

Spridlington Conservation Area Appraisal



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SPRIDLINGTON CONSERVATION AREA

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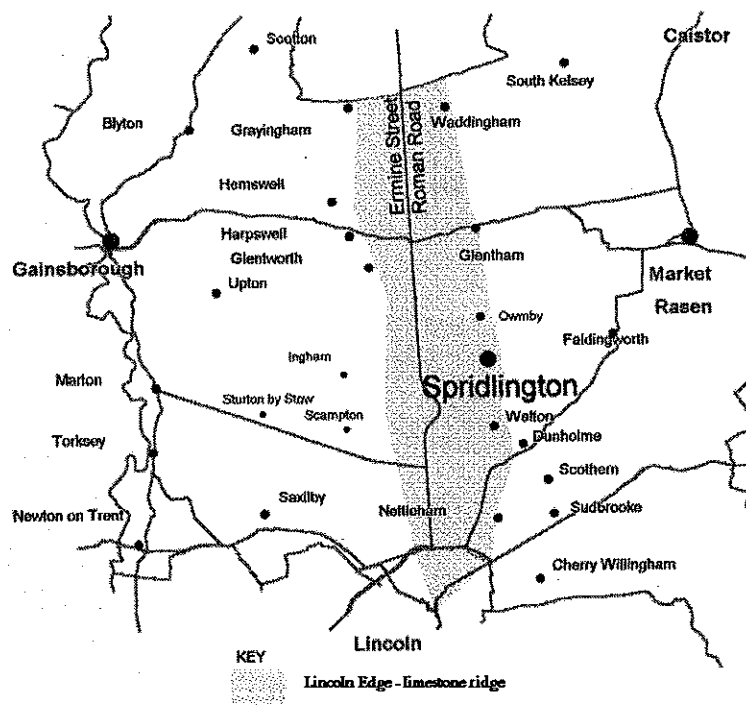
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SPRIDLINGTON CONSERVATION AREA ASSESSMENT

Spridlington can broadly be described as a small, rural village set in a farming landscape. The most important features contributing to its designation as a conservation area are the trees and the stone buildings and walls. The conservation area boundary is drawn to include the whole village and the fields immediately surrounding it.

Location and Population

Spridlington is situated 11 kms north of Lincoln and 18 kms south east of Gainsborough. It is one of a line of villages north of Lincoln whose Parish boundaries on the west side are formed by Ermine Street (A15). The village is on the dip slope of the limestone ridge at its junction with the clay vale, at an elevation of 20 m O.D. It is set on flat, low lying land and is not greatly visible in the wider landscape.



There is a population of 171 (1995) living within the Parish compared to a peak of 211 in 1951.

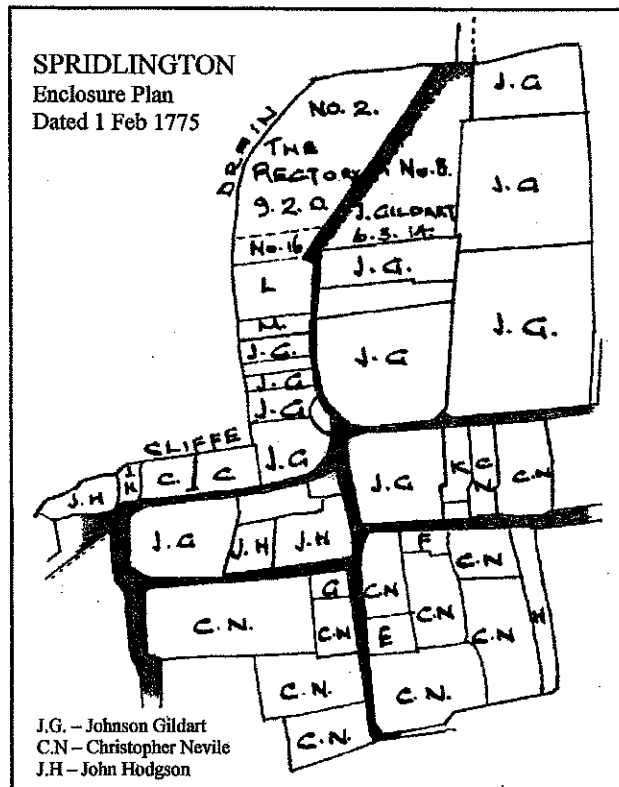
Origins and Development

Despite the Roman road which forms the western boundary of the Parish, there is no evidence of Roman settlement. Archaeology suggests that the village was established during the Saxon period. The first documentary evidence is in the Domesday Book of 1086 which records two separate but adjoining manors. Spridlington therefore began as a polyfocal settlement. There were two churches, St Hilary and St. Albinus. St. Hilary was associated with the northern manor and St. Albinus with the southern manor and they stood only 40m apart. St. Albinus was demolished soon after the parishes united in 1417 and the site is now occupied by Spridlington House. St. Hilary's has been re-built but still occupies its original site.

The decline of the village leading to the loss of a church began in the mid C14 through poor harvests and disease and this may also explain the large areas of abandoned settlement at the south end of the village.

Parliamentary Enclosure took place in Spridlington in 1774-76 and this was generally a time when there was much building and re-building within a village. The Enclosure Award Plan shows the allocation of land to the major landowners which was previously held in the open field system. To compensate the villagers for any losses, they were given wide verges on the road running to the A15 and these are known as the Spridlington

Gallops. The plan also shows additional roads to the east and west but otherwise the form of the village is very much as we see it today.



Development towards the north was greatly influenced by the Rev. H.F.Hutton, when he built Spridlington Hall as the Rectory in 1841-42. At this time he realigned the Owmbly Road further to the east and carried out a substantial amount of tree planting, giving this area a more landscaped appearance than the rest of the village.

Layout

Spridlington is linear in form developing along its roads. The Owmbly Road forms a north-south spine through the middle to which Church Hill joins from the west and Faldingworth Road joins from the east. The junctions are

staggered so that there is no central meeting point or natural focus to the village.

The layout of the buildings along the roads is informal with no strong building lines. There is a tighter form of development along Faldingworth Road and around the junction near St. Hilary's Church with a more spacious and landscaped layout on the Owmbly Road. The contrast in character between these two areas is very marked and is an important feature of the village.

Archaeology

There are no Scheduled Ancient Monuments in Spridlington but the whole of the village is shown on the Sites and Monuments Record as having archaeological potential. It is therefore likely that archaeological remains could be found throughout the conservation area.

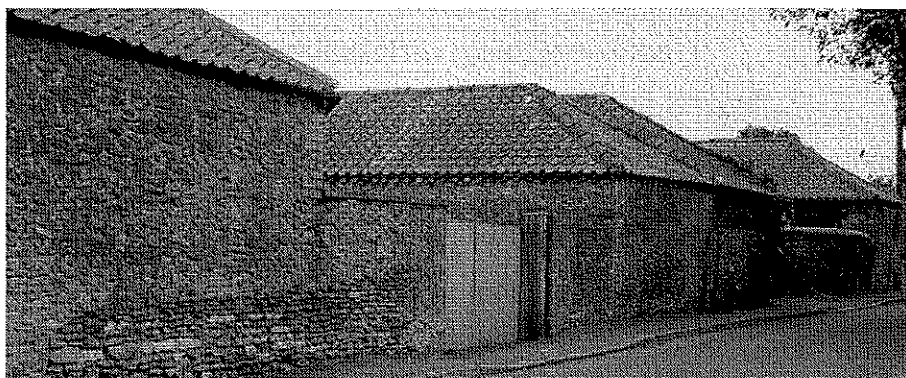
Indeterminate earthworks occur in four main groups around the periphery of the village. These are south of Spridlington Hall, north and east of Church View Farm, south and south east of Elm Farm and south of Glebe House. They comprise part of the shrunken medieval settlement.

Due to the importance of archaeology in Spridlington, reference should be made to the Sites and Monuments Record at Lincolnshire County Council, whenever new development is proposed.

Architectural and Historic Qualities of the Buildings

There is no strong architectural character which can be said to be typical of Spridlington. The village displays a variety of buildings dating from the C18 to the present day, with older buildings sited alongside modern buildings to create a mix of ages and styles.

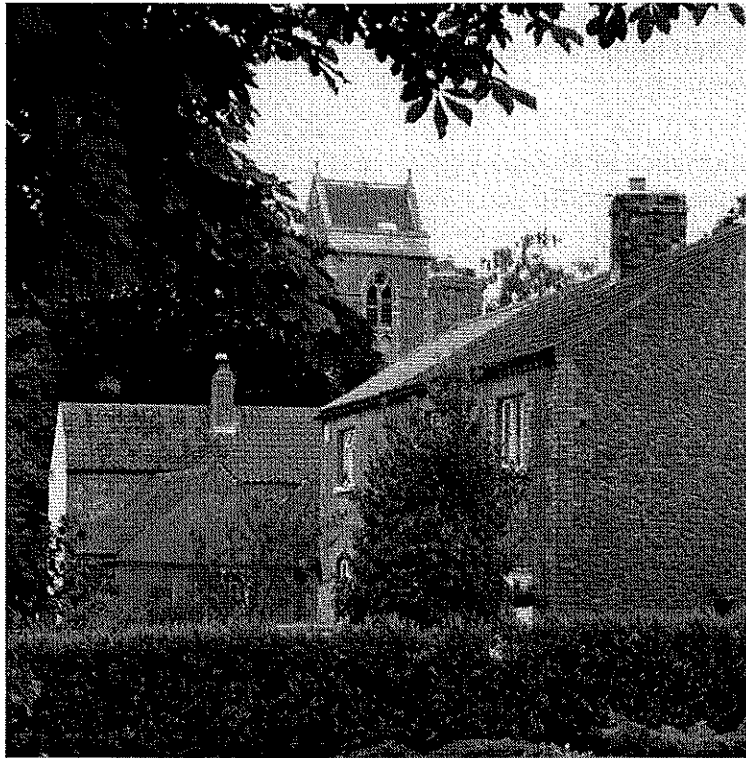
The buildings which make a special contribution to the village, are those constructed of local limestone and clay pantile. These tend to be the traditional dwellings and the large farmyard groups and there are also substantial lengths of limestone wall. The stone is cut in thin slips and laid in courses to produce a very distinctive pattern. The loss of any stone building or wall would be detrimental to the character of the conservation area.



Local limestone and clay pantile farm buildings, Glebe farm, Cliff Road

The most important features of these traditional buildings are:

- The use of natural materials, limestone, clay pantile and timber.
- Simple shapes. Buildings are generally rectangular. Extensions are usually kept distinct from the main building by having a separate roof at a different height.
- Roofs are simple with no dormer windows, whilst chimneys are usually on the gable ends. Barns do not have chimneys.
- There is more wall than window especially on the gable ends. The windows are generally small with either a square or vertical emphasis. In domestic dwellings they are usually grouped symmetrically and in barns they are traditionally shuttered. They are painted rather than stained.



Blacksmiths Cottage and Farmers Cottage, Owmbly road

The most important stone buildings are :-

- The Post Office, Cliff Road (now painted)
- Barns at Glebe House Farm, Cliff Road
- Ebenezer Cottage, Church Hill (now rendered)
- St. Hilary's Church, Church Hill
- Barn at The Grange, Faldingworth Road
- Elm House and associated Barns, Faldingworth Road
- The Corner Cottage and adjacent Farm Buildings, Faldingworth Road
- Church View Farm, Owmbly Road
- Tithe Barn, Owmbly Road
- Blacksmiths Cottage, Owmbly Road
- Farriers Cottage, Owmbly Road
- Old Rectory Cottage, Owmbly Road
- The Manor, Owmbly Road

There are 6 listed buildings (1998):

- Elm House (listed as Elms Farm House), Faldingworth Road
- Farm Buildings at Elm House, Faldingworth Road
- Church of St. Hilary, Church Hill
- The Village Hall, Owmby Road
- The Hall (Spridlington Hall), Owmby Road
- Church View Farmhouse, Owmby Road

There are other buildings of local interest:

- Mull Cottage, Faldingworth Road
- Former Methodist Church, Faldingworth Road
- Pear Tree Cottage, Faldingworth Road
- Spridlington House and associated farm range

Descriptions of all these buildings can be found in Appendix 2.



Listed farm buildings at Elms Farm, Faldingworth road

Landscape Setting

Spridlington is located on slightly elevated land within a flat farming landscape and when viewed from a distance is defined by its trees rather than the built form.



The church from the Hackthorn road, showing the landscape setting to the village

The entrances to Spridlington are generally well defined by subtle bends in the road which frame views into and out of the village. There has been no sprawl beyond these boundaries and this is important in giving the village its identity. The fields which surround the village have been included within the conservation area because of the important part they play in contributing to the setting of Spridlington.



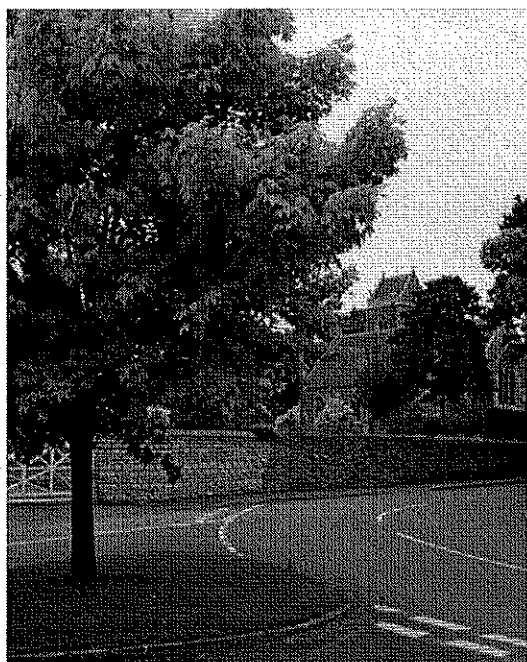
Trees on Owmbly road

Contribution of Trees and Hedges

Trees are particularly important in defining the special character of Spridlington. Except for Faldingworth Road and around Elms Farm, they dominate the built form of the village. Much of the planting can be attributed to the Rev. H.F.Hutton who was rector 1842-1873. He built the rectory, now called Spridlington Hall on Owmbly Road and employed a landscape gardener, William Pontey to lay out the grounds. In addition he planted a circular copse (outside the conservation area, to the SW of The Hall) and trees on the realigned Owmbly road and along the road from Spridlington to the Roman Road. He selected oaks, elms, limes and chestnuts. There are a number of tree preservation orders relating to these trees amongst others.

Hedges are also important in defining boundaries and much of the conservation area is defined by hedges. Traditionally these are hawthorn/blackthorn which began to be planted at the time of Enclosure.

Open Spaces and Important Views



Open space at the junction of Faldingworth road and Elms farm access

The open space within Spridlington is mostly of an informal and unplanned nature, and small in scale which relates well to the rural character of the village. The main open spaces are at :

- The two road junctions. The widening of the roads at the junctions allows more open views of the surrounding buildings. The best views of the church and the stone buildings are from these junctions.
- Owmbly Road, opposite the Rectory. Here there is a linear open space which appears on the Enclosure Map of 1775. It is important to the historic form of the village as well as contributing significantly to the landscape character at this end of Spridlington.

and at Church View farm. These fields preserve the links with farming within the built up area and that at Church View Farm also provides the setting for the listed building.

Spridlington has good views out of the village both to the east and west. The east is towards the Wolds and the wide verge with mature trees and seating on Owmbly Road offers uninterrupted views. The west is towards the cliff edge where particularly good sunsets can be seen.

Views into the village from outside are largely of trees but there is a particularly good view into the village from the west. Here the yellow limestone and clay pantile roofs can be glimpsed through the trees to give a good introduction to these special features at the south end of the village.

Views within the village are short and stopped by subtle bends in the road. The church is not a visual focal point, there is no spire and it is mostly hidden by mature trees.

Negative Factors

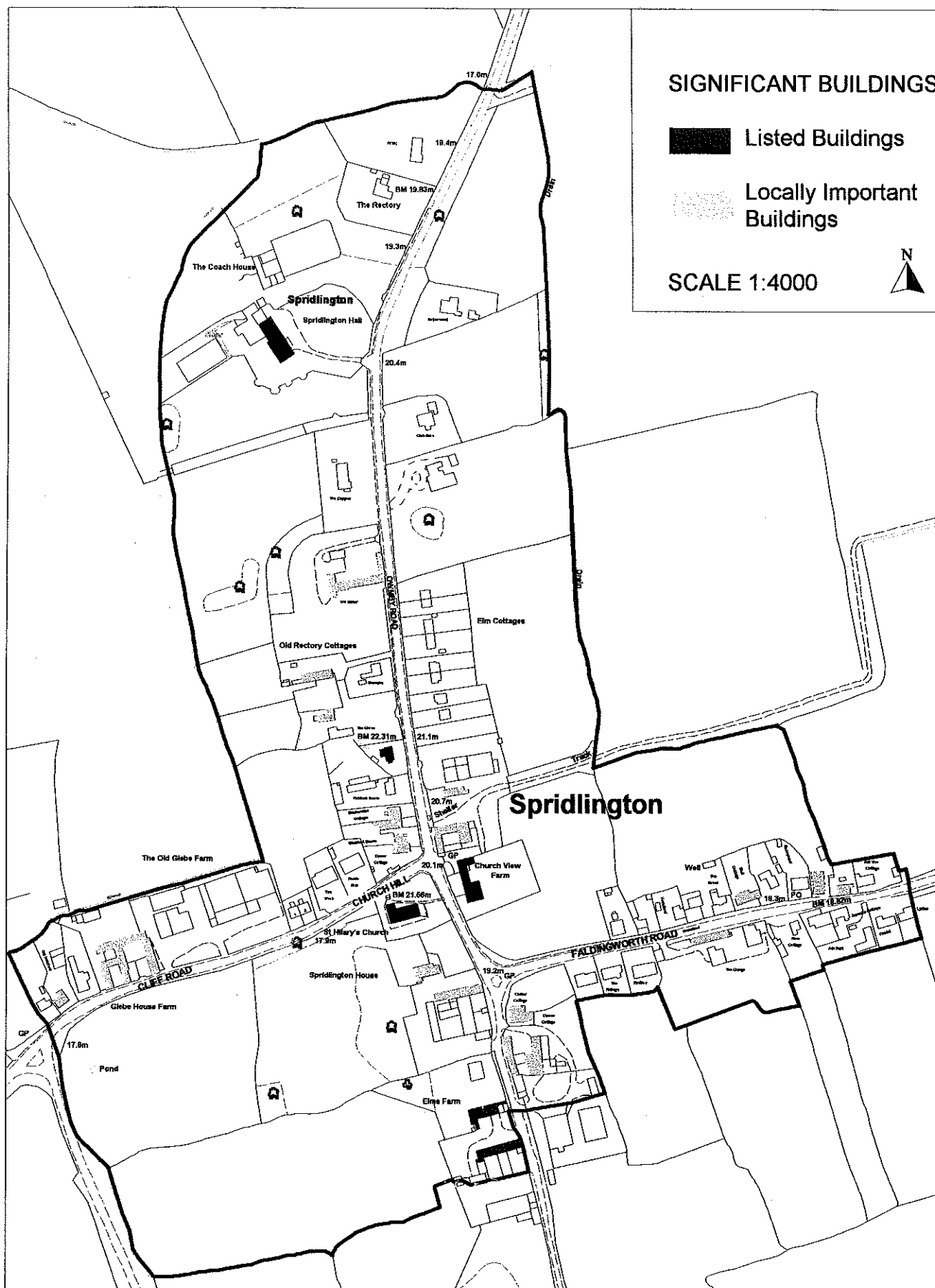
- Several properties have been spoiled by inappropriate "improvements" such as replacement windows, removal of the chimney stacks, unsympathetic extensions and concrete roof tiles amongst others. Each may seem harmless in itself but the cumulative effect is to destroy the traditional character of a building.
- The mix of modern materials, styles and features does not make a positive contribution to the conservation area. Reference to the architectural qualities of the traditional buildings would make a starting point for any new designs.
- Some of the buildings, mainly farm buildings, are in poor condition and where these are stone, this is a particular concern.
- Overhead wires detract from the character of the street. Their replacement underground would benefit the conservation area.
- Leylandii trees are not indigenous to the area and do not contribute to the special landscape qualities for which Spridlington has been designated as a conservation area.

The Future

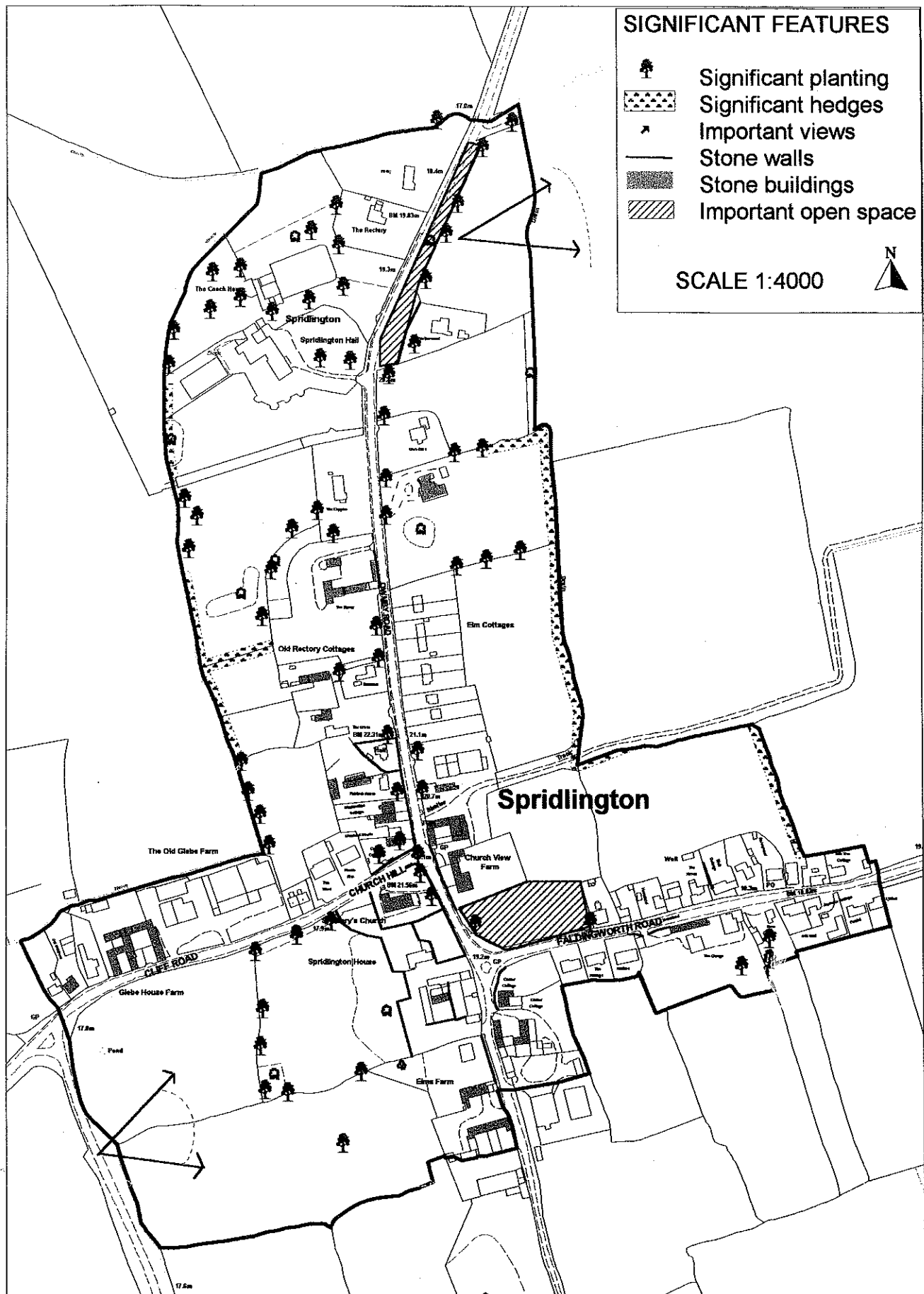
The appraisal provides the basis for development control and for initiatives to promote the area. All future development will be judged in relation to its impact on the Conservation Area and should either preserve or enhance it.

Conservation Areas are a key component of our historic environment. They provide local distinctiveness and character and a strong sense of place to which local people can relate.

With designation the opportunity exists to protect the environment effectively and ensure that the special qualities of Spridlington continue to make it an attractive place in which to live.



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Appendix 1

SPRIDLINGTON CONSERVATION AREA IMPORTANT BUILDINGS

(The numbers refer to the description of the buildings in Appendix 2)

Listed Buildings

1. Elm House	Faldingworth Road
2. Farm Buildings at Elm House	Faldingworth Road
3. Church of St. Hilary	Church Hill
4. The Hall (Spridlington Hall)	Owmby Road
5. Village Hall	Owmby Road
6. Church View Farmhouse	Owmby Road

Traditional Stone Buildings

7. Old Meldrum (now painted)	Cliff Road
8. Barns at Glebe House Farm	Cliff Road
9. Ebenezer Cottage (now rendered)	Church Hill
Church of St. Hilary	Church Hill
10. Barn at the Grange	Faldingworth Road
Elm House and Barns	Faldingworth Road
11. The Corner Cottage	Faldingworth Road
12. Barns south of Corner Cottage	Faldingworth Road
Church View Farmhouse	Owmby Road
13. Tithe Barn	Owmby Road
14. Farriers Cottage	Owmby Road
14. Blacksmiths Cottage	Owmby Road
15. Old Rectory Cottage	Owmby Road
16. The Manor	Owmby Road

Other Buildings of Local Interest

17. Mull Cottage	Faldingworth Road
18. Former Methodist Church	Faldingworth Road
19. Pear Tree Cottage	Faldingworth Road
20. Spridlington House and associated barns	Faldingworth Road

Stone Walls

Ebenezer Cottage	Church Hill
Blacksmiths Cottage	Owmby Road
Farriers Cottage	Owmby Road
Paddock House	Owmby Road
Village Hall	Owmby Road
Netherwood	Owmby Road
The Manor	Owmby Road
Church View Farm	Owmby Road
Tithe Barn	Owmby Road
Birnam	Owmby Road
Spridlington House	Faldingworth Road
Elms Farmhouse	Faldingworth Road
Elm House	Faldingworth Road
The Corner Cottage	Faldingworth Road
The Grange	Faldingworth Road
The Haven	Faldingworth Road

Appendix 2

DESCRIPTION OF BUILDINGS

Listed Buildings

1. Elm House (Listed as Elms Farmhouse)

Late C18 with minor C20 additions. Coursed squared limestone rubble. Pantile roof with two brick gable stacks. 2 storey, 3 bays with central door. Windows timber sashes, 6 panes over 6. The building faces away from the village towards the countryside and is important in views into the village from the west.

2. Farm Buildings at Elm House

Pigeoncote, stables and barn. Late C18. Coursed limestone rubble with pantile roof. Generally unaltered with most timber doors, windows and shutters in place. An attractive range which is also important in views into the village.

3. Church of St. Hilary

1875 by James Fowler of Louth. Coursed limestone rubble with ashlar dressings. Plain tiled roof with stone coped gables. The tower has a gabled roof.

4. Spridlington Hall (Listed as The Hall)

Formerly the Rectory built in 1842 by the Rev. Hutton. Yellow brick with ashlar dressings. Hipped slate roof. 2 storeys. The building stands in landscaped gardens which border the Ownby Road, contributing significantly to the landscaped setting at this end of the village.

5. Village Hall

Former school. 1870. Red brick with blue bands. Patterned slate roof. Single storey.

6. Church View Farmhouse

Late C18 with C19 and C20 alterations. Coursed limestone rubble with pantile roof. The open nature of the field in front of the house is important in protecting the setting of the building.

Stone Buildings

7. Old Meldrum, The Post Office

House and Post Office. C18 with later extension to rear. Stone but now painted white. Pantile roof with one gable stack. 3 bays with central door. Porch. Timber windows in original openings.

8. Barns at Glebe House Farm

Range of barns in courtyard layout. Coursed limestone rubble with brick dressings. Hipped, pantile roof with dentil eaves course. Important group on the street frontage.

9. Ebenezer Cottage

C18 house, altered and extended. Render over the original stone. Pantile roof. New windows in larger openings. Little historic detail remaining.

10. Barn at The Grange

Traditional barn. Coursed limestone rubble with brick dressings. Pantile roof. Important for its prominent position on the roadside.

11. The Corner Cottage

C18/C19 cottage, altered and extended. Coursed limestone. Pantile roof with 2 gable stacks. 3 bays with central door. Windows in enlarged openings with 2 semi-dormer windows. Brick extension to rear. A very prominent building at the right angle bend in Faldingworth Road.

12. Barns South of Corner Cottage

Stone and pantile. Very prominent traditional range on the street frontage.

13. Tithe Barn

Barn conversion to residential use. Coursed limestone rubble with brick dressings. Main building has a hipped pantile roof. Windows stained timber. An important building at the junction of Owmbly Road and Church Hill.

14. Blacksmiths Cottage and Farriers Cottage

Pair of C18 cottages with later extensions. Coursed limestone rubble with brick dressings. Pantile roof with one gable stack and one ridge stack. Timber windows in enlarged openings.

15. Old Rectory Cottage

One cottage, 3 bays. Stone but with a brick central bay. Roof has concrete tiles, 3 ridge stacks. Window openings have brick quoins. Upvc windows. Porch on left hand side. A prominent building on the public footpath.

16. The Manor

C18 house with C20 extension. Stone with a pantile roof. The house is largely obscured from view by trees. Attached barn also stone and pantile. An important building on the street frontage.

Other Buildings of Local Interest

17. Mull Cottage

House with C20 alterations. Walls rendered and painted white. Pantile roof with 2 ridge stacks. 1 sledge dormer. Windows and doors altered and with no symmetry. Included because it is a traditional building.

18. Former Methodist Church

Brick with pantile roof and stone detailing. Converted and extended for residential use. Included for its architectural and social interest.

19. Pear Tree Cottage

C18 cottage with extension to rear. Walls rendered and painted white. Pantile roof. Windows in original openings with Yorkshire sashes. Included because this is a traditional building.

20. Spridlington House and associated Farm Range

Early Victorian House. Yellow brick and grey slate. Sash windows. Important for its architectural qualities and for views into the village. Barn, red brick and grey slate. Prominent in the street scene. Associated brick wall also important.

Bibliography

Archaeology

RCHME, 1991, Everson, P.L., Taylor C.C. and Dunn C.J. *Change and Continuity, Rural Settlement in NW Lincolnshire*, HMSO

Sites and Monuments Record at Lincolnshire County Council

History

Hutton, Arthur Wollaston. 1897. *Notes on Spridlington, Lincolnshire*

The Enclosure Award. Lincolnshire Archives.

Development Limits and other Designations

West Lindsey Local Plan 1998

Local Knowledge

The Parish Council and residents of Spridlington from meetings held in April and September 1998 in the Village Hall.