 62), where they form particularly distinct and dominant features within the rural landscape, which add significantly to the beauty and character of the village's south-eastern landscape setting.

3.5 However, as Scotter is situated to the eastern extents of the Laughton Woods LCA, its wider landscape setting is more varied, with the landscape to the immediate north and east of Scotter comprising of a more gently undulating topography covered by a mix of arable and pastoral fields (small to medium in size) and bounded by hedgerow planting, within which small clusters of deciduous tree planting regularly appear.

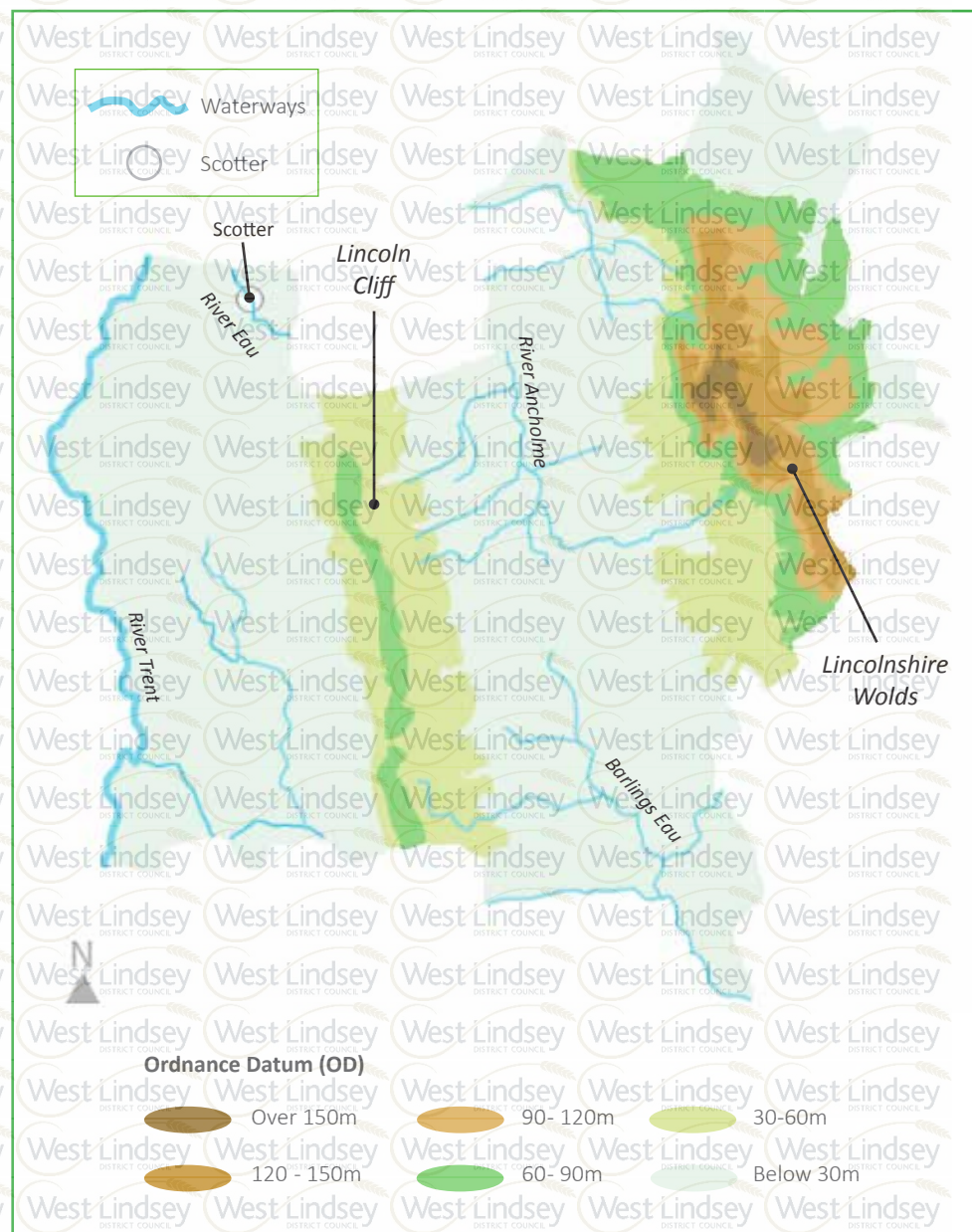


Fig 48: West Lindsey physical features map



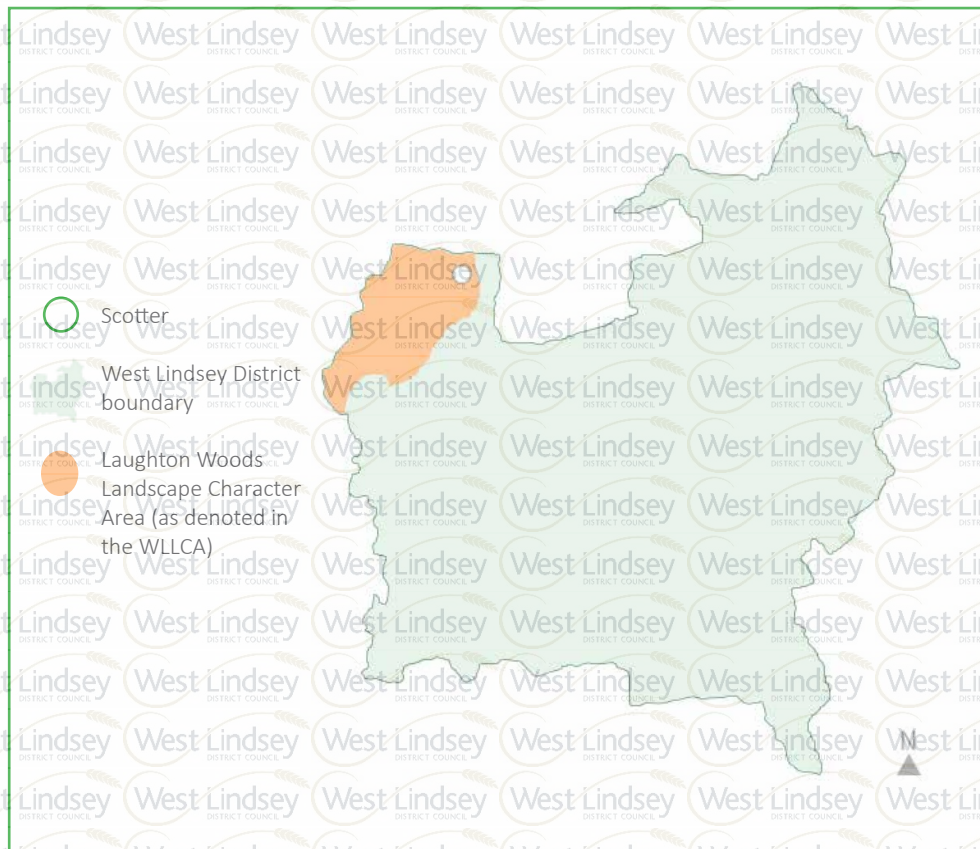


Fig 49: The Laughton Woods Landscape Character Area within which Scotter is located

3.6 The entire village is enclosed by agricultural land formed of small to medium fields, which are largely devoid of built development, giving the immediate village landscape setting a pure and unspoilt rural character. The undeveloped character of the surrounding landscape is particularly important to the areas immediately north and south of Scotter, where this open countryside provides important separation from the the nearby villages of Scotterthorpe and Scotton, protecting the individual identities of each of these settlements and preventing their coalescence (Fig 50).

3.7 The map at Fig 51 shows a selection of viewpoint locations from across

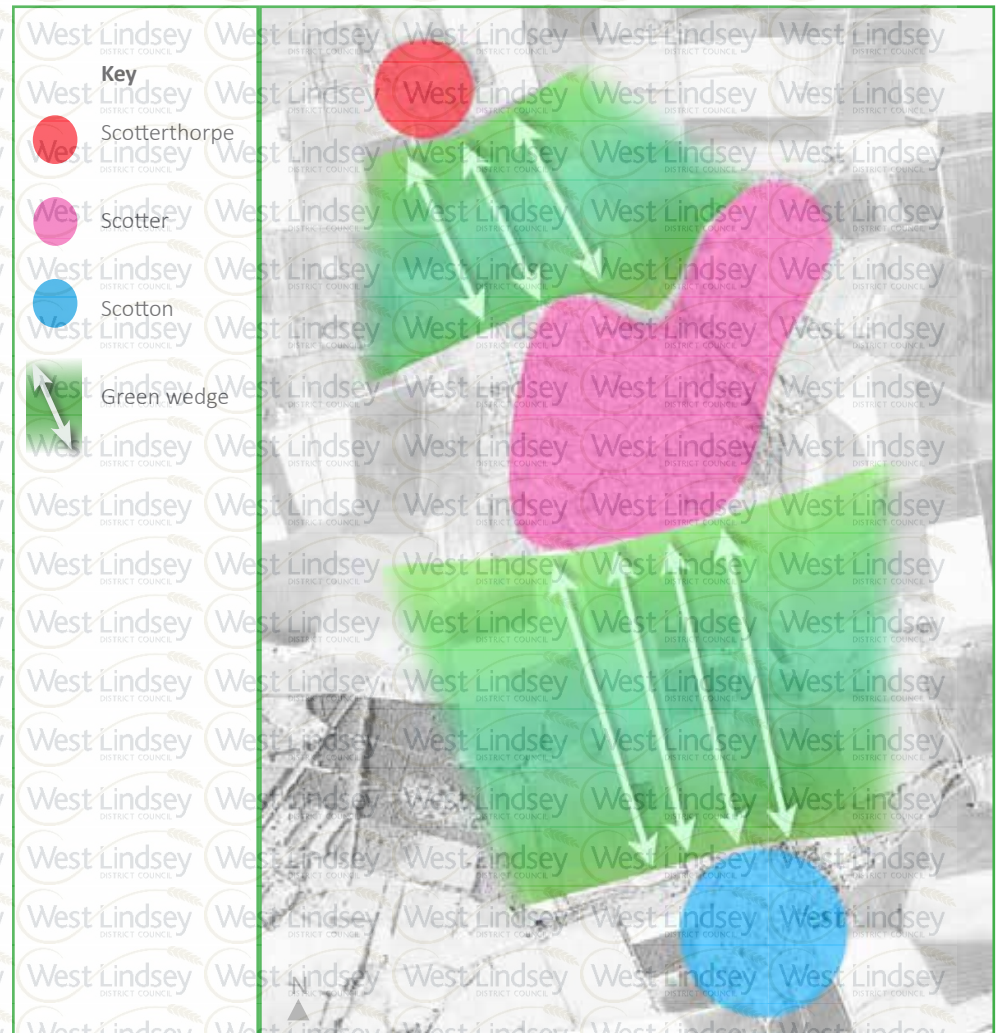


Fig 50: Undeveloped agricultural land north and south of Scotter provides separation from the neighbouring settlements of Scotterthorpe and Scotton

Scotter's village edges, and the corresponding view images are shown in Fig 52- 64. These images provide a visual record of Scotter's existing landscape setting, and help to illustrate how this landscape is experienced in views out of the settlement.





Fig 51: Scotter landscape views map





Fig 52: Extensive views eastwards across gently undulating agricultural land, with the Lincolnshire Wolds in the far distance



Fig 53: Flat arable fields bounded by low hedgerows and interspersed with pockets of deciduous trees, with a horizon shaped by stretches of mature planting





Fig 54: Laughton Woods dominates views out of Scotter along the A159, beyond which the road is subsumed by the this expanse of forested landscape



Fig 55: Small agricultural fields edge the northern side of the A159 as it exits Scotter (opposite Crescent Cottages), beyond which lies a landscape broken up by deciduous woodland, hedgerows and mature hedgerow trees





Fig 56: Farm buildings located along Becks Lane appear within the view looking south-west from Scotterthorpe Road



Fig 57: Looking west from North Moor Road reveals a wide panoramic view across agricultural land topped by big skies that are punctured by a number of towering electricity pylons which stride into the distance. The recent Granary development can be seen towards the left of the view.





Fig 58: The nearby settlement of Scotterthorpe nestles within a verdant rural landscape and can be glimpsed in views from Scotter's northern extents



Fig 60: Open fields edged by flourishing hedgerow planting dominate the foreground and middle-ground in views looking south-east from Westcliffe Road with the Lincolnshire Wolds visible in the far distance



Fig 59: Boundary hedgerows cut across the agricultural landscape south of Scotter, and help add depth to the view outwards



Fig 61: Gently rolling fields divided by hedgerows and enlivened with sporadic clusters of mature deciduous trees comprise the landscape view to the south-east of Scotter





Fig 62: The eastern extents of Laughton Woods feature prominently in views across Scotter's southern landscape setting as viewed from Westcliffe Road

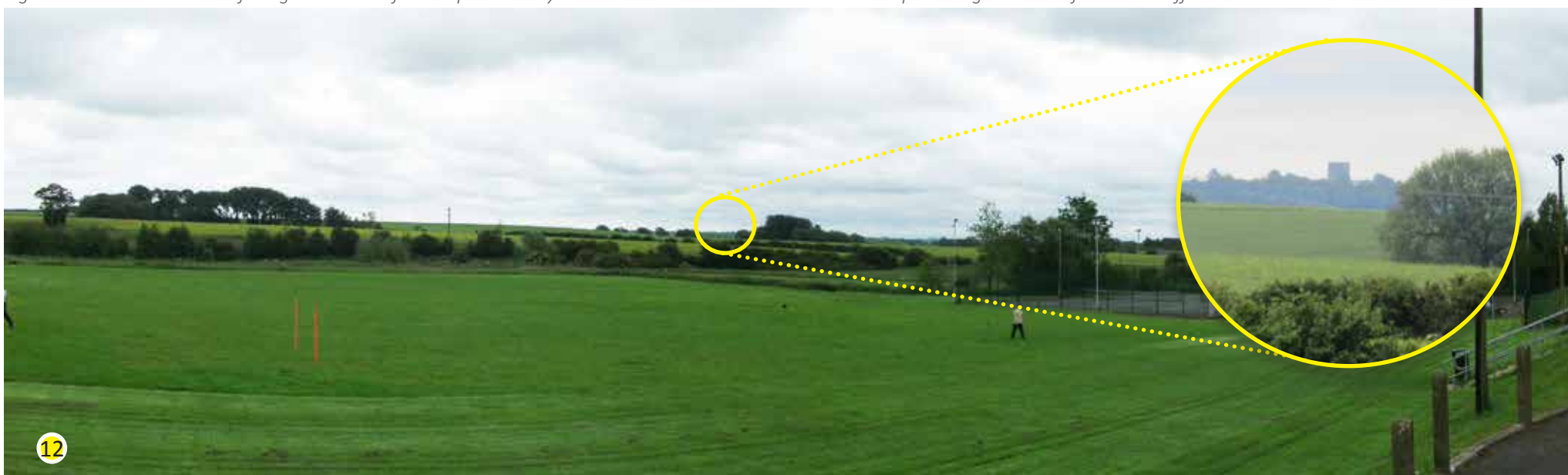


Fig 63: Looking out of the village from War Memorial Playing Fields the distinct outline of St Andrew's Church at Kirton in Lindsey can be viewed along the distant skyline





Fig 64: Views out from Scotton Road towards rolling pastures gives the southern end of Scotter a strong visual connection with the wider rural landscape





Fig 65: Locations where development appears abruptly in views into the village

## Village edges

3.8 Scotter's significant expansion as a settlement over recent decades means that a large proportion of the village edges are formed of residential development. In the majority of places this has been accommodated in a manner which respects and responds to the village's rural setting, subtly merging into the surrounding landscape.

3.9 However, there are a handful of instances along Scotter's outer edges where development has created a less than satisfactory boundary to the settlement, with buildings appearing abruptly and without due consideration to their wider landscape setting, and in turn, eroding the village's traditionally rural character and special identity. The location of these hard edges is shown in Fig 65 and corresponding photography is provided across Fig 66 - 71.



Fig 66: Waggoners Close stands exposed in views from Scotterthorpe Road





Fig 67: The two-storey forms of the Granary development form an extensive hard edge which is prominent in views when approaching the village from North Moor Road



Fig 68: Johnson Drive appears starkly in views from North Moor Road





*Fig 69: On approaching the village from the south along Scotton Road open fields give way to a the housing of Westcliffe Road, Mill Crescent and Charles Avenue*



*Fig 70: Though lessened by the modest scale of the buildings and the falling topography, Barlings Close still forms a rather hard edge on the Kirton Road approach into Scotter*





*Fig 71: The residential properties of Darbeck Road are only partially screened in views from Messingham Road, and there is still scope to further soften this village edge and to lessen its prominence in views towards the village*

3.10 The most prominent and least well-integrated edge-of-village developments tend to be those which have been constructed since the early 2000s, such as Waggoners Close, The Granary, and Johnson Drive (Fig 66- 68). These developments have a particularly poor relationship with their adjoining landscape setting due to their sizeable built forms (mostly two-storey with high pitched roofs), and their clustered, high density arrangements with minimal spacing, which see the buildings merge in long views to create substantial walls of built development. Furthermore, little effort has been made to soften the appearance of these developments through appropriate landscaping measures, and even where planting has been introduced, it has yet to mature sufficiently to be capable of it making any positive contribution to the appearance of the village edge.

3.11 A number of older developments also form hard edges along parts of Scotter (Fig 69- 71), however, in these cases the visual impact is not so acute as it is with the aforementioned modern developments, as these older properties are typically of smaller scale, enjoy more generous spacing, and also typically benefit from more mature settings that provide a greater degree of natural screening. However, there is still scope for further planting to further improve their relationship with their immediate landscape setting and to lessen their prominence in views towards the village.







## 4 STRUCTURE

4.1 Scotter is a large yet relatively compact village. It is roughly symmetrical in its plan form, taking the shape of a lopsided, figure-of-eight, which is dissected at its narrowest point by the River Eau (Fig 72), which severs the village's smaller northern end from the more sizeable southern proportion of the village.

4.2 Messingham Road and Gainsborough Road together function as the primary north-south route through the village (Fig 73), while High Street (Fig 74) is the key vehicular route for movement from east to west. These two key routes dissect each other just south of the Messingham Road bridge, where they form a wide road junction. North of the river the North Moor Road, Gravel Pit Road and Kirton Road combine to form a constant east-west route, whilst the latter of these also bends southwards to form the second crossing point over the River Eau (Fig 75).

4.3 The remainder of the village road network is comprised of more minor, secondary routes. These take a number of different forms, but most serve the purpose of facilitating vehicular movement into and through the village's various residential areas. North of High Street and Sands Lane are a number of narrow routes that facilitate access to tightly constrained backland sites, whilst away from the village centre, the more expansive housing developments generally cluster around a series of cul-de-sacs (Fig 76).

4.4 The vast majority of vehicular routes are lined by footpaths, and these are complemented by a number of dedicated pedestrian routes, which together allow for good levels of pedestrian movement across the village. These standalone footpaths are particularly critical where they create strategic links into and out of residential cul-de-sacs, which facilitate more time-efficient and direct movement between different parts of the village (Fig 77).

4.5 As well as enhancing pedestrian permeability through Scotter, a number of footpaths offer opportunities for scenic and leisurely walks in and around the village. The most notable of these are (1) the trails which meander through the heavily wooded environment south of St Peter's churchyard through to the War Memorial Playing Fields, and (2) the footpath that leads out of the village from Clay Lane before cutting north towards Kirton Road through the immediate agricultural landscape.



Fig 72: The River Eau cuts across the centre of Scotter



Fig 73: Looking north along the greenery edged Gainsborough Road as it approaches the village centre





*Fig 74: High Street carves a key route through the centre of Scotter and many of the village's key services and facilities are located along it*



*Fig 76: Residential cul-de-sacs form a large proportion of Scotter's built extents*



*Fig 75: The Kirton Road bridges the River Eau and leads through to the village green*



*Fig 77: Without this dedicated footpath pedestrian movement from Johnson Drive to North Moor Road would be a time-consuming and arduous task*



4.6 The village connectivity map at Fig 78 visually communicates the form and extents of Scotter's road and pedestrian linkages network.

4.7 The village core is located just south of the River Eau, and is focused around the central stretch of High Street, the village green and St Peter's Church. This central area contains the greatest mix of uses in the village (Fig 79), accommodating many of Scotter's key local services and facilities, including the local community centre and library, several pubs and cafés, a residential care home, two places of worship (the Church of St Peter and the Methodist Chapel), numerous hot food takeaways, the local Post Office, the Co-op foodstore, and two hairdressing salons. This diverse mix of land uses makes for a vibrant village centre, which is further enhanced by the presence of residential properties interspersed amongst these retail, community and commercial uses.

4.8 Away from the village centre non-residential uses are few and far between. However, there is one significant non-residential cluster at the southern end of the village, which functions as a community hub, hosting four of the village's key community facilities; the primary school, village hall, War Memorial Playing Fields and the local medical centre, and Hawthorn Surgery. Outside of the mixed-use village centre and the community hub at the village's southern end, Scotter is almost entirely comprised of residential development. The map at Fig 80 provides a snapshot of the broad distribution of land uses across the village.

4.9 The village's residential areas, which constitute the largest proportion of Scotter's townscape, take on number of different forms. As noted above, the village's historic centre, which is formed around High Street and The Green, host many residential properties, which typically take up prominent positions right upon the roadside. Moving outwards from the village centre, each of the main vehicular routes that cut through the village accommodate stretches of residential ribbon development, which are typically comprised of detached and semi-detached dwellings of varying architectural styles and forms, and from differing construction eras, a reflection of the piecemeal and incremental manner in which they evolved.

4.10 In more recent decades the village has seen significant expansion occur through the introduction of a number of large housing developments on the village edges. This expansion took pace in the 1960s and 70s when the village



Fig 78: Connectivity map





Fig 79: A wide variety of land uses are accommodated across the village centre



Fig 80: Distribution of land uses map



grew substantially at its both its southern and northern ends. Developments such as Mill Crescent, Charles Avenue, St Peter's Road, Cecil Close, and Astley Crescent combined to create an expanse of residential development across the previously undeveloped agricultural fields that occupied the area between High Street / Scotton Road and Gainsborough Road, adding significantly to the village's southern built extents. Similar housing estates were introduced at the northern end of the village during this time period, such as Dar Beck Road, Barnes Green and Franklin Road, which together formed a sizeable extension to the village's northern end.

4.11 Housing development has continued steadily from the 1980s to the present day, with recently implemented residential areas such as The Rookery, Johnson Drive and The Granary adding further to the village's housing stock. These more modern developments progress similar cul-de-sac layouts as their 1960, 70s and 80s counterparts, but are generally more tightly arranged and less spacious. Many do however benefit from the inclusion of dedicated open green spaces that offer residents easily accessible leisure and recreation opportunities right on their doorstep (Fig 81). In contrast, many of the village's older residential developments do not generally possess areas of communal open space, and landscaping is generally confined to grass verges, and in some circumstances landscaped roundabouts, which do add character to the locality (Fig 82), but offer little in the way of usable outdoor space for local residents.

4.12 However, deficiencies in open space within the individual housing estates is compensated for by the presence of several large and particularly handsome green spaces elsewhere in the village, each of which have their own unique character and charm (Fig 83- 85). These open spaces cater for a variety of leisure and recreation opportunities, ranging from quiet relaxation and reflection, to walking, running, team sports, and community events and fairs. The village's most notable open spaces include War Memorial Playing Fields, Scotter Cemetery and allotments, the village green, the landscaped banks at Riverside, and St Peter's churchyard and the woodland (Parsons Field) which sits to its immediate east and south. In addition to these more centrally positioned open spaces, further allotment provision can be found outside of the settlement boundary along Scotterthorpe Road, while more playing fields can be found along North Moor Road at the home pitches of Scotter United FC.



*Fig 81: Communal amenity open space is provided across many of Scotter's more recent residential developments*



*Fig 82: Landscaping within the older housing estates is limited to grass verges and the occasional landscaped roundabout, however this lack of public green space is offset by more generous private gardens*





*Fig 83 - 85: Scotter benefits from a variety of particularly distinct and attractive open spaces*



4.13 The location and extents of the village's key green spaces, along with some of the more substantial stretches of roadside landscaping, is denoted on the map at Fig 86. This map is particularly effective at illustrating how the War Memorial Playing Fields combine with the woodland setting along their northern edge and the grounds of the Church of St Peter to create one large, continuous and publicly accessible green wedge along the village's eastern boundary.

4.14 The final key component of the village's overarching structure is the River Eau, which rises at Harpswell and flows into the Trent at Susworth, winding gently up through Scotter on its passage north. Undoubtedly a crucial factor in the initial establishment of a Scotter as settlement, the river continues to be an important and much valued asset to the local community, which has been wholeheartedly embraced within the central part of the village through which it flows, with its wide and meticulously landscaped banks beautifully framing the river and creating one of the village's most alluring and memorable areas (Fig 87).



Fig 86: Built environment and green spaces map





*Fig 87: Scotter benefits from a variety of particularly distinct and attractive open spaces*





5 CHARACTER AREAS



## 5 CHARACTER AREAS

5.1 For the purpose of a more detailed assessment of the individual areas which comprise the village, this study divides Scotter into a number of distinct character areas, each of which are defined by a collection of similar features and characteristics.

5.2 12 different character areas are identified in total. These are denoted on the map at Fig 88. The following pages provide an overview of the qualities and locally distinctive contextual features of each area. Negative features worthy of enhancement are also identified. A written overview of the key characteristics of each area is provided, and annotated photographs are also included to help communicate the distinct character of each area.

5.3 Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a specific feature or building from this document does not necessarily mean that it is unimportant to the character of the local area.



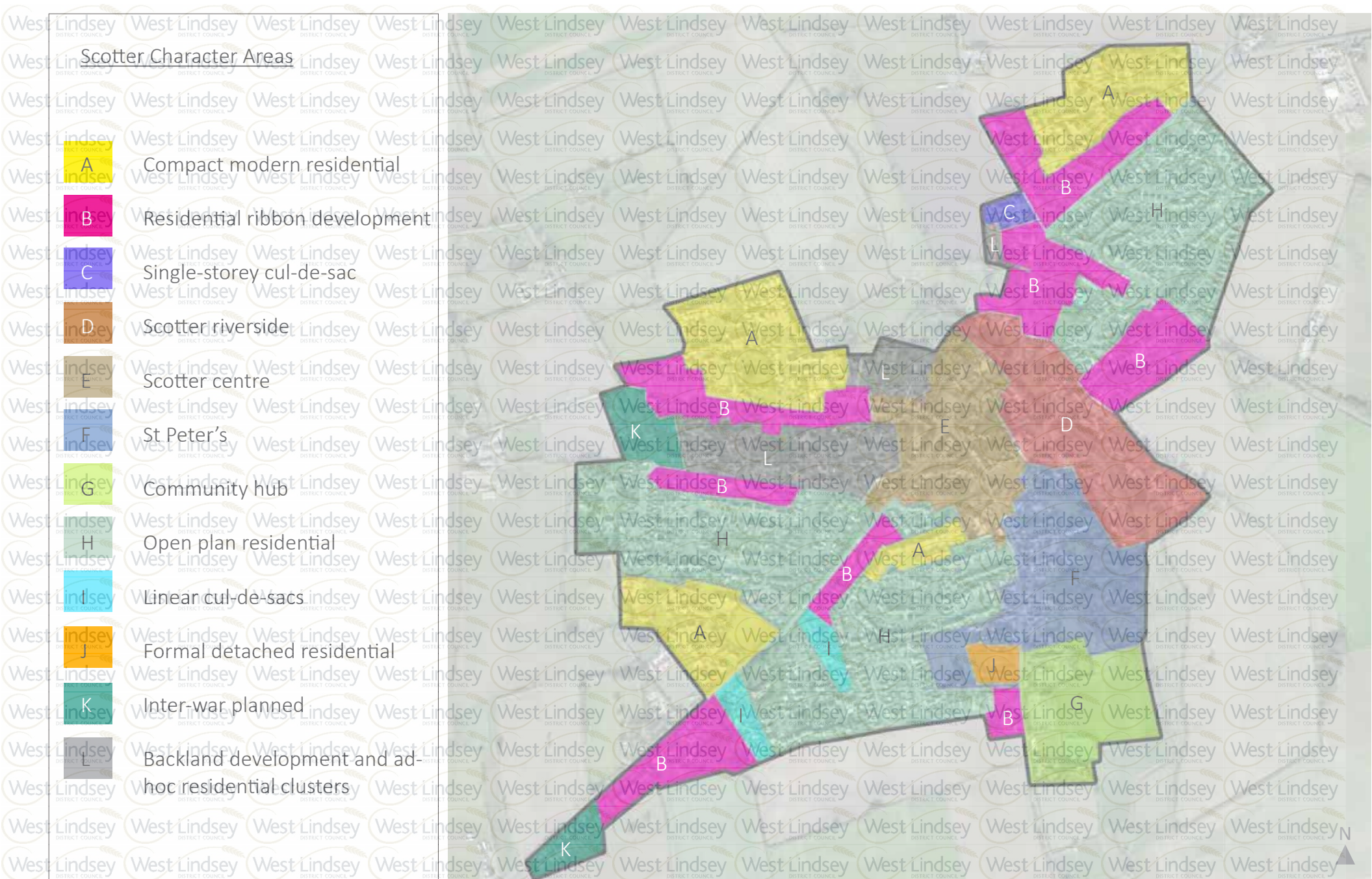


Fig 88: Village Character Areas map



## 5 CHARACTER AREAS

### Character Area A - Compact modern residential

#### Character Overview

5.1 Those parts of Scotter which fall within Character Area A are formed of modern (late 1990s to present) residential development.

They are typically comprised of a combination of detached, semi-detached and terraced townhouse dwellings.

5.2 Properties within Character Area A are almost exclusively two storeys in height (Fig 89), though within The Granary development a row of three storey townhouses exist (Fig 90), whilst bungalows can be found along Elizabeth Close (Fig 91).

5.3 Housing densities are comparatively high, with minimal spacing between dwellings, and external garden space modest in comparison to the individual building footprints. This compact arrangement, coupled with the generally large scale of the buildings, makes for a particularly enclosed residential environment, within which views beyond the immediate townscape setting are limited (Fig 92 and 93).

5.4 Front gardens are generally sparsely planted and shallow (Fig 94), or where more substantial, dominated by on-plot parking (Fig 95). Consequently, the general streetscape suffers from a lack of greenery, with built forms and hard surfaces dominating, resulting in many areas projecting an overly harsh, urban appearance (Fig 96).

Where they do exist, front gardens are either open, or enclosed by cast iron railings, or more commonly, brick walling (Fig 97).

5.5 Going some way to counter the urban and enclosed character of these housing areas are a number of generous green spaces

(Fig 98), which open the townscape up and help to create a more spacious, airy environment, whilst also providing valuable leisure and recreation opportunities to local residents. These green spaces, and the tree planting which they accommodate, represent one of the key



Fig 89: Character Area A locations



qualities of those developments that fall within Character Area A, with few other residential areas in the village benefiting from such communal amenity spaces on their doorstep. Furthermore, given the homogeneous character of these areas, and the lack of variation in architectural languages or materials, these spaces also function as important landmarks and points of reference within Character Area A, standing aside as something different and unique within these otherwise fairly monotone townscape.

5.6 Streets within Character Area A are mostly formed of standardised tarmac surfaced two-way roads edged by footpaths on either side. However, in some areas a more aesthetically pleasing and innovative public realm treatment exist, such as at The Granary and Elizabeth Close, where paved road surfacing is used to denote shared surface routes (Fig 99). The differing texture and colour of these paved shared surfaces help to create more distinct and visually interesting streetscapes, whilst allowing pedestrians and vehicles to safely coexist within the residential environment.

5.7 Character Area A displays a particularly cohesive character, which can be attributed to the fairly limited range of materials, repeated design themes and the consistent scale of the buildings. The vast majority of dwellings are of red or



*Fig 89: Two storey properties make up the majority of dwellings found within those developments that fall within Character Area A*



*Fig 90: Three storey townhouses at The Granary represent an anomaly within Character Area A, and indeed Scotter as a whole, with such sizeable built forms not being in keeping with the scale of housing seen across the wider locality*



*Fig 91: A cluster of bungalows line the entrance into Elizabeth Close before making way for the more widespread two-storey residential forms*





*Fig 92: Even where dwellings are detached, there is still a strong sense of enclosure within the townscape, with the narrow gaps between buildings offering little more than a slight glimpse of the areas beyond*



*Fig 93: Neighbouring executive style properties at Waggoners Close merge together in views from the road, their combined bulk forming a dominant and oppressive piece of townscape*

brown brick construction, whilst roofs, which are generally pitched, are finished in either red clay pantiles, grey slate, or brown / grey concrete tiles. Common design features include bay and dormer windows, stone lintels or arched brickwork over doors and windows, and porch canopies.

5.8 Along the rows of terraced housing this consistent approach to design, with similar colours and materials, combines repetitive facade arrangements, with windows and doors positioned at regular intervals, to create residential streets which are well-defined and inward looking, and with a strong rhythmic appearance (Fig 100).

5.9 Unlike the residential terraces, many of the detached and semi-detached properties are arranged in more irregular layouts, with dwellings having varied building lines and being positioned at differing angles to the road. This more ad-hoc arrangement of dwellings, coupled with the often winding character of the many of the central routes around which these dwellings cluster, result in evolving views and vistas (Fig 101 and 102), giving a townscape experience more akin to a traditional village or town centre.





Fig 94: Front gardens to the properties along Johnson Drive are particularly modest, providing only minimal separation between the dwelling and the public footpath



Fig 95: Many parts of Character Area A prioritise car parking space over landscaping and the provision of green, planted front gardens



Fig 96: High density housing coupled with a poor ratio of landscaping to hard surfacing means that many parts of Character Area A display an overly urban character, which is at odds with the village's wider rural setting



Fig 97: Gardens in Waggoners Close are typically enclosed by robust red / brown brick walling, which adds further to the hard appearance of this housing area





*Fig 98: Landscaped open spaces, such as this one at The Granary, provide an attractive setting to those buildings which overlook it and are a welcome moment of greenery and spaciousness in the otherwise built-up environment*





*Fig 99: Textured paving is used to highlight shared surface areas within The Granary*



*Fig 101: Differing roof forms along Waggoners Close result in varied roofscapes*



*Fig 100: Well-defined streets at Granary Fold edged by residential terraces with regular facade treatments*





*Fig 102: Some of the most interesting and memorable moments within Character Area A occur where winding routes combine with the varied residential forms to create evolving views through the townscape*

## **Character Area A**

### **Key characteristics and features**

- Repeated designs, consistent building scales, and a narrow materials palette create a generally cohesive character.
- Residential terraces create strong frontages along well-defined streets, whilst detached and semi-detached dwellings create evolving views along winding routes.
- Several large, communal open spaces provide a welcome degree of spaciousness, provide a soft, green setting to the surrounding properties, and offer opportunities for recreation and leisure, whilst also functioning as key landmarks within these residential environments.

### **Negative characteristics**

- Large dwellings with minimal spacing between each, result in a particularly enclosed, built-up character, more akin to an urban setting. Dwellings often appear cramped and disproportionately large relative to their plot size.
- Vegetation and planting is limited both within the public realm and the private frontages of individual properties (which are either very modest or largely dedicated to car parking), with the general townscape being dominated by built forms and hard surfaces.



## 5 CHARACTER AREAS

### Character Area B - Residential ribbon development

#### Character Overview

5.10 Formed along the edges of several of the key routes which radiate from Scotter's village centre, such as Gainsborough Road, High Street West, Messingham Road, and Kirton Road, those pieces of townscape which fall within Character Area B are formed of residential ribbon development.

5.11 Developed incrementally over a prolonged time period, and often the focus of subsequent infill development and redevelopment, these areas tend to display a wide variety of building forms and architectural styles, a reflection of the piecemeal manner in which they evolved. These areas are also very mixed in terms of the age of the buildings which occupy them, with Victorian-era properties set along side post-war housing and modern dwellings from recent decades. High Street West is a prime example of the diversity of building forms and eras which these areas of ribbon development typically accommodate (Fig 104- 109), with no singular approach to the design of properties.

5.12 Similarly, the manner in which each building relates to roadside is also inconsistent, with some dwellings facing directly onto the road, and others turning away from it with their gable end running parallel with the roadside. Older 19th Century buildings are generally set close to the road (Fig 110) but the building line of more recent dwellings is set back from the road at varying depths (Fig 111).

5.13 Though mostly formed of individual, one-off builds, within these stretches of ribbon development there are occasions where small pockets of development have been designed and built in unison, creating brief but distinct rows of coordinated and coherent

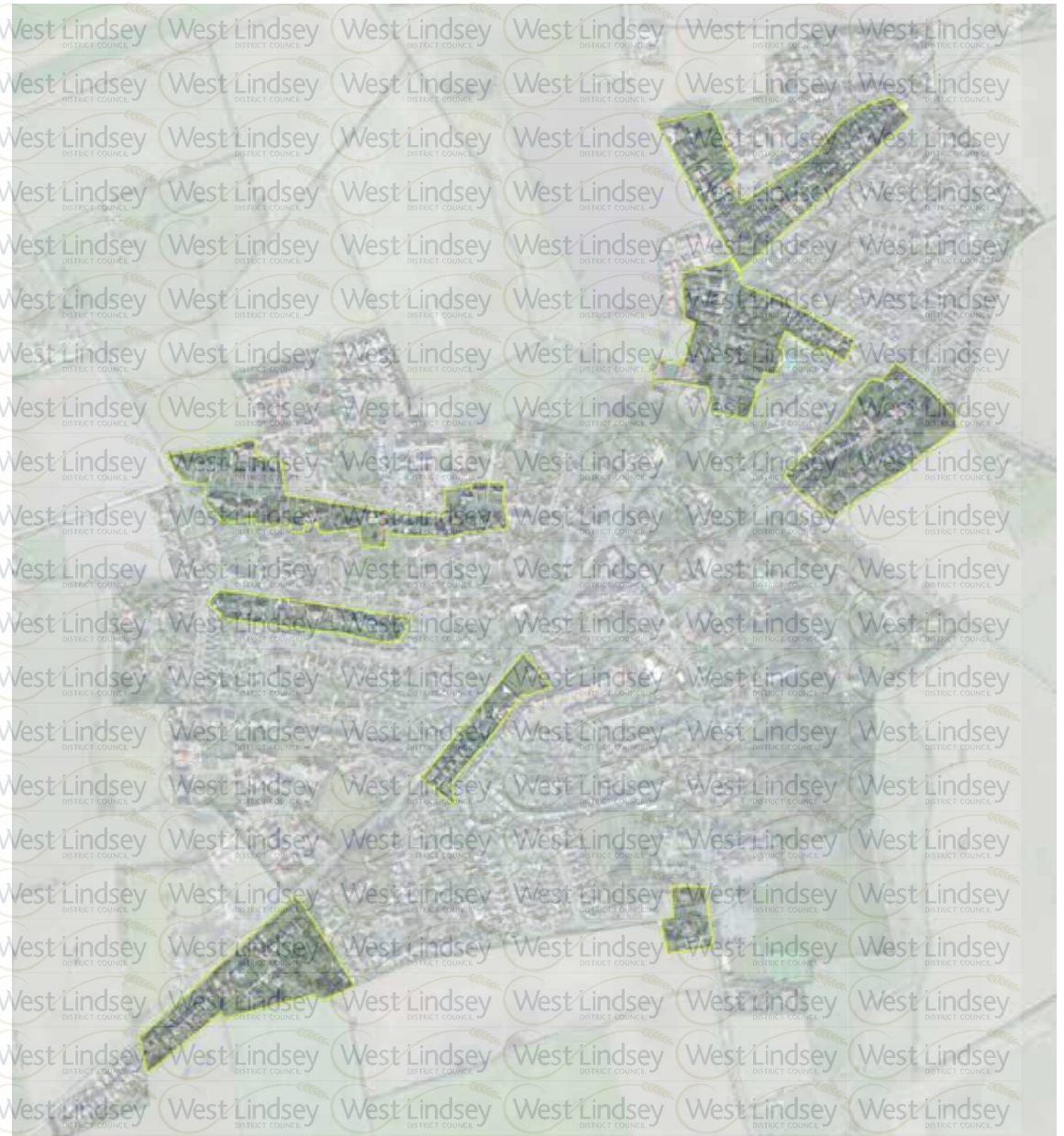


Fig 103: Character Area B locations





*Fig 104 - 109: Properties within Character Area B typically display a wide variety of built forms, architectural styles and features, as illustrated by the above selection of dwellings which edge High Street West*



architectural character (Fig 112 and 113). Where these small, unified rows occur, they bring a brief moment of coherency and calm to these otherwise architecturally discordant areas.

5.14 Despite the highly mixed age, design, form and materials of the buildings which edge the road found within Character Area B, many of these townscape areas manage to still display a degree of cohesion, and this is usually achieved through either (1) the progression of a common building line, regular plot sizes and shape, and equal spacing between properties (Fig 114), or (2) the adoption of planting and landscaping within the front gardens and along the roadside (Fig 115 and 116 ). Indeed, where a combination of these two unifying factors occur, a particularly cohesive piece of townscape can result despite differences in architectural styles and building forms and scale, as demonstrated along North Moor Road (Fig 117).



*Fig 110: Many of the older, traditional properties found within Character Area B tend to be located right on the road, and this prominent positioning coupled with their often distinct appearance and vernacular character, make them minor local landmarks along approaches into the village centre*



*Fig 111: In more recent times the desire for a greater degree of separation from the ever busier road networks has seen buildings being set back further from the roadside behind front gardens which provide a buffer between dwellings and the public realm*





*Fig 112: A row of detached mid-20th Century bungalows conclude the residential edges of High Street West, where their repeated design, regular spacing and common building line result in a grouping of clarity and coherence*



*Fig 113: A pair of small but charming bungalows (c.1930s) along Kirton Road share similar hipped roof forms with tall chimney stacks at either side*



*Fig 114: A common building line and regular spacing between buildings help to bring a degree of order to this part of High Street West despite the discordant architectural languages*





*Fig 115: The southern end of Messingham Road displays a green, verdant edge with grass verges, boundary hedgerows and tree planting, which helps tie together this architecturally diverse area*



*Fig 116: Generously planted front gardens along High Street West help to disguise the differing architectural forms and building lines, and unify this stretch of roadside*



*Fig 117: Residential development along the northern side of North Moor Road enjoys a well-defined building line, which combined with the coordinated approach to boundary treatment - low-lying, manicured hedgerows - give the area an a harmonious appearance despite variations in building scales, materials and architectural styles*



## **Character Area B**

### **Key characteristics and features**

- Varied architectural styles and eras, and differing building scales and forms makes for a visually stimulating and dynamic townscape.
- Residential rows are interspersed with older traditional properties which generally take up prominent positions along the road, their often unique and handsome forms making them minor landmarks.
- Private planting in the form of boundary hedgerows and trees, along with roadside grass verges, give many parts of Character Area B a leafy, verdant character which helps to bring a degree of unity to these architecturally disparate areas.
- Within the wider mixed character, small rows of similar building design and scale form distinct clusters.

### **Negative characteristics**

- Some properties have replaced front lawns and boundary hedgerows, introducing paving or concrete surfacing and either walling or fencing in their place, and in turn disrupting the wider green character and eroding one of the area's key unifying characteristics.



## 5 CHARACTER AREAS

### Character Area C - Modern single-storey cul-de-sacs

#### Character Overview

5.15 Character Area C comprises the single small residential cul-de-sac of Arranadale, which lies at the north-western end of the village. Located just off North Moor Road, Arranadale represents one of the most recent additions to Scotter's built extents, having been developed across the latter half of the 2000s.

5.16 It comprises a central shared-surface tarmacked route, which is overlooked by evenly spaced single-storey dwellings, which are arranged with their long axis parallel to the street (Fig 119). The majority of properties are detached. These bungalows are set back from the central route behind small gardens, which are either open or enclosed by black cast iron bollards linked together by chains. Gardens display varying surfacing treatments, with some accommodating small lawns, and others opting for either grey or pale brown aggregate (Fig 120). Landscaping is kept to a minimum within gardens, with some potted shrubs and modest boundary planting representing the extent of private planting. There are no trees or other green features within the streetscape. As



Fig 118: Character Area C - Location



Fig 119: Arranadale is a very orderly development, with a central shared-surface route overlooked by evenly spaced, single storey properties of similar design and construction





*Fig 120: Gardens within Arranadale are generally open to the wider public realm or enclosed by bollards linked by chains, which have limited visual impact on the streetscape and still allow for largely unhindered views of the private frontages*



*Fig 121: The single-storey dwellings which comprise Character Area C display a simple, familiar form, which is repeated across the Arranadale development*

a consequence of this limited planting, combined with the largely unenclosed, open nature of the property boundaries, dwellings within Arranadale are very much exposed to the road.

5.17 Dwellings are constructed of red / brown brick, with pitched, brown pantile roofs, which are without chimneys (Fig 121). Properties are generally plain, and display only simple decoration such as the use of different coloured brick for the plinth, and corbelled brick eaves. A key characteristic of properties are projecting gables on the front facades, which accommodate square bay windows. Many architectural components, such as windows, doors, and other fixtures and fittings remain identical across properties. Ultimately, the development displays a strong degree of consistency across all properties in terms of their materials palette, design, scale and detailing, making for a very uniform and coherent residential enclave.

### **Character Area C**

#### **Key characteristics and features**

- Repeated designs, a single building scale, and a consistent materials palette create a very cohesive character.
- Bungalows provide strong frontages on to the central route, which they face directly towards.
- The shared-surface central route, in combination with the largely open plan nature of front gardens, result in a spacious residential environment, devoid of changes in level or built barriers.

#### **Negative characteristics**

- Variances in garden surfacing slightly undermine the otherwise unified character.



## 5.1 CHARACTER AREAS

### Character Area D - Scotter riverside

#### Character Overview

5.18 Character Area D is focused along the edges of the River Eau, where the village's northern and southern extents converge. It is one of Scotter's most distinct and attractive Character Areas, achieving a fine balance between the built and natural environment.

5.19 The highlight of this area is the River Eau and its beautifully landscaped banks which line either side of the river. Located between the two main bridges that facilitate movement across the river, these two long swathes of open green space, are adorned with a variety of mature and towering deciduous trees. Together, the river and its immediate green setting form an area of considerable aesthetic and visual value amenity to the village, which can be viewed and appreciated both from atop the bridges which overlook them (Fig 123) and give an elevated view of the space, or from along the rivers banks themselves (Fig 124).

5.20 Due to its slightly sunken positioning coupled with the screening capacity of the mature planting which it accommodates, the riverside environment feels particularly intimate and secluded despite taking up such a central, strategic position within the village. Indeed, from within the green spaces that edges the river, the presence of the wider road network and nearby properties of Riverside is quite muted (Fig 125 and 126), with only glimpses of the surrounding built environment being available.

5.21 Detached properties sit to the immediate north and south of these riverside open spaces, where they are typically set back from the roadside behind modest front gardens, within which lawns and an array of tree and shrub planting help give the properties a synergy with the green and verdant character found along the water's edge. Some properties have more sparsely planted gardens than others, particularly those which line the northern edge of Riverside, allowing for fuller views of their built form and architectural detailing. Across those more exposed residences, a wide range of architectural styles and building forms and scales are present, with no two dwellings sharing the same appearance (Fig 127-129).



Fig 122: Character Area D location

5.22 Amongst those properties which occupy the northern half of Character Area D, a number are sufficiently distinct and prominently located to merit recognition as key landmarks within this part of the village. First and foremost amongst these landmark buildings is the previously discussed the Grade II\* Old Manor House (see page 21), which stands at the corner of Riverside and Kirton Road (Fig 130). Taking up a similarly prominent corner site on the opposite side of the river is the White Swan hotel and restaurant (Fig 131), its role as one of the village's key hospitality services coupled with its substantial form and signage adorned facade, making it another building of distinction within this riverside setting. Smaller in scale, but exuding charm and character, is the gable-fronted Riverside Lodge which marks the entrance to Clay Lane (Fig 132), its stark white-washed facade, unique linear form, and stepped roof making it a particularly eye-





*Fig 123: The verdant, serene riverside environment along the banks of the River Eau can be appreciated in its entirety in views from both the bridges which overlook it*





*Fig 124: The lush spaces that line either side of the River Eau offer residents a variety of leisure and recreation opportunities, ranging from informal play to quiet relaxation*



*Fig 125: The Moorings property peers out through the layers of greenery and foliage which inhabit the riverside setting*



*Fig 126: Those dwellings that sit to the immediate south of the river enjoy generously planted front gardens which complements the landscaping found along the water's edge*



catching structure in views the junction of Kirton Road and Riverside. Taking up a more commanding position, within much grander grounds, is 5 Messingham Road (Fig 133), a handsome Edwardian property which sits atop extensive private grounds comprised of a large single lawn edged by a mixture of mature coniferous and deciduous trees.

5.23 West of the Messingham Road bridge the River Eau flows into a more intimate, enclosed environment (Fig 134), its banks inaccessible and overgrown by flourishing vegetation, beyond which it meanders through the village's western landscape setting

5.24 In contrast, east of the bridge at Kirton Road, a more residential environment emerges, albeit one that is still heavily shaped by its riverside setting. Here, the river meanders through the centre of the residential area of Lindholme, dividing the neighbourhood into two distinct areas; one south of the river, the other to the north (Fig 135).

5.25 Along the southern side of the river detached properties, both two-storey and bungalows, run along a central tarmacked road which is edged on its southern side by a footpath. A wide green wedge, which runs alongside the river, bounds the other side of this route. These properties, as is the case across much of Character Area D, display differing approaches to building design and facade treatments, the only consistent characteristics being the use of red / brown brickwork. Relatively exposed to the wider streetscape, the dwellings along the souther side of Lindholme have front gardens comprised of areas of lawn alongside hard-standing devoted to car parking, and are either enclosed by modest hedgerows or else completely open (Fig 136). Bringing a degree of unity to this residential row are the dense and towering canopies of the trees that populate the grounds of St Peter's Church, which create an imposing yet continuous soft backdrop to these properties (Fig 137), whilst glimpses of the church tower and the rooftop of the Manor building also give the area a visual connection with some of the village's most important historic structures.

5.26 To the northern side of Lindholme are further residential properties, however these share a much more detached relationship with the neighbourhood's central access route, from which they are separated by the river



*Fig 127 - 129: Those detached properties at Riverside display a variety of architectural styles and detailing, but are unified through a consistent display of mature planting and retention of front lawns, common building line, and regular spacing between dwellings*





Fig 130: Old Manor House overlooks the River Eau and represents one of the more grand properties that occupy the riverside setting



Fig 131: The White Swan edges the public footpath that links the riverside setting through to the village green



Fig 132: The gateway to Clay Lane is marked by Riverside Lodge, a long, narrow, gable-fronted two storey dwelling, whose white-washed facade makes it a striking impression, contrasting pleasingly with the wider green setting



Fig 133: 5 Messingham Road is prominent in views when leaving the village core via the Messingham Road bridge





*Fig 134: Looking west from the bridge at Messingham Road, the River Eau disappears into the village's wider rural landscape setting*

itself, with access to these properties being facilitated by three pre-cast concrete bridges. Not only is this degree of physical separation between the dwellings on the northern side of Lindholmes and the southern side of the neighbourhood, but there is also a visual disconnection between the two, which can be attributed to the array of mature planting which occupies the expansive gardens along the northern side of these river. This tree planting obscures views through to the dwellings that sit to the northern side of Lindholme, effectively screening views of their built forms from the road (Fig 138). Indeed, so considerable is both the planting to the front and rear of the dwellings on the northern side of Lindholme (running along the rear boundaries of these properties is a continuous band of mature trees, which include elm, ash and sycamore), that in some views this stretch of riverside takes on the appearance of a woodland as opposed to a residential area, with trees dominating the foreground and background.

5.27 Dwellings on the northern side of Lindholme are, like their southern counterparts, all detached, and similarly mixed in terms of scale, with both single and two storey dwellings being present. However, the smaller single storey



*Fig 135: Lindholme is split into two halves, one either side of the river, with the main vehicular access road running parallel to the water on its southern side*





*Fig 136: Detached properties along the southern half of Lindholme present varying building forms and scales, but are consistent in their use of red / brown brick*



*Fig 137: The southern side of Lindholme benefits from a backdrop of dense foliage, through which glimpses of the church and Manor building can be gained*





*Fig 138: Those properties which populate the northern side of Lindholme enjoy a particularly private, wooded setting, in a slightly elevated position above the river edge*



*Fig 139: Bungalows with light brown brickwork and darker shallow hipped roofs nestle in a scene dominated with greenery*



*Fig 140: Towards the end of Lindholme are some particularly grand dwellings, which occupy equally substantial private plots, their large front gardens sloping down to the water's edge*





Fig 134: Looking south-east along the river from the end of the Lindholme

dwelling tend to be located closer to the neighbourhood entrance (Fig 139). Both dwellings, and the plots they lie within, increase substantially in size towards the far end of Lindholme, with the final few properties on the northern side being particularly grand and situated within substantial landscaped private grounds (Fig 140). East of Lindholme the river disappears into the lush rural landscape (Fig 141).

### Character Area D

#### Key characteristics and features

- The River Eau, a truly beautiful and enchanting natural feature and one of Scotter's defining characteristics, runs the length of Character Area D, forming an attractive central spine through the townscape.
- The two wide strips of handsomely landscaped green space which edge the river represent one of Scotter's most distinct and attractive open spaces, providing a setting to the wider Riverside properties as well as offering leisure and recreation opportunities to local residents.
- An abundance of mature tree planting throughout Character Area D provides a very mature and verdant setting to residential dwellings, and front gardens generally relate positively to this green environment, typically containing front lawns and hosting an array of private tree and shrub planting. This wider green character helps to unify the diverse mix of architectural styles present within Character Area D.
- A generally consistent building line and regular spacing between the properties of Riverside.
- Several landmark buildings which stand out within the townscape due to their unique appearance and/or prominent positioning.



## 5 CHARACTER AREAS

### Character Area E - Scotter centre

#### Character Overview

5.28 Character Area E covers Scotter's historic village core. It is focused along the central stretch of High Street, but also takes in those parts of Messingham Road and Gainsborough Road where they meet High Street. The eastern extents of the character area cover the village green setting.

5.29 West of the junction at Gainsborough Road and Messingham Road, High Street is formed almost exclusively of residential properties, which follow a consistent building line, with either side of the street being edged by properties that are positioned right upon the roadside, and provide constant active frontages along the street (Fig 136). This building line is only occasionally interrupted where some infill buildings have been positioned in slightly set back positions from the road. Buildings on both sides of the street are of consistent scale and height, generally between two and two-and-a-half storeys. This combination of a strong building line and consistent scale, help give the stretch of High Street that forms the western part of Character Area E a coherent, historic character, with the general building layout being largely unchanged from the late 19th century.

5.30 In terms of materials, those High Street properties located to the immediate west of the junction with Gainsborough Road are mostly finished in either red brick or are painted white or cream. The predominant roofing materials are red clay pantiles and brown concrete roof tiles, the latter representing the more traditional and aesthetically pleasing finish. Roof forms vary, with both pitched and hipped roofs (Fig 137) being present. This variety of roof forms, coupled the regularity of brick chimney stacks that emerge along the tops of many properties, create a mixed and interesting roofscape.

5.31 The majority of frontages contain replacement windows, and though efforts have been made to replicate the appearance of the original timber framed fenestration that pre-dated them, the often adopted modern uPVC equivalents appear as poor imitations and do not sit easily within the otherwise largely unaltered traditional facades, detracting from their historic character.



Fig 135: Character Area E location



Fig 136: Residential properties hug the roadside of High Street as it gently curves away from the village centre



5.32 Building facades across this part of High Street are generally plain and uncomplicated, with the only notable displays of external decoration being the introduction of mock-timber framing to a number of building frontages (Fig 138 and 139). The Gamekeeper Public House is one such property that displays mock timber framing, a feature which contributes substantially to its distinct and handsome appearance, and helps to make it somewhat of a landmark building at the junction with Gainsborough and Messingham Road (Fig 140).

5.33 At the junction of High Street, Messingham Road and Gainsborough Road, a much more open environment emerges, with the townscape dominated by a wide vehicular intersection (Fig 141). Wide grass verges coupled with rows of mature, towering deciduous trees enhance the Gainsborough Road side of this road junction (Fig 142), and this green roadside character persists in views looking north along Gainsborough Road (Fig 143).

5.34 On the southern side of this junction, along Messingham Road, such landscaping gives way to a harsher, more fragmented piece of townscape, within



Fig 137: A number of those High Street properties that sit to the west of the junction with Gainsborough Road have hipped rather than pitched roofs



Fig 138 and 139: Mock-timber framing adorns building frontages along High Street, their distinct facades bringing variety and interest to the townscape



which there is little consistency in relation to how buildings are positioned in relation to the roadside. Whereas much of High Street benefits from a regular building line, and Gainsborough Road displays a relatively constant green edge, this initial stretch of Messingham Road is much more disjointed and has few common characteristics other than a prevalence of red brick (Fig 144). Buildings sit at varying positions in relation to the roadside, and also take on differing forms and scales, ranging from detached and semi-detached dwellings to terraced rows. Undoubtedly the most unsatisfactory townscape element along the southern end of Messingham Road is the car parking area that fronts the residential terrace of 1- 8 Messingham Road (Fig 145). Lacking any form of landscaping or screening, this

open expansive of tarmac is an unsightly presence within the townscape, with its unfortunate positioning at a key junction within the centre of the village making its poor treatment and appearance all the more regrettable.

5.35 East of this junction is the most central part of High Street, which accommodates the majority of Scotter's retail and commercial uses (Fig 146 and 147), which are interspersed amongst more residential properties. It is a well-defined, linear route, edged on either side by buildings which sit right upon the roadside and provide continuous active frontages along the entirety of this part of the village core (Fig 148).



*Fig 140: The Gamekeeper Public House marks the corner of High Street and Gainsborough Road and helps frame the view of the townscape that appears beyond*



5.36 Between Gainsborough Road and The Green, there is a great deal of consistency in the townscape of High Street, with almost all buildings being of red brick construction, following the same building line and heights (typically two storeys), and having pitched roofs. Again, chimneys are a common feature upon rooftops, adding visual interest to the roofscape. Only a small number of buildings deviate from this general approach to building design and positioning, most notably (1) the Methodist Chapel and (2) the Sun and Anchor Public House. The Methodist Chapel, constructed in 1900, presents a very distinct building form, comprised of two linear blocks, each with steeply sloping pitched roofs finished in grey slate, and with large red brick gable ends facing towards the road, each of which



Fig 141: The townscape opens up at the junction of High Street, Gainsborough Road and Messingham Road

accommodates a large arched window (Fig 149). The Sun and Anchor public house follows a more conventional building form, with a long facade that runs parallel to the street and two storey form with pitched roof. However, setting it aside from the surrounding the townscape is its distinct painted grey exterior, which contrasts pleasingly with the red brick of the wider townscape (Fig 150). The pub's gable end is a particularly prominent feature in views looking west along High Street, where it forms a distinct feature within the townscape (Fig 151).

5.37 The only significant breaks in the building line along this central stretch of High Street occur either side of the Methodist Chapel. To the left of this landmark



Fig 142: Mature planting and grass verges help to enhance the roadside environment, and are important to the more intimate Hobb Lane



building is an area of surface car parking and car dealership, which though partially enclosed by red brick walling, is still quite exposed to the street and does little to enhance the setting of the chapel. To the right of the Methodist Chapel is the modest side street of Hobbs Lane, along which the full form of the chapel can be appreciated alongside the charming Grade II listed 1 Hobb Lane (Fig 152).

5.38 Further east along High Street one of the villages newest and largest buildings, the Co-op food store and its adjoining retail units (Fig 153), sit beside one of Scotter's oldest and more modest buildings; the Grade II listed Pigeoncote building (Fig 154). Set back from the road, the modern retail development lies



nt landscaping features along both the southern end of Gainsborough Road and at the entrance into



Fig 143: The green, landscaped roadside character continues north along Gainsborough Road, where it helps give this main route through Scotter a defined character despite variances in the positioning and appearances of the built forms that edge it





Fig 144: The southern part of Messingham Road lacks the defined street edges that characterise much of the rest of Character Area E, with a more haphazard building line being progressed along this route



Fig 146 and 147: Tasteful, understated retail frontages along High Street, utilising high quality materials and finishes that help these units sit comfortably at the base of the host building within which they are accommodated



Fig 145: The car park to the front of 1 - 8 Messingham Road has few redeeming qualities, and represents a significant blot on the townscape, whilst also exposing the cluttered and poorly treated rear facades of the fast food outlets that sit within 63 Gainsborough Road and 1a and 1b Messingham Road





Fig 148: The eastern side of the central part of High Street has a very strong and unified frontage on to the street, with a regular, unbroken building line, and properties of similar scale and external finishes



Fig 149: The Methodist Chapel stands as a distinct and handsome landmark mid-way along High Street, though it has been slightly compromised by the installation of unsympathetic replacement windows, and the neighbouring car dealership and car park which detracts from the building's setting



Fig 150: The Sun and Anchor pub and the neighbouring barbers introduce some welcome variety to the streetscape, progressing unique external finishes and slightly differing built forms



Fig 151: The distinct form of the gable of the Sun and Anchor pub is prominent in views looking north along High Street, where it acts as a marker at the gateway into Scotter's village core



behind a dedicated car park, which is enclosed by a wall of reclaimed stone that helps defines the site boundaries and gives a solid edge to the adjoining public footpath. The buildings themselves take cues from the pigeoncote building, which helps to ensure that, despite their sizeable footprint, they do not dominate the immediate townscape. Their low slung gabled roof design, use of facing brickwork and clay pantiles allow the foodstore and smaller retail units to sit relatively harmoniously within their surroundings.

5.39 Just north of the Co-op development, set off High Street, is the village green, which along with those buildings that shape its immediate setting,

represents one of Scotter's most distinct, charming and iconic pieces of townscape (Fig 155). Formed of a large triangular green wedge, dissected in two by a short link road, the village green is a critical component of the village centre, and has been so for several centuries. The focus of this space is the War Memorial and mature horse chestnut tree that sit at the very northern tip of the space (Fig 157). Made of white Portland stone, Scotter's War Memorial is formed of an obelisk mounted on a plinth and is surrounded by railings. Unveiled in 1921, the War Memorial was initially inscribed with the names of local men who perished in World War I with the inscription "To our Glorious Dead 1914–1918". The names of a further nine men who died in World War II were subsequently added with the inscription "1939–



*Fig 152: Located just off High Street, Hobbs Lane, once a key route within Scotter prior to the re-alignment of the A159, is today a more intimate road, with a distinctly historic character stemming from the presence of the Methodist Chapel building and neighbouring 1 Hobbs Lane. The continuous red brick walling to the front of these properties is an important feature which contributes significantly to the character of this road*



1945". In addition to the names of those who died, the memorial also lists the names of those local men who fought in World War I and were fortunate enough to return.

5.40 The open, landscaped character of the village green expands outwards along the roadside of those routes that edge it, with generous grass verges fronting those properties that enclose the space. Mature planting in and around the village green setting, including both the horse chestnut tree found on the green itself, and the various vibrant deciduous trees that emerge from the grounds of the Manor, and include beech, sycamore and lime, add dramatically to the quality of the space and have a pleasing contrast with the white and red colouring that dominates much of the built fabric of this area (Fig 156). Glimpses of the canopies of those trees that



Fig 153: The Co-op foodstore and adjoining retail units reference the neighbouring listed pigeoncote in their design, using corbelled gables, clay pantiles and facing red brickwork

form a backdrop to the north of Lindholme can also be seen from the village green, adding further to the space's verdant, leafy character.

5.41 Combining with this abundance of green and planted features is a built fabric that features some of Scotter's most characterful period properties. To the south of the green stands the Old Post Office building alongside Tudor Cottage (Fig 158). The latter is a particularly charming and unique one-and-a-half storey property, with a distinct, steeply sloping bright-red pantile roof, incorporating shed dormers which slope in the same direction as the principle roof, albeit it at a shallower angle. Below the eaves along the upper part of the building facade runs a length of white and black half-timbering that provides a division between the roof and the main lower facade, which is finished in stone. Details include



Fig 154: The listed pigeoncote stands as relic of Scotter's past within the car park of one of the village's most modern developments, the Co-op foodstore





*Fig 155: Looking north from High Street along The Green reveals a spacious yet well-defined townscape edged by handsome period properties which perfectly frame the setting of the centrally located village green*



*Fig 156: The village green not only benefits from a quality setting in architectural terms, but also enjoys an array of mature planting both within its immediate surroundings and in longer views towards the riverside area, these flourishes of greenery perfectly complementing and contrasting pleasingly with the white rendered and red brickwork faced residential properties*





*Fig 157: At the centre of the green stands Scotter's War Memorial, which is both a key component of the village green itself, and also an important monument and landmark in its own right*

timber framed, single pane casement windows with lead latticed lights, and a white timber entrance door with decorative black iron fittings. This distinct roof form, the contrasting yet harmonious palette of external finishes, and overall authenticity of the dwelling, make Tudor Cottage one of Scotter's most significant and characterful non-listed properties. The neighbouring Old Post Office is equally important to the setting of the village green, its more substantial brown brick, two-storey form marking the corner of the lane which leads to the northern entrance of St Peter's Church. It is topped with a dark brown hipped roof, from which emerges a tall red brick stack chimney. Its 3-bay facade almost achieves a perfect symmetry, with a centrally positioned entrance flanked on either side by windows, however the introduction of a large bay window to the bottom right of the building frontage upsets this balance, its horizontal form jarring with the otherwise vertical emphasis of the rest of the windows. Nevertheless, it remains an attractive and distinct building.

5.42 On the opposite side of the village green sits an similarly significant grouping of traditional dwellings; 3, 5, and 7 The Green (Fig 159). Despite being set slightly further back from roadside behind a modest front garden enclosed by white railings, the most commanding and dominant of these three dwellings is the 5 The Green, whose steeply sloping slate roof towers above the other two properties that sit to either side of it. With its perfectly composed Georgian-style 3-bay red brickwork facade, incorporating wide bay windows at ground floor and 6-over-6 sash windows at first floor level, 5 The Green is particularly delightful with an elegant simplicity to its appearance. Accentuating the quality of 5 The Green are the two bright-red pantiled properties that sit either side of it, one possessing a pitched roof, the other a hipped roof, though both accommodating the same cream painted facade. Equally handsome in their own right, 3 and 7 The Green also complement each other and along with the centrally positioned 5 The Green, make a particularly fine trio of buildings, which define the character of the northern side of the village green.

5.43 In addition to benefiting from the presence of several particularly attractive buildings and an abundance of greenery framing its setting, the area around the village green also contains some more understated streetscape elements, which add further character to this part of Scotter. These include the boundary walling to the Manor grounds (Fig 160), and the numerous Victorian cast iron lamp posts





*Fig 158: The Old Post Office and Tudor Cottage buildings form an attractive and historically significant grouping along the southern edge of the village green, the buildings remaining largely true to their original forms and external appearance*



*Fig 160: More small-scale, muted elements in the streetscene, such as the original stone rubble walling that encloses the grounds of The Manor, add further character to the village green setting*



*Fig 159: Two painted, red pantiled properties stand either side of the perfectly symmetrical 3-bay, red brick facade of 5 The Green, and together this trio form one of the most handsome building groupings in the village*





Fig 161: Victorian-style black cast iron lamp posts complement the historic tone of the village green and wider High Street setting



Fig 162 and 163: The rather tired looking properties that mark the entrance to The Green from High Street fail to engage with the village green, turning their backs on this most important of local green spaces, and in doing so, harm the character and aesthetic quality of the green



which populate the footpaths in and around the green (Fig 161).

5.44 The only unfortunate townscape element to be found within the village green setting are those properties which occupy the eastern edge of the green, and which also have a frontage towards High Street. Of bland appearance and lacking the high quality finishes and vernacular references found in those other buildings which over look the green, these properties fail to engage with this key local green space, their unflattering rear facades providing a poor edge to this part of the village green (Fig 162 and 163).

### **Character Area E**

#### **Key characteristics and features**

- Strong, consistent building line along much of High Street, providing continuous active frontages along this central route and creating a well-defined street.
- The widespread use of red brick, the consistent approach to building heights (usually between two and two-and-a-half storeys), and regular positioning of chimneys along the central roof pitch, creates a harmonious townscape and distinct roofscape.
- Several painted and rendered properties, set amongst the more prevalent red brickwork buildings, enliven the townscape, providing some variety and complementing the vivid tones of those brick buildings.
- A mix of uses, including retail, commercial, cafes, public houses, ecclesiastical, as well as residential, create a vibrant village centre.
- Shop frontages are typically subservient to the host building, and display understated, traditional facades, with timber framed windows and doors, and resist the use of highly illuminated modern signage.

- The village green is an iconic local space, hosting Scotter's War Memorial, and is overlooked by handsome traditional properties which sit along the roadside behind generous grass verges.
- The two public houses located along High Street, the Gamekeeper and the Sun and Anchor, each form minor landmarks within the townscape, their prominent gable ends marking key gateways along this central route.
- The Methodist Chapel represents a key local landmark within Character Area E, its distinct form and large scale setting it apart from the other buildings which edge High Street.

#### **Negative characteristics**

- Buildings along the eastern side of the village green fail to engage with the space and provide a disappointing edge to this otherwise well overlooked and attractive space.
- The replacement of original fenestration with ill-considered uPVC windows have diminished the quality of many buildings found within the village centre, the most notable example being the at Methodist Chapel.
- The car dealership and parking area at 52 High Street interrupts the strong building frontage that defines this roadside, and also detracts from the setting of the Methodist Chapel.
- The car park fronting 1-8 Messingham Road decimates the fine urban grain which characterises the rest of the village centre, creating a large, poorly treated void in the townscape, which in its current form represents a significant eyesore, and a barrier to achieving a more coherent, attractive character at the southern end of Messingham Road.



## 5 CHARACTER AREAS

### Character Area F - St Peter's

#### Character Overview

5.45 Character Area F focuses on the Church of St Peter and its wider wooded setting, the associated but geographically detached Scotter Cemetery, and the stretch of High Street that runs between these two areas.

5.46 The grounds of the Grade I listed church have two main entrance points; the first at the very northern corner of the churchyard, and the second just at the end of Church Lane. The approaches to each of these entrances into the churchyard have a quiet residential character. Church Lane is lined on either side by large, detached properties, which sit behind gardens enclosed by red brick or

stone walling and/or formal hedgerow planting (Fig 165). The other approach, which runs east from The Green has an even more secluded, intimate feel (Fig 166), a crucial element of which is the mature planting and fine stone walling that forms the western boundary of Manor House (Fig 167), and which runs the length of this approach to St Peter's Church.

5.47 Both of these approach routes that lead to the churchyard play host to other buildings of recognised heritage value. At the end of Church Lane is the Rectory building (Fig 168), which is positioned just across from the churchyard entrance, where it forms a key component of the church's setting, whilst also functioning as a distinct local landmark in its own right. Along the approach from The Green is the Grade II\* listed Manor House, which though largely screened by the thick band of mature planting runs the length of its perimeters, can be glimpsed

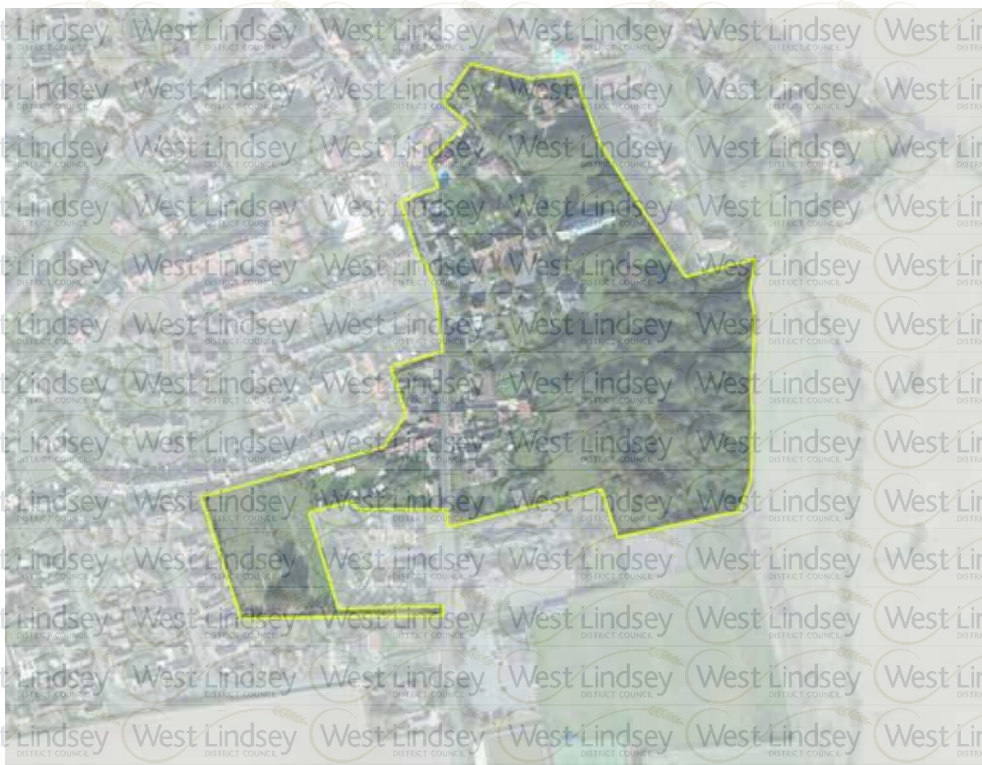


Fig 164: Character Area F location



Fig 165: Church Lane, which leads to the southern entrance of St Peter's churchyard, is edged by detached residential properties, which are set back from the road behind boundaries of either hedgerow planting or red brick / stone walling





*Fig 166: Running south from The Green is an intimate, rustic route, edged by grass verges, that leads to the northern entrance into St Peter's churchyard*



*Fig 167: The original stone walling of the Manor House grounds, and the flourishing mature sycamore and elm trees that tower up behind it, form an attractive and distinct edge along the approach to the northern entrance into St Peter's churchyard*



*Fig 168: The Grade II listed Rectory building stands within landscaped grounds at the end of Church Lane, just opposite the southern entrance of St Peter's churchyard*



*Fig 169: The Grade II\* listed Manor House lies behind a boundary of mature planting through which only glimpses of the building can be gained*



through gaps in this planting (Fig 169).

5.48 Entering the churchyard from Church Lane two pathways cut through the carpet of grass that extends across the entire grounds, and lead to the church entrances (Fig 170). From this southern entrance point a quite enclosed environment emerges, the church's southern facade dominating the immediate space and screening views to the more extensive area of the church grounds which lie to its northern side. In contrast, once through the understated entrance at the northern end of the church grounds (Fig 171), a much more open, expansive view of the church's entire majestic form can be gained (Fig 172). Positioned at the top of the gentle hill that comprises the church grounds, St Peter's strikes a commanding yet elegant structure. With a rising blanket of grass peppered with headstones forming an attractive foreground setting to the church, and a thick wrap of mature trees enclosing the space, this is undoubtedly one of the most perfectly



*Fig 170: The view upon entering the church grounds from Church Lane is dominated by the southern facade of the long, low nave, with its protruding ashlar fronted porch*



*Fig 171: A narrow pathway leads through to the northern gateway into the church grounds, which is framed on either side by ivy-clad gate piers*



composed and genuinely awe-inspiring views within Scotter.

5.49 From the church grounds a modest break in the otherwise dense and uninterrupted boundary vegetation permits access to a narrow trail that cuts through a heavily wooded, rustic setting, and is edged by thick undergrowth, through which emerge old burial headstones. Though located only a few minutes from the village centre, this route feels particularly rural, with a peaceful and serene atmosphere, which is enhanced by the sound of the gently flowing River Eau, which snakes through the landscape parallel to the pathway. The old headstones add further interest to this pedestrian route, contributing to its particularly unique character. Fig 173- 175 illustrate the character of this pedestrian route.



*Fig 172: Upon entering the church grounds at its northern end a stunning and dramatic view of St Peters is unveiled*

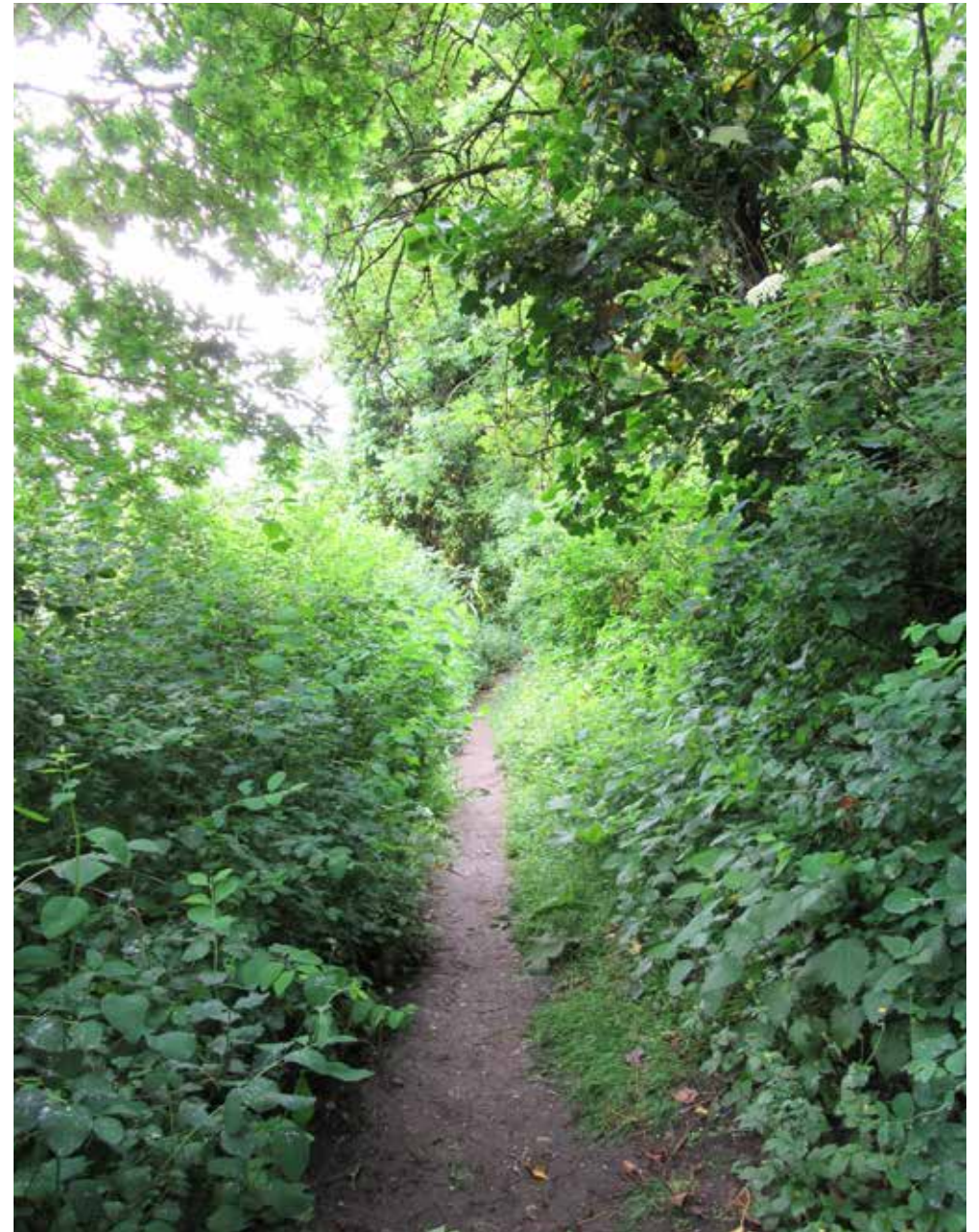
5.50 An equally green pedestrian pathway branches off from Church Lane (Fig 176 and 177). However, the entrance to this route is less understated, edged by an length of exposed panel fencing, which forms an unflattering edge to the old Rectory's western boundary, slightly detracting from the setting of this listed property. However, once past this initial stretch of panel fencing, few traces of human influence exist, and a verdant, sylvan environment emerges, awash with countless shades of green. This trail continues south through the secluded woodland of Parsons Field before joining up with the other trail leading from the church grounds, before they jointly emerge at the northern end of War Memorial Playing Fields.

5.51 West of the this expanse of woodland is a length of High Street that runs





*Fig 173 - 175: An informal pathway leaves the churchyard, and cuts a trail through a heavily wooded environment containing numerous old headstones that glance out from the undergrowth*







*Fig 176 and 177: From Church Lane a public pathway runs in a southerly direction and cuts through a secluded and heavily planted environment before emerging at The War Memorial Playing Fields*



*Fig 178: Eau Community Centre, which accommodates the village library, is contained within the fabric of the old Scotter County School*



*Fig 179: Roadside two-storey vernacular properties are interspersed with more modern dwellings of different styles*





180: High Street rises up from the village centre, with older properties positioned right on the street and more modern additions to the townscape set back behind front gardens, whilst several mature trees enhance the visual quality of the roadside



181: Properties set back from the road, offering scale, which are typically set further back from the road



south from Church Lane. It is edged almost entirely by residential properties, the one exception being Eau Community Centre, which takes up a prominent position on the corner of Church Lane. Accommodated within the brown brick fabric of the old Scotter County School, the community centre still displays some pleasing original details, such as the pale brickwork quoins, window arches and surrounds, and the inscribed stone inset, which is positioned at the top of the protruding gable end that fronts the street. However, a multitude of insensitive alterations and additions have diminished the aesthetic quality of the original building, and created a rather cluttered and comprised building. Regrettable works include the insertion of white framed uPVC windows and a jarring porch canopy, the installation of a necessary but overly dominant disabled access ramp, and the positioning of a satellite dish right next to the inscribed stone (Fig 178).

5.52 Residential properties along this part of High Street sit within plots of irregular size and shape. The positioning of dwellings within these plots is equally varied, with older pre-1900 dwellings being positioned immediately upon the road, and more modern properties taking up a more detached position from the roadside, usually behind front gardens (Fig 179 and 180).

5.53 The most influential component of the character of the stretch of High Street that runs south from the Co-op foodstore all the way to the village primary school, are the numerous vernacular cottage dwellings positioned along the roadside (Fig 181 and 182). Each of these share a similar two-storey form, with pitched roofs incorporating chimney stacks that typically sit within the gable wall or midway along the roof, passing through the ridge. Red or brown brickwork is the principle exterior finish, though a number of properties also have rendered or painted facades, which are usually finished in hues of white or cream. Many of these dwellings have a particularly solid and robust appearance, with a high solid-to-void ratio. Simple rather than elegant, these dwellings rely on their uncomplicated two-storey, pitched roof form and generally well-proportioned arrangement of doors and windows for their appeal (Fig 183 and Fig 184).

5.54 Where buildings have been positioned further back from the roadside, as is the case with the majority of dwellings of post-war construction, the retention of boundary tree planting and walling has helped to maintain a strong, defined edge to the roadside (Fig 185 and 186), whilst also adding to the visual quality to



*Fig 181 and 182: There are many fine examples of domestic vernacular architecture along the southern end of High St, where their robust and commanding two-storey forms are positioned right on the roadside, with their chimney topped pitched roofs creating a distinct and rhythmic rootscape*





*Fig 183: 94 High Street has a simple, uncomplicated appearance, and other than the introduction of more modern fenestration and a decorative door surround, is largely true to its original form*



*Fig 184: 111 High Street, like many of the other vernacular properties in this part of Scotter, displays a red brickwork facade but also has areas of cream-coloured render, whilst windows and doors are arranged to achieve symmetry within the facade*



*Fig 185 and 186: Where dwellings are set back from the road, the retention of mature planting and boundary walling is particularly important, helping to retain a strong, well-defined edge to High Street despite the lack of building frontages*





*Fig 187: 119 High Street lies to the rear of its plot behind handsomely landscaped gardens*

the townscape. Behind these boundary treatments are front gardens which in the majority of cases favour landscaped grass lawns over hard-surfacing (Fig 187).

5.55 The final area of distinction within Character Area E is Scotter Cemetery, which is positioned away from the road in a secluded backland location. Accessed from High Street through an elegant entrance flanked by red brick walling and gate piers (Fig 188), the cemetery enjoys a particularly atmospheric and charming approach route (Fig 189), which is enclosed by constant planting along its edges.

5.56 The intimate, narrow character of the access route soon gives way to the more open and spacious environment of the cemetery grounds (Fig 190 - 192). This sizeable open space is covered by a soft blanket of grass, which is dissected by a linear gravel covered footpath, which is lined on either side by burial plots. The entire space is enclosed by a boundary of hedgerow planting and clusters of more substantial mature tree specimens, giving the cemetery and the allotments which it also accommodates (Fig 193 and 194), a particularly green and leafy outer edge. This green character and pleasingly simple layout, coupled with its disconnection



*Fig 188: The entrance to Scotter Cemetery is flanked by red brick columns surmounted by stone caps which incorporate decorative black wrought iron gates*





*Fig 189: Covered by coloured aggregate and edged by bushes and mature tree planting, the linear approach into Scotter Cemetery forms one of the village's most unique and memorable routes*



*Fig 190: At the end of the entrance route into the cemetery grounds a more spacious, though equally green and leafy environment emerges*





*Fig 191 and 192: Scotter Cemetery is an extensive yet tranquil space, enclosed by thick boundary hedgerows and numerous clusters of mature tree planting beyond which glimpses of the rooftops of the properties of Revill Close and Mill Crescent can be gained*





Fig 193 - 194: Accommodated within the cemetery grounds are allotments, which contribute further to the open and green character of this key local space

## Character Area F

### Key characteristics and features

- The Grade I listed Church of St Peter and its attractive churchyard setting form one of the most handsome townscape compositions within Scotter, which is further complemented by the neighbouring listed Rectory and Manor House properties, forming a concentration of important heritage assets.
- The woodland of Parsons Field, which occupies the land to the east and south of St Peter's, enhances the church setting and also accommodates important and scenic pedestrian links that facilitate access through to the War Memorial Playing Fields.
- Irregular plot sizes and shapes along High Street, within which dwellings sit at differing distances to the road, with many of the oldest properties being positioned right on the roads edge, and newer dwellings usually set back behind front gardens.
- Well-defined edge to High Street, which is achieved through a combination of two-storey vernacular properties that sit right along the road, and the progression of strong boundary treatments, such as mature planting or walling, to the fronts of those properties which are more set back from the road.
- The cemetery and allotments form an attractive green space, with a tranquil in atmosphere which provides a place for residents to go for quiet reflection and relaxation.



## 5 CHARACTER AREAS

### Character Area G - Community hub

#### Character Overview

5.57 Character Area G, located at the south-eastern corner of Scotter, comprises a trio of community buildings; the primary school, village hall, and the local medical centre, Hawthorn Surgery. To the rear of these buildings are the extensive War Memorial Playing Fields, which form a large, spacious, green expanse (Fig 196), edged by the River Eau, beyond which lies open countryside. Not only does this space provide a setting to the village hall building, but it also offers important recreation opportunities to local residents (Fig 197). Complementing the playing fields are three tennis courts located along the northern edge of the space, and the local bowling green, which is positioned between the village hall car park and the neighbouring medical centre.



Fig 195: Character Area G location



Fig 196: A particularly open and spacious environment can be found at the War Memorial Playing Fields, from which long views can be gained out towards the distant countryside setting





*Fig 197: Scotter's playing fields are an important amenity to both the neighbouring primary school as well as the wider general public*



*Fig 198: The primary school is a simple yet attractive and distinct red brick building, which takes up a prominent position along High Street*



*Fig 199: Scotter village hall is a commanding structure, with a large footprint and sizeable volume*



*Fig 200: The village hall car park becomes less dominant in views from the road, where its large, featureless hard surface is partially screened by a combination of roadside fencing, hedgerows and tree planting*



5.58 Scotter Primary School, which was constructed in the early 1930s, sits within a long, linear plot at the northern end of Character Area G. It comprises a complex of linked red brick buildings with dark slate roofs, that are accentuated through the use of red clay ridge and hip tiles. A mixture of both hipped and pitched roofs are present across the school buildings, and several accommodate chimney stacks topped with chimney pots, which make a distinct impression on the building roofline. Though it would appear that there have been numerous extensions and alterations to the school buildings, the main facade presents a relatively unaltered, authentic frontage onto the main road (Fig 198). Formed of a linear, single storey red brick element within which several large windows, each

with a vertical emphasis, are accommodated, the school's principle facade has a low solid-to-void ratio. To the immediate left of this linear block is a more unique built element, which has a distinct gable roof, and a gable end incorporating an arch feature which wraps around a semi-circular area of chequered patterned brown and cream coloured tiling, below which is a large stone inscription built into the facade.

5.59 The village hall, though having a smaller development footprint than the primary school, is a much more imposing, bulky building. Set further back from the roadside, behind a large area of featureless surface-level car parking, the brown



*Fig 201: Hawthorn Surgery lies in a sheltered location behind a generous boundary of vibrant hedgerow planting*



brick building sits rather starkly within its immediate setting (Fig 199). However, the building appears more comfortable in its setting when viewed from the roadside (Fig 200), where its presence is softened by roadside planting in the foreground, and by a backdrop of agricultural land. Importantly, the rather dull and monotonous expanse that is the car park, is largely screened in views from the main road, and does not undermine the wider green and soft character of the area.

5.60 The smallest of the three community facilities, and lying at the outer edges of Scotter, Hawthorn Surgery shares a similar materials palette to the neighbouring village hall, with a brown brick facade, and darker brown concrete roof tiles. However, whilst the school and village hall building are relatively prominent in

views for the roadside, the medical centre is largely screened behind an array of boundary planting (Fig 201).

5.61 Within Character Area G the boundary planting that front the grounds of each of these three community buildings forms an important part of the townscape, providing an attractive green edge to this southern gateway into Scotter. Comprised of formal hedgerows and various deciduous tree types, the boundary planting also enhances the setting of these community buildings. It is particularly effective in ensuring that, in spite of its substantial form, the village hall does not become an overly dominant presence within the townscape (Fig 202).



*Fig 202: The community hub, which marks the village's southern gateway at Scotter Road, benefits from a green, verdant roadside setting comprised of tightly clipped hedgerows interspersed with more substantial tree specimens, which helps to soften the visual impact of these large buildings*



## **Character Area G**

### **Key characteristics and features**

- A particularly distinct area, accommodating three of Scotter's most important community assets; Scotter Primary School, Scotter Village Hall, and the Hawthorn Surgery.
- Buildings of above average scale and footprint, with the primary school and village hall representing some of the largest structures to be found within Scotter.
- Roadside hedgerow and tree planting gives this southern entrance into Scotter a pleasingly green edge, which helps with the transition from countryside to village context, and also softens and partially screens the presence of the large community buildings that edge the road.
- Similar materials palette across all three community buildings, with three being of red / brown brick, with roofs of dark slate or brown tiles.
- Distant views available across the playing fields, which give the area a strong visual connection with the wider rural landscape.

### **Negative characteristics**

- The car park fronting the village hall, which is particularly extensive and featureless, does little to enhance the building's setting.



## 5 CHARACTER AREAS

### Character Area H - Open plan residential

#### Character Overview

5.62 Character Area H is largely comprised of expanses of residential development that dates from the 1960s, 70s, and early 80s. The distinctive feature of these areas is their open plan character, with houses, most of which are detached, generally set behind open lawns and driveways which are unenclosed. Where boundary treatments have been progressed, they are usually low-lying (less than 1m in height). Dwarf walls of brick or stone are the most common boundary encloses found within Character Area H.

5.63 Street profiles are usually wide, with footpaths and grass verges edging either side of the road (Fig 203). This wide street profile, combined with the set back positioning of the properties and their open plan gardens tends to make for a particularly spacious environment (Fig 205). The majority



Fig 203: The wide street profile of Mill Crescent is typical of many of the residential areas that lie within Character Area H

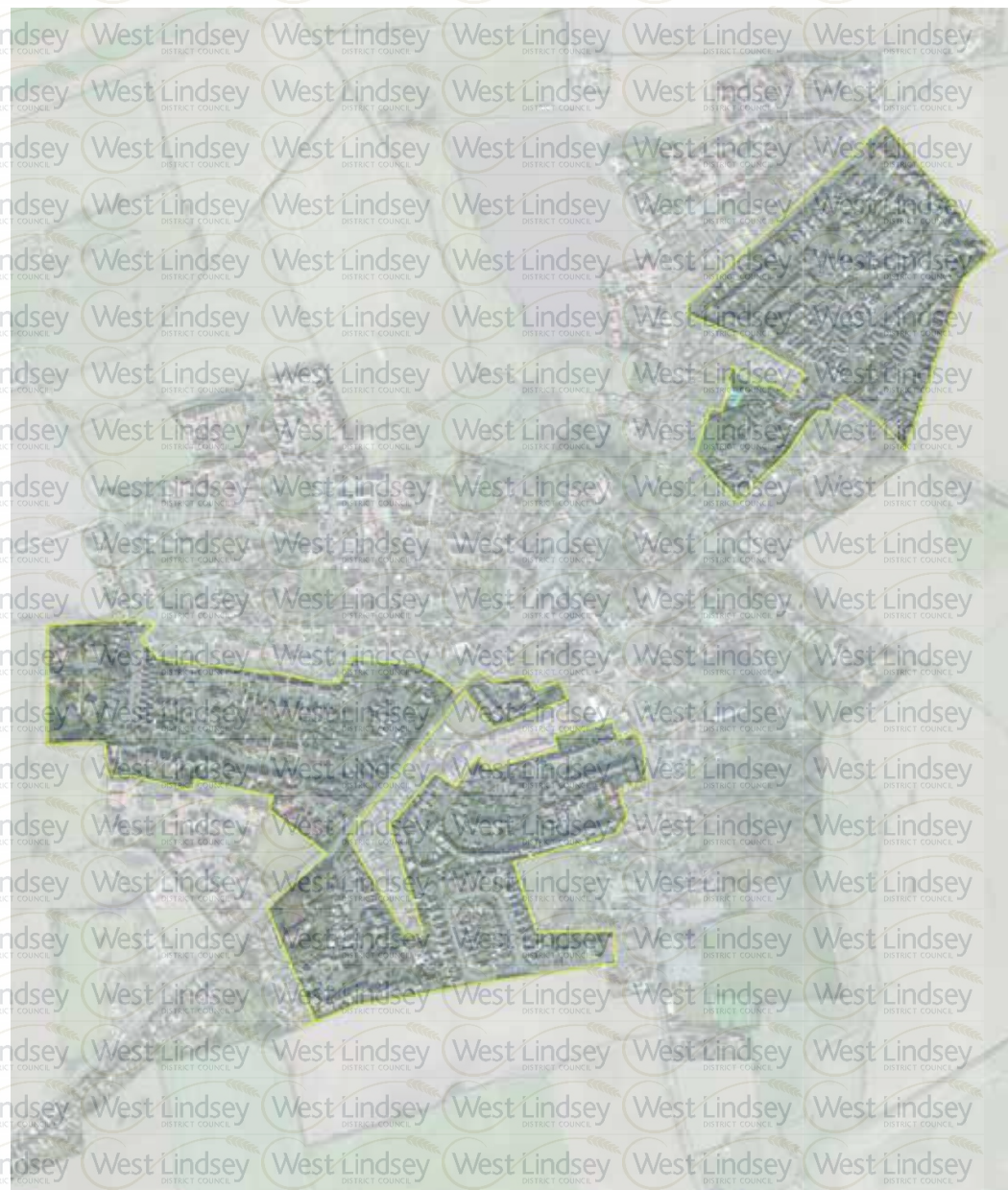


Fig 204: Character Area H locations





*Fig 205: The combination of wide streets, often accommodating grass verges along the roads and footpaths, coupled with the set back positioning of properties and open nature of their gardens, makes for particularly open and spacious environments*



*Fig 206: Regular spacing between dwellings and a consistent building line create a strong, rhythmic frontage along Barnes Green*



of the streets which fall within Character Area H are set away from Scotter's main roads, with little through or fast moving traffic, giving them a quiet and peaceful residential ambience.

5.64 Rows of housing typically follow a similar building line and are spaced at regular intervals. Examples include Mill Crescent, Barnes Green (Fig 206), St Peter's Road, and Astley Crescent. Such regimented housing arrangements make for developments which have an orderly, disciplined character.

5.65 Across these open plan developments, building design and appearance varies. Some areas are comprised of properties of uniform design, for example Lark Rise (Fig 207) is wholly comprised of one and two storey dwellings finished in pale buff brick, topped by shallow pitched roofs with dark grey concrete roof tiles, and with areas of white weatherboarding and hints of the neo-classical style (front doorways are enclosed by pedimented porches supported on white pillars).

5.66 However, the majority of other open plan developments display a greater mixture of architectural forms and finishes. Many of the residential developments found within Character Area H are comprised of several smaller groupings of architecturally congruous properties, which sit together in rows or clusters (Fig 208 and 209). Such an approach still manages to achieve a strong degree of coherency within the townscape, particularly where the spacing and positioning of buildings is kept constant across the differing dwelling types. In more limited circumstances, such as along parts of Rooklands (Fig 210) and towards the northern end of Darbeck Road (Fig 211), all sense of architectural continuity has been forsaken in favour of a more ad-hoc, individualist approach to housing design, creating pockets of less coherent, more varied townscape.

5.67 Notably, the vast majority of buildings found within Character Area H show few local references in terms of materials or design, but rather are of more homogenous designs that reflect the particular architectural flavour of the era in which they were built.

5.68 Given that most of the developments that comprise Character Area H have stood for over half a century, it is not surprising that many dwellings have been subject to some degree of personalisation, and many properties have been



*Fig 207: The dwellings along Lark Rise are all of a similar architectural language and materials palette, giving the area a strong identity*



*Fig 208: Though as a whole architecturally disparate, Rooklands still contains pockets of housing comprised of similar forms and materials, such as these dwellings that all progress the same steeply sloping pitched roof incorporating wide dormer windows and split by a distinct, tapering chimney stack which rises up through the ground floor facade*





*Fig 209: Those dwellings that form the core part of Barnes Green all display the same simple form, with front facing gables, buff / red brick facades, and pitched roofs*



*Fig 210: Though utilising a similar dark brown brick, this row of dwellings at Rooklands presents a variety of differing building scales and forms*



*Fig 211: The Messingham Road end of Darbeck Road retains the open character of the rest of the area, but introduces a wider variety of architectural styles and building forms*





*Fig 212: Though going against the original open plan character, boundary hedgerow planting, such as this example at Wakerley Road, gives the roadside a pleasing soft edge, and is compatible with the wider green character of these areas*



*Fig 214: Tall panel fencing both erodes the open character and presents a particularly blunt and unsympathetic edge to the street*



*Fig 213: An array of private planting enlivens the streetscene at Mill Crescent*



*Fig 215: The removal of lawns in favour of hard surfaces, such as paving or aggregate, harms the original character, a key component of which were the green gardens*



altered or extended significantly. Works include the replacement of doors and windows, the introduction of roof and side extensions, and the insertion of dormer windows. These ad-hoc works tend to erode the character of the original building, and in turn, dilute the character of the area within which they are located.

5.69 In some circumstances, the open character of these areas has been diminished by the introduction of private planting comprised of small trees, shrubs and hedgerows within individual gardens. However, such greenery has in general further enhanced the visual quality of these areas, creating a more varied and interesting townscape (Fig 212 and 213). Less positive though have been the introduction of more solid, harsh boundary treatments, such as a tall panel fencing (Fig 214), and the replacement of lawns with hard-standing (Fig 215), with such interventions being out of character with the otherwise largely green, open and spacious environment.

5.70 Unlike the more recently constructed residential developments from the 2000s, those housing estates found within Character Area H do not tend to have dedicated open green spaces for leisure and recreation activities. However, a number of the residential cul-de-sacs found within Character Area H terminate with landscaped roundabouts (Fig 216 and 217), and many of these host clusters of mature tree planting, and form focal points within the townscape, as well as providing an attractive green setting to those residences which overlook them. In addition to these landscaped roundabouts, the street scene within Character Area H often accommodates roadside grass verges, which are crucial to maintaining



*Fig 216 and 217: Landscaped roundabouts, located at the end of many of the cul-de-sacs that are spread across Character Area H, represent the most sizeable green spaces within the public realm and are unique and pleasing feature in these areas*



a balance between built and natural features, helping these housing estates achieve a soft, green, spacious character. Indeed, those parts of Character Area H that display the most pleasing, attractive, and coherent character are those which have a higher proportion of green surfaces, such as front lawns and grass verges (Fig 218).



*Fig 218: Character Area H appears at its best where (1) the roads are edged by grass verges, and (2) where front lawns have been retained and private planting introduced*

## **Character Area H**

### **Positive characteristics and features**

- Simple open plan character throughout makes for a spacious townscape, while landscaped roundabouts and grass verges with tree planting, combined with green front gardens help give these areas a soft, suburban character.
- Regular spacing of dwellings and consistent building line, with homes set behind front gardens.
- Generally, consistent scale of development, architectural language and housing typology makes for coherent and unified townscape areas.
- Spacious character of the streets and often distinct topography allows for views out towards Scotter's wider townscape.

### **Negative characteristics**

- Enclosure of private gardens and/or replacement of lawns with hard-standing.
- Few opportunities for play and recreation, with little functional open space provision.



## 5 CHARACTER AREAS

### Character Area I - Linear cul-de-sacs

#### Character Overview

5.71 Character Area I comprises two narrow residential cul-de-sacs, each located south of Gainsborough Road. Both cul-de-sacs share similar layouts, essentially comprising a modest central route, edged on one side by detached, single-storey dwellings, with an undeveloped, green edge on the opposite side of the road. A key quality of both areas are their handsomely landscaped entrances, which are formed of a combination of grass verges, hedgerows and trees, and give each development a pleasing appearance from Gainsborough Road (Fig 219 and 221).



Fig 219: The low key, heavily planted entrance to the cul-de-sac leading to the Old Mill



Fig 220: Character Area I - Locations



Fig 221: A wide grass verge, accommodating a public bench and cluster of mature trees, forms a distinct and attractive entrance to Southcliffe Road





*Fig 222: The green edges, coupled with the narrow, informal nature of the central route (no road markings, signage or kerbs), helps give the cul-de-sac an intimate, rural character*

5.72 Internally, this green and verdant character persists within each of these two cul-de-sacs. It is however more pronounced along the route leading to the Old Mill, where finely landscaped private gardens, hosting cultivated planting and tightly clipped topiary and hedges, add visual richness to the streetscape. Importantly, these garden lawns run right to the roadside, mirroring the grass verges on the opposite side of the central route, and giving the entire cul-de-sac a strong, verdant, rural character, which perfectly frames the towering Old Mill structure located at the end of the cul-de-sac (Fig 222).

5.73 By comparison, Southcliffe Road is a less balanced street, with a greater contrast between the either roadside; one being green and heavily planted, the other largely comprised of built forms and hard surfaces (Fig 223).

5.74 Dwellings along both cul-de-sacs follow consistent building lines, and are regularly spaced. However, Southcliffe Road has the more uniform appearance, with all dwellings having a similar architectural language, with pitched, concrete tiled roofs set above red / brown brick structures. Initially along Southcliffe Road, gable ends tend to face towards the road, within which large PVC windows sit either side of a centrally positioned front door (Fig 224). However, towards the end of Southcliffe Road the orientation of properties change, with the buildings running parallel to the roadside (Fig 225). Many of the properties along Southcliffe Road have integrated garages, but these are subservient to the main building form, being set back from the main facade and located to the side of the dwelling. They are generally accessed by narrow, linear driveways.

5.75 In contrast, the dwellings that edge the cul-de-sac leading to the Old Mill, though all single storey, each have their own unique form and mix of materials (Fig 226 and 227). However, through the progression of similar approaches to their private gardens, i.e. open lawns with attractive planting, they still form a harmonious piece of townscape despite their disparate architectural languages. The Old Mill building, which draws the eye forward along this route, forms an elegant and eye-catching landmark at the end of the cul-de-sac.





*Fig 223: Southcliffe Road has two particularly distinct edges, one formed of a generous landscaped wedge lined by mature deciduous trees, the other of detached dwellings set behind private gardens with varying surface treatments - some retain a open lawns, others are topped with gravel or paving*



*Fig 224: Wide brick gables look towards the road along Southcliffe Road*



*Fig 225: Dwellings located towards the end of Southcliffe Road are orientated with their long frontages facing the road, and many of these buildings incorporate wide dormer windows*





Fig 226 and 227: Though variances are present in building forms and materials, the consistent green roadside character, coupled with the ever-present view of the landmark Old Mill building, give this particular cul-de-sac a very unique and cohesive character

## **Character Area I**

### **Key characteristics and features**

- Narrow cul-de-sacs edged by detached, single-storey dwellings on one side, and landscaping on the opposite side. Consistent building line, with regular spacing between dwellings.
- Quiet, inward-looking, private residential character. Leafy, green entrances to cul-de-sacs, with grass verges and planting marking their junction with Gainsborough Road.
- Long green wedge with mature trees along Southcliffe Road forms a handsome and defining characteristic of this residential area, and enhances the setting of those properties on the other side of the road.
- Properties along Southcliffe Road share a common architectural language and materials palette, contributing to a cohesive character.
- Along the cul-de-sac leading to the Old Mill, properties lie within wide plots behind a consistent frontage of landscaped gardens, which help to bring harmony to the differing architectural styles, and also creates an affinity with the opposite side of the road, which also displays a particularly verdant and leafy edge.
- The Old Mill is an important historic landmark at the end of the more northerly located cul-de-sac.

### **Negative characteristics**

- The loss of lawns to hard-standing, along with variances in the garden boundary treatments, has slightly eroded the otherwise very consistent character displayed across Southcliffe Road.



## 5.75 CHARACTER AREAS

### Character Area J - Formal detached residential

#### Character Overview

5.76 Character Area J is focused on the small residential cul-de-sac of Revill Close. Located just off Scotton Road, the cul-de-sac has a perfectly symmetrical layout, with dwellings formally arranged at regular intervals around the central access route (Fig 229). Unlike many of the other residential cul-de-sacs found within Scotter, Revill Close, though quite intimate and inward looking internally, also presents a strong, outward looking frontage onto the main road along which it sits, with four dwellings, two either side of its access, facing onto Scotton Road (Fig 230).

5.77 The two storey detached houses which comprise Revill Close are set behind



Fig 228: Character Area J location



Fig 229: Revill Close is arranged around a single central access route, which is overlooked by two storey dwellings of uniform design and positioning



small gardens along a relatively regular building line. These gardens are generally open to the wider public realm (though some degree of enclosure is achieved through areas of hedgerow planting), and display a consistent and appealing green appearance, with areas of shrubbery set around carefully maintained lawns (Fig 231). The central route and the footpaths that edge it are of tarmac with concrete kerbs and are in good condition.

5.78 Homes are of uniform design, each displaying identical 3-bay facades, with a centrally positioned ground floor entrance flanked on either side by large PVC bay

windows. Constructed in buff brick, these buildings display little in the way of decor or ornate details, and their quality lies in their clean, uncomplicated appearance.

5.79 A slight degree of personalisation has occurred across a number of properties, such as the introduction of small entrance porches (Fig 232), however these works have generally been carried out in a sympathetic manner, adopting similar materials and maintaining the buildings distinct symmetry.



*Fig 230: Revill Close presents a strong frontage along Scotton Road*





Fig 231: Front gardens are an important characteristics of Revill Close, with all retaining their lawns and often being embellished with attractive planting



Fig 232: Some properties have been subject to slight alterations, such as changes to the fenestration and the introduction of sheltered porches

## **Character Area J**

### **Positive characteristics and features**

- Distinct, formal layout, which is created by the central access road with footways on either side, the relatively regular building line and spacing between buildings.
- Uniform architecture across the development, with pleasingly regular and unaltered facade arrangements, and consistent materials palette. The pale brickwork and uniform designs, along with the regular spacing and building layout create a distinctive and cohesive character.
- Green and planted front gardens enhance the setting of individual properties, whilst enhancing the appearance of the wider development.



## 5 CHARACTER AREAS

### Character Area K - Inter-war planned

#### Character Overview

5.80 Though a number of properties within those stretches of residential ribbon development that comprise Character Area B date from the 1920s and 1930s, there are some parts of Scotter which comprise larger, planned pockets of development from this era, and these areas are the focus of Character Area K. Specifically, there are two notable areas of inter-war planned development; (1) the western end of Sands Lane, and (2) Crescent Cottages at the southern end of Gainsborough Road.

5.81 At Sands Lane there are two distinct forms of inter-war properties. The first of these line the western side of Sands Lane, where they run from the junction at Lark Rise all the way up to Becks Lane. They comprise five blocks, each formed of a couple of semi-detached dwellings (Fig 234). These houses adhere to a consistent building line and sit with plots of identical shape and size, creating an orderly planned character. To the front of the properties are large lawns that are enclosed by picket fencing, which is sometimes combined with a layer of hedgerow planting behind it.

5.82 The dwellings along the western side of Sands Lane have a long, linear form which runs parallel with the road, and creates strong frontages onto the public realm. Constructed of a limited palette of harmonious materials, namely red brick walling with red pantile roofing, these properties, though of relatively grand scale, are modest and uncomplicated in their form and architectural detailing. Three red brick chimney stacks emerge from the gently curving roof pitch; one at either gable end, the other located at the centre of the block, helping to create a particularly symmetrical composition, which is further reinforced by the single storey lean-tos that hang off either gable end, and by the regular positioning of fenestration and doorways. Overall, the regular layout, repeated designs, and symmetrical roofline give the area a distinctive and cohesive character.

5.83 On the opposite side of Sands Lane more properties from the same era exist, and some of these take on a similar semi-detached, red brick form (Fig 235), but are set within smaller plots and sit closer to the roadside. However, the majority of the inter-war properties on this side of Sands Lane display a differing, albeit still typical 1930s appearance, with brick ground floors, and rendered painted upper storeys below hipped roofs topped with brown tiles and chimneys (Fig 236). Marking the corner where Sands Lane bends northwards is a

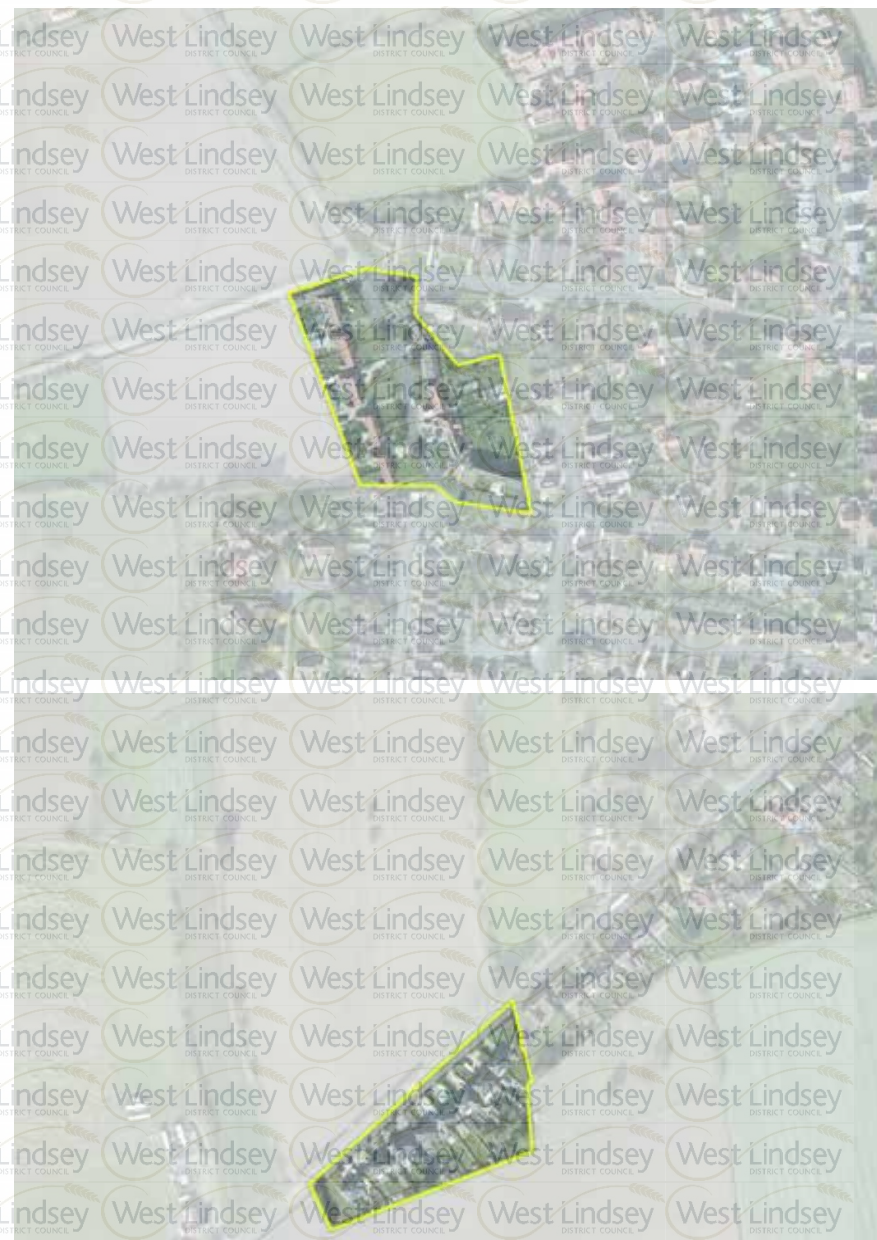


Fig 233: Character Area K locations





*Fig 234: A very unified and coherent character exists along to the western edge of Sands Lane where it leaves the village, with distinct semi-detached properties of identical form and materials spaced at regular intervals along a consistent building line*





*Fig 235: Dwellings on the eastern side of Sands Lane lie behind shallow front gardens*



*Fig 236: Though true to its original form, some minor personalisation of properties has occurred, such as the progression of differing coloured paint at first floor level, which slightly erodes the unity of this residential terrace*



*Fig 237: Displaying a strong symmetrical appearance, 42 - 48 Sands Lane is one of the most striking buildings within Scotter's western extents*



*Fig 238: Grass verges extend out from front gardens to help to soften the roadside edge*





*Fig 239: The townscape at the western end of Sands Lane benefits from a green edge and a particularly distinct gathering of 1930s residential dwellings*

particularly unique, symmetrical residential terrace, which takes inspiration from the Garden City and Arts and Crafts movements (Fig 237), with projecting bays and a distinct centrally located gable clad with hung tiles on its upper extents and a central arch at ground level which leads through to the rear of the properties. A consistent facade treatment of red brick at ground floor level and cream render at first floor, give this residential block a unified character.

5.84 Separating these inter-war properties on either side of Sands Lane is a two-way road lined by footpaths, which are intermittently edged by grass verges, which extend outwards from the private gardens that front these properties (Fig 238). These grass verges, and the tree planting which they at times accommodate, are an important element of the roadside environment, bringing the green character of the adjoining front gardens into the streetscape.

5.85 The other notable pocket of inter-war planned development, Crescent Cottages, can be found at the southern tip of the village, along Gainsborough Road (Fig 240). Arranged along a consistent but slightly curving building line, resulting in a gentle crescent-shaped layout, these semi-detached homes form a particularly fine and coherent residential group, with each progressing identical shallow hipped tiled roofs with central chimneys above red brick elevations. Even distancing between dwellings further reinforces the coherency and order of this cluster, creating a strong sense of rhythm across the entirety of the development frontage.

5.86 Front gardens, which are narrow and deep, would have originally accommodated lawns alongside private driveways, however, many are now exclusively comprised of hardstanding, which has been to the overall detriment of the visual quality of this cluster. However, this inconsistency in the treatment of





*Fig 240: Crescent Cottages, a grouping of 1930s semi-detached dwellings, are arranged in a gently curving crescent, mark the southern gateway into Scotter*



front gardens is largely screened in views from the road by the carefully pruned formal hedgerows, which are another key feature that helps to unify this row of housing (Fig 241)

5.87 In some cases this character has been slightly harmed through the installation of fenestration which is out of character with the original house, and one property has progressed a front extension (Fig 242) which represents a significant deviation from the simple, elegant original built forms, and disrupts the otherwise consistent building line and rhythm achieved across the neighbouring dwellings. Similarly, the replacement of hedgerows with varying types of fencing has slightly diluted the character and quality of this row of properties.



*Fig 241: Repeated identical forms and even spacing result in townscape with a strong rhythmic appearance*



*Fig 242: The removal of hedgerows and the progression of out-of-character front extensions have harmed the overall integrity of this grouping of inter-war era properties*



## **Character Area K**

### **Key characteristics and features**

- Distinct, uniform semi-detached and terraced rows with common building lines and regular spacing, with symmetrical facades and consistent approaches to architectural detailing, materials and roof forms. Dwellings sit within plots of regular size and shape.
- Private gardens with lawns set behind picket fences or formal hedgerows, and grass verges within the adjoining public realm.
- Collectively, these pockets of development form memorable moments in the townscape due to their distinct appearance, relatively sizable scale, and prominent positioning at key gateway locations into Scotter.

### **Negative features and potential threats**

- Some properties have replaced front lawns and boundary hedgerows, introducing paving or concrete surfacing and fencing in their place, and in turn disrupting the overall character and coherency of the these groupings.
- Some personalisation and alteration has taken place which affects the unified character of the area. This has included the installation of differing window types, the mounting of satellite dishes, and the addition of built extensions.



## 5. Character Areas

### Character Area L - Backland development and ad-hoc residential clusters

#### Character Overview

5.88 Character Area L is formed of housing development located to the rear of established roadside frontages. Much of this development type, which is commonly referred to as 'backland' development, has been carried out on land that was previously used as private gardens. In some cases individual gardens have been used to accommodate new individual private dwellings or small two and three dwelling clusters. Elsewhere, larger residential cul-de-sacs have been established through plot amalgamation, where a number of adjacent rear garden areas have been assembled to form a more substantial development site.

5.89 Scotter has two areas which have been particularly shaped by such backland and ad-hoc, small scale residential development; these are (1) land between Sands Lane and High Street West, and to a lesser extent, (2) land north of



Fig 243: A recent addition to the townscape at High Street deviates from the established building line and creates an awkward, unsatisfactory relationship with the rest of the roadside frontages



Fig 244: Character Area L - Locations



Fig 245: Gaps in the built fabric along High Street, which facilitate access to dwellings set behind the street, disrupt the otherwise consistent building line and strong roadside frontage





*Fig 246 and 247: Where existing side accesses have been utilised to unlock backland sites, and the historic building line respected, the impact on the on High Street West has been more neutral*



*Fig 248: Dwellings to the rear of 51 High Street take cues from local vernacular architecture, progressing simple pitched roof forms and constructed of red brick with clay pantile roofing*



*Fig 249: The already architecturally discordant northern side of Sands Lane, along which building forms and positioning in relation to the roadside varies greatly, is further fractured by entrances to backland development*



High Street West, just beyond the junction with Gainsborough Road.

5.90 The latter of these areas, north of High Street West, accommodates six individual backland developments. Each of these comprise a sole access route that runs northwards from High Street West, and along which the dwellings are arranged. Some of these dedicated access routes have had an adverse impact upon the character of this part of High Street West, creating sizeable voids in the roadside frontage (Fig 243), which is otherwise generally strong and unbroken, comprising of two and three storey dwellings set along a common building line (Fig 245). However, in some circumstances, existing side alleyways have been utilised to access these backland developments, and in such cases the impact upon High Street West is negligible, with the road frontage undisturbed and the backland development largely screened in views from the main road (Fig 246).

5.91 Each of the backland developments that sit to the north of High Street West progress differing internal layouts; in some cases housing sits along both sides of the access route, such as at Eminson Close, whilst others, such as Woodland Lane, development is arranged along a one side of the road only. Most are without dedicated pedestrian access routes, opting for a shared-surface approach.

5.92 Building scale, typology and materials also vary from development to development, though typically the more recent developments have sought to take cues from traditional local building forms and materials, for example at Woodland Lane dwellings are of red brick with clay pantile roofing (Fig 248). Paradoxically, perhaps the most consistent aspect of these developments is their inconsistent approach to building layout and plot sizes, which is generally irregular and primarily a consequence of the challenges of trying to accommodate development with these often tight and constrained sites.

5.93 It is the land found between Sands Lane and High Street which hosts the highest concentration of housing development progressed on what were formerly private residential curtilages. Looking at this area in plan, a decidedly fragmented and disorganised urban fabric is apparent, with the street frontage along Sands Lane regularly interrupted and punctured by the access roads that lead through to these residential cul-de-sacs (Fig 249 and 250), and the backland developments themselves typically arranged in a compact manner which seeks to maximise the



*Fig 250: The entrance into Crown Gardens has been poorly handled, with exposed panel fencing edging the access road and no dedicated pedestrian route*



*Fig 251: The properties of Cedar Close are arranged along a gently winding central route, which is surfaced with distinct and aesthetically pleasing block paving*





*Fig 252: Though the initial access road into Crown Gardens is rather unsightly, the development itself is a coherent cluster of dwellings, with all properties sharing the same materials palette and architectural language*



potential of these often constrained and awkwardly shaped sites, often resulting in minimal private garden space and buildings sat at differing orientations and distances from the road.

5.94 Of those developments to the north of Sands Lane, Cedar Close and Crown Gardens display the most coherency and unified character (Fig 251 and 252), each using a common palette of materials across their dwellings and taking a consistent approach to garden boundaries (these are open and unenclosed), as well as ensuring the wider street scene is treated with same finishes in relation to roadside walls and street surfacing materials. In contrast, Poplar Grove, which is a larger residential enclave, has a greater degree of variety across its townscape, comprising a number of distinct pockets of housing that share similar appearances. This reflects the obvious incremental manner in which Poplar Grove has been constructed, with the oldest properties located towards the development



*Fig 254: The character and appearance of Poplar Grove changes as one progresses along its central route*



*Fig 253: The entrance to Poplar Grove is characterised by two-storey dwellings of similar form and external appearance, which are evenly spaced and set behind front gardens*



entrance and the most recently constructed dwellings tucked away towards the end of the cul-de-sac. This has resulted in a quite disparate piece of townscape, with significant variances in the positioning, orientation, typology or appearance of those dwellings that mark the entrance to Poplar Grove (Fig 253), and those located towards it's inner core (Fig 254).

5.95 Though not strictly backland development, as it actually also forms a frontage onto Sands Lane, Bramley Close, a residential cul-de-sac comprised of 11 detached single-storey and one-and-a-half storey dwellings, has been included in Character Area L as it has the similar effect of punctuating the building line of Sands Lane, and represents a further small residential pocket to the north of this main road. However, unlike the other developments set off Sands Lane, Bramley Close has managed to achieve a strong degree of regularity as regards its layout and arrangement, with evenly spaced dwellings set within plots of similar shape and proportion. Indeed, so orderly is the layout of Bramley Close, that it is almost perfectly symmetrical when viewed in plan. In addition to its carefully structured layout, Bramley Close is also architecturally uniform, with all dwellings being of a similarly architectural language (Fig 255), with steeply pitched roofs, often accommodating long dormer windows, and facades of mostly red brick which are broken up with areas of timber cladding and natural stone, and large uPVC windows.



Fig 255: Within Bramley Close many dwellings are set diagonally on to the road as opposed to running parallel to the road

### Key characteristics and features

- Where existing alleyways have been utilised for access, and established street frontages unharmed, backland development can be accommodated in a manner which has negligible impact on the wider townscape.
- Developments such as Crown Gardens, Cedar Close and Woodland Lane progress a single architectural language and consistent materials palette, creating coherent and distinct residential enclaves.

### Negative characteristics

- The constrained nature of many backland sites can result in cramped developments, which suffer from irregular layouts, minimal spacing between dwellings and a lack of coherency.
- Erosion of the traditional urban grain, introducing a more chaotic, unplanned character to the locality.
- Accesses from the main roads through to these backland developments can disrupt the existing roadside streetscene, particularly where there are several developments, each with their own dedicated access, as is the case along Sands Lane. Here, the multiple accesses have harmed the visual amenity of this route, resulting in regular breaks in the roadside frontage.
- Several backland developments lack dedicated pedestrian accesses, and though some progress an effective shared-surface approach, this is often confined to the development core and not the access route, which can be dangerous and unwelcoming to pedestrians.



## 6 CONCLUSIONS

### Summary of village character

6.1 Scotter has changed significantly over the course of the last 50 years. Prior to the 1960's, development within Scotter was largely confined to the area in and around High Street, the village green and the Church of St Peter, with some limited ribbon development along the edges of the main routes into the village. However, the development of several large housing schemes in the 1960s and 1970s saw the village expand considerably both north and south of the River Eau, and this outward expansion has continued steadily to this day, with Scotter now taking the form of a large village.

6.2 Crucially however, despite this sizeable outwards expansion, the village centre, which represents Scotter's historic and civic core, has managed to retain much of its original character, with its form and layout largely unaltered in the last century. This historic core, which is comprised of (1) the central stretch of High Street and Hobb Lane, (2) the village green and its immediate setting, (3) the Church of St Peter and its grounds, and (4) the landscaped banks of the River Eau, represents Scotter's most authentic, memorable and unique expanse of townscape. The map at Fig 257 provides a spatial analysis of this village centre area, and highlights some of its key qualities and characteristics.



Fig 256: A view of Scotter's village centre from the church tower

6.3 As demonstrated with Section 2 of this document, the influence of the Church of St Peter reaches far beyond the immediate village centre setting, with the building's elevated positioning and large scale resulting in multiple views of the distinct tower element from across the village's built-up area. Indeed, these views are one of Scotter's most pleasing characteristics, and are particularly important within the village's more standardised, homogeneous housing developments, where they add something which is unmistakably unique to Scotter.

6.4 In terms of land uses, Scotter has a vibrant, mixed-use centre, which accommodates a variety of community, retail, commercial and residential uses. This array of non-residential uses is a defining characteristic of the village core, making for a particularly dynamic central area, which is animated by the comings and goings of those utilising these local services. Indeed, it is heartening to see such a concentration of thriving local businesses.

6.5 Away from the village centre, residential development dominates the townscape. The majority of this housing is accommodated across large residential developments, which are typically arranged along a single central route, from which smaller cul-de-sac routes branch off. In the majority of cases, these housing

developments are occupied by detached or semi-detached dwellings, which display similar materials palettes and architectural language, giving the areas a uniform character. Unfortunately, in many cases these large scale housing development fail to make reference to local character or vernacular forms, instead opting for more homogeneous, off-the-shelf housing designs.

6.6 Within these more generic housing developments, green features such as landscaped spaces, boundary hedgerows, tree planting, and grassed lawns and verges, are particularly important, adding character and visual interest to these areas.



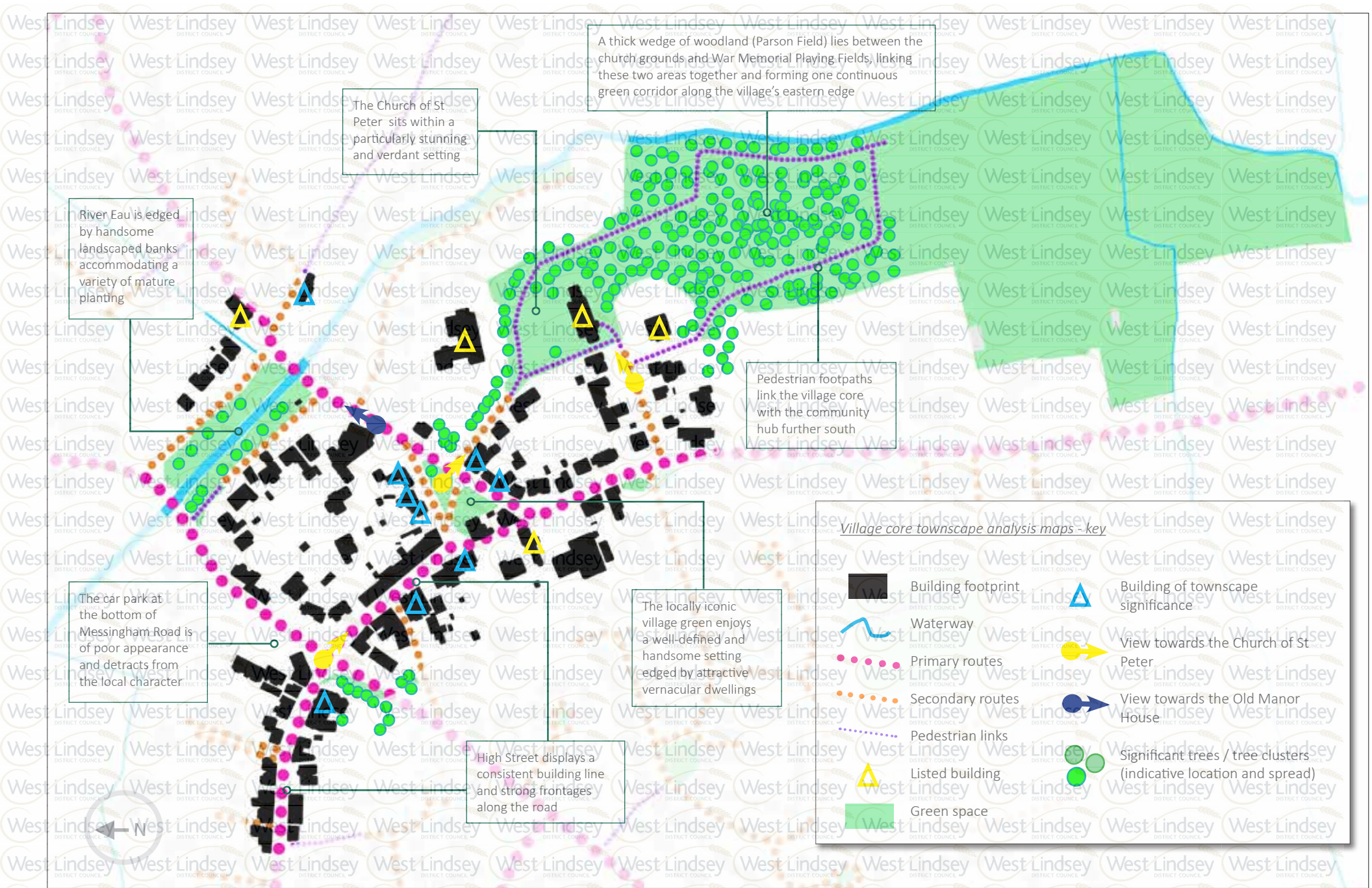


Fig 257: Village core townscape analysis, highlighting the key features of Scotter's most unique and defining area



## Locally distinct features and materials

6.7 Though Scotter as a whole displays a particularly eclectic architectural character, and many of its more historic properties have fallen foul of insensitive alterations, it is still possible to identify and highlight a selection of particular construction materials, finishes and details, as well as landscaping and streetscene treatments, which stand out as both aesthetically pleasing and locally distinct. The below galleries across pages XX- XX present a selection of some of the best treatments seen within Scotter in relation to both buildings and the wider street scene, and should be used to inform future development proposals.

**Roofs:** Red clay pantiled roofs top many of the village's oldest buildings. They provide the village's traditional buildings with a warmth of colour and texture. Grey slate is also a common roofing material. Most properties are topped with plain, uncomplicated gabled roofs, with chimneys, usually in red brick, emerging from the gable ends.



**Windows:** Timber-framed, vertical sliding sash windows represent the predominant traditional glazing type, and typically progress the quintessential Georgian 6-over-6 pane arrangement.





**Walling:** Red and brown brick is the walling material mostly closely associated with Scotter's built heritage, and much of the village centre is constructed from this material. On occasions, white or cream rendered / painted properties are interspersed with these more widespread brown / red brick, usually to good effect, creating a pleasing contrast between the two.



**Boundary treatment:** The three boundary treatments which best represent the established character of Scotter are (1) stone walling, (2) red brickwork walling, and (3) dense hedgerow planting. The most attractive boundary treatments are often formed of a combination of walling topped with a backdrop of green hedgerow planting.





**Street furniture:** Across Scotter there are number of instances where more minute details within the townscape stand out as being particularly unique and charming, and enhance their immediate setting. These details include (1) several instances where street names are accommodated within attractive hedgerow planting, (2) Victorian-style street lights, and (3) the decorative public seating.



**Roadside landscaping:** Grass verges, hedgerows and trees are important characteristics of Scotter's roadside environment, giving these vehicular routes a pleasing soft edge.





**Building forms:** The below images provide a selection of Scotter's least comprised, most authentic traditional properties. They are largely unaltered from when they were first constructed, and their original forms can be easily appreciated. The scale, form, facade arrangements, and finishes should be used to inform future development proposals.





## Threats

6.8 Threats to the character of Scotter may arise through proposals for development that require planning permission, but they may also come about through changes that property owners make under permitted development rights, without the need for planning permission. Threats include:

- Loss of existing views towards key local landmarks such as the Church of St Peter, the Old Mill, and the Old Manor House which are of great value to the village character, through poorly designed / located development;
- Deviation from the established building lines along High Street.
- Loss of greenery in front gardens due to demands for on plot parking;
- Fragmentation of frontage treatment through the removal of hedgerows, hedges, shrubbery and grass verges (Fig 258 and 259);
- Loss of trees and planting, which would erode the village's leafy character and heighten the dominance of the built form;
- Progression of inappropriate, uncharacteristic boundary treatments such as panel fencing;
- Ill-considered, inappropriate alterations to existing buildings of character, through the introduction of materials and features which are not locally distinct;
- Coalescence with Scotterthorpe to the north and Scotton to the south through the introduction of new built development within the current open fields which separate them;
- Poorly designed edge-of-village development, which fails to properly integrate into its landscape setting and creates an unsatisfactory, overly hard edge to the village; and
- Development at the edge of the area built at a higher density and with a

more urban form.

## Opportunities

6.9 Opportunities to enhance the character of Scotter may present itself when new development is proposed in the locality, or such improvements could be progressed independently by individuals within their own properties or as part of a greater community initiative. Opportunities include:

- Softening of those village edges which currently share an unsatisfactory relationship with the surrounding landscape and appear starkly in views into Scotter (see Fig 36 in the 'Landscape setting' section), through either the introduction of additional planting or better landscaped development of a more sensitive, less urban character;
- Improvements to the visual quality of the following identified areas within the village core: (1) the car park at Messingham Road, (2) the eastern edge of the village green, and (3) the car park and car dealership beside the Methodist Chapel (Fig 260 and 261).





Fig 258 and 259: Before and after the clearance of roadside hedgerows along Gainsborough Road, with the replacement panel fencing representing a poor and out-of-character substitute for the lost greenery



Fig 260 and 261: Even minor landscaping initiatives can have a positive impact on the townscape and enhance the village character, as illustrated by the above visualisation highlighting how some simple works could greatly enhance the setting of the Methodist Chapel



# **APPENDIX 1**

## DESIGNATED HERITAGE ASSET DETAILS



**Name / Location:** CHURCH OF ST PETER, CHURCH LANE

**List entry number:** 1064133

**Grade:** I

**Date first listed:** 16-Dec-1964

**Date of most recent amendment:** Not applicable

**Details:** Parish church. C12, C13, C15, C16, 1820, 1831, C20; coursed limestone rubble and plaster patches, lead roofs. Western tower, nave, north aisle, vestry, chancel, south porch. 3 stage tower with moulded plinth and string courses and added ashlar angled buttresses, battlemented parapet with 2 chute heads on north side. 2 centred arched C16 west door with double concave moulded reveals and hood mould. Door has original decorative stile and hinges, at the top of the door are floral patterns. To first floor a 3 light C16 west window having panel tracery and quatrefoils, double concave moulded reveals, hood mould and added label stops. Belfry stage has paired lights in each direction with cusped ogee heads, mouchettes, single chamfered reveals and hood moulds. Between first and second stages on the west and north sides are black enamelled clock faces. West and east walls of north aisle have restored C16 2 centred 3 light windows. C16 north aisle partly plastered of 5 structural bays defined by stepped buttresses, 4 centred arched door near west end with moulded reveals, hood mould and label stops. Further east are four 3 light windows with 4 centred arched heads with hood moulds and label stops. Nave clerestorey has 6 paired lights with trefoil heads in possibly earlier round headed openings; later plain parapet. Chancel north wall has C19 tall 2 light window which cuts an earlier blocked window to the east. East wall rebuilt 1820 with 2 light Y tracery window and ashlar quoins. South wall has late C13 2 light pointed window with quatrefoil single chamfer reveal and hood mould. Also a priest's door with triangular head, heavily restored, with hood mould and label stops. Quoin is dated 1831. Blocked window and door at west end of chancel. South wall of nave of several phases, the 2 C12 pilasters are apparently added. At east end is a single late C13 3 light Y tracery window with hood mould. Further west at a high level are five 3 light C16 windows with 4 centred arches and concave reveals. The easternmost of these windows cuts an earlier blocked window beneath. Immediately east of the porch is a second blocked opening with a 4 centred arched head, visible on the inside. The south porch is ashlar fronted and dated 1820, with iron gates ramped upwards towards the centre.

Late C12 south doorway with flat headed doorway and weathered tympanum, single square order, a roll, a lesser roll and a chamfered, originally decorated, hood mould. Debased Corinthian nook shafts with moulded and chamfered imposts. Interior: C13 double chamfered tower arch, dying to reveals. 5 bay early C13 north nave arcade with impressive quatrefoil piers having annular and stiff leaf capitals and double chamfered arches with chamfered hood moulds and C19 label stops. 2 of the piers have statue brackets on their west sides, and 2 further statue brackets are in the aisle. The easternmost pair of arches are separated by a section of blank wall and the easternmost arch is lower than the rest, probably because it opened into a transept. Similar evidence is visible on the south side at the same point. At the east end of the nave is an angled doorway into the vestry, formerly a chapel, with above a blocked access to the rood loft. The chancel arch is C13, double chamfered, with corbels, probably recut in the C19. In south wall of the chancel is a C13 piscina with reset round head and an aumbry. On the north side is an ogee headed aumbry with a reset late medieval corbel with carved human head. Fittings include fine altar rails with turned balusters, c.1720, upper part of C15 rood screen with pierced panel decoration. The lower part is of C18 panels. C18 octagonal panelled pulpit. North side of nave has panelled box pews. Font is C15 octagonal type with shields and roses in the upper panels. At the west end of the nave is a nearly C19 wooden gallery with arched balustrade. Monuments: in the chancel north wall is the matrix of a late medieval brass. In the nave south wall is a fine inscribed and decorated brass plate to Sir Marmaduke Tyrwhitt, d.1599, showing the deceased and his wife praying before an altar with their children and armorials, contained in a panelled ashlar surround having traces of paint. On the east wall of the nave an unusual inscribed copper plate to Mrs Sarah Ashton, d.1739, with coat of arms in purbeck marble architrave supported on 2 brackets.

**National Grid Reference:** SE 88754 00823



**Name / Location:** THE OLD MANOR HOUSE, RIVERSIDE

**List entry number:** 1064134

**Grade:** II\*

**Date first listed:** 16-Dec-1964

**Date of most recent amendment:** 23-May-1985

**Details:** House. Early C18. Brown/red brick with rubbed brick dressings, pantiled roof with raised stone coped gables with kneelers and 2 gable stacks. L-plan. 5 bay 2 storey front with cellars and garrets, central 8 panelled door in eared surround and doorcase with fluted and rusticated columns, pulvinated frieze with fishscale decoration and brackets supporting a dentillated pediment. Decorated panel over centre of door. Flanked by pairs of glazing bar sashes. First floor has 5 similar windows. All windows have flat splayed rubbed brick arches with raised ashlar keystones. To rear is a red brick 2 storey 4 bay wing in Flemish bond with tumbled gable bearing a plaque inscribed 'Anno Mundi 5710'. This is the date 1706 rendered according to Dr. Usher's calculation of the date of the Creation. The wing is late C18 with dentillated eaves course. 5 bays arranged 1:3:1, central 3 bays being contained in linked semi-circular arches with impost blocks. To right is an 8 panelled floor with fanlight, to left a C20 window in blocked opening. First floor has same 3 bay treatment flanked by single glazing bar sashes with semi-circular arches. Inside, the main block has a fine dining room on the right with cupboards either side of the fireplace with semi-circular heads and architraves with keyblocks, 8 panelled double doors, hemispherical tops inside, eared and shouldered surrounds. Plaster panels on all walls to full height plus dado rails. Full shutters; doors and architraves dentillated, cornice and central beam. Hall also has dentillated frieze and wooden panelling. Drawing room has panels in fireplace wall and alcoves either side. Very fine wide dog leg stair in hall with 3 balusters to each tread, fluted and knopped. Moulded hand rail with full sweep and intarsia star to upper surface of terminal. Newel posts fully fluted, panels to sides with fluted pilasters opposite newel posts. Over the stair, more dentillated cornices and an oval panel in plaster with star motif at centre. One first floor room has full cornice and 2 cupboard doors in panelled reveals. Rear wing has simply stopped beams.

**National Grid Reference:** SE 88757 01066

**Name / Location:** MANOR HOUSE, THE GREEN

**List entry number:** 1064137

**Grade:** II\*

**Date first listed:** 05-Feb-1991

**Date of most recent amendment:** Not applicable

**Details:** Manor House. Built 1773-6 for Charles Aistroppe, with minor C19 and C20 alterations. Red brick in English and Flemish bonds. Hipped triple Roman tiles, 3 brick ridge stacks. L-plan. Dentilated eaves. 2 storey. South front, 3 bay with central doorway in moulded Coade stone surround with scroll brackets supporting a flat hood. Eitherside are triple plain sashes with a blind round arch over the central window, and a brick cill band. Above a central Diocletian window, flanked by single triple windows all with glazing bar sashes. East front, 5 bays, with central fixed glazing bar window with to left a pair of glazed double doors with side lights, and overlight, beyond a plain sash. To the right a cross casement with glazing bars and blind window beyond. Above a central sliding sash with to the left 2 casements and to the right a further sliding sash and a blind window. The north front, single bay, has an inserted door to left and a single casement to right, above another sliding sash. West front of rear wing, 3 bays, with a central glazed doorway, with to left a 4 panel door, and to the right a further part glazed panel door. Above a central Diocletian window flanked by single glazing bar windows. North front of main block has a couple of casements with a further casement above. The western front of the main block has a single glazed doorway with Diocletian window above, and single casements set back to the left. Interior. Almost totally complete original interior with main staircase with 2 turned balusters per tread, and ramped hand rail, round headed moulded archway with keystone. Both main rooms on both floors retain original wooden fire surrounds, dado panelling, shutters, window and door surrounds. Study also retains fire surround and dado panelling, a bolection moulded fireplace survives in room above. Kitchen has beams and large inglenook, with original back stairs off. All the doors and doorways survive. This house has an extremely complete interior. Inspected 7 December 1990.

**National Grid Reference:** SE 88734 00899



**Name / Location:** THE RECTORY, CHURCH LANE

**List entry number:** 1165877

**Grade:** II\*

**Date first listed:** 23-May-1985

**Date of most recent amendment:** Not applicable

**Details:** Rectory. 1840 with C20 addition and alterations; yellow brick with ashlar dressings, hipped slate roof, 2 ridge stacks. Parallel range. 3 bay 2 storey front. Central half glazed C20 door with added C20 open porch on 2 plain columns with plain entablature, flanked by single glazing bar sashes. Above are 3 similar glazing bar sashes, all with plain splayed ashlar lintels. Side front has 2 splayed bay windows with fluted pilasters to corners and flat roofs, above are 3 glazing bar sashes.

**National Grid Reference:** SE 88746 00768

**Name / Location:** 1, HOBB LANE

**List entry number:** 1165905

**Grade:** II

**Date first listed:** 23-May-1985

**Date of most recent amendment:** Not applicable

**Details:** House. C18 with early C19 alterations. Whitewashed brick, raised coped gables and 2 stacks, pantiled roof. 3 bay 2 storey front with first floor sill band. Central 6 panelled door with plain overlight in wooden doorcase with plain frieze and hood, flanked by single tall glazing bar sashes. To first floor a central small C20 2 light casement, flanked by single tall glazing bar sashes.

**National Grid Reference:** SE 88530 00927

**Name / Location:** OLD WINDMILL, GAINSBOROUGH ROAD

**List entry number:** 1165893

**Grade:** II

**Date first listed:** 23-May-1985

**Date of most recent amendment:** Not applicable

**Details:** Rectory. Tower mill. Early C19. Red brick; a tapering 3 storey tower with central planked door and above single openings to each stage. To the sides are a ground floor opening and a further opening mid way between 1st and 2nd floor levels. The openings all have slight segmental heads.

**National Grid Reference:** SE 88172 00402

**Name / Location:** PIGEONCOTE AT NUMBER 22 (SOULBY FARM), 22, HIGH STREET

**List entry number:** 1359441

**Grade:** II

**Date first listed:** 23-May-1985

**Date of most recent amendment:** Not applicable

**Details:** House. Pigeoncote. Early C18. Brown brick, English bond, pantiled roof, 2 storeys, corbelled band to first floor, dentillated eaves, brick corbelled gable. Ground floor plain door. First floor has semi-circular headed door with 5 circular openings. In the gable are pigeon holes in the form of an A with 3 tiers of openings. Interior has brick boxes to first floor.

**National Grid Reference:** SE 88593 00862



## **APPENDIX 2**

### SCOTTERTHORPE CHARACTER OVERVIEW



## SCOTTERTHORPE CHARACTER OVERVIEW

Scotterthorpe is a small hamlet situated approximately 1.6 km north-west of Scotter, just west of the River Eau. A compact settlement, Scotterthorpe is formed around the junction of Sennefleet Road and Scotterthorpe Road, giving the settlement a T-shaped layout. The settlement is generally quite exposed along its outer edges, and appears prominently in long distances views along Scotterthorpe Road to the south.

A comparison of Scotterthorpe's current layout to that which was present in 1907 confirms that the settlement has remained largely true to its historic form, and has been spared from the type of large-scale housing development that has grown up around many neighbouring settlements, such as Scotter to the south. However, this is not to say that Scotterthorpe has remained unchanged over the past century, but rather than any change has been modest and incremental. This change has included some ribbon development along Scotterthorpe Road, the erection of a number of large, detached residences within previously undeveloped roadside plots, the establishment of several sizeable agricultural units north of Grange Farm Cottages, and the demolition of number of older farmhouse clusters.

Today Scotterthorpe is comprised almost entirely of residential properties, with the only other land use accommodated within the settlement being agriculture. Dwellings are mostly detached and sit within large plots of irregular shape and size. Most homes are set back from the road behind generous gardens, however, at the eastern end of Sennefleet Road, older properties take up a prominent position right along the road, creating an more enclosed and well-defined piece of townscape.

Red brick is the primary construction material in Scotterthorpe, being equally prevalent in newer properties as well as those older, traditional properties towards the eastern end of Sennefleet Road. The use of red brick also extends to property boundary treatments, with many gardens being enclosed by attractive walling.

The oldest properties within Scotterthorpe tend to be of a simple two-storey form with pitched roof, and often accommodates chimney stacks at either gable end. More recently developed properties take a more individualistic approach to their

design and form, with each dwelling presenting a slightly differing appearance. However, the relatively constant use of red brick and the prevalence of handsomely landscaped front gardens with expansive lawns and private planting, are two factors which help to bring unity to the overall townscape despite differences in building form and design.

Across Scotterthorpe roads are lined by wide grass verges, which couple with intermittent stretches of hedgerow and tree planting to create a particularly green and soft edge to much of the settlement road network. The roads themselves are pleasingly informal in their appearance, devoid of surface markings and without raised footpaths, in keeping with the rural character of the hamlet.

Given the detached nature of many of the properties within Scotterthorpe and the relatively generous spacing between them, regular views of the surrounding rural landscape can be gained from along the inner road network through the gaps in these dwellings.



*The village sign along Scotterthorpe Road*













*Large detached dwellings, each progressing their own distinct form and architectural language, are set within sizeable private plots*



*Many properties have red brick boundary walls, which complement their built forms*

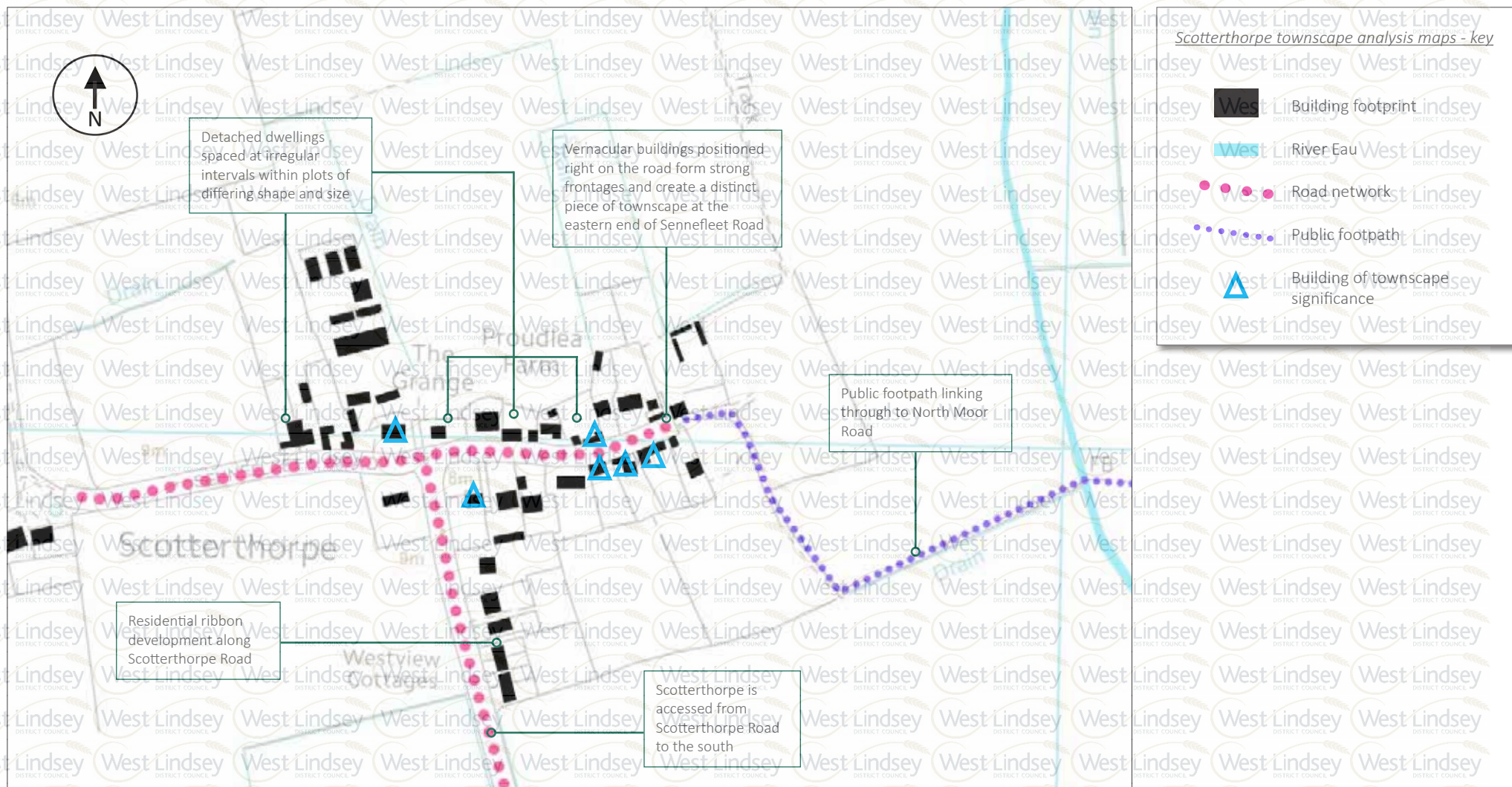


*The approach road into Scotterthorpe, as is the case with the entire village road network, it pleasingly informal in its appearance*











# **APPENDIX 3**

## SUSWORTH CHARACTER OVERVIEW



## SUSWORTH CHARACTER OVERVIEW

Susworth is a small hamlet situated along the eastern banks of the River Trent. It is positioned 5 km west of Scotter, while Gainsborough lies approximately 11 km to the south and Scunthorpe 11 km to the north-east.

Set on the water's edge, around the crossroad at Susworth Road and East Ferry Road, Susworth is formed of loosely arranged, linear development, which lines the roadside. Comparing today's village layout to that which was present in 1907, it is clear that although there have been minor changes across the village with the loss / alteration of several buildings and the addition of a number of newer properties, Susworth has in general remained true to its original linear layout and form, and has not been the focus of any significant development, with the village's built extents being roughly the same as they were back in 1907.

The most notable, albeit still relatively minor changes in the village layout over the course of the past century are; (1) the introduction of some modest ribbon development along East Ferry Road, (2) infill development between the old school building and the settlement core, (3) the erection of a large agricultural shed building at Walnut Tree Farm, and (4) the realignment of East Ferry Road as it approaches the junction with Susworth Road.

Today Susworth is almost entirely residential in land use, the main exception being the Jenny Wren Inn, a public house and restaurant, which takes up a key position on the corner of Susworth Road, right at the heart of the hamlet. This prominent positioning, coupled with the premises rich history, status as a key local asset and attraction, and its simple and yet attractive and ivy-clad appearance, makes the Jenny Wren a locally iconic landmark.

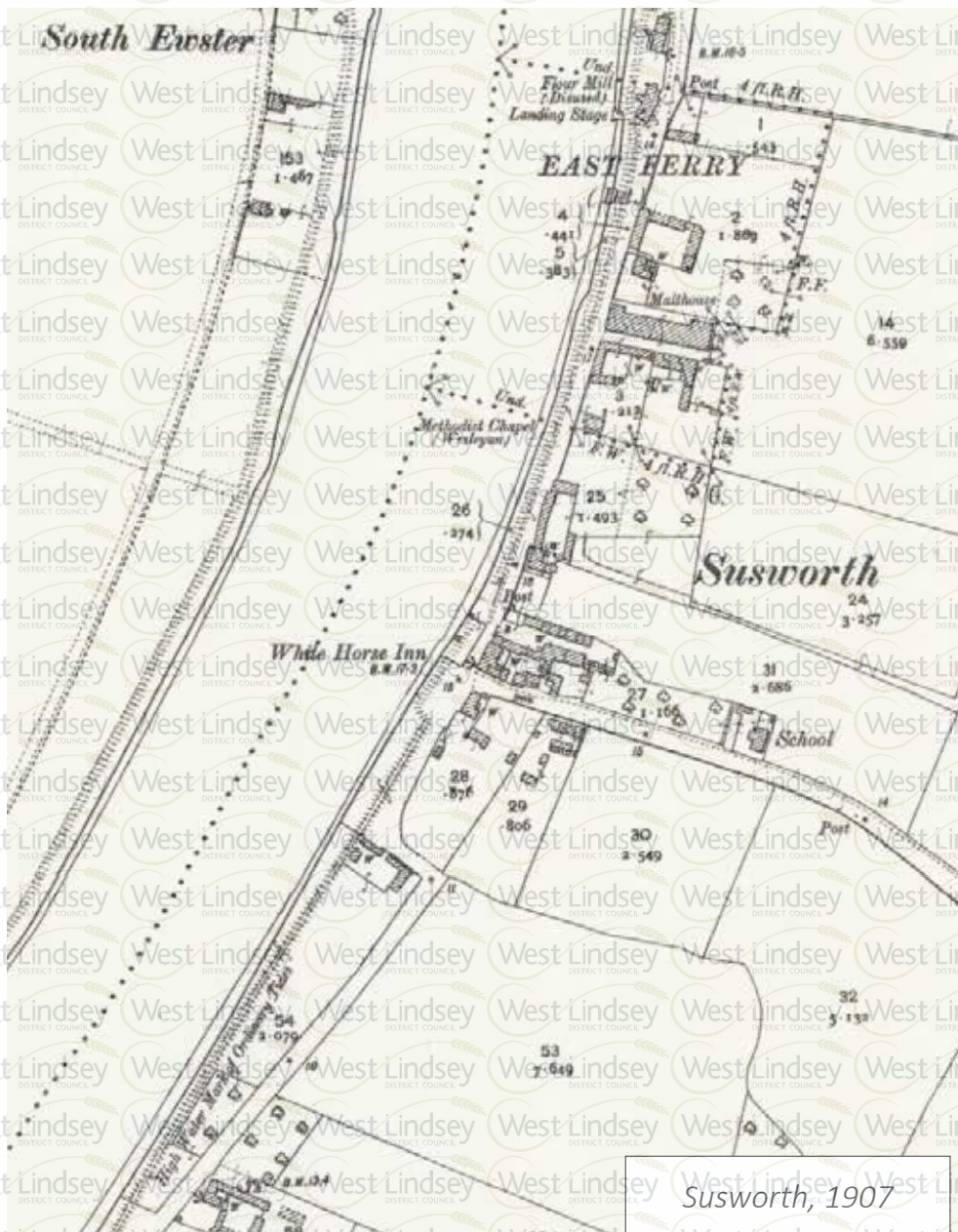
Elsewhere, many of the formerly non-residential buildings in the village, such as the school, the forge and the chapel, have all been converted to residences in more recent times. However, these older properties, despite the loss of their original use, still represent some of the most distinct and characterful buildings within Susworth, and are of significant importance to the character and visual richness of the local townscape.

Across the settlement, buildings generally sit close to or right upon the roadside, creating strong frontages along the main routes, which are only disrupted by the irregular manner in which the buildings are spaced. Plots sizes are similarly irregular, a remnant of the village's historic layout, where buildings came forward on an individual basis and in a more ad-hoc, unplanned manner. The only pocket of development which strays from this overarching irregular character of building layout and arrangement is the short row of residential ribbon development along the northern edge of East Ferry Road. Here a more uniform character briefly emerges, with regular spacing between properties, a consistent building line, and similar plot sizes and shapes.

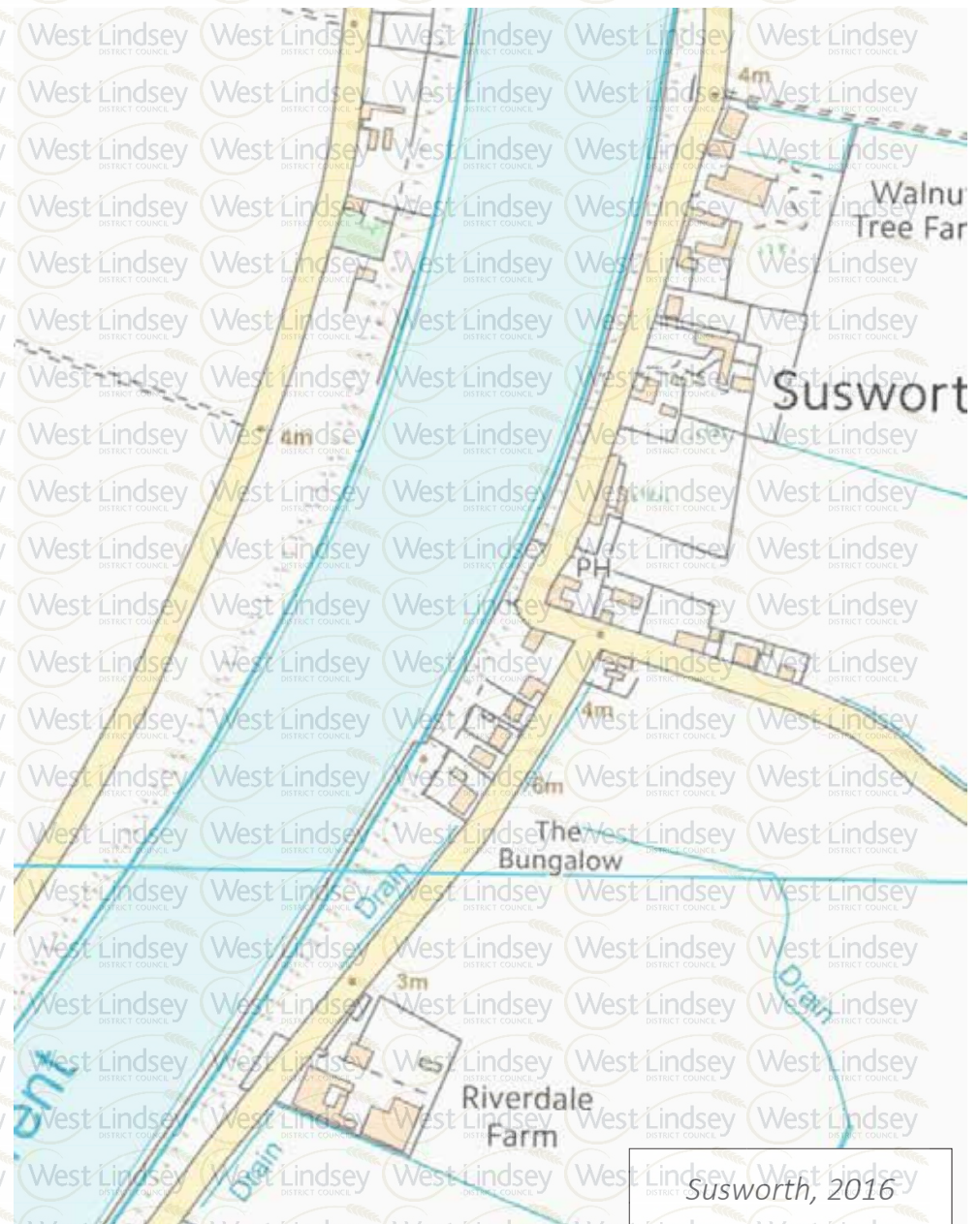
Across the settlement building scales vary. Older properties tend to be two-storeys in height, often with adjoining single storey elements, which in many cases are the outbuildings of the original farmhouses. Properties built in more recent decades are generally one or one-and-a-half storeys in height. Across Susworth, buildings are predominantly of red brick construction or finished in white or cream paint / render. Roofs are mostly pitched, though a number of hipped roofs do exist, while across older properties prominent red brick chimney stacks are a distinct feature.

The only notable green space within Susworth is the raised grass bank that edges the River Trent and which is a continuous feature along the hamlet's western side. From these raised banks views can be sought along the river in both northerly and southerly directions, while across the river views of South Ewster and the wider rural landscape can be gained. These views are most commonly experienced from opposite the Jenny Wren Inn, where outdoor picnic benches sit atop the bank and provide a comfortable position from which to admire the riverside setting.

Tree and hedgerow planting is sparse both within the settlement and around its outer edges, leaving the hamlet quite exposed in views from the wider landscape setting. The most extensive area of planting is that which runs along the raised banks of the River Trent, this planting being a key component of the immediate waterside environment.

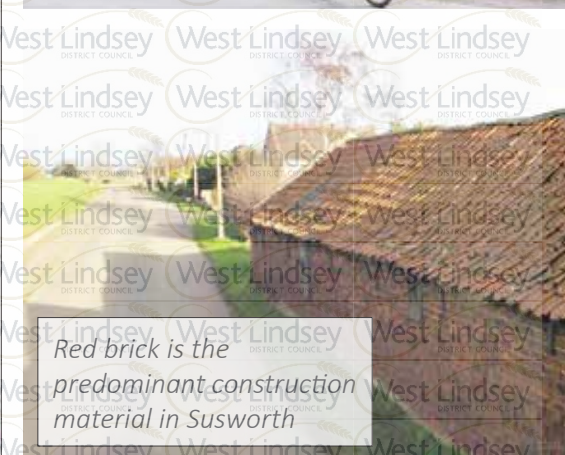
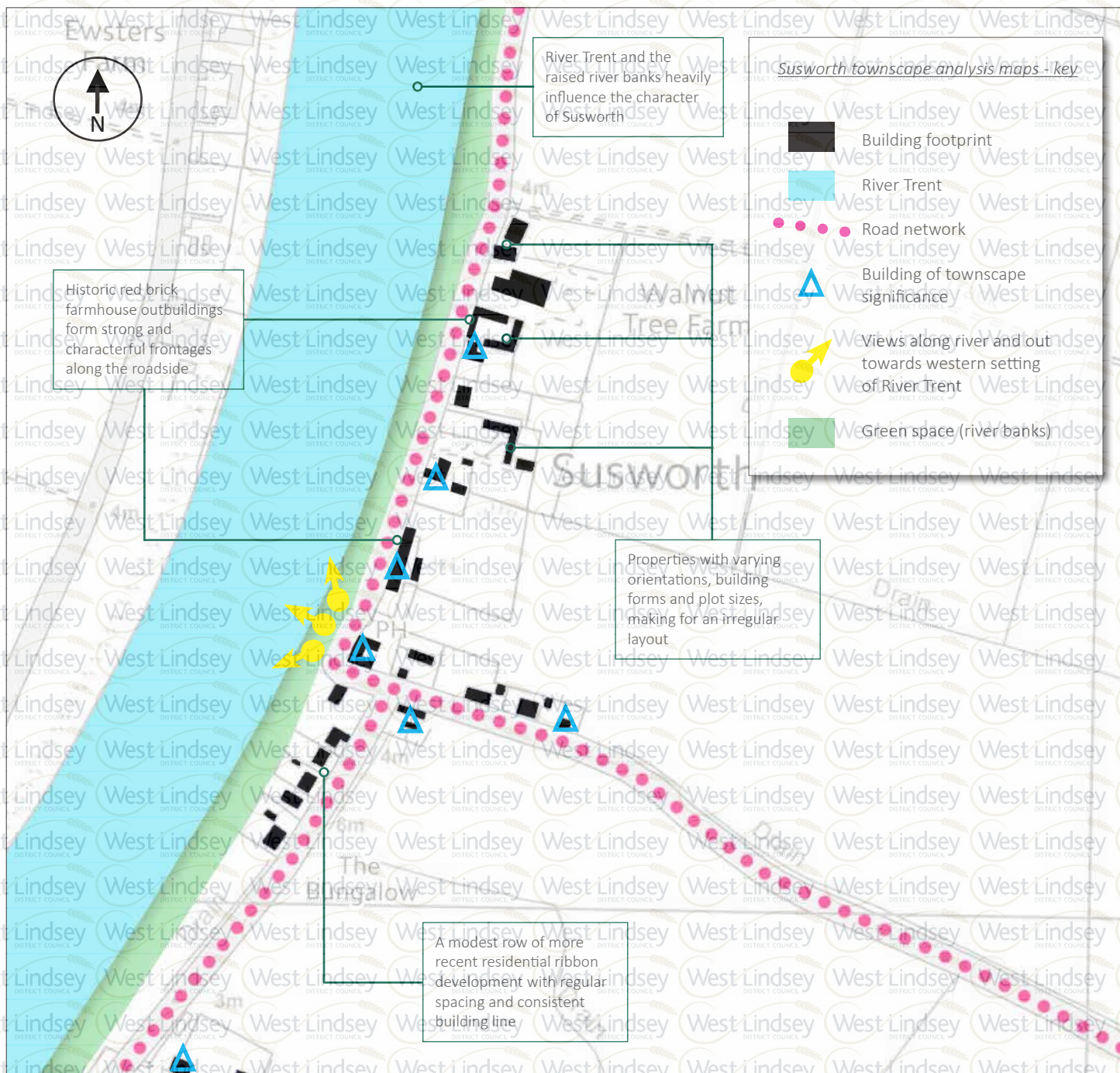


Susworth, 1907



Susworth, 2016





Red brick is the predominant construction material in Susworth









*Looking across the River Trent from Susworth*



*An Inn since 1716 (then known as the 'White Horse'), the Jenny Wren is a key local landmark and community asset*



*A very distinct street profile looking north towards the centre of Susworth, with housing along one edge and the raised banks of the River Trent defining the other side of the road*

