



## Sudbrooke Village 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 Village Character Assessment provides an overview of the key qualities and characteristics that define the village of Sudbrooke. It has been prepared in support of a larger project – the production of the Sudbrooke 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 Village Character Assessment supports the design and character policies progressed within the Sudbrooke 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 Sudbrooke is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the village.

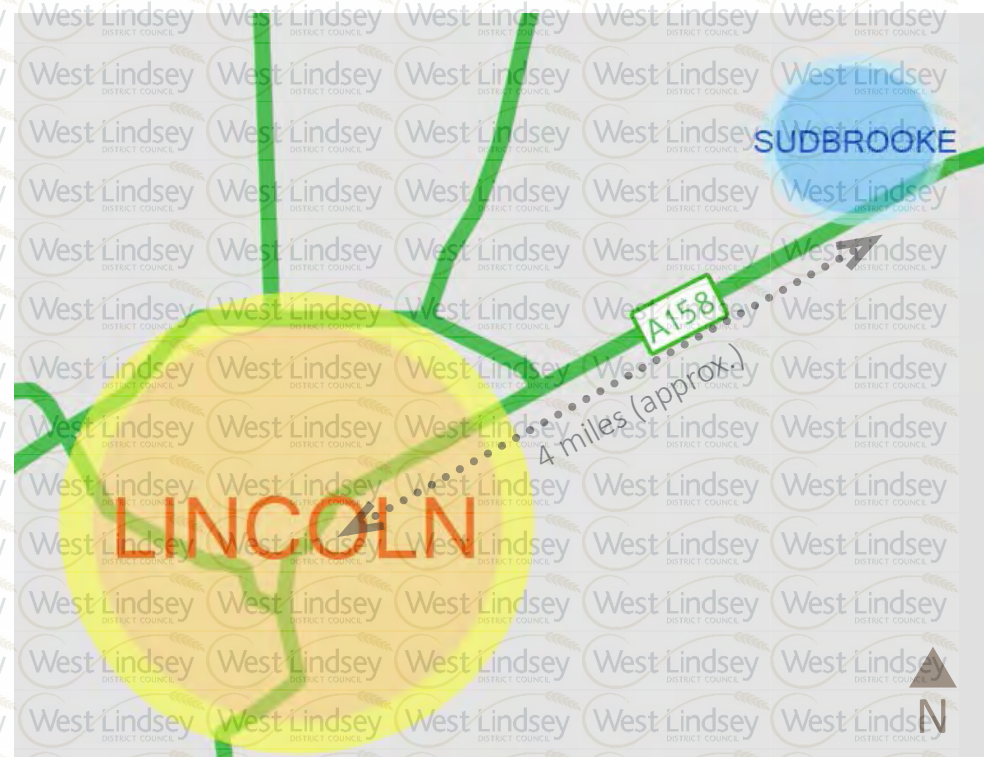


Fig 1: Sudbrooke lies just to the north-east of Lincoln



## 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 Village 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 Sudbrooke, 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 Village Character Assessment, the following approaches to understanding and documenting the character of Sudbrooke 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.
- On-site survey of the village, progressed across two full days.
- Discussions with the members of Sudbrooke Parish Council, West Lindsey District Council, and local residents.

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 Sudbrooke, this Village 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

2.1 Heritage records and previous archaeological investigations suggest that Sudbrooke has a long history of human settlement, with available evidence indicating that the area accommodated populations as far back as Prehistoric times. The most notable archaeological find relating to this era included traces of the drip gully of a roundhouse, which contained Iron Age pottery, alongside ditches, pits and a hearth (HER ref 56521), and was discovered just north-west of New Ten Acre Covert.

2.2 Several records of Roman settlement exist within the Sudbrooke area, by far the most significant of which relates to a high status Roman Villa dating from the 1st to the 4th Century AD (HER ref 50991). Located just to the north-west of New Ten Acre Covert, it was one of a sequence of Roman Villas discovered in Lincolnshire, with the remnants of others being found at Scampton and Greetwell.

2.3 The Roman Villa site has been the subject of several archaeological investigations since the 1980s, which have included a variety of approaches, including geophysical surveys, fieldwalking, metal detecting surveys and excavation (Fig 2 and 3). Through these investigations evidence of a settlement, including wall foundations, beam slots, postholes and pits, was established. The dating evidence from these features suggested occupation during the late 1st – 2nd centuries, although a few 4th century coins suggested some later activity at the site. A series of linear boundary/drainage features were also identified, suggesting the presence of field systems associated with a possible farmstead.

2.4 The Sudbrooke we see today has its origins in two neighbouring, yet separate and distinct settlements - Sutbroc (an Anglican word meaning 'South Brook'), and Holme (which means water meadow or island). A brief overview of the history of each of these two settlements is provided below.



Fig 2: A Roman column being excavated (Image courtesy of Lynne McEwan)



Fig 3: A public site visit to the Roman Villa excavations project at Sudbrooke (Image courtesy of Zoe Tomlinson)



## Sudbrooke village

2.5 Located to the west of Scothern Lane, the old medieval village of Sutbroc (HER ref 53069), which by 1824 had assumed the title Sudbrooke, was formed of two distinct sections; the first being an east-west route, lying parallel to and just south of Nettleham Beck, edged on either side by individual properties and centred around the church. The second element of the village, the form and extents of which were revealed through settlement earthworks that were recorded in 1978 prior to their destruction (Fig 4), extended south of the northern section and comprised a north-south row of tofts.

2.6 Sudbrooke village was in the hands of Peterborough Abbey in the 10th Century and Barlings Abbey in the 12th and 13th centuries. The village would have made a relatively modest contribution to the Barlings' monastic economy, and this would have likely been based on arable cultivation.

2.7 Sudbrooke's population peaked in the early fourteenth century. However, whilst it was populous before the Black Death, decline followed. The southern part of the village fell into decay in the late Middle Ages, with the numerous tofts left abandoned.

2.8 In contrast, life and settlement around the church has persisted to the present day. Indeed, as far back as the Norman conquest the church was an integral part of village life in Sudbrooke, and throughout its history, the old village of Sudbrooke has played host to three church buildings. An early Medieval church first stood in the village, but was replaced by a red brick church, which remained in use until 1860, when it was rebuilt as a memorial to Richard Ellison, who had left £2,000 specifically for this project. Still perfectly intact and fully functional to this day, the Church of St Edward the Confessor is built in the Norman Revival Style and is a testament to mid-Victorian craftsmanship.



Fig 4: Royal Commission on the Historical Monuments of England (RCHME) plan of Sudbrooke, surveyed shortly before the levelling of earthworks in 1978.



## Sudbrooke Holme

2.9 To the east of the medieval village, occupying what is now Sudbrooke Park, Sudbrooke Holme evolved as a stand alone settlement. Set in an ancient landscape dating back to the Neolithic period, as evidenced by the presence of Neolithic polished stone and flint axes; one from Scothern, one from fields east of the village and two from Sudbrooke Park (HER refs 53105, 50991, 53059, 53063), Sudbrooke Holme was bounded to the south by the Roman Road from Lindum Colonia to Horncastle and the coast, and to the north by New Ten Acre Wood.

2.10 The area's heritage is first mentioned in the Domesday Book of 1086 where it is referred to as 'Sudbrooke Holme' (HER ref 53066), and is associated with a probable medieval trackway dating from 1066AD-1539AD (HER ref 53070). Though there was previously a house on the property, occupied by one time owners the Beresford family, the area came to prominence in 1780 when Richard Ellison finished building his grand country mansion, Sudbrooke Holme.

2.11 Comprising 28 main bedrooms and employing a staff of fifty, Sudbrooke Holme was built in the Georgian style and set amongst expansive and immaculately designed and maintained gardens. At the time it was celebrated as one of the most elaborately designed park and garden settings in the county. So splendid and highly regarded were these gardens that horticultural workers would apply to come to Sudbrooke House for two years of practical experience before applying for higher positions in other stately homes.

2.11 Figures 6 - 12 provide a selection of historic images which illustrate the magnificence of the mansion and its wider setting, whilst Figures 13 - 221 provide an insight into the unique and varied character of the extensive gardens and their more intimate details.

2.12 The mansion and its pristine gardens sat within a wider estate that accommodated approximately 120 acres of woodland and several sizeable water features including the Long Water, a picturesque man-made lake that included three wilderness islands around which visitors to the mansion would row boats. At some 11 acres in size, the Long Water was, along with the mansion, of the estate's centrepieces, and it was along this lakeside numerous grand pageants were held at the turn of the century, such as the pageant of King Canute, King John signing the Magna Carta and the Story of Pocahontas.

2.13 In 1877 Colonel Conningsby Charles Sibthorpe purchased the estate, and spent vast sums of money further enhancing the already idyllic gardens and grounds. The following extract from the 'The gardens of England in the midland and eastern counties' by Charles Holme, and published in 1908, provides a first-hand account of the character and qualities of the gardens at Sudbrooke Holme:

*'Sudbrooke Holme provides an excellent exposition of the principles of graceful formality of gardening which aims pre-eminently at elegance of arrangement and perfection of finish. The Italian garden is a brilliant example of suavity and delicacy of line composition and shows a thoroughly intelligent perception of the better qualities of a style which can easily be debased into empty artificiality by want of discretion. The result at which the designer has arrived is perfectly correct according to precedent, but has also a degree of vitality which could not have been secured without the exercise of individual taste. The terrace on the east front is in itself a good feature though it seems a little too ornate against the plain and practical house built evidently more for comfort than display; but the relation of the terrace to the lawn and path below it is well adjusted. The rose garden and the flower walk, and the quiet, shaded lake, are fortunate additions to the beauties of a very charming place.'*

2.14 Unfortunately, with the arrival of the First War World the Sibthorpe family fortunes went into decline, and subsequently they put the property up for auction 1919. However, the property was withdrawn due to the lack of a buyer. Ultimately, the final owner of Sudbrooke Holme was Elizabeth Wormald, who purchased the estate in 1921. The mansion fell into disrepair over the following years, until it was eventually demolished in 1928.

2.15 In the subsequent years, the land within the estate was portioned off and sold in individual lots. Miss Emily Gilbert bought The Bothy and The Old Hall Gardens in 1927. During the early 1950s Scouts from Lincoln befriended Miss Gilbert and she allowed them to camp on her land. During their stay the scouts repaid Miss Gilbert's goodwill through undertaking odd jobs to help with the upkeep of the grounds. In 1958 Miss Gilbert passed away and in her will she left the scouts a large 6 acre portion of her estate, which they made their district campsite and continue to use to the present day.

2.16 The remainder of Sudbrooke Park was acquired by the Ministry of Defence and was an active army camp during World War Two, accommodating a number of Nissen Huts within its grounds during this time. Following the war, from 1946-1947,



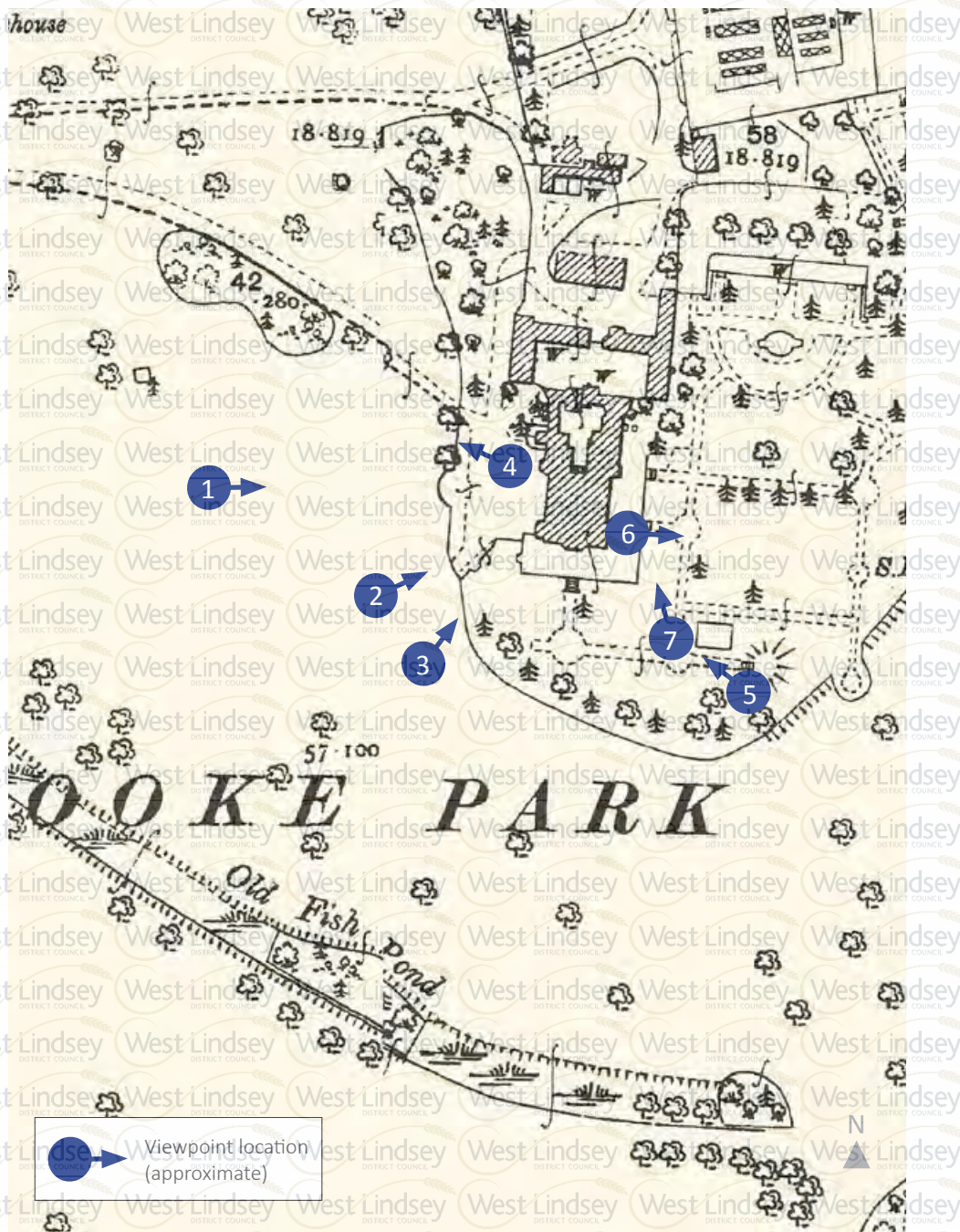


Fig 5: Sudbrooke Holme (1906) - views map



Fig 6: The mansion appearing through a foreground of mature trees



Fig 7: The mansion viewed from the south-west

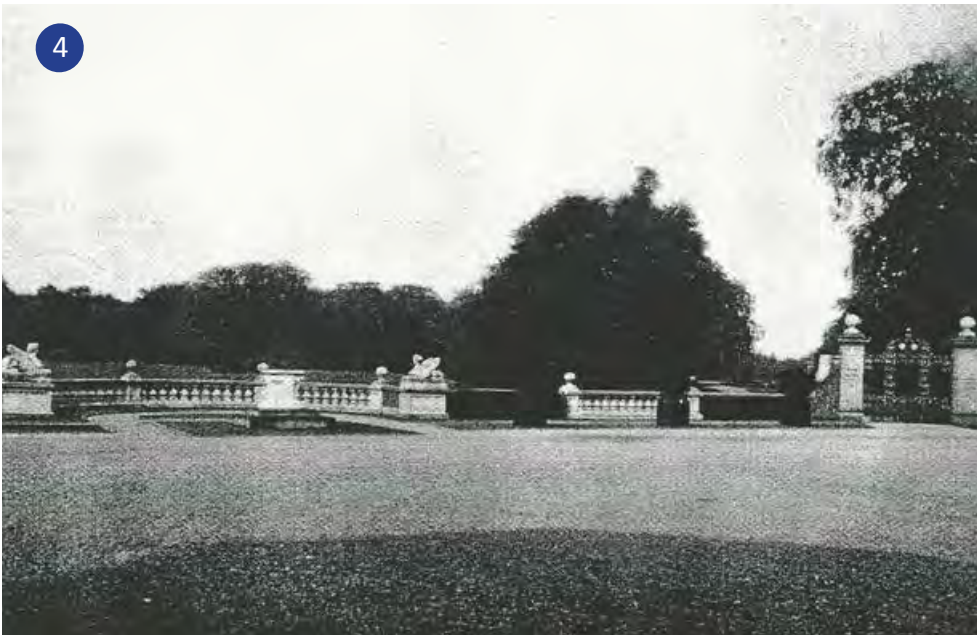




*Fig 8: The grandeur of the mansion was further enhanced by its elevated positioning*



*Fig 10: The mansion and its extensive gardens formed a particularly splendid and handsome residence*



*Fig 9: Looking west from the mansion forecourt*



*Fig 11: Looking east across the gardens with the lakes in the distance*





*Fig 12: The eastern facade of Sudbrooke Holme*





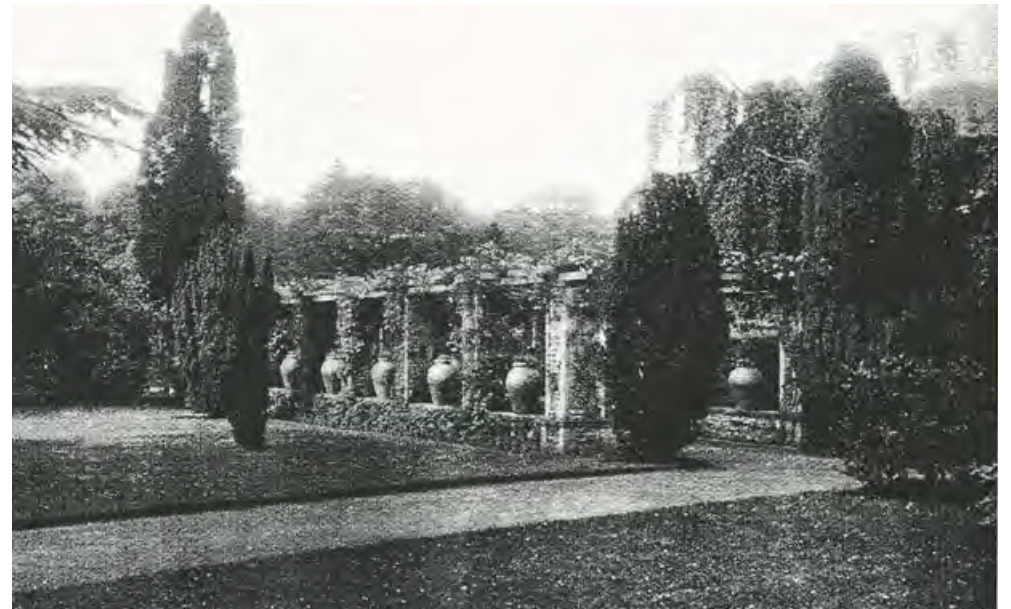
*Fig 13: The elegant, intricately designed Italian gardens*



*Fig 15: The decorative fountain was one of several stand-out features of the Italian garden*



*Fig 14: A stone sundial within the gardens at Sudbrooke Holme*



*Fig 16: The creeper-clad stone pergola extended to a vista walk towards a statue of Venus*





*Fig 17: A finely detailed stone urn with the mansion's eastern facade in the background*



*Fig 18: The Long Herbaceous Walk, flanked by beds of roses and terminating at a statue of Bacchus set within a Yew garden*



*Fig 19: Looking towards the Italian garden with chestnut and cedar trees dominating the view*



*Fig 20: The Long Water. which was one of the highlights of the wider estate grounds*





*Fig 21: The Rose Garden at Sudbrooke Holme*



the site was also used as a temporary base for two Polish Army units who had fought in Italy, and were transitioning into civilian life.

2.17 In the 1960s the former Army base was sold by the Ministry of Defence, which resulted in the further fragmentation of ownership across the former estate. The majority of the land was acquired by developer Edward Kacklin of Somerville Properties, whilst the remainder was purchased by local farmers the Wilkinson family.

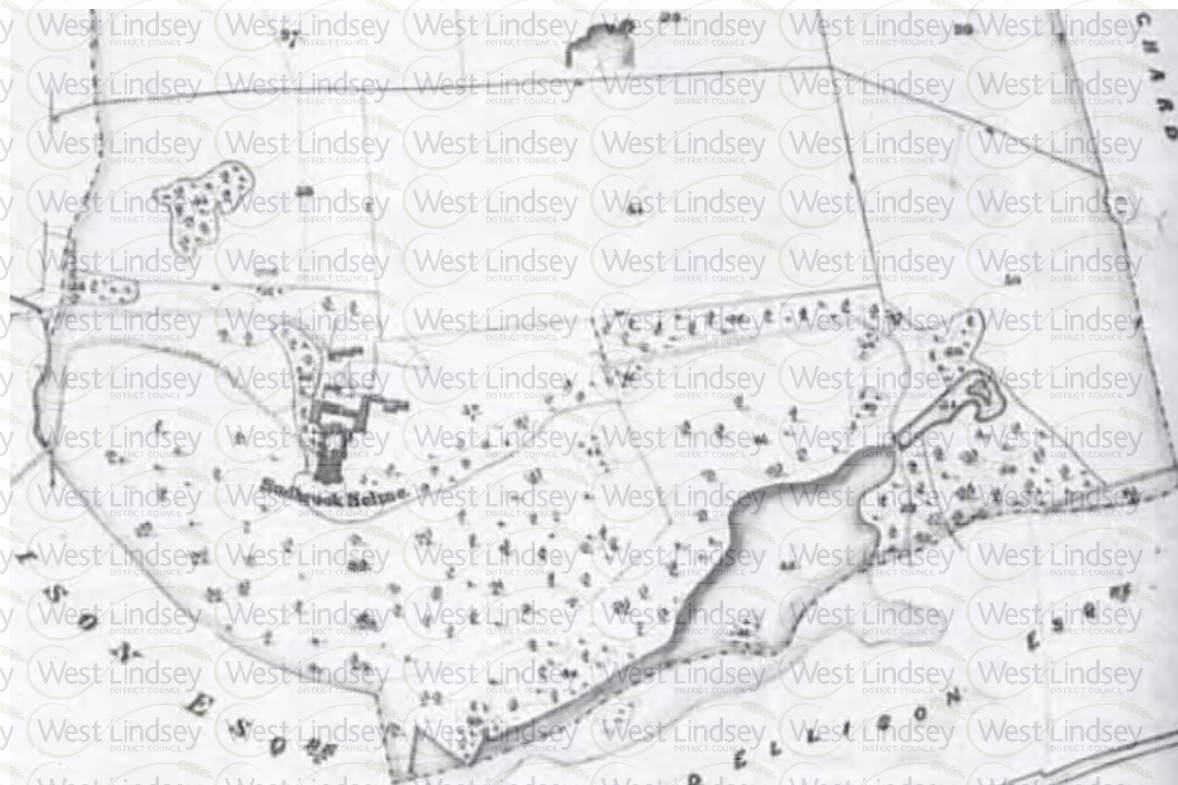
### Evolution of the village

2.18 In terms of physical change, Sudbrooke has experienced quite significant growth over the past century, with extensive housing development bringing together the two formerly separate settlements. Sudbrooke now represents a sizeable village, comprised largely of residential housing development, with a population that has grown from 68 in 1871 to 1,604 by 2001.

2.19 The maps included across the following pages help to visually communicate the degree of change that Sudbrooke 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 of any significant changes in land use and where new development forms have emerged.

2.20 The first map presented dates from 1838 (Fig 22) and is focused on Sudbrooke Holme. The map shows the main house of Sudbrooke Holme and a number of ancillary buildings, including the coach house, which are located just north of the main residence. Further north of Sudbrooke Holme the land comprises enclosed farmland, whilst to the south and east the beginning of the wider formal parklands have emerged, including the establishment of the lake to the south-east of the main building.

Fig 22: Sudbrooke Holme, 1838





2.21 In 1899 map (Fig 23) presents a more expansive view of the wider parish area, within which a recognisable road network is present, formed of the key local routes of Scothern Lane and Church Lane to the west and the more strategic, historic Roman road of Wragby Road located further south and running in an east-west direction.

2.22 Though lacking sufficient detail to interrogate individual plot boundaries, the 1899 map clearly shows the presence of a modest clustering of dwellings either side of Church Road, with the church itself being located on the corner where the road drops southward and extends out into the wider rural setting.

2.23 Further east the full extents of Sudbrooke Park, which has grown substantially from its 1838 form, are unveiled. Stretching from Scothern Road in the west to Station Plantation in the east, the map highlights the extensive works undertaken by Charles Sibthorp that resulted in the grand and immaculate parkland and gardens. The 1899 map also shows the emergence of a fish pond to the west of Sudbrooke Holme.

2.24 Three accesses to Sudbrooke Holme are shown on the 1899 map, (1) a western entrance from Scothern Lane, the entrance to which is marked by a pair of semi-detached lodges, (2) a southern entrance running northwards from Wragby Road (also marked by a lodge building), and (3) a eastern entrance which leads up from the junction of Wragby Road and the railway line.

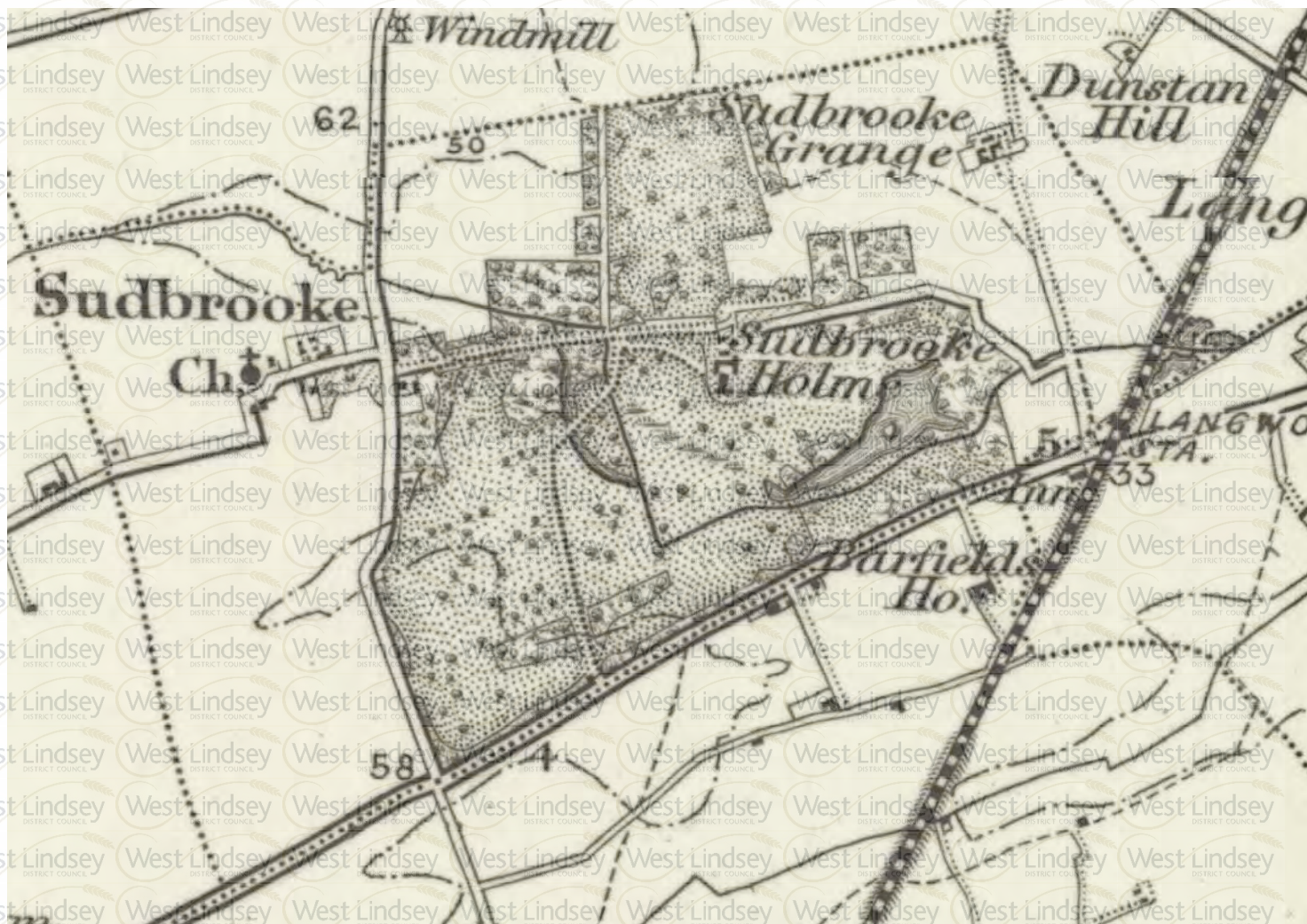


Fig 23: Sudbrooke, 1899



2.25 The 1907 map (Fig 24) provides a more detailed look at Sudbrooke Park, allowing for a greater appreciation of the various features and characteristics which highlighted the park during its peak years. It details both the gardens surrounding the house (including the formal gardens to the east of the house and kitchen gardens to the north-east) and the wider parkland. The locations of the Icehouse and Pheasantry is denoted the northern end of the park, whilst further detail is provided regarding the make-up and extents of the multiple bodies of water that occupied the wider parkland, with individual islands and features such as the boat house being discernible from the map.

2.26 Lining almost the entirety of the park's outer edges is a band of woodland planting, with Ten Acre Covert on the northern boundary, Turnpike Belt and South Moor along the southern boundary, which were likely grown to ensure privacy from travellers moving along the surrounding road networks.

2.27 In terms of built development, there does not appear to be a great deal of change within Sudbrooke Park, with the 1907 map presenting a practically identical settlement layout and form as seen in 1899, with minimal change having occurred in the intervening years.

2.28 Similarly, development in and around the church has been minimal, whilst the edges of Scothern Lane and Wragby Road also remain largely undeveloped, the most notable exception being the emergence of a number of cottages to the south of Wragby Road, which include the 'California Houses'.

Fig 24: Sudbrooke, 1907





2.29 By 1953 (Fig 25), Sudbrooke Park had experienced quite a significant degree of change. Although the overall layout of the parks and gardens remains the same, the main house is no longer present, having been demolished in 1928 following years of neglect. However, several buildings associated with Sudbrooke Holme remain, including the Coach House and several other ancillary buildings to the north of the old house.

2.30 The 1953 map also details the use of Sudbrooke Park by the military during the Second World War with numerous camp buildings shown in the central portion of the site, to the west of the former Sudbrooke Holme. There is also a new road (Main Drive) depicted running from this central area towards Wragby Road. The entrance to Main Drive is marked on either side by gate piers and lodges, which were constructed in 1910. A small number of dwellings have also appeared within the parkland, mostly along West Drive.

2.31 Along Wragby Road significant residential ribbon development has occurred, with numerous individual dwellings lining the northern side of this route, primarily to the east towards the junction with Scothern Lane. Similar development has also occurred along the eastern edge of Scothern Lane, albeit to a lesser extent than that seen at Wragby Road.

2.32 In contrast, the area in and around St Edward's Church appears to have remained practically unchanged from 1907 other than the emergence of a couple of new buildings, to the south of the church building, which

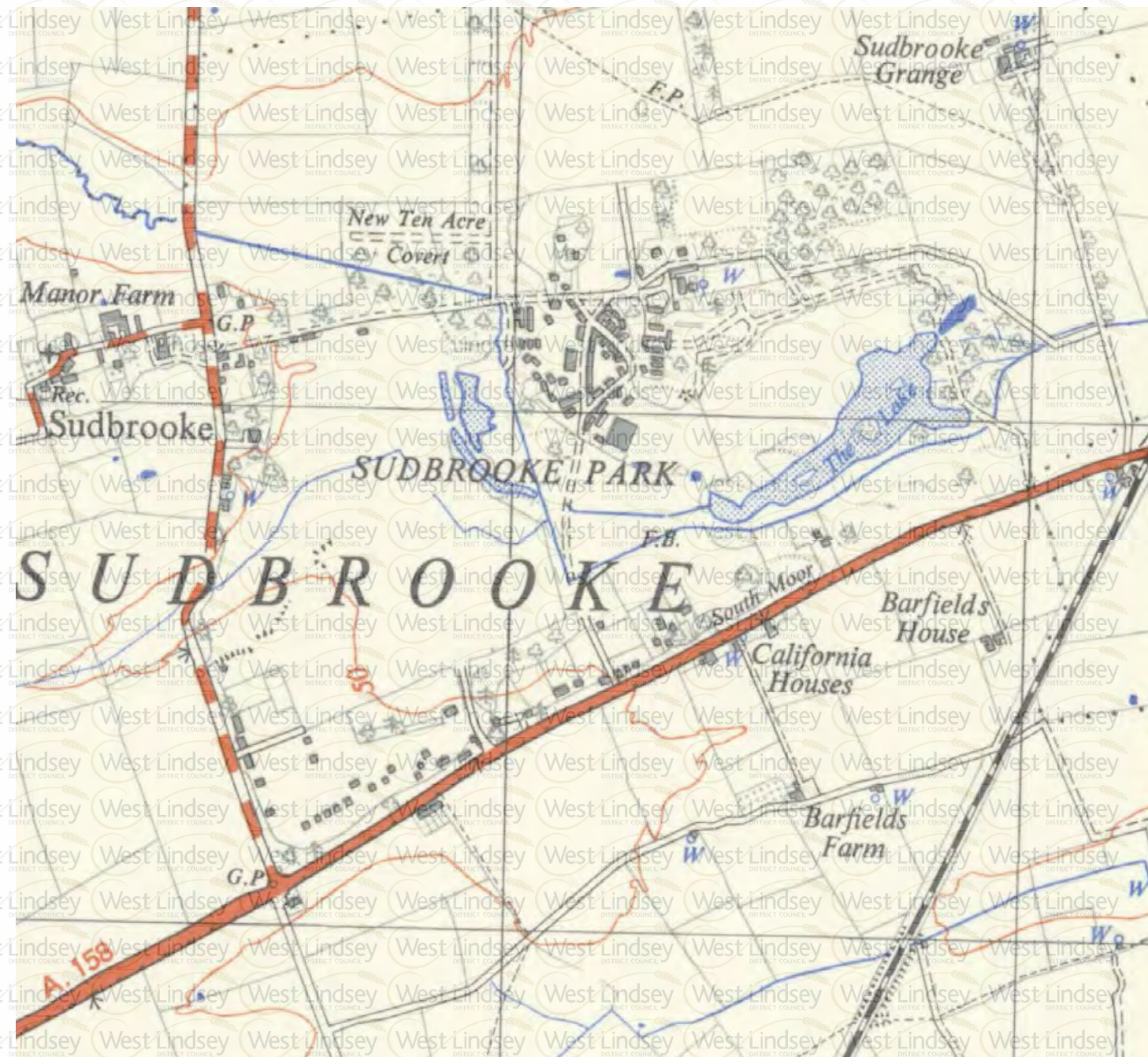


Fig 25: Sudbrooke, 1953



may have been ancillary to the rectory.

2.33 By 1977 (Fig 26) larger scale housing development had begun to emerge within the boundaries of Sudbrooke Park, with most of the dwellings that comprise St Edward's Drive appearing constructed, and the road infrastructure in place for the Paddocks. Elsewhere within Sudbrooke Park, other, more ad-hoc, incremental development has occurred, namely further residential dwellings along West Drive, and a cluster of agricultural buildings (Hall Farm) just south of where the former mansion once stood.

2.34 Along the eastern edge of Scothern Lane and northern side of Wragby Road further residential infill and ribbon development has also occurred, creating fairly constant, almost unbroken residential edges to these routes.

2.35 Again, change has been less dramatic within the old village and around the church. Here the only notable change from 1953 is the introduction of some large, linear agricultural building to the north-west of the church.

2.36 Though between 1953 and 1977 Sudbrooke experienced a net gain in development, a number of buildings were also lost during these years, most obviously the dense cluster



Fig 26: Sudbrooke, 1977



of military buildings which had stood within the parkland.

2.37 Between 1977 and the present day (Fig 26), the character of Sudbrooke has changed quite dramatically, with what was formerly the western half of Sudbrooke Park now occupied by an expansive of residential development which has been constructed in phases over the intervening years.

2.38 A glimpse of how Sudbrooke's character was changing throughout this period is provided by the BBC's 1986 Domesday Project, which sought to capture the essence of life in the United Kingdom and create a digital snapshot of the country. As part of this project, one young Sudbrooke resident provided the following contribution:

*'I live in Sudbrooke. Most of the land is wood and there is farmland there. Sudbrooke is peaceful. My garden is one acre and the estate is cutting down more and more trees to make room for houses to be built. The housing estate is growing and the woodland is disappearing. I like living in Sudbrooke because it is quiet and there are rivers and lakes. Sudbrooke park where I live used to be the finest pleasure gardens in England. My grandma owns the largest part of it and she keeps it nice with stone ornaments and things like that. There is hardly any traffic. When I grow up I want to restore the wood and rebuild the Manor which was demolished in the thirties. My grandma owns the butler's house.'*

2.39 Elsewhere in and around the parkland a number of large agricultural buildings have emerged since 1977, many of which are

Fig 27: Sudbrooke, 2016





associated with poultry farming, whilst residential development has also occurred along a private route running northward off West Drive.

2.40 Despite this period of large-scale housing development, a sizeable area of the original parkland has remained intact, including some of its most significant features, including the lake and fish ponds, Sudbrooke Park Bridge, and several smaller residences and ancillary buildings associated with the original estate.

2.41 Similarly, Church Lane has managed to retain its original form and layout, with only modest residential infill development having occurred over the past decades, and a single small-scale residential cul-de-sac (Manor Court). Indeed, some views towards the church remain largely unaltered in the last century (Fig 28 and 29).



*Fig 28 and 29: Sudbrooke village church view from the east of Church Lane - 2016 photograph with 1901 image inset.*





2.42 Though Sudbrooke has, as demonstrated by the maps across the previous pages, undergone quite a degree of change over the course of the past century, several key remnants of the village's past thankfully remain intact; a number of which are now designated heritage assets and represent some of the most valued and unique built features within Sudbrooke.

2.43 The locations and grade of these designated structures are shown in Fig 30, whilst full details of each are included at Appendix 1. There are also a number of additional non-designated historic buildings and features within the village which are also of significance to the townscape, and these are highlighted and discussed within the individual Character Area reviews contained in Section 5.



Fig 30: Listed buildings and structures within Sudbrooke





### 3 LANDSCAPE SETTING



### 3 LANDSCAPE SETTING

#### Wider landscape features

3.1 The village of Sudbrooke is situated some 4.5 miles to the north-east of the centre of Lincoln within the wider rural hinterland. The village sits in an area of land to the east of the Lincoln Cliff, a Jurassic limestone cliff, and west of the Barlings Eau, a small river and tributary of the River Witham. Nettleham Beck, which flows towards the Barlings Eau, weaves through Sudbrooke from west to east.

3.2 Fig 31 illustrates Sudbrooke's relationship with the district's wider landscape characteristics.

#### Sudbrooke 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, Sudbrooke lies within the Lincoln Fringe LCA (see Fig 32), the key characteristics of which the WLLCA describes as:

- Flat agricultural landscape with a number of expanded settlements.
- Medium sized fields with low hawthorn hedge boundaries and few hedgerow trees.
- Approaches to settlements generally dominated by the built form.
- Views to Lincoln Cathedral.

3.5 The above landscape character description for the Lincoln Fringe LCA, broadly reflects the landscape characteristics seen in and around Sudbrooke. The village is located in a generally flat landscape, formed primarily of agricultural land (Fig 35), most of which is arable, with only gentle changes in topography to be experienced within the village and around its rural edges. The surrounding landscape is formed of a network of fields, which are divided by boundary hedgerows and trees, and generally of rectilinear form, creating a geometric landscape pattern (Fig 43).

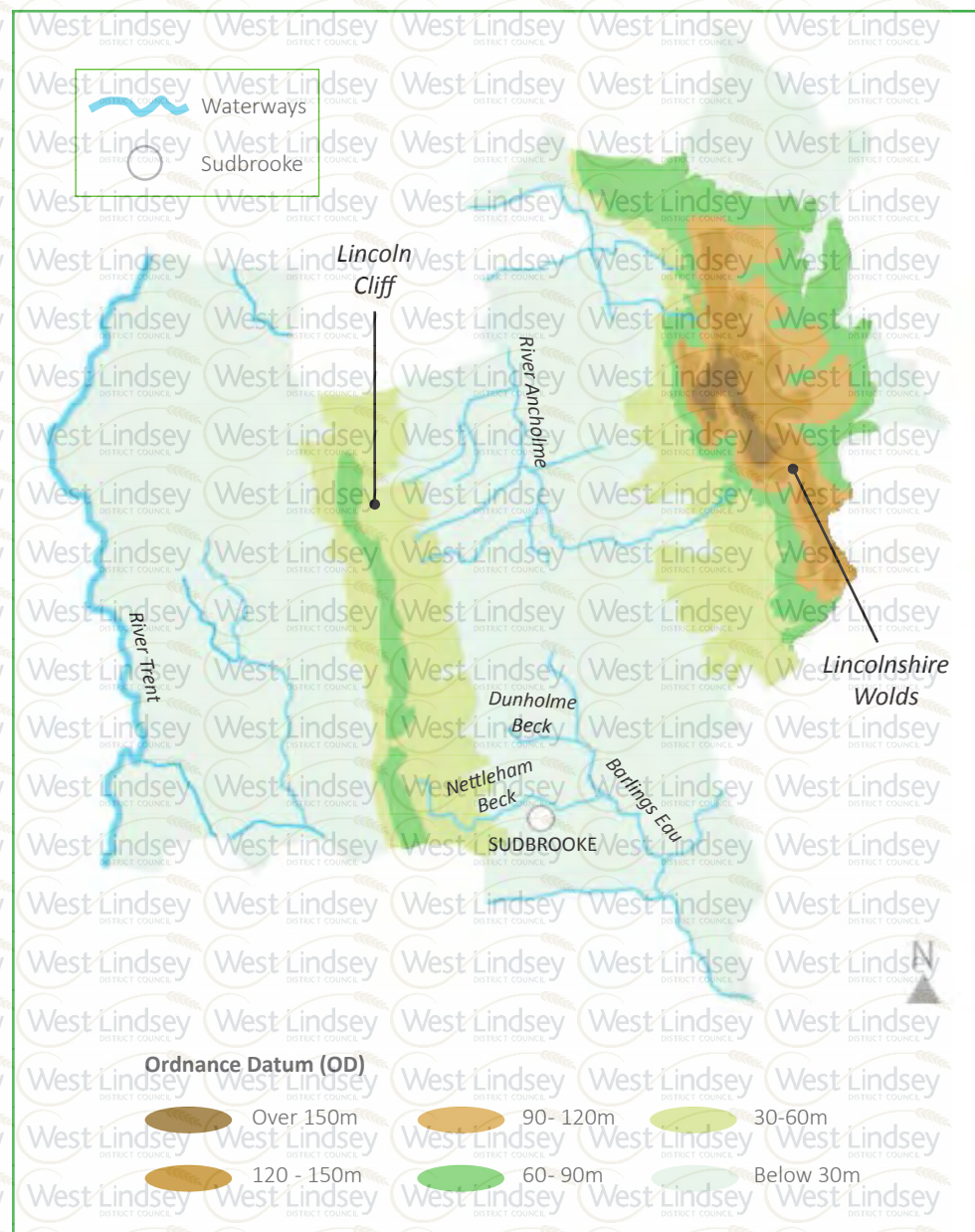


Fig 31: West Lindsey physical features map



3.6 Field boundary planting within Sudbrooke's immediate landscape setting appears more substantial than what is seen across much of the rest of the Lincoln Fringe LCA, and there are several thick bands of woodland planting associated with Sudbrooke Park creating more of an enclosed landscape, particularly to the north of the village (Fig 38), whilst the trees lining the railway track to the east also limit long distance views in that particular direction (Fig 40).

3.7 Great views towards Lincoln Cathedral can be obtained from both Scothern Lane (Fig 37) and Wragby Road, creating a strong visual connection between the rural village context and the nearby city setting. These views are particularly spectacular and commanding when travelling westward along Wragby Road, with the Cathedral forming a striking landmark in the distance and confirming the close proximity of the city (Fig 45).

3.8 There is also a visual connection with Reepham, a small village south of Sudbrooke, views of which are available from Wragby Road, within which the village's church tower emerges amongst a partially wooded skyline (Fig 44).

3.9 The most notable difference between Sudbrooke's landscape character and the listed key characteristics of the Lincoln Fringe Landscape Character Area are the village approaches and the appearance of the village edges as viewed from the wider landscape setting. Rather than being dominated by built forms, which the WLLCA notes as a key characteristic of this Landscape Character Area, Sudbrooke's developed extents are effectively screened behind a largely unbroken and dense band of woodland planting (Fig 42). Indeed, on approach roads into Sudbrooke, it is easy to mistake the village for an expanse of woodland rather than settlement accommodating in the region of 800 residents, such is the dominance of mature tree planting that lines its outer edges. Further discussion on the character of the various approach routes is provided later in the section.

3.10 The landscape is drained by Nettleham Beck (Fig 40), which cuts across the village in a west-east direction, whilst further south a sizeable drainage channel travels through the village core and before joining the Beck further east within the former parkland.

3.11 Built features within the immediate landscape setting include a number of large agricultural sheds, many of which are devoted to poultry farming. These buildings interrupt the otherwise largely green and undeveloped landscape setting and combine with the surrounding network of trees to limit views out towards

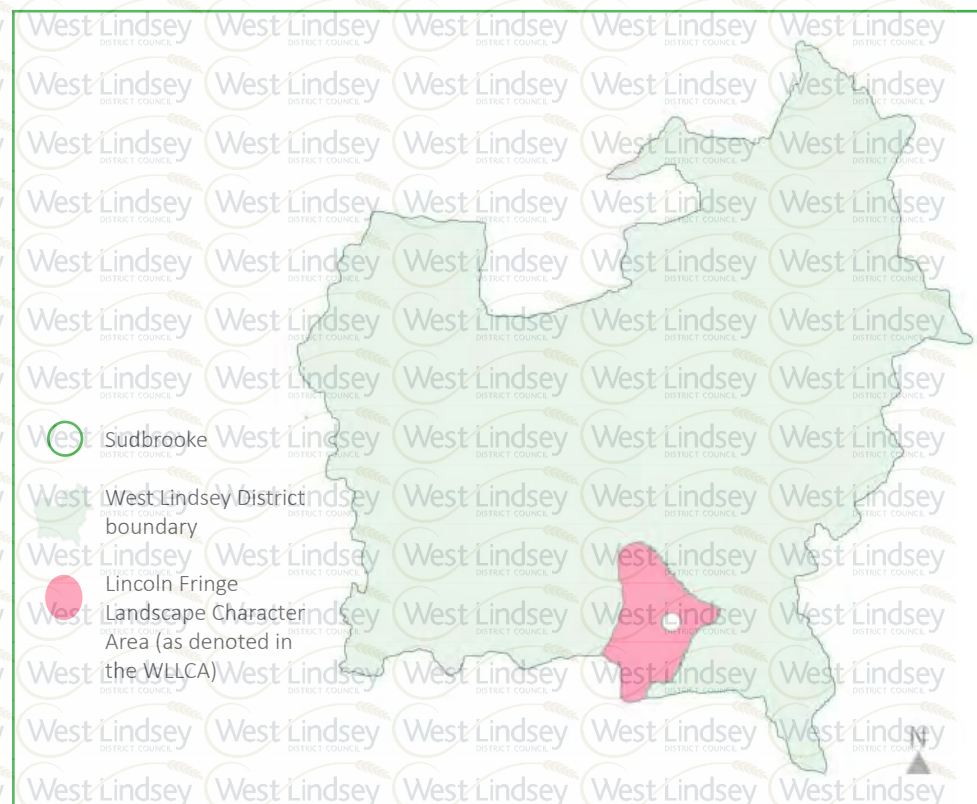


Fig 32: The Lincoln Fringe Landscape Character Area within which Sudbrooke is located

the wider countryside setting. Several oil wells are also located within Sudbrooke's immediate landscape setting, and though largely screened by planting, glimpses can be gained of the gently bobbing heads of the pumpjacks as they gently rise and fall, forming some particularly distinct and memorable silhouettes along the skyline where they appear (Fig 33).





*Fig 33: Pumpjacks associated with the oil wells located around Sudbrooke appear in views around the village edges*





Fig 34: Landscape views map





*Fig 35: Looking south-west from the bridge at Scothern Lane towards St Edwards Church. Arable farmland, edged by a boundary of hedgerows, trees, and also Nettleham Beck, forms much of the foreground and middleground of the view. A number of the residential properties which line Church Lane's northern edge appear prominently in this view, most notably the rich red brick of the Manor Court development. In the far distance, glimpses of the large agricultural sheds north of Sudbrooke Lane can be gained through the boundary hedgerow planting.*



*Fig 36: Looking north-west from Scothern Lane towards Church Lane, the low and relatively sparse hedgerows which edge the road, allow for views across the arable agricultural fields towards Sudbrooke's old village core. Mature tree planting to the south of Church Lane means that built forms are largely screened within the view, giving the southern edge of this part of Sudbrooke a soft and green edge*





*Fig 37: The relatively flat and open landscape allows for numerous views of Lincoln Cathedral from Scothern Lane*



*Fig 38: The landscape to the immediate north of Sudbrooke Park is largely comprised of arable agricultural land, which in many cases is edged by bands of mature planting, some remnants of the woodland planting associated with Sudbrooke Holme's parkland, creating a more enclosed landscape than that seen within the wider Lincoln Fringe Landscape Character Area*





*Fig 39: Equestrian uses also form part of Sudbrooke's northern landscape setting*



*Fig 40: Agricultural land is drained by Nettleham Beck and a number of dykes and ditches which dissect the rural landscape. Trees line the western edge of the railway line, which runs to the east of Sudbrooke*



*Fig 41: The landscape to the east of Sudbrooke Park accommodates a number of large agricultural buildings. Though substantial in scale, the visual impact of these units is lessened by the network of tree planting which exists along the edges of the field network, and which provides a green backdrop to these buildings and also partially screens them in other views*





*Fig 42: Looking west from the public footpath leading towards Wragby Road a constant band of thick woodland ensures that Sudbrooke's built extents remain completely screened and hidden from view*



*Fig 43: The landscape south of Sudbrooke, as viewed from Wragby Road, is formed of medium sized fields, largely enclosed by low hawthorn hedgerows and some stretches of more substantial tree planting*





*Fig 44: Reepham, a small village 1km south of Sudbrooke, can be viewed from Wrabgy Road, where its church tower nestles amongst trees, forming distinct skyline in the distance*





Fig 45: Lincoln Cathedral forms a striking landmark in views looking west along Wragby Road, giving Sudbrooke a strong visual connection with the city

## Village approaches

3.12 Sudbrooke has three main vehicular approach roads; Sudbrooke Road to the north, Sudbrooke Lane to the west, and Wragby Road, which enters Sudbrooke at both its south-eastern and south-western corners.

3.13 Each approach road has its own distinct qualities and characteristics in terms of both alignment (straight, winding, etc), topography (flat, sloping, undulating, etc), and edging (grass verges, hedgerows, trees, buildings, etc), and these variations influence how the village unveils itself to the approaching road-user, with each approach offering a differing first impression of the settlement.

3.14 The following pages provide a summary of the qualities and characteristics of each of these approaches into Sudbrooke, and a series of photographs are included to provide the reader with a greater sense of how each approach is experienced.

### Sudbrooke Road

3.15 Sudbrooke Road links Sudbrooke with the nearby village of Scothern, which is located approximately 800m north of Sudbrooke. The road has a relatively wide profile, accommodating grass verges on either side of its edge, one of which incorporates a continuous footpath, enabling pedestrian movement between the two settlements. Beyond the grass verges, a combination of hedgerow planting, interspersed by more substantial tree specimens create a degree of enclosure to the route, however, this is more consistent on the roads eastern edge, whilst wider breaks in roadside planting on the western edge allow for greater views out towards the landscape beyond.

3.16 The road, which is gently undulating, falls gradually as it approaches Sudbrooke. Here, entrances to fields and breaks in the tree planting along the roadside allow for views towards the northern edge of Sudbrooke; to the east glimpses of the



## SUDBROOKE ROAD



properties of Poachers Lane can be gained, whilst to the west the rooftops and parts of the rear facades of those properties that line Church Lane can be seen. However, whilst offering the hint of a settlement in the near distance, the built forms found within these views are very much subservient to the green and wooded environment, which for the most part completely dominates them, giving the northern edge of the village a pleasingly soft edge.

3.17 Arrival into Sudbrooke is marked by a village sign and the crossing of Nettleham Beck, at which point the route becomes Scothern Lane. However, even at this point, within what can be considered the village extents, a green and leafy character very much persists, with roadside vegetation actually becoming more dense and mature, and the presence of buildings largely screened by this planting. The notable exception to this rule is the village hall, which is more exposed to the road and acts as a landmark on this key gateway into Sudbrooke.







## SUDBROOKE LANE







### ***Sudbrooke Lane***

3.18 Sudbrooke Lane is a low-key, linear route linking Sudbrooke with the larger settlement of Nettleham, which is located approximately 1.5km west of Sudbrooke. The route has a particularly intimate and rural character, stemming from its low traffic flows, lack of road markings, narrow profile and green edges, as well as its wider landscape setting, with it being spanned on either side by expanses of agricultural land.

3.19 A much more open route than the previously discussed Sudbrooke Road, Sudbrooke Lane has only sporadic patches of tree planting along its edges, with only a limited degree of enclosure provided by some stretches of hedgerow planting. Consequently, travelling along Sudbrooke Lane from Nettleham, long views towards Sudbrooke's western edges are available. In these views the wooded edge of Scothern Lane can be seen, but again, built forms are generally screened from view by this dense roadside planting.

3.20 Moving closer towards Sudbrooke, a number of the gateway dwellings into Sudbrooke can be viewed from across the agricultural land that edges the routes northern edge. Most prominent amongst these is a two storey dwelling with a vibrant materials palette of buff brick walling and rich red clay pantile roof, which make it stand out amongst the surrounding greenery within which it sits. The positioning and presence of this building, and with another village sign, help to indicate to the road user the existence of a settlement ahead.

3.21 Before entering Sudbrooke and merging into Church Lane, after the village sign appears, Sudbrooke Lane first takes a right-angled turn northward, where it runs along an edge of dense and mature hedgerow and tree planting on its left-hand side, and open expanses of agricultural land to its left, which afford long distance views in the direction of the Lincolnshire Cliff. This stretch of road is briefly experienced before a final turn in the road takes you into Sudbrooke's eastern extents which are formed along a leafy and gently winding road edged by private residential properties of varying size and form.



## WRAGBY ROAD (FROM THE EAST)



**Wragby Road (approaching from the east)**

3.22 Travelling west along the A158 and entering Sudbrooke on its eastern side, there is very little to suggest the presence of a village. Indeed, upon leaving neighbouring Langworth passing over the railway line at Sudbrooke's south-eastern corner, it feels very much as though a rural landscape is being entered, rather than another Lincolnshire village. This is due to the thick band of woodland that wraps around the village's eastern and southern edges, which effectively screen the village's built residential core.

3.23 Indeed, to the unassuming eye, Sudbrooke appears more like a woodland rather than a village in views along this approach. The only firm indication of the village's presence when approaching Sudbrooke from the east is the road signage which announces the village's imminent appearance and the need for road users to reduce their speeds.





## WRAGBY ROAD (FROM THE WEST)



### *Wragby Road (approaching from the west)*

3.24 When approaching Sudbrooke from the west along the A158, views towards the village are again largely dominated by mature trees and woodland, this time primarily that which edges the southern boundary of Wragby Road and the eastern edge of Scothern Lane.

3.25 However, slight gaps in the roadside planting along Scothern Lane provide glimpses of some of the dwellings that line this route, and give an indication of the existence of a settlement. The side profiles of some of those dwellings that edge the southern side of Wragby Road can also be viewed. Views of those dwellings that line Scothern Lane are more plentiful in winter months when leaf cover is more sparse, and the screening capabilities of the tree cover is lessened.

3.26 Despite these slight views of the Scothern Lane and Wragby Road properties, the overarching impression of Sudbrooke when approaching from the west is that of a wooded expanse rather than a settlement, and again, the only definite indication that a sizeable settlement lies ahead is the signage, which mirrors the content of that seen at the opposite end of Wragby Road on the village's eastern entrance.









## 4 STRUCTURE

4.1 Sudbrooke is essentially formed of four distinct components, which together comprise the village's recognisable extents; (1) the old village, formed along Church Lane, (2) residential ribbon development along Wragby Road and Scothern Lane, (3) residential housing estates tucked behind Wragby Road and Scothern Lane, and (4) the remnants of Sudbrooke Park, which are occupy the village's eastern side. Fig 46 below visually communicates this basic village layout and structure.

4.2 Sudbrooke's western extents are formed along Church Lane, in what was

the original village settlement, with origins dating back to medieval times. However, the old village area is now very much on the periphery of the village, being severed from the rest of Sudbrooke by Scothern Lane (Fig 47). It has also been dwarfed by development on the eastern side of Scothern Lane, which now accommodates the majority of the village's housing and developed areas.

4.3 East of Scothern Lane the village takes a roughly rectangular form. Its long southern boundary is formed by the A158, a major transport route that leads westwards into Lincoln (Fig 48), and which provides a hard and defined edge to the village's southern edge (though some modest ribbon development has occurred to the south of the A158, this area is largely formed of undeveloped agricultural land and is quite distinct from the village's developed core). Residential ribbon

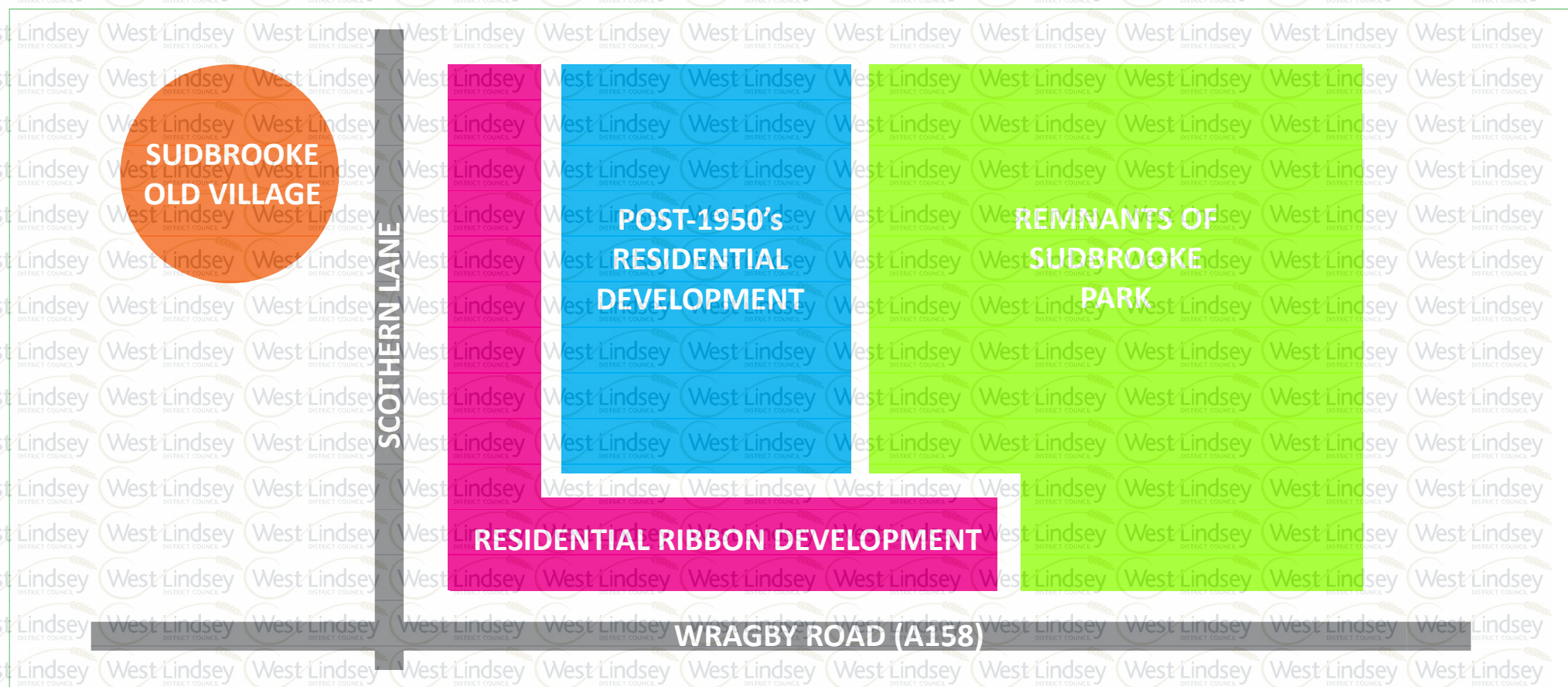


Fig 46: Sudbrooke - Illustrative structure diagram



development wraps around Scothern Lane and much of the A158, behind which lies the more recently developed residential estates (Fig 49), which have been largely constructed across the past five decades, and now accommodate most of Sudbrooke's population.

4.4 The eastern half of the village is essentially formed of what remains of Sudbrooke Park (Fig 50). Largely undeveloped besides a number of residential and agricultural clusters, this heavily wooded area offers leisure and recreation opportunities to local residents and visitors alike, with a number of public rights of way cutting across its boundaries. Indeed, Sudbrooke is a generally pedestrian-friendly village, with a network of footpaths that extend beyond Sudbrooke Park into the wider rural setting (Fig 51), and also link through to the more built-up residential areas, which themselves also incorporate a number of dedicated

footpaths that facilitate safe and convenient pedestrian movement (Fig 52). Dedicated cycling and horse riding routes are slightly more limited, with only a single public bridleway found towards the village's eastern edge, which runs from Wragby Road up towards Langworth Road.

4.5 The main vehicular routes of Wragby Road and Scothern Lane essentially bypass the residential cores of Sudbrooke, and travelling along these routes there is little sense that you are actually within a village context. Only by entering the secondary roads that branch off from these main routes can you get a fuller understanding of the village structure and layout. Church Lane, located west of Scothern Lane, provides access to the oldest developed area of the village, whilst Manor Drive, Holme Drive and St Edward's Drive (Fig 53), all of which leave Scothern Lane along its eastern side, lead through to the numerous residential



*Fig 47: Sudbrooke's old village is physically separated from the rest of the settlement by Scothern Lane, whilst the undeveloped nature of Church Lane's eastern extents further enhance this sense of isolation and detachment from the rest of the village*



estates where most of Sudbrooke's population reside. West Drive also carries on through to Sudbrooke Park from Scothern Lane, however, only the central stretch of this route, from Beech Tree Corner to the entrance of Broad Dale Close, is adopted and publicly accessible. Similarly, Main Drive, which runs northwards up through the former parkland towards the eastern end of West Drive, is not public, and vehicular access is only permitted for those seeking access to the properties which edge the route or to those properties that are located in the centre of the park.

4.6 In terms of land uses, the village is predominantly formed of residential buildings, though a sizeable proportion is still comprised of the largely undeveloped and heavily wooded area of Sudbrooke Park. Though accommodating a number of small development clusters, including agricultural uses (mostly poultry farming), community facilities (a Scout camp site), and residential properties (primarily in and around West Drive), to the local population the former parkland represents their primary source of outdoor recreation and leisure opportunities, and is considered locally as a crucial asset to be enjoyed by all residents. The village is currently



*Fig 48: Wragby Road (A158) runs the length of the village's southern boundary*

devoid of retail uses, with the local shop located on Elm Drive, having recently closed.

4.7 Looking at the village layout and land use arrangement, it is clear that Sudbrooke does not adhere to a traditional village structure. Whereas many other small settlements in the region have a recognisable village core, which usually takes up a relatively central location, perhaps set around a village green, the local church, or a cluster of community, retail and civic buildings, in the case of Sudbrooke it is difficult to identify such a specific village centre. It does not have a centrally located main street, retail hub, village green, or any other identifiable central location where residents might congregate, with both the village church and village hall buildings, which together represent the village's most important community hubs, being both situated on the village periphery rather than in a central location.



*Fig 49: Numerous residential schemes have created a large, single expanse of housing development on what was formerly the western part of Sudbrooke Park*





*Fig 50: Sudbrooke Park forms the villages eastern side and is largely undeveloped*



*Fig 51: Sudbrooke's wider rural landscape can be easily accessed through a series of public footpaths*



*Fig 52: Pedestrian movement is well catered for even within Sudbrooke's most densely developed areas*



*Fig 53: St Edwards Drive gives access through to many of the smaller residential cul-de-sacs which lie east of Scothern Lane*



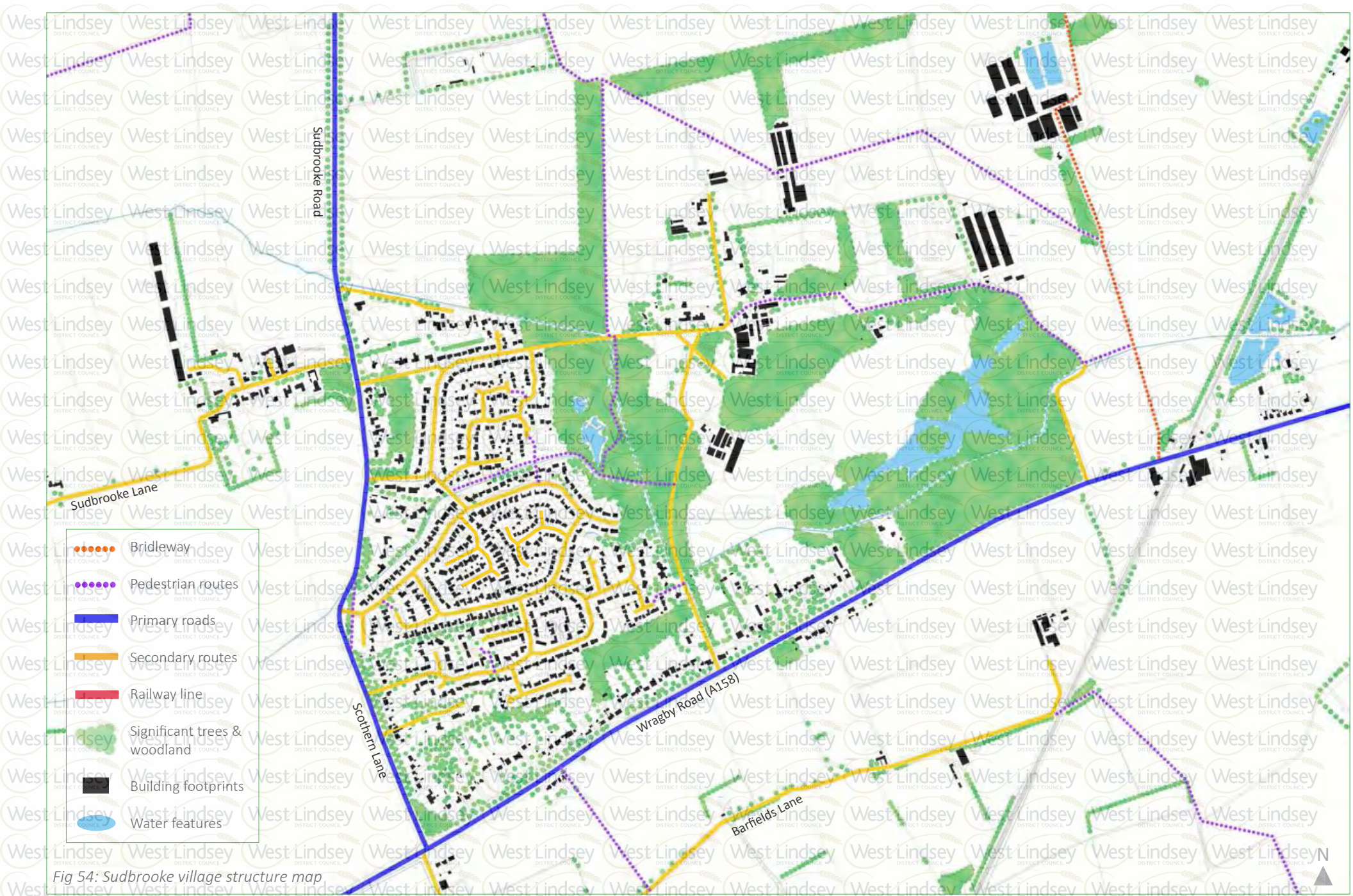


Fig 54: Sudbrooke village structure map









## 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 Sudbrooke into a number of distinct character areas, each of which are defined by a collection of similar features and characteristics.

5.2 6 different character areas are identified in total. These are denoted on the map at Fig 56. 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. Annotated photographs are also included to help communicate the distinct character of each area and to illustrate key features.

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.



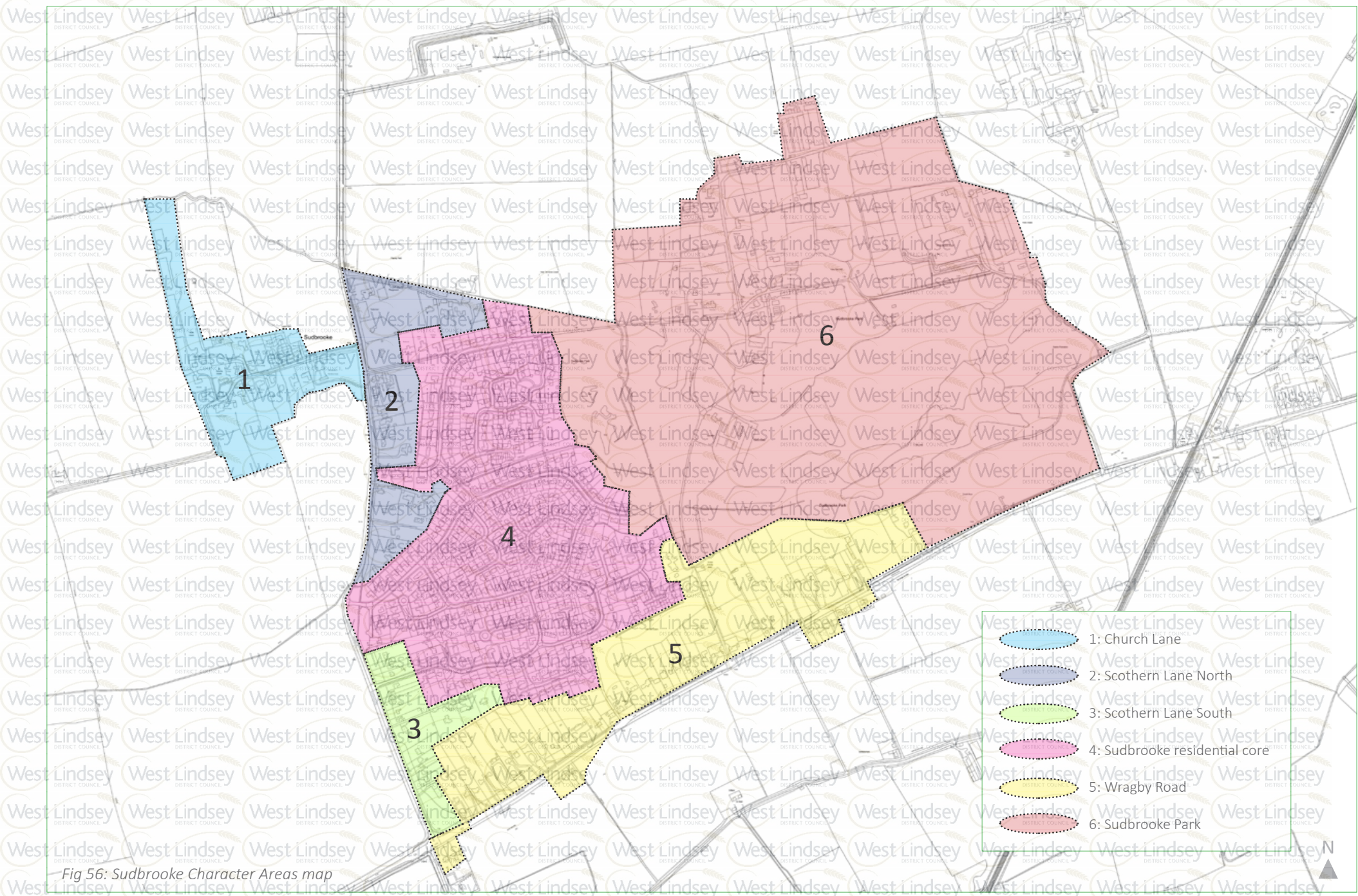
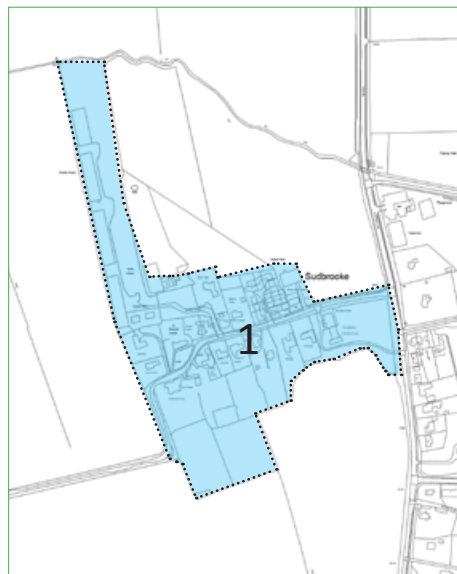


Fig 56: Sudbrooke Character Areas map



## CHURCH LANE (CHARACTER AREA 1)

5.4 Character Area 1 is formed along Church Lane, in what was historically the location of the original Sudbrooke village. Situated to the west of Scothern Lane, this area feels somewhat detached from the rest of Sudbrooke due to its peripheral location. In addition to being geographically disconnected from the rest of the village, Character Area 1 also displays a particularly unique character, which is unlike anywhere else within Sudbrooke, further setting it apart from the rest of the village's built extents found to the east of Scothern Lane.



5.5 This distinct character stems from a combination of factors, including the area's isolated positioning within the wider agricultural landscape, the diverse variety of residential properties it accommodates (many of which have stood for over a century), the profile and alignment of Church Lane itself, and perhaps most importantly, the influence of Sudbrooke's most valued heritage asset, the Church of St Edward the Confessor.

5.6 The Grade II\* listed church takes up a prominent position along Church Lane, its grounds enclosed by attractive stone walling (Fig 57) that edges the entirety of this notable bend in the road. Behind the boundary wall, within the church grounds, a band of towering mature conifers (Fig 58) limit views through to the church and, along with the planting present on the opposite side of the road, serve to give this particular stretch of Church Lane a particularly green and leafy appearance (Fig 59). It is only from further east along Church Lane that an appreciation of the form and appearance of the church can be gained, with a break in planting behind the main entrance into the church grounds revealing a view of the main body of the church and its distinct profile, topped by the bellcote which rises above the rest of the structure towards the rear of the view (Fig 60).

5.7 Within the church grounds the full form and aesthetic qualities of the church building can be explored (Fig 62). Constructed of squared limestone rubble with ashlar dressings and a plain tiled roof, the church was built in the Norman



Fig 57: The grounds of the Church of St Edward the Confessor, which sit in a slightly elevated position, are enclosed by a stone walling topped with semi-circular coping



Fig 58: Only glimpses of the church can be gained from the street due to the abundance of greenery and planting accommodated within the church grounds



Revival Style. It consists of a nave and chancel, terminating in a semi-circular apse. The nave incorporates a bellcote on its western side, whilst the southern elevation contains the entrance doorway. The vestry lies on the buildings northern side. Superbly crafted, the church displays numerous fine details which add to its impressiveness, including a corbel table with sculpted heads (Fig 61). A full description of the listed building's various architectural details can be found within Appendix 1.

5.8 To the south of the church lies the original church cemetery (Fig 63), where the majority of the oldest burial plots are located. Amongst these gravestones is a Grade II listed 14th century ashlar cross base. Again, the trees edging the graveyard give a strong sense of enclosure to the space and afford this part of the church grounds privacy from the street.

5.9 To the north of the church is a larger, more open space, which is also used as burial ground. From the rear of this space the full grandeur and aesthetic quality



*Fig 59: The mature planting contained within the churchyard is not only an important component of the church setting, but these trees also contribute significantly to the character of this stretch of Church Lane*



*Fig 60: The view towards the church opens up above the main entrance gate*



*Fig 61: The church displays a high standard of craftsmanship and detailing*





*Fig 62: The church's western and southern facades, with the bellcote emerging from the gable end*

of the church can really be admired (Fig 64). The church grounds in their entirety represent an important community space, one which is serene and tranquil in atmosphere, and which provides a place for residents to go for quiet reflection and relaxation.

5.10 Exiting the churchyard through the gate at the south-eastern corner of the grounds, a long view of towards eastern end of Church Lane can be obtained (Fig 65), which is composed of a central route, edged on one side by a continuous raised footpath and grass verges on the other side. Beyond these immediate roadside treatments, hedgerows and trees dominate the street edges (Fig 66), with only fleeting glimpses of built forms emerging through this assortment of vegetation.

5.11 In terms of built forms, Church Lane displays a wide variety of architectural styles. Much of this variety stems from the Character Area's long history and gradual growth, resulting in a patchwork of buildings from different eras. This diversity of building types is exemplified by looking at those dwellings which sit within the immediate vicinity of the church grounds. Next door to the church is the



*Fig 63: The secluded graveyard space to the front of the church*





*Fig 64: The the southern graveyard is a particularly large and open space, from which the church's full form can be appreciated*



*Fig 65: Looking west past the Grade II listed gate piers, with a view of Church Lane beyond*



*Fig 66: Along much of Church Lane greenery dominates*





*Fig 67: A pair of semi-detached cottages, Church Cottage & Church View Cottage, make a positive contribution to the setting of listed church*



*Fig 68: Sudbrooke House, which was originally The Rectory, takes up a prominent position opposite the church*



*Fig 69: The red clay pantile roofing contrasts pleasingly with both the stonework and the surrounding greenery*



*Fig 70: Apple Tree House is a recent addition to Church Lane but displays a traditional materials palette*



semi-detached Church Cottage (Fig 67), an attractive Victorian-era property of brick construction with a hipped gable slate roof, incorporating dormers and two red brick chimney stacks along its pitch, which help to reinforce the buildings a pleasing symmetrical form. Largely unaltered since its original construction, Church Cottage is an important component of the church's wider setting.

5.12 Across Church Lane is the expansive late 18th century Sudbrooke House property, whose large two-storey core presents a strong frontage onto Church Lane (Fig 68), whilst its the single-storey perimeter courtyard building provides a welcome splash of colour to the townscape, with its vibrant clay pantile roofing (Fig 69).

5.13 More recent additions to the area's housing stock are also present within the church's wider setting, such as Apple Tree House (Fig 70), which utilises a traditional palette of materials (pale limestone walling, with slate roofing), and a simple and familiar two-storey, pitched roof building form, which help it integrate into the local context.



*Fig 71: There is no singular architectural language along Church Lane, however most properties are detached and sit within there own individual plots*



*Fig 72: Manor Close is a small residential cul-de-sac on Church Lane's northern side*



5.14 Further east along Church Lane this variety in dwelling material and a form continues, but most are detached and set within their own individual plots, and follow a similar building line, being just set back from the road behind modest front gardens.

5.15 However, a significant exception to this rule is Manor Court, a residential cul-de-sac, which lies midway along Church Lane's on the routes northern edge. Formed of red brick terraced properties, which line either side of the central access, Manor Court is of a distinctly different character to the rest of Church Lane, with a much more formal building arrangement and street profile (Fig 72). Though benefiting from some small front lawns and private planting, greenery within Manor Court is generally quite sparse, and built forms dominant the townscape, giving Manor Court a slightly more suburban character, which is slightly at odds with the wider semi-rural, unplanned character displayed throughout the rest of Church Lane.

5.16 East of Manor Court, on Church Lane's northern edge, residential development ceases and the remainder of the this side of the route is edged by open farm land, across which long views out into the wider landscape can be

obtained (Fig 73), with the only building being a solitary agricultural shed.

5.17 However, housing development along the southern edge of Church Lane persists, with more detached dwellings of different forms, materials and architectural styles. Amongst these are a number of period properties, including the Manor Farmhouse (Fig 74), a grand red brick building set back from the road at the end of a gravel drive, which formed part of Charles Coningby Sibthorpe's estate, and the distinct Coach House dwelling (Fig 75), which by way of its prominent positioning right on the road and unique appearance can be considered one of Church Lane's most memorable properties and a local landmark in its own right. To the south of Coach House is Manor House, which is now divided into two dwellings; (1) The Manor House, which is accessed from Scothern Lane, and (2) The Old Manor, which is accessed from Church Lane via driveway adjacent to Coach House. However, views from the public realm towards these residences are limited due to their backland positioning to the rear of Coach House and west of the woodland that marks the southern corner of Church Lane and Scothern Lane.

5.18 Beyond Coach House, the remainder of Church Lane is completely undeveloped (Fig 76), being edged by agricultural land on its northern side and a



*Fig 73: Open agricultural land lines the much of the northern edge Church Lane*





*Fig 74: Manor Farmhouse with its imposing gable ends facing towards Church Lane*



*Fig 75: The Coach House is one of Church Lane's most distinct buildings, though more recent alterations, including a roof extension and the insertion of dormer windows and a porch, have detracted from the clean lines and centrally positioned two-storey blind arch which were key features of the building's original form*

wedge of woodland, formed of a mix of ash, hawthorn, yew and sycamore, along its southern edge. This break in development adds further to the sense of detachment from the rest of the village.

5.19 Looking back westwards along Church Lane, the Church bell tower emerges in the background of a view that is composed of a delicate balance of greenery (grass verges, hedgerows, trees) and red brick structures along the gently winding central route (Fig 77 and 78).

5.20 Amongst the numerous distinct residential properties and abundant greenery, Church Lane also has a number of more low key, subtle features within its streetscape that though modest in scale, help to add to the local character, such as the stretch of traditional stone walling topped with clay pantiles which incorporates the local post box (Fig 79), and the flower beds which adorn the roadside at Church Cottage (Fig 80).



*Fig 76: The eastern end of Church Lane is enclosed by planting on both sides*





*Fig 77: The Church of St Edward the Confessor can be seen in numerous views throughout Character Area 1, and these views are a key quality of Church Lane*





*Fig 78: Red brick buildings jostle with green and planted features to create a lively and vibrant piece of townscape*





Fig 79: Traditional walling with integrated post box outside the Post Chase property

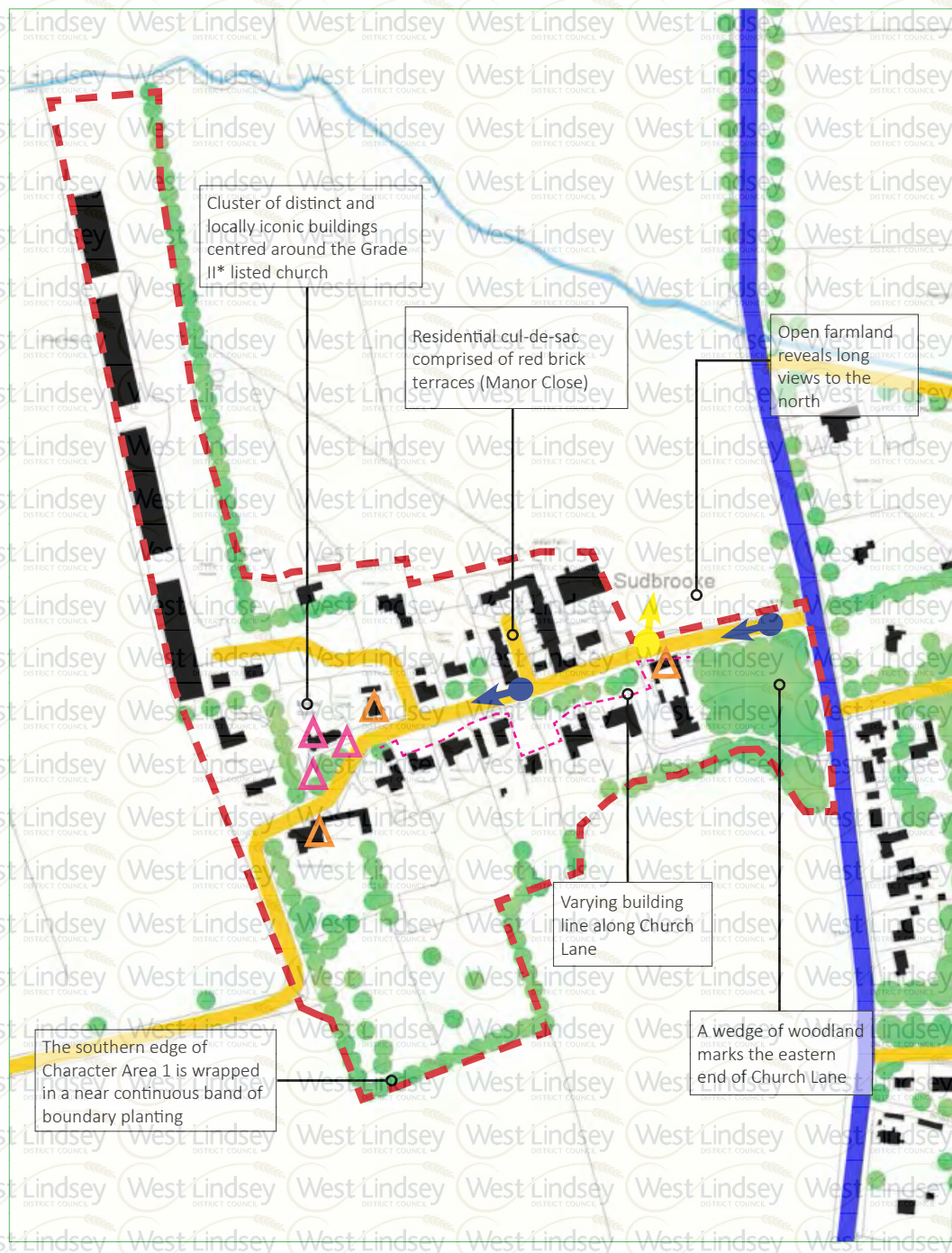


Fig 80: Flower beds along the roadside brighten and enliven the streetscene

## Church Lane - Character summary

<b>Location</b>	West of Scothern Lane	<b>Average Building Density</b>	Medium
<b>Land uses</b>			
Primarily residential. The village church also lies within the Character Area, whilst a number of larger agricultural units lie on its outer edges.			
<b>Remnants of the past</b>			
<p>Some earlier historical elements survive including;</p> <ul style="list-style-type: none"> <li>• The Church of St Edward the Confessor and the associated historic structures within the grounds.</li> <li>• 19th century dwellings, including Church Cottage, Sudbrooke House, Coach House, and Manor Farmhouse.</li> </ul>			
<b>Building forms and arrangements</b>			
Largely detached dwellings of predominantly red brick walling, with slate or clay pantile roofing. Typically set back from the road, with small gardens to the front and larger gardens to the rear. Manor Close represents the only self-contained housing development, and is not typical of the area.			
<b>Vegetation and landscape</b>			
The area is surrounded by fields and accommodates a wedge of woodland at its eastern end. Important grouping of trees within the church grounds. Grass verges and private planting in the form of boundary hedgerows and garden trees edge the roadside.			
<b>Connectivity</b>			
A footpath runs along the entirety of the northern edge of Church Lane.			
<b>Views</b>			
Views towards the church tower from along Church Lane. Views across the northern landscape setting from the eastern end of Church Lane.			
<b>Summary of qualities and characteristics</b>			
Church Lane represents a particularly unique and charming Character Area within Sudbrooke. It's special and distinct character derives from a combination of factors including its layered history, the impressive variety of traditional properties, which sit within individual plots, as well as the gently winding alignment of Church Lane itself and its green and lush edges. However, it is the landmark Church of St Edward the Confessor, which is central focus of the character area, appearing in views throughout the area.			





### Townscape analysis maps - key

-  Character Area boundary
-  Building footprint
-  Waterway
-  Primary routes
-  Secondary routes
-  Pedestrian links
-  Building line
-  Listed building / structure
-  Building of townscape significance
-  View towards Church
-  View towards open landscape
-  Significant trees / tree clusters (indicative location and spread)



## SCOTHERN LANE NORTH (CHARACTER AREA 2)

5.21 Character Area 2 occupies the village's north-western extents. Its northern edge is defined by Poacher's Lane, a low-key private road edged by Nettleham Beck (Fig 81), and its long western edge runs parallel to Scothern Lane.

5.22 Though primarily residential in terms of land uses, Character Area 2 also accommodates the village's most important community facility, the Village Hall (Fig 82). A red brick building with a distinct split mono-pitched roof, the Village Hall marks the northern gateway into the village from Scothern Lane. Set back from the road, the building sits behind an expanse of tarmacked hard-standing, utilised for car parking. Typically, it could be expected that such a hard, urban surfacing treatment might provide a detrimental influence within a rural setting. However, views through to the car park from Scothern Lane are effectively broken up by roadside planting (Fig 83) comprising continuous bands of hedgerow interspersed with more substantial tree specimens.

5.23 To the rear of the Village Hall is a large green space, which comprises the local recreation grounds and a children's play area. Though edged by trees that line much of its boundary, the space still feels particularly open and spacious due to its substantial size and largely featureless character (Fig 84). At the time of visiting, the Village Hall grounds also contained an intriguing work-in-progress - the partially carved trunk of an old oak tree (Fig 85), which is one of the local Sudbrooke Woodcarving Group's latest projects. Once complete, there are plans to utilise this sculpture as another piece of public art within the village. Undoubtedly, wherever within the village it is ultimately placed, it will form a particularly unique and welcome addition to the local streetscene.

5.24 Away from the Village Hall, the remainder of Character Area 2 is formed exclusively of residential development. The majority of this is accommodated along the eastern edge of Scothern Lane in the form of incremental ribbon development which has appeared along the route over a prolonged period of time through one-

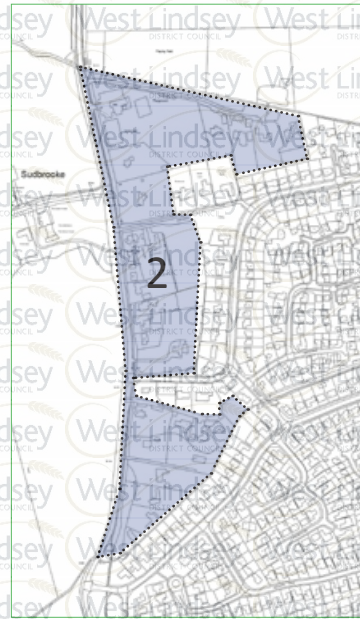


Fig 81: Poachers Lane, which leads to a number of large residential properties, forms the northern edge of Character Area 2



Fig 82: Sudbrooke Village Hall lies in substantial grounds comprised of car parking to the front and recreation space to the rear





*Fig 83: The Village Hall nestles behind the roadside planting of Scothern Lane*



*Fig 85: A piece of public art which is being created by Sudbrooke Woodcarving Group*



*Fig 84: The spacious green space to the rear of Sudbrooke Village Hall offers outdoor recreation and leisure opportunities to the local community*



off builds and infill development.

5.25 Initially, between the Village Hall and West Drive, the residential ribbon development along Scothern Lane is formed of large two-storey dwellings which are set back from the road within very large private plots (Fig 86 and 87), and which are generally screened in views from Scothern Lane by boundary planting. However, south of West Drive building plots become much more modest in size, with narrow frontages onto the road, and the dwellings themselves have a much stronger relationship with Scothern Lane, generally being just slightly setback from the roadside and enclosed only by low level boundary fencing or walling (Fig 89), or indeed, in some cases with a completely open plan garden treatment (Fig 90), leaving the building facades exposed in views from Scothern Lane.

5.26 Along this length of Scothern Lane, building forms and architectural styles vary, reflecting the piecemeal manner in which the houses were developed. However, dwellings do follow a fairly consistent building line and also share a common backdrop of dense tree canopies, which help tie these architecturally disparate dwellings together and give them a unified quality. The most notable building between West Drive and Manor Drive is West Lodge (Fig 91), a pair of



*Fig 86: Along the far northern end of Scothern Lane dwellings are largely screened in views from the road, with only their vehicular entrances alluding to their presence*



*Fig 87: Some of the properties towards the north of Character Area 2 occupy generously sized plots*



*Fig 88: North of West Drive, Scothern Lane displays a tree-lined edge*





*Fig 89: Between the entrances to West Drive and Manor Drive buildings display minimal boundary treatment and are open to the roadside*



*Fig 90: Trees provide a soft, green backdrop to properties along Scothern Lane*



*Fig 91: Character Area 2 contains a wide variety of architectural styles with buildings of differing scales, forms and materials, however the stand out property is the red brick West Lodge building that marks the corner of West Drive and Scothern Lane*





*Fig 92: Detached properties sit amongst layers of greenery, which include roadside grass verges, hedgerows planting, front lawns and a backdrop of mature planting*



*Fig 93: Grass verges along Scothern Lane are important element of the roadside environment*

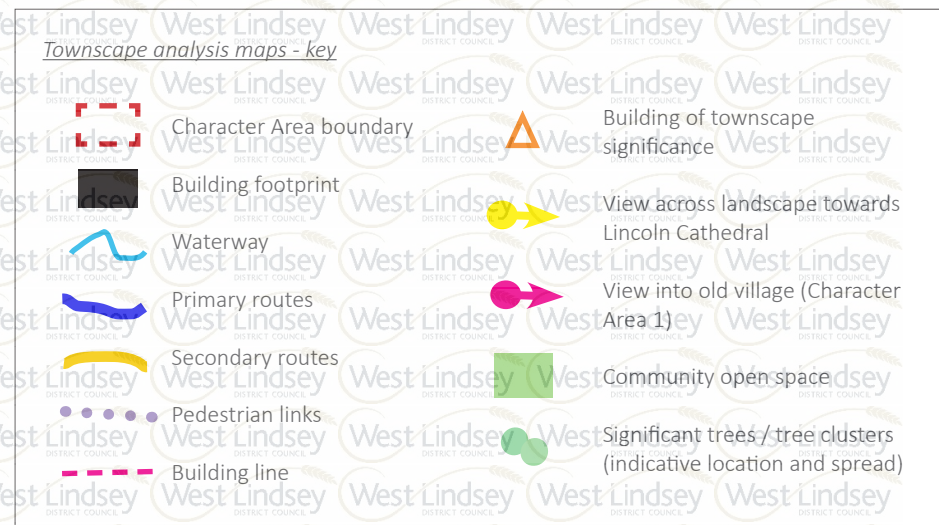
attractive semi-detached lodges (the eastern one called West Lodge and the other Grosvenor Lodge). Constructed in red brick with hipped slate roof and towering centrally located chimney stack, West Lodge was erected under Conningsby Charles Sibthorpe as part of his improvements to Sudbrooke Holme.

5.27 South of Manor Drive are more detached properties, again of differing architectural forms and styles, which sit behind carefully maintained formal hedgerows (Fig 92), after which dense, mature trees emerge to combine with the roadside grass verges to give the southern part of Character Area 2 a particularly green and rural character (Fig 93). Indeed, at this point there is little indication of the presence of built forms, with the eastern edge of Scothern Lane projecting the appearance of a woodland rather than a stretch of residential development.



Scothern Lane North - Character summary			
<b>Location</b>	South of Poachers Lane to the east of Scothern Lane	<b>Average Building Density</b>	Medium
<b>Land uses</b>			
Primarily residential, though the Village Hall and associated recreation space are also situated within the northern extents of Character Area 2.			
<b>Remnants of the past</b>			
West Lodge represents the most historically significant building within Character Area 2, having formed part of the works undertaken by Coningsby Charles Sibthorp during his ownership of Sudbrooke Holme. Fir Tree Cottage, located near Manor Drive junction and originally pair of semi-detached houses, also bears the CCS plaque, which in this case is dated 1891. The remainder of the buildings within Character Area 2 are of post-1910 construction and have been erected in a piecemeal manner over the subsequent decades.			
<b>Building forms and arrangements</b>			
Dwellings are generally detached within Character Area 2, though this represents the only common characteristic between the built forms found in this area, with building materials, forms, scale, architectural finishes and details varying greatly, and plot sizes and shapes being equally varied. Only between West Drive and Manor Drive does some degree of continuity appear in terms of plot sizes and the positioning and spacing of dwellings, with properties just set back from the road behind small front gardens, and enjoying larger gardens to their rears, and all generally adhering to a reasonably well-defined building line.			
<b>Vegetation and landscape</b>			
The northern end of Scothern Lane, which forms the western edge of Character Area 2 displays a particularly green and lush character. Grass verges edge either side of the route, whilst hedgerows and trees soften the presence of, and in many cases completely screen, the properties which line the road's eastern edge.			
<b>Connectivity</b>			
A footpath runs along the entirety of the eastern edge of Scothern Lane, facilitating safe pedestrian movement.			
<b>Views</b>			
Long views westwards across agricultural land towards Lincoln Cathedral from Scothern Lane. View towards old village from Scothern Lane.			
<b>Summary of qualities and characteristics</b>			
Character Area 2 derives its character primarily from the green and natural features which dominate it, namely the roadside planting and grass verges to the east of Scothern Lane, and the open agricultural landscape to its western side, which allows for views towards both the old village (Character Area 1), and also further afield to Lincoln itself, with the cathedral being prominent in many views to the west. The area's built forms, which primarily comprise detached dwellings set within generous plots, are very much subservient to the wider green character, with properties being either partially or wholly screened by roadside trees and planting, and also overlooked by a commanding backdrop of mature trees.			







## SCOTHERN LANE SOUTH (CHARACTER AREA 3)

5.28 Character Area 3 is formed along the southern part of Scothern Lane where it terminates at Wragby Road. A generous grass verge marks this road junction (Fig 94), acting as a minor public space and accommodating an assortment of streetscape features, including a telephone kiosk, bus shelter and bench. It also serves to soften the edges of this busy road junction.

5.29 A public footpath runs the length of Character Area 3 along Scothern Lane's eastern edge (Fig 95), and continues further north through to Character Area 2. A continuous grass verge provides separation between this footpath and the detached residential properties which line this stretch of Scothern Lane.

5.30 Character Area 3 is a wholly residential area, which is host to numerous detached dwellings, which like those in Character Area 2, have been developed over a prolonged period of time in a piecemeal manner along Scothern Lane's eastern side. However, unlike Character Area 2, the properties seen along the southern end of Scothern Lane adhere to much more regular plot sizes and spacing between buildings. Plots are typically narrow and long, with properties set back from the road and enjoying both large front and rear gardens. Dwellings tend to take up a central or slightly forward positioning within these plots, and this consistently in building positioning has produced a broadly common building line along the southern part of Scothern Lane.

5.31 However, it is only from maps that this regular spacing and positioning of buildings can be appreciated, as all of these dwellings are screened behind a dense veil of greenery, which gives this end of Scothern Lane a particularly leafy appearance (Fig 96), creating the false impression that this stretch of road is devoid of development.

5.32 It is only on closer inspection that the presence of individual properties can be gauged, with small breaks in the tree and hedge planting giving way to



Fig 94: The green wedge at the junction of Scothern Lane and Wragby Road is a modest yet important public space, proving a soft edge to this corner which complements the backdrop of mature planting



Fig 95: A public footpath runs north from Wragby Road along Scothern Lane's eastern edge



narrow entrance driveways that lead through to secluded individual properties, and through which tantalising glimpses of the buildings that lie within can be obtained (Fig 97 and 99).

5.33 Given the degree of screening and difficulty in viewing the full form and appearance of individual properties, it is tricky to provide a definitive overview of the architectural styles that are present. However, much like Character Area 2, building materials, scale and design seem to vary considerably from property to property (Fig 98), with no particular architectural language dominating. Rather, variety is the order of the day when it comes to building forms and architectural styles, and it is the mature planting to the front of these properties and the similar plot sizes and dwelling positioning that tie them together and give them a common character.

5.34 Aside from the multiple private driveways, which tend to be very low-key and muted in their scale and appearance, the only breaks in the dense vegetation that lines Scothern Lane's eastern edge occur at (1) the entrance into St Edward's Drive (Fig 100) and (2) a modest side road leading to a number of residential backland developments (Fig 101), which comprise several detached properties



*Fig 97: Many properties within Character Area 3 enjoy a secluded setting, hidden behind a combination of roadside planting and also the mature trees which occupy the front gardens*



*Fig 96: Mature trees and hedgerows dominate the Scothern Lane's eastern edge, largely screening the residential properties that lie behind them*



situated within large individual plots. The latter is a particularly understated route, with little to differentiate it from other private driveways or to indicate that it leads through to several backland properties, whilst the entrance to St Edward's Road, though making a greater impression along Scothern Lane, is edged by sufficient planting so as not to overly disrupt the overarching green appearance that characterises Character Area 3.



*Fig 98: Dwellings within Character Area 3 come in a variety of sizes, forms, materials and architectural languages, however, this variety can be difficult to appreciate from the public realm as most properties are hidden from view by dense tree planting along their plot frontages*



*Fig 99: Views of individual properties can typically only be obtained from the foot of property driveway entrances, otherwise dwellings are largely screened by trees in other views from Scothern Lane*



*Fig 100: The entrance to St Edwards Drive is framed by soft, green features, which help facilitate a smooth transition from the rural, leafy landscape of Scothern Lane to the more suburban, built-up context of Sudbrooke's residential core*





Fig 101: Uncharacteristic of the rest of Character Area 3 are a number of residential backland dwellings, which are accessed off a single side route

Scothern Lane South - Character summary			
Location	To the east of the southern end of Scothern Lane	Average Building Density	Medium
Land uses			
Entirely residential.			
Remnants of the past			
No notable historic properties, with all building being of post-1910 construction.			
Building forms and arrangements			
Dwellings are generally detached within Character Area 3. Plot sizes are fairly consistent and take a long, narrow form, with dwellings taking up a central or slightly forward position within these plots. However, building materials, forms, scale, architectural finishes and details varying greatly from building to building.			
Vegetation and landscape			
Character Area 3 displays a even greener character than that seen along the northern end of Scothern Lane (Character Area 2). Here, the eastern edge of Scothern Lane accommodates an almost unbroken band of mature trees, that creates a wall of towering greenery which can be seen in long views when approaching Sudbrooke from the west along the A158. In addition, the western side of Scothern Lane also hosts numerous mature trees, which are set at intervals within a continuous band of hedgerow.			
Connectivity			
A footpath runs along the entirety of the eastern edge of Scothern Lane and bends eastwards onto Wragby Road.			
Views			
Long views westwards across agricultural landscape towards Lincoln Cathedral from Scothern Lane, and also from the junction with Wragby Road.			
Summary of qualities and characteristics			
Much like Character Area 2, the southern end of Scothern Lane derives its character primarily from the trees, hedgerows and grass verges that line its edges. However, within Character Area 3, this green character is even more overwhelming, with few breaks in the dense roadside planting that lines Scothern Lane's eastern edge. Character Area 3 also displays a more regimented and regular approach to dwelling layout and arrangement, with a greater degree of consistency amongst plots sizes, and the spacing and positioning of properties.			





### Townscape analysis maps - key

- Character Area boundary
- Building footprint
- Waterway
- Primary routes
- Secondary routes
- Pedestrian links
- Building line
- Building of townscape significance
- View across landscape towards Lincoln Cathedral
- Community open space
- Significant trees / tree clusters (indicative location and spread)



## SUDBROOKE RESIDENTIAL CORE (CHARACTER AREA 4)

5.35 Character Area 4 accommodates the majority of Sudbrooke's population, it being the most densely developed area within the village and comprised exclusively of expanses of generally modern, post-1950s, residential development.

5.36 Access into this residential core is facilitated by a number of routes that branch off from Scothern Lane, namely West Drive, Manor Drive, Holme Drive and St Edward's Drive. As noted in the previous analysis of Character Area's 2 and 3, most of these routes meet Scothern Lane in an understated manner and are subservient to the dense roadside planting which characterises much of the eastern edge of Scothern Lane. However, the entrance to Holme Drive represents the one key exception to this rule. Here, Jubilee Garden, a prominent and attractive open space marks the point where Holme Drive meets Scothern Lane creating a particularly memorable and distinct moment within Sudbrooke's townscape (Fig 102).



Fig 102: The entrance into Holme Drive is marked by Jubilee Garden, which is of Sudbrooke's most memorable and engaging public spaces

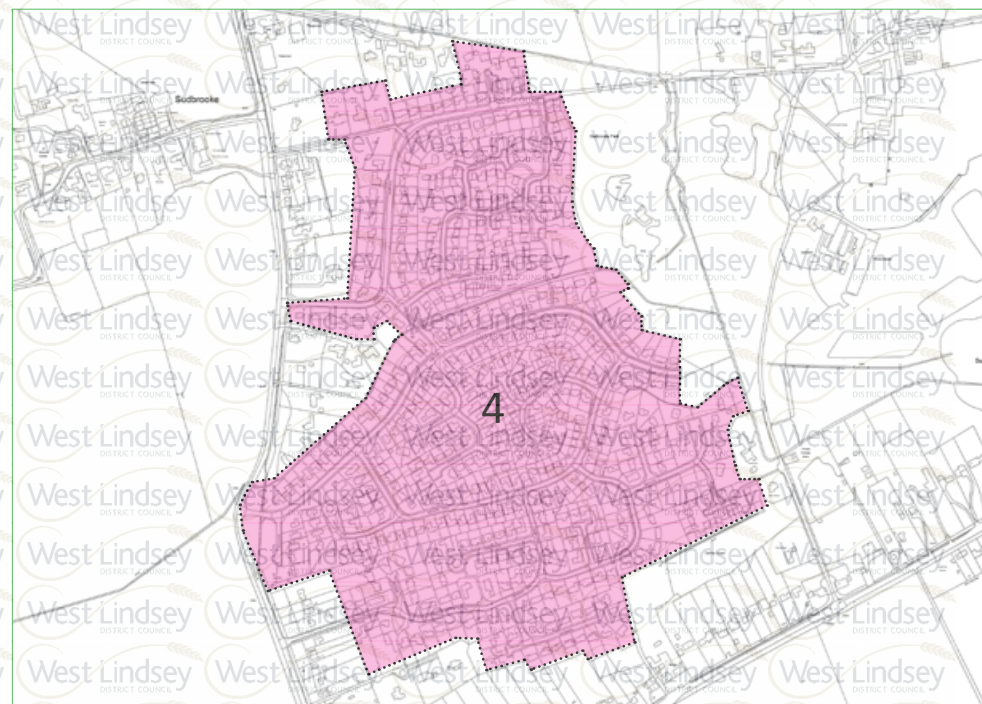


Fig 103: The Millennium Stone is a large Jurassic aged sandstone boulder originating from the Lincolnshire Wolds, which was transported to Sudbrooke more than 300,000 years ago by a massive ice-sheet. It now stands within Jubilee Gardens where it acts as a unique piece of public art



5.37 Dissected by a narrow footpath, this green space plays host to several unique streetscape features and pieces of public art, all of which further enhance the aesthetic quality of the space. The Millennium Stone (Fig 103), a large standing stone, provides the central focus of the space, whilst the talents of Sudbrooke's Woodcarving Group are displayed through a multitude of finely detailed wooden streetscape features, including numerous small posts that edge the Scothern Lane side of the space, each depicting a scene linked to local village life (Fig 104) and a circle of seats created from tree stumps (Fig 105). Elsewhere, a map of the village is enclosed behind glass within a wooden framed display board, whilst two benches provide opportunities for local residents and visitors alike to relax within the space, and enjoy the views out towards the wider western landscape setting (Fig 106).



*Fig 104: One of the several carved marker posts found within the Jubilee Garden, this one reflecting the importance of agriculture within this part of Lincolnshire*

5.38 Away from Scothern Lane the openness of Jubilee Garden and the connection with Sudbrooke's wider landscape setting gives way to a much more built-up and enclosed environment dominated by volume housing development with a distinctly suburban character. Formed along the central routes of West Drive, Holme Drive, Manor Drive and St Edward's Drive, as well as within the numerous individual cul-de-sacs that run from of these routes, the housing areas which occupy Character Area 4 generally fall into one of the following two broad typologies:

- Open plan developments
- Clustered developments

5.39 An overview of the key characteristics of the these two overarching housing



*Fig 105: Sudbrooke's Woodcarving Group have created some of the village's most unique and charming streetscape features*



*Fig 106: There is a strong visual connection between Jubilee Gardens and Sudbrooke's wider landscape setting*





*Fig 107: St Edwards Drive displays an open plan character, with large dwellings positioned to the rear of their individual plots behind generous, open private gardens*



*Fig 108: Pelham Close displays a particularly uniform, spacious character, with properties of similar appearance and form set at regular intervals in a largely unenclosed environment*



area types is provided across the following paragraphs.

### Open plan developments

5.40 Typically dating 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 not enclosed (Fig 107). Street profiles are usually wide, with footpaths and sometimes grass verges edging either side of the road. This wide street profile, combined with the set back positioning of the properties and their own plan gardens tends to make for a particularly spacious environment. Rows of housing typically follow a similar building line and are spaced at regular intervals. Examples include The Paddock, Pelham Close, Park Close, Holme Drive and Manor Drive.

5.41 Across these open plan developments, building design and appearance varies. Some areas are comprised of properties of uniform design, for example Pelham Close (Fig 108) is wholly comprised of single storey bungalows finished buff brick, topped by shallow pitched roofs with brown concrete roof tiles. However,



*Fig 109: Many of the older properties within Character Area 4 display quite elaborate and unique facade arrangements and designs, often incorporating prominent feature chimneys, and utilising a mixture of external cladding materials*

the majority of other open plan developments display a more mixed palette of architectural forms, often tied together by common finishes and decorative features, such as white weatherboarding or stone cladding (Fig 109). Notably, buildings here show few local references in terms of materials or design.

5.42 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



*Fig 110: Private planting within individual properties helps to give streets such as Sibthorpe Drive a leafy and green character*



*Fig 111: Some properties have introduced panel fencing as a means of enclosure, however such treatment is out of character with the wider area, where gardens are typically open or bounded by less imposing boundary treatments such as hedgerows or low brick walling*



further enhanced the visual quality of these areas, creating a more varied and interesting townscape (Fig 110). Less positive though have been the introduction of more solid, harsh boundary treatments, such as a tall panel fencing (Fig 111), and the replacement of lawns with hardstanding, with such interventions being out of character with the otherwise largely green, open and spacious environment.

### Clustered developments

5.43 Clustered development layouts (typically late 1980's to present) make up much of the remainder of Character Area 4. These housing areas, examples of which include Northfield Avenue, Foxcovert, Beresford Drive, Broad Dale Close, and Shepherds Way, tend to favour a less regimented approach to building layout and arrangements, with building lines typically uneven (Fig 112), properties set at differing angles to the roadside, and plot shapes and sizes varying significantly.



Fig 112: Uneven building lines and differing roof forms create varied roofscapes at Northfield Avenue and Beresford Drive

5.44 Large two-storey detached and semi-detached properties dominate within these clustered developments. The spacing between dwellings is often minimal, with properties tightly arranged, resulting in a more enclosed, built-up environment than those areas that were constructed pre-1980 (Fig 114).

5.45 Given the large scale of the dwellings found within these developments, gardens tend to be quite modest in size, with building footprints taking up much of individual plot areas. Front gardens are typically shallow and unenclosed besides some boundary planting, whilst rear or side gardens are larger and more private, often being enclosed by brick walling.

5.46 Predominantly finished in red or brown brick and brown roof tiles, these developments also incorporate traditional details such as dormer or half dormer windows, porch canopies, arched brickwork over doors and windows, hanging tiles, contrasting brick string courses, and chimneys. The dominance of areas of brickwork over glazing gives the facades a robust appearance. Within these



Fig 113: Properties at Shepherds Way cluster around a central cul-de-sac





*Fig 114: Steep roofs, larger scale buildings, smaller gardens and a more compact layout give many of the areas developed post 1980 a more enclosed, urban character*



*Fig 115: Curved street layouts combined with variable building lines create a series of changing vistas and views*



developments the consistent scale, use of materials and detailing contribute to a cohesive character.

5.47 The more irregular building layouts combined with often winding central routes around which these dwellings cluster, result in evolving views and vistas (Fig 115), giving a townscape experience more akin to a traditional village or town centre.

5.48 Given the extent of housing development found within Character Area 4 there are some small residential pockets which do not conform to the aforementioned cluster and open plan development layouts. These include Maple Drive Close, which in addition to some detached dwellings, also accommodates two recently constructed red brick terraced rows (Fig 116), and Park Close, which displays a sylvan character comprised of detached properties set behind boundaries of thick hedgerow and mature planting with a vibrant woodland backdrop (Fig 117).

5.49 With such an extensive area formed wholly of residential development (at the time of writing the local shop, located at the corner of Elm Drive and Holme Drive, was closed and vacant), open spaces are particularly important within Character Area 4, where they act both as community hubs and centres



*Fig 116: Maple Drive hosts a number of terraced properties, however such housing typologies are generally uncommon within Character Area 4*



*Fig 117: The green backdrop to Park Close is an important component of the character of this area, providing a strong visual connection with Sudbrooke Park's wider woodland setting*





*Fig 118: The junction of West Drive and Manor Drive is marked by Beech Tree Corner, attractive public green, the centrepiece of which is a towering trio of copper beech trees*



*Fig 119: At the end of Beresford Drive is one the largest green spaces within Character Area 4, which is formed of a large expanse of open lawn and a centrally positioned children's play area*

of recreation and leisure, while also providing a welcome sense of space and openness within an otherwise largely unrelenting, built-up residential environment. In addition to the previously discussed Jubilee Gardens, Character Area 4 hosts two other significant public green spaces; one at the corner of West Drive and Manor Drive, and the other located further east alongside Beresford Drive.

5.50 The Beech Tree Corner at West Drive / Manor Drive is a particularly beautiful space (Fig 118), which marks the gateway into Sudbrooke's residential core as approached from Scothern Lane via West Drive. This corner location, at the junction of two key routes, combined with the dramatic cluster of deciduous trees which dominate its centre, make this one of the most memorable and distinct parts of Character Area 4.

5.51 The second green space, tucked away in a slightly secluded location at the end of Beresford Drive and to the north of Holme Drive, represents the main leisure and recreation space within Character Area 4. Comprising a expansive of open lawn interspersed with low-level hedge planting and clusters of shrubbery, and accommodating a centrally positioned children's playground, this is the largest open space within Character Area 4. (Fig 119). The space's eastern boundary is edged by the thick woodland, whilst views out to the north, south and west are dominated by the roof profiles of those dwellings that line the surrounding streets.



5.52 Despite being located in a slightly secluded location, the green space at Berefsord Drive still benefits from high levels of accessibility- it is positioned where two key pedestrian/cycle routes converge, making it easily accessible to local residents moving on foot or by bicycle. Indeed, in an area formed entirely of post-1960s development where many design and layout decisions were geared towards prioritising vehicular movement and accessibility, such dedicated pedestrian and cycle routes (Fig 120) are a particularly indispensable asset.

5.53 Of the multiple pedestrian routes found in Character Area 4, it is the footpath that runs eastwards from Elm Drive which plays the most pivotal role in central Sudbrooke's pedestrian connectivity hierarchy, facilitating movement through the heart of this residential expanse towards the woodland of Sudbrooke Park to the east. Accommodated along a green wedge that also hosts small sunken water course, this trail, despite running through the very centre Sudbrooke's most densely developed area, has an intimate and semi-rural character (Fig 121), which gets ever stronger as it begins to merge into the neighbouring woodland to the east (Fig 122).



*Fig 120: Several dedicated pedestrian and cycle links help facilitate safe and convenient movement for those travelling on foot or by bicycle*

5.54 Though by far the most built-up and densely developed part of Sudbrooke, certain locations within Character Area 4 still displays a green and leafy character. This is particularly true within the more mature, longer established housing areas, where street planting has matured to form substantial tree specimens which line the roadside (Fig 123), cluster together within small landscaped roundabouts (Fig 124), or populate the grass verges at key junctions (Fig 125 and 126).

5.55 However, arguably even more influential in counteracting the higher density residential development of Character Area 4 is the wider woodland setting of Sudbrooke Park that creates a green backdrop to many views out of Character Area 4 (Fig 127 and 128). This wooded skyline helps to give what is otherwise a fairly generic expanse of residential townscape a unique and locally distinct character, providing an important visual connection with the wider Sudbrooke area and historic parkland.



*Fig 121: A tranquil pedestrian route dissects Character Area 4, linking Elm Drive through to the woodland of Sudbrooke Park*





*Fig 122: Mature woodland bounds the eastern edges of Character Area 4*



*Fig 123: Mature trees set within grass verges along Manor Drive help bring the wider woodland character of Sudbrooke into the village's residential core*



*Fig 124: Several of the older open plan residential cul-de-sacs terminate with landscaped roundabouts*





*Fig 125: A variety of mature tree specimens populate the green spaces at the junction of St Edward's Drive and Oak Close, creating a soft and green settling within which the surrounding residential properties nestle*



*Fig 126: A pedestrian footpath cuts through a small wooded green located between Holme Drive and Courtfield Close*



*Fig 127: Properties lining the western side of Manor Drive benefit from a mature wooded backdrop that softens their impact and enhances their setting*





Fig 128: The canopy of the wider woodland setting forms a constant green backdrop within views out of Character Area 4, and is of significant visual amenity value to the area

### Sudbrooke residential core - Character summary

<b>Location</b>	East of Sudbrooke Park and covering the geographical centre of the village	<b>Average Building Density</b>	High
<b>Land uses</b>			
Entirely residential.			
<b>Remnants of the past</b>			
No notable historic properties, with all building being of post-1950s construction.			
<b>Building forms and arrangements</b>			
<p>Dwellings are generally detached within Character Area 4. However, plot sizes and shapes variety considerably throughout the area, as does how the individual dwellings at set within the plot. Generally speaking, the older developments (1960s, 70s and 80s) display a more consistent approach to building lines and orientation, spacing, and plots sizes, whilst those areas developed from the 1990's to present a less regimented approach to building layout. These more recent developments are also developed at a higher density than those dating from pre-1990s, and consequently feel much more built-up and less spacious, with the large scale of the individual properties combined with there limited spacing, created enclosed environments.</p> <p>Building materials, forms, scale, architectural finishes and details varying across Character Area 4, however, in broad terms, properties are either one or two storeys, and those properties constructed post-1990 are largely finished in red or brown brick with brown roof tiles, whilst the older properties are predominantly finished in buff brick with decorative areas of stone cladding or white weatherboarding.</p>			



### **Vegetation and landscape**

The character area has three large public green spaces (Jubilee Garden, Beech Tree Corner, and the space alongside Beresford Drive), which offer recreation opportunities and create an welcome degree of openness within the otherwise built-up townscape. Most properties have retained their front lawns, and these are often planted with an array of trees and shrubbery. Street planting is sporadic and the size and maturity of trees varies greatly, but along certain streets such as Manor Drive and West Drive, roadside planting within grass verges is a key characteristic. Clusters of planting can also be found within some smaller patches of landscaping that are dotted throughout the character area, and within the landscaped roundabout that are located at the ends of several of the area's smaller cul-de-sacs.

### **Connectivity**

A number of pedestrian links provide direct access through to Sudbrooke Park to the east, the most notable of these being the route that cuts through the core of Character Area 4, beginning at Elm Drive. Several smaller, less strategic pedestrian routes also exist within Character Area and these help to enhance the pedestrian permeability if the overall area.

### **Views**

Many views out of Character Area 4 benefit from a green backdrop formed by the wider woodland setting that encloses its north, south, east and west edges..

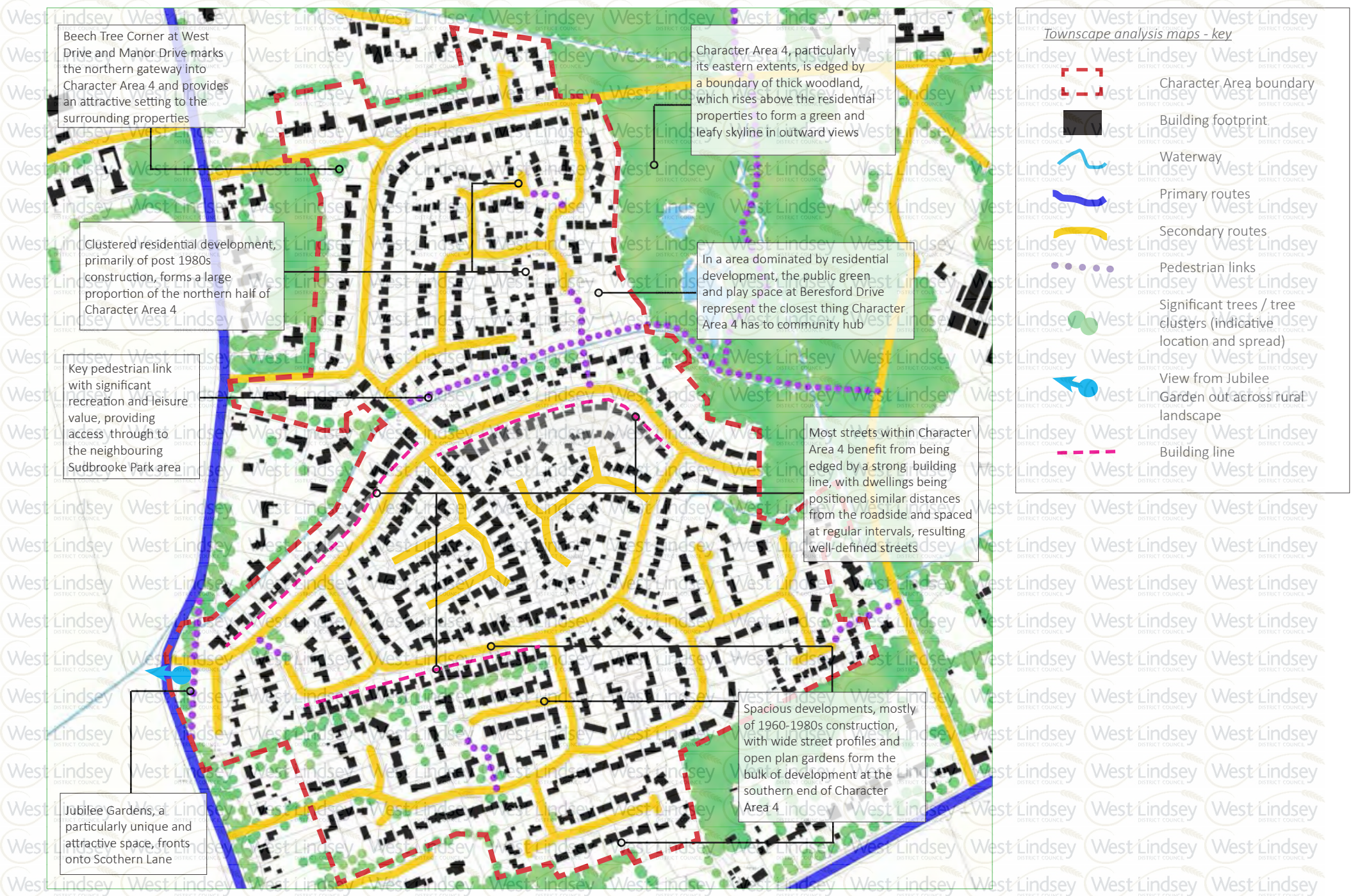
### **Summary of qualities and characteristics**

Though lacking the heritage or landscape value of other parts of the village, and being largely formed of volume housing development, Character Area 4 still displays a number of qualities which help give it a unique character and sense of place. While the layout and appearance of dwellings vary quite considerably across the character area, individual streets tend to display a common approach to building design, scale, materials and positioning, giving them a unified and coherent appearance.

The retention of front gardens and progression of private planting across much of the character area has helped ensure that the character area does not feel overly urban despite the relatively high density of development. As well as benefiting from a number of impressive green spaces, which offer a degree of openness in what is an otherwise largely built-up area, Character Area 4 is also wrapped in a fairly constant band of woodland planting, which runs along its boundaries and creates a strong, commanding green backdrop in views out towards the surrounding locality. This memorable skyline is one of the area's most distinct and pleasing characteristics.

Perhaps the greatest weakness of Character Area 4 is its lack of distinct, memorable moments within the townscape, with few landmarks or an obvious centre, making this expanse of residential development, despite variances layout and appearance, an area which lacks legibility and can be difficult for the unfamiliar visitor to navigate.







## WRAGBY ROAD (CHARACTER AREA 5)

5.56 Character Area 5 stretches long Wragby Road, and forms the village's southern extents. It shares a number of characteristics in common with Character Area's 2 and 3, also being formed of residential ribbon development set behind dense roadside planting one side of the road (Fig 129), and open agricultural land on the other (Fig 130).

5.57 Those residential dwellings that edge the northern side of Wragby Road comprise large, detached properties set within long, narrow plots, which stretch all the way back to the edges of the residential estates of Character Area 4 and Sudbrooke Park to the north. Within these plots dwellings are typically positioned centrally or slightly forward towards the roadside, with back gardens usually more generous in size than those at the fronts of the properties (though front gardens are still substantial and afford the properties a great deal of separation and privacy from the roadside). However, variations to this arrangement are present, particularly towards the eastern end of Character Area 5, beyond the entrance to Main Drive, where layout arrangements are more ad hoc, and some properties are

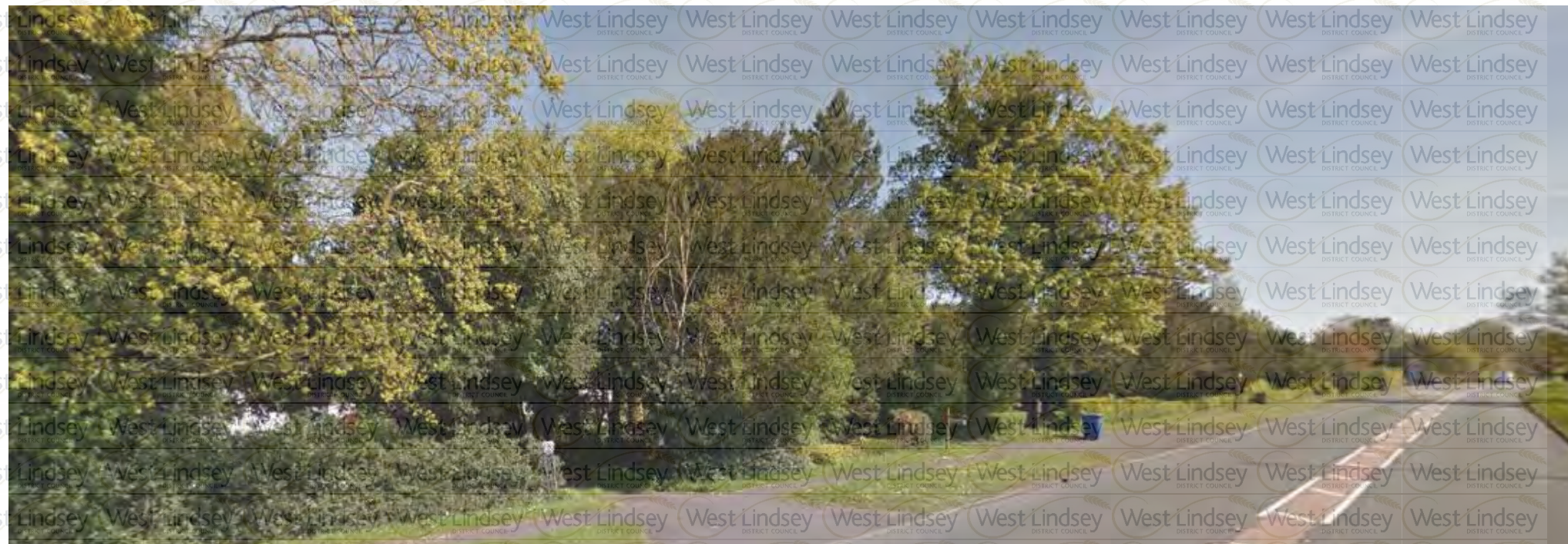
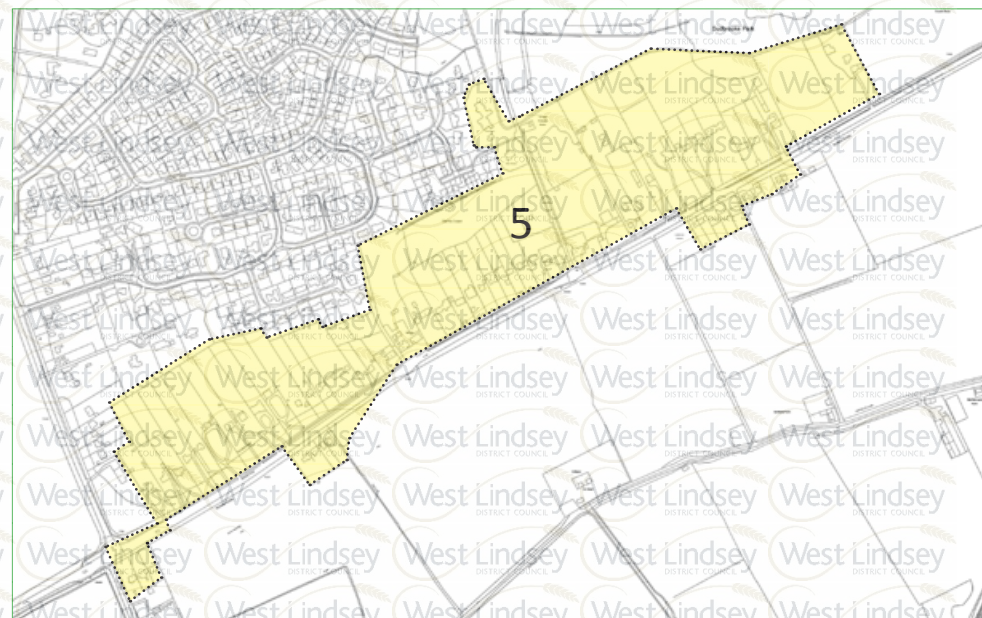


Fig 129: The northern edge of Wragby Road appears as an almost continuous wall of dense greenery, and has a similar character to the eastern side of Scothern Lane





*Fig 130: Open countryside lies to the south of Character Area 5, across which long views of the wider landscape setting can be gained*

positioned deeper within their individual plots.

5.58 From Wragby Road the vast majority of these properties are screened from view by a combination of formal hedgerows and more sprawling and substantial clusters of tree planting, much of which originates from the original band of woodland that enclosed Sudbrooke Park. Generally, it is only at the driveway entrances to these properties (Fig 131), where the band of planting is momentarily broken, that glimpses of the properties which lie behind be gained (Fig 132 and 132).

5.59 As is the case along Scothern Lane, properties lining the northern side of Wragby Road also display a variety of architectural styles and differing external materials palettes. Older properties tend to be finished in white render with red pantile roofing, with some displaying Arts and Crafts movement (Fig 134) and art deco (Fig 135) influences. More recent properties have tended to prefer either red or yellow brick as the primary facade treatment, whilst grey slate has emerged as the most common form of roofing amongst newer dwellings (Fig 136 and 137).



*Fig 131: Understated entrances to private driveways break the otherwise constant grass verges and the roadside footpath that line the northern side of Wragby Road*



5.60 However, even amongst these newer properties there are instances of innovation, with architecture that deviates from anything before seen in the locality (Fig 138). Crucially however, though displaying differing materials and architectural treatments, the majority of properties along Wragby Road's northern edge have (1) retained tree coverage that fronts their plots, (2) kept both front and rear garden lawns intact and undeveloped, and (3) positioned their dwellings centrally within their plots, well back from the roadside. This common approach to retaining greenery and gardens, as well as building positioning, help to give the area a defined character, despite the many variations in building appearance and design.

5.61 The only exceptions to the above approach to development along Wragby Road's northern side are found mid-way between Scothern Lane and Main Drive. Firstly, a terraced row comprising a trio of two-storey dwellings, sits close to the roadside to which they are quite exposed, with only low-level hedgerow planting along their front boundary (Fig 139). A neat, orderly residential row, with a pleasingly regular and unaltered facade arrangements, this development sits well in



Fig 132: Most entrances into those properties that sit to the north of Wragby Road are fairly understated, typically being formed of a simple break in the roadside planting



Fig 133: Where more formal driveway entrances have been introduced, these have not been at the expense of the original woodland planting that inhabits the fronts of these properties, but rather has been sensitively designed to work in harmony with the green garden setting



Fig 134: A distinct two-storey cottage with a hint of Arts and Crafts movement influence in its steep and characterful pavilion clay pantile roof





*Fig 135: An attractive and largely unaltered dwelling with a mixture of Art Deco (Crittall windows with a horizontal emphasis) and mock Tudor (half-timbering) influences*



*Fig 136: More recently developed properties to have tended to prefer brick as the primary construction material*



*Fig 137: The majority of those dwellings that edge the northern side of Wragby Road are two-storey and have large footprints, especially those more recent dwellings which have sought to maximise floorspace*



*Fig 138: A refurbished property along Wragby Road, which retains established building lines and existing woodland and green grounds, but progresses a more contemporary form of architecture with Scandinavian influences*





*Fig 139: A row of terraced housing, with each dwelling displaying identical 3-bay facades and similar external finishes, giving it a unified appearance*

its setting despite breaking from the detached development forms seen elsewhere along this stretch of Wragby Road.

5.62 The second built anomaly along this part of Wragby Road, a commercial garage, has a more intrusive, detrimental impact on the local character (Fig 140). Here roadside grass verges and tree planting have been removed, leaving an exposed tarmacked forecourt behind which lies a plain, rectangular garage building and neighbouring dwelling. This break in roadside greenery and the sudden emergence of a more harsh, urban frontage to the road disrupts the otherwise consistent character of Wragby Road's northern edge. The positioning and appearance of the garage development is particularly unfortunate given that it is located within the immediate setting of one of the most unique and charming buildings within Character Area 5, a small red brick lodge building (Fig 141) adorned with intricate stone detailing, including dressed windows, a carved arch over the doorway, roof finials, and a carved insignia. This lodge building marked the original southern entrance to Sudbrooke Holme, making it an important remnant of the village's past. This historic significance combined with the lodge's aesthetic qualities make the state of its immediate setting all the more regrettable.

5.63 Thankfully benefiting from a more sympathetic, less compromised setting are the listed lodge buildings, which lie further east along Wragby Road and mark



*Fig 140: Wragby Road's wooded northern edge is interrupted by a garage development that is very much at odds with the otherwise sylvan and verdant appearance of Character Area 5*



the entrance to Main Drive. Undoubtedly the most historically significant and aesthetically pleasing of those buildings found within Character Area 5, the lodges are largely screened behind a pair of mature yew trees that obscure views from Wragby Road (Fig 142). However, once through the entrance gates, which also forms part of the statutory listing, the lodge buildings can be appreciated in all their glory (Fig 143). Constructed c.1910, the two lodge houses are finished in red brick with slate roofing, and topped with three prominent moulded chimney stacks. Decorative plaster and applied timbering cover the gables, within which are also accommodated decorative mosaic illustrations, one bearing the building's construction date and the initials of Charles Coningby Sibthorpe, the other showing a lion and shield. Though individually impressive, the lodges are even better appreciated as a pair, which along with the gates and gate piers (Fig 144), collectively create a perfectly composed scene of great aesthetic quality and heritage value (Fig 145).

5.64 200m north of the lodge buildings, further along Main Drive (Fig 146), is another listed structure, which is also intrinsically linked to the history of Sudbrooke



*Fig 141: Located to the immediate west of the garage development is a small red brick building, which would have marked the original southern entrance into Sudbrooke Holme*



*Fig 142: The listed lodge buildings at Main Drive sit behind low red brick boundary walls and are largely screened by foliage in views from Wragby Road*



*Fig 143: Once through the entrance gates to Main Drive the full splendour of the lodge buildings can be fully appreciated*



Holme - the bridge which spans Nettleham Beck (Fig 147). Flanked by red brick walling, the central component of the bridge consists of a stone balustrade with stone piers at either end. Adorning these stone piers is the carved inscription 'CCS 1907', again a reference to the then owner of Sudbrooke Park, Charles Coningby Sibthorpe and the year of construction. The bridge forms an important historic grouping with the listed entrance gates, gate piers and lodges to Sudbrooke Park, and the two share a strong visual connection along Main Drive's southern end (Fig 148).

5.65 The final key characteristic of Character Area 5 is derived from the influence of the southern side of Wragby Road. Specifically, it is the openness of this stretch of roadside and the views it affords out towards the village's wider landscape setting (Fig 149 and 150) that are important to the overall character and feel of Wragby Road. This visual connection to the landscape south of Sudbrooke is complemented by a public right of way that grants pedestrian access into this countryside setting (Fig 151).

5.66 Where development has occurred along the southern edge of Wragby Road, it has generally been confined to small, relatively compact residential clusters. The most extensive of these occurs towards the south east of Character Area 5, where a number of detached, one and two-storey post-war dwellings sit between two older 19th century properties (Fig 152 and 153). These two semi-detached cottages, the eastern pair of which are called the California Houses, are constructed of Flemish bond yellow brick walling, represent the oldest structures along the southern edge of Wragby Road. With a simple, symmetrical composition stemming from regular positioning of windows and the brick chimney stacks which pass through the ridge of their pitched roof, the cottages are the most distinct and handsome buildings south of Wragby Road. This row of residential ribbon development creates a brief moment where Wragby Road takes on a slightly more enclosed character (Fig 154), with these dwellings sitting close to the roadside and blocking views out towards the open landscape to the south.

5.67 Two further residential clusters exist along southern edge of Wragby. The first is comprised of a row of inter-war properties with hipped tiles roofs, tall red brick chimney stacks, two-storey bay windows with front facing gables (Fig 155), and is set just slightly back from the road behind open, unenclosed front gardens. The other is located at the junction of North Lane and Wragby Road, and consists of three large detached dwellings, set back from the road within long, narrow plots, and partially screened by roadside planting to the front of the plots (Fig 156).



*Fig 144: From the ashlar piers with their vermiculated quoins, entablatures with Greek key friezes and draped decoration, and lion sculpture tops, to the decorative wrought iron gates, the c.1795 entrance gates display a multitude of fine detailing and craft*





*Fig 145: An almost perfect symmetry is achieved at the lodges gates, where the precise arrangement and composition of buildings, entrance piers and walling, and tree planting creates a townscape moment of outstanding quality and precision*



*Fig 146: Away from the heavy traffic flows of Wragby Road, a more serene environment emerges along Main Drive*



*Fig 147: The listed bridge, which transverses Nettleham Beck, marks the point where Main Drive transitions from a formal drive way into Sudbrooke Park's forested core*





*Fig 148: The straight, linear course of the southern end of Main Drive allows for a strong visual connection between the listed bridge and entrance gates, whilst the largely green and undeveloped edges to this route provide an uncluttered setting within which these two built heritage assets to be fully appreciated*





*Fig 149: Though also presenting a soft, green edge to Wragby Road, the southern side of the road has a much more open character formed by agricultural fields edged by low hedgerows*



*Fig 150: The views across Sudbrooke's wider southern landscape setting are one Wragby Road's best characteristics*





*Fig 151: A public right of way leads out of Character Area 5 into Sudbrooke's wider southern landscape setting*



*Fig 152 and 153: A pair of semi-detached cottages are the oldest dwellings to be found along Wragby Road's southern edge, AND have retained much of their original character and charm*





*Fig 154: For approximately 150m Wragby Road takes on a slightly more enclosed character with a row of residential ribbon development hugging it's southern edge and limiting views out towards the open landscape beyond*



*Fig 155: A small cluster of inter-war period housing south of Wragby Road*

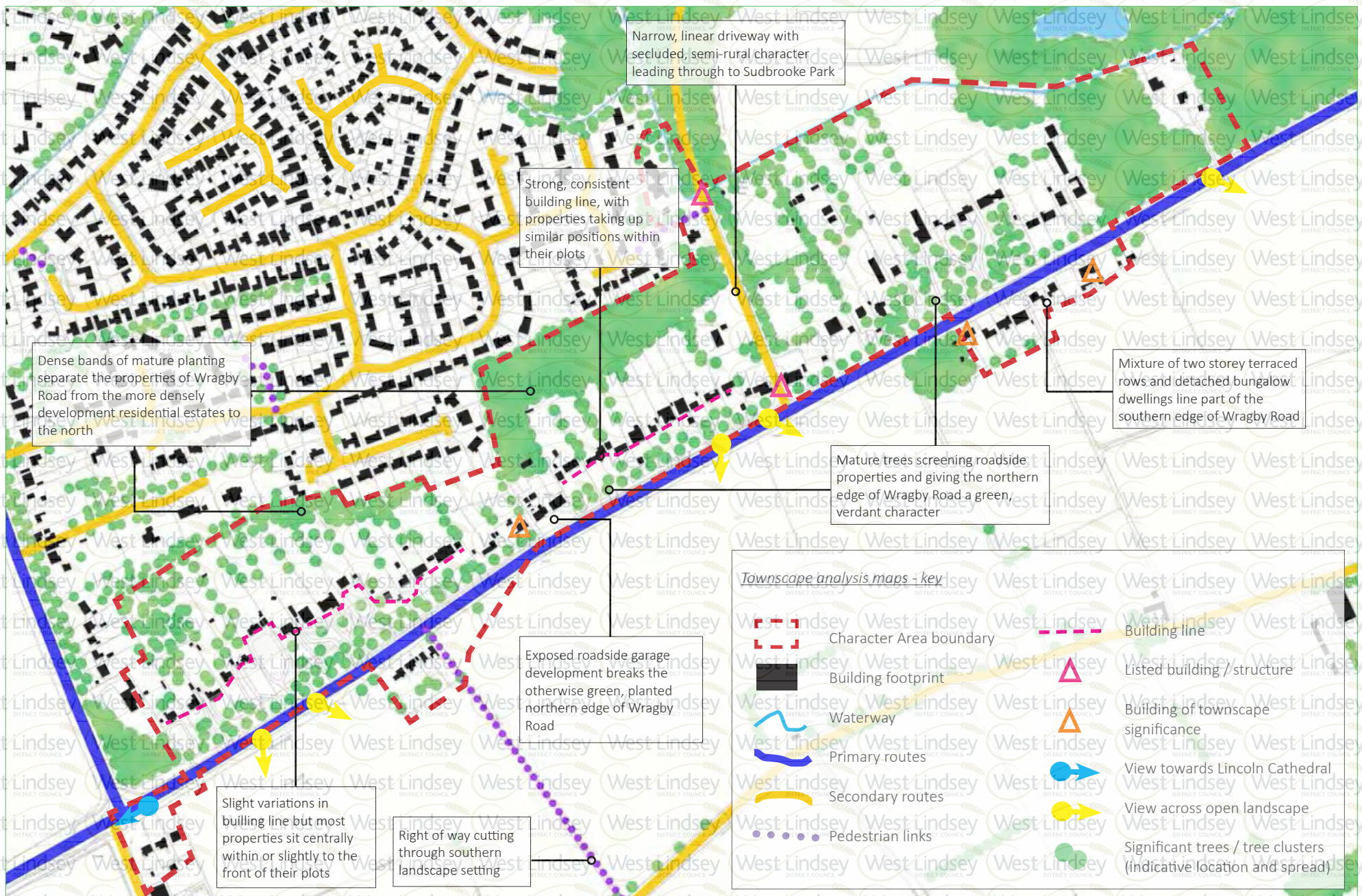


*Fig 156: Large, detached properties mark the corner of Wragby Road and North Lane*



Wraby Road - Character summary			
<b>Location</b>	Wragby Road	<b>Average Building Density</b>	Medium
<b>Land uses</b>			
Predominantly residential, with a single garage use.			
<b>Remnants of the past</b>			
Grade II listed gates, gate piers and lodges at entrance to Main Drive. Grade II listed bridge along Main Drive. 19th century California Houses along Wragby Road. Red brick lodge building to immediate west of garage development on Wragby Road. Woodland planting along northern edge of Wragby Road formed part of the original Sudbrooke Holme parkland.			
<b>Building forms and arrangements</b>			
Dwellings are generally detached within Character Area 5. To the north of Wragby Road plot sizes are large and take a long, narrow form, with dwellings taking up a central or slightly forward position within these plots. To the south of Wragby Road, plot sizes are more modest and buildings have a closer relationship with the roadside. Building materials, forms, scale, architectural finishes and details vary greatly from building to building along Wragby Road's northern edge. However, residential clusters to the south of Wragby Road tend to display more common architectural languages and a greater degree of coherency in their appearance.			
<b>Vegetation and landscape</b>			
The northern edge of Wragby Road appears as almost continuous band of mature deciduous woodland, screening those residential properties which lie behind it. The southern edge of Wragby Road is much more open, which allows for expansive views across the agricultural fields that form the village's southern landscape setting.			
<b>Connectivity</b>			
A footpath runs the along the entire northern edge of Wragby Road, facilitating east-west movement, whilst a right of way travelling south from Wragby Road allows for access into the wider rural landscape. Access into Sudbrooke Park is facilitated by Main Drive, which			
<b>Views</b>			
When travelling westwards along Wragby Road, great views can be gained towards Lincoln Cathedral, which emerges straight ahead in the distance (see Fig 45 with the 'Landscape Setting' chapter). Extensive views over the landscape south of Sudbrooke can be gained along much of Wragby Road due to the largely unenclosed, undeveloped nature of the road's southern edge.			
<b>Summary of qualities and characteristics</b>			
Character Area 5 is defined more so by natural rather than built features. The northern side of Wragby Road, though accommodating a fairly steady stretch of residential ribbon development, has a dominant and unrelenting green edge formed of mature deciduous trees, which give the roadside the appearance of a woodland and hide the more domestic character found behind them. The southern side of Wragby Road is also heavily influenced by landscape features, though in this case it is the fields to the south, views of which can be appreciated due to the open, porous character of the southern edge of the route. Together, these two contrasting, yet equally green roadside environments ensure that within Character Area 5 the overarching character is one where development is subservient to nature, with the majority of housing being accommodated in a sensitive and considerate manner through the retention of existing planting and landscape features.			







## SUDBROOKE PARK (CHARACTER AREA 6)

5.68 Character Area 6 is largest of the six character areas, but is also the least developed part of the village, still retaining much of the wooded and green character derived from its previous life as the location of Sudbrooke Holme and its associated wooded parkland and gardens.

5.69 The main approaches into Character Area 6 are from West Drive to the east (Fig 157), and from Main Drive to the south (Fig 158). Both routes initially comprise narrow, informal roads, devoid of surface markings, kerbs or separate footpaths, and are edged by thick woodland, formed of semi-mature ash interspersed with other species, including sycamore, beech, yew, goat willow, crab apple, and silver birch. These routes share a common rural, intimate, woodland character, and create a definite break from the more developed areas to the south (Wragby Road) and west (Shepherds Way and Broad Dale Close) from which they emerge.



Fig 157: The approach from West Dive into the core of Character Area 6 is a unique and memorable experience, with towering woodland edging either side of the route and the sound of the beck flowing is the near distance, the route has a calm/serene rural ambiance

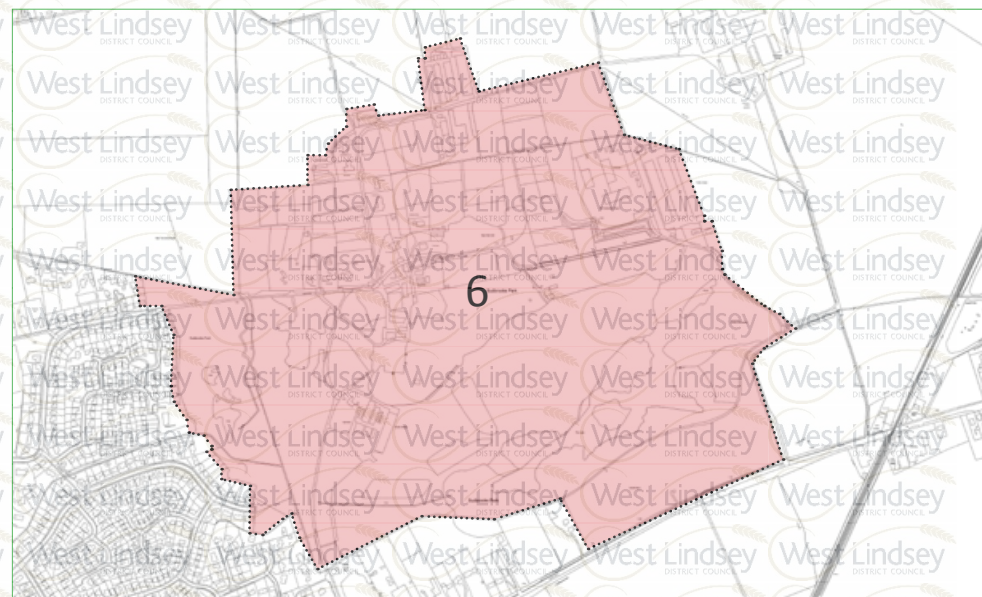


Fig 158: Main Drive gently winds through woodland as it approaches the core of Character Area 6



5.70 Just off West Drive and Main Drive is a network of public rights of way and informal trails (Fig 159 and 160) which pass through the heavily wooded eastern quarter of Character Area 6, providing pedestrian access to a this valued tract of woodland, though which flows Nettleham Beck and at the heart of which lie a number of ponds (Fig 161). These water features further enhance the visual quality of this serene and peaceful environment, and help to create distinct and memorable moments within the woodland. Importantly, this network of footpaths also links through to the neighbouring residential core of Character Area 5, offering local residents direct access to this woodland environment.

5.71 A more spacious environment begins to emerge further east along West Drive, where firstly a break in the woodland planting allows for views northwards across open fields and towards distant bands of trees on the horizon (Fig 163), after which West Drive finds itself edging a open space of unkempt rough grassland (Fig 164) which also includes areas of hard-standing, the traces of a WWII army camp that used to occupy the area. This space would have once been a meticulously



*Fig 159: Tranquil woodland walks can be enjoyed within the expanses of woodland that populate the western quarter of Character Area 6*



*Fig 160: Nettleham Beck adds to the calm, rustic atmosphere found within the woodland*



*Fig 161: Within the woodland exist a number of ponds, which provide greater sense of openness and space in the otherwise densely planted, enclosed environment*





*Fig 162: Emerging from the linear wooded stretch of West Drive a more open environment begins to present itself*



*Fig 163: Distant views northwards across equestrian fields and arable land*



*Fig 164: Woodland gives way to an open expanses of rough pasture populated with small tree clusters and areas of hard-standing (the remnants of a former WWII army camp)*





*Fig 165: Three residential dwellings overlook the open area where Main Drive meets West Drive*



*Fig 166: Wrapped in a particularly green setting, Headway is one of the most distinct and alluring buildings within Character Area 6*



*Fig 167: Large, executive-style homes on West Drive*



maintained garden environment, forming part of the green that wrapped around and provided a setting to Sudbrooke Holme. Unfortunately, in more recent times this space has not been subject to the same level of care or management, and subsequently its aesthetic quality has diminished, with the space at present utilised for the storage of agricultural equipment and vehicles (Fig 164).

5.72 The northern edge of the open area is overlooked by a row of two-storey detached dwellings (Fig 165), the most eye-catching of which is an elegant early 1900's building (Fig 166). Of red brick at lower level and white render above, the building has a prominent feature chimney projecting from the gable end, white framed casement windows, and a skillfully detailed area of nogging (bricks stacked between the framing timbers), with a distinct herringbone brick pattern. The other two dwellings are of more recent construction, and share a similar appearance, each with a substantial building footprint and finished in buff brick with brown roof tiles (Fig 167).

5.73 Helping these dwellings ease into their green setting is a continuous boundary of hedgerow planting interspersed with a variety of private tree planting (Fig 168), giving the northern side of this stretch of West Drive a soft, verdant edge



*Fig 169: Hedgerows along plot boundaries help dwellings such as Labda to integrate with the wider soft, green setting within which they are located*



*Fig 168: Dwellings are set back within their plots and largely screened by hedgerows and tree planting, respecting the more rural character of Character Area 6*



despite the presence of these properties. Importantly, all three properties are also predominantly enclosed by grassed lawns rather than hardstanding, an approach which is more in keeping with the rural character of the immediate surroundings.

5.74 The eastern side of this central area is edged by further woodland, within which is accommodated further two small clusters of development. The first, located just east of Main Drive, comprises a single residential bungalow building, Labda (Fig 169), and a number of more substantial poultry units. The second sits at the end of West Drive, and similarly is made up of a single residence, the Old Coach House (Fig 170), part of which is formed of the original coach house building to Sudbrooke Holme, and a number of poultry sheds (Fig 171). In both instances again, the use of private planting combined with the presence of the existing woodland tree cover ensures that these pockets of development nestle subserviently within their wider green, undeveloped setting.

5.75 This core area within Character Area 6 would once have formed the central focus of the original parkland of the Sudbrooke Holme estate, accommodating the large country house and much of its formal, pristine gardens. Today physical traces of the estate's former glory are limited, with most buildings and structures having been lost over the passage of time. However, a closer inspection of this central area does reveal some intriguing hints of the area's more prestigious past. In addition to the aforementioned coach house building, there are the steps and structure of the former fish ponds (Fig 172), parts of the boundary wall and gates (Fig 173), the ha-ha wall which would have separated the Sudbrooke Holme's formal gardens from the wider estate parkland (Fig 174), and what appear to be some stone piers, which likely formed part of the house's immediate garden setting (Fig 175). It should be noted that at the time of writing, no archaeological survey of this area had taken place, and there may well be other unearthed items of historic interest hidden amongst the overgrowth.

5.76 Running north from West Drive is a concrete surfaced private road (Fig 176), edged by grass verges, rows of tree planting and hedgerows, beyond which lies open grazing land and a handful of detached dwellings positioned at irregular intervals along the route. With long views available across the surrounding agricultural landscape (Fig 177), this is a more open environment than that seen at Main Drive and West Drive, which is due to the fact that it is located just north of, rather than within, the wooded heart of Character Area 6. Again, a distinctly rural character persists along this route, with the few dwellings that line the route being set back from the road behind generously landscaped gardens enclosed by tree



*Fig 170: The Old Coach House enjoys a mature garden setting enclosed by woodland*



*Fig 171: Hall Farm is tucked away within a heavily wooded setting, which helps to minimise the visual impact of those agricultural structures that comprise it*





*Fig 172: Overgrown but clearly visible, the fish ponds and associated access steps represent one the most complete and legible remnants of the former parkland*



*Fig 173: Part of Sudbrooke Holme's forecourt wall and gates, as viewed from the grounds of Old Coach House*



*Fig 174: The ha-ha, located to the rear of the Labda property, once separated the formal gardens of Sudbrooke Holme from the wider parkland*



*Fig 175: These stone piers are some of the last standing remnants of Sudbrooke Holme, and given their location, most likely formed part of the forecourt area*



planting and boundary hedgerows (Fig 178).

5.77 Just north of the poultry sheds at Hall Farm Coach West Drive transforms into a narrow gravel surfaced route (Fig 176), along which sit a number of residential properties, each of which displays a differing materials palette, scale and form, and relationship with the central route, creating a piece of townscape which is less coherent, and slightly disorderly in its make up. Large two-storey dwellings, such as The Cedars, Erica House, and The Bothy (Fig 180), are set back from the road amongst generous private gardens, their large profiles looming above the hedgerow and fencing boundaries which enclose them. Constructed of red brick with hipped roofs these dwellings along the northern edge of West Drive were constructed between the late 1800s to early 1900s, and represent some of the most grandiose properties within Character Area 6. As with elsewhere in the village, those buildings associated with Coningsby Charles Sibthorp bear the distinct stone engravings which highlight his role in their construction (Fig 181).

5.78 The southern side of Sudbrooke Park has a harder edge, with dwellings set right upon the roadside. Here two particularly charming and characterful properties, Wayside and Garden House, sit alongside each another and combine



Fig 176: The private road running north of West Drive has a strong symmetrical appearance due to its linear direction and constant roadside verges and planting



Fig 177: Views westwards into Sudbrooke's wider countryside create a sense of openness



Fig 178: Dwellings are generally in harmony with their rural setting, opting for soft, understated boundary treatments such as hedgerow and low-level fencing over more visually intrusive treatments such as walling or panel fencing



to create one of the most unique townscape moments within Character Area 6. Wayside (Fig 182), an elegant two-storey Victorian dwelling finished in yellow brick punctuated with sash windows, and topped with a slate hipped roof, through which a trio of finely detailed chimney stacks emerge, is one of the best preserved of the older properties found within Character Area 6, or indeed anywhere within the wider village. Running east of the Wayside is Garden House (Fig 183), a mid-19th century building, which once functioned as the garden store to Sudbrooke Holme, before being converted to a residence in 1925. Today, though slightly run-down in appearance and compromised by the installation of unsympathetic, modern PVC windows, Garden House still provides an important reminder of the rich history of this part of Sudbrooke.

5.79 Though the entrance to Sudbrooke Park shares the same informal, countryside character as much of Character Area 6, with unmarked road surfaces edged by grass verges and planting, the area immediately fronting Garden House has seen a number of recent interventions, which though any ways quite modest, have never the less slightly eroded this character (note the contrast shown between Fig 179 and Fig 184). These works include (1) the installation of raised concrete kerbs along the route, which rigidly enclose the adjoining grass verge, and give the route a more structured, formal appearance, and (2) the erection of an extensive stretch of solid timber fencing, which again represents a departure from the more common hedgerow boundary treatments that are typical of the wider area. In order to preserve the rural, verdant character seen elsewhere within Character Area 6, the introduction of such similar road and boundary treatments should be avoided.

5.80 Continuing east past Garden House, development again gives way to yet another intimate trail edged by woodland. What makes this route particularly special is the presence of the original garden walls of Sudbrooke Holme, which form a continuous border along the path's northern side (Fig 185). Partially overgrown by ivy and stained green by the surrounding leaf cover (Fig 186), the walls fuse with surrounding woodland greenery to give the route a particularly special, almost otherworldly, atmosphere.

5.81 This route continues further eastwards where it emerges into the open landscape that separates Sudbrooke from neighbouring Langworth. Along its path it passes the local scout camp facility, which is formed of an outdoor activity space and a small cluster of wooden hut buildings that blend subtly into the wooded setting (Fig 186).



*Fig 179: Looking east along West Drive the rural character continues, with a pleasingly informal road cutting through a scene predominantly coloured by various shades of green*





*Fig 180: Set back along the northern side of Sudbrooke Park are a number of imposing but attractive, red brick period properties*



*Fig 181: Mirroring the form and architecture of the West Lodge property in Character 2, is another building constructed under the watch of Coningsby Charles Sibthorp, which today accommodates the two dwellings (The Cedars and Erica House)*



*Fig 182: Positioned right on Sudbrooke Park, the attractive and well-maintained Wayside property has retained many of its original features, and forms a landmark along this route*



*Fig 183: Garden House, one to the most significant and best preserved remnants of the Sudbrooke Holme estate, forms a strong frontage along the southern side of Sudbrooke Park*





*Fig 184: Recently introduced raised kerbs combined with the long stretch of panel fencing that fronts the Bothy and Swallow Way properties has resulted in the emergence of a slightly more formal, less rustic character along Sudbrooke Park*



*Fig 186: The garden walls have survived the past century largely intact and now stand as one of the most complete and impressive remnants of the former estate*



*Fig 185: The enchanting wooded trail alongside the ivy covered garden walls of Sudbrooke Holme*



5.82 It is from the end of the track which runs south towards the scout camp that one of the most surprising and dramatic views to be found in Character Area 6 appears. Looking south over a metal access gate, the enclosed wooded environment opens up to reveal a wide panoramic view across an expanse of green pasture (Fig 187), beyond which lies dense woodland, which though not visible from this vantage point accommodates the largest of the water bodies once associated with Sudbrooke Holme, the Long Water. This view provides a snapshot of both the grand scale and tranquil character of the parkland that once covered a much more substantial area of Sudbrooke, and though not publicly accessible, still represents an important component of Character Area 6, having remained largely uninfluenced by developed since the days it was enjoyed by the residents and guests of Sudbrooke Holme.

5.83 Another tree-lined trail (Fig 188) runs along the northern edge of the scout camp, leading through to the eastern extents of Sudbrooke, where it meets another small pocket of development, this time formed of further poultry sheds, a couple of detached bungalow buildings, and the Star Energy oil well site. Again, these structures are accommodated in a manner that is generally respectful of their rural setting. The poultry sheds (Fig 189), though of significant floorspace, have



*Fig 186: A valued community facility, the scout camp merges seamlessly into, and takes full advantage of the heavily wooded, rustic setting*



*Fig 187: From outside the scout camp a wide panoramic view can be sought of the eastern, undeveloped extents of the former parkland*



a low profile which limits their impact on the skyline and are constructed of dark timber, a material particularly appropriate to a rural, wooded setting. The red brick detached bungalows are, as is typical with many other dwellings within Character Area 6, set back from the road behind lawns enclosed by thick hedgerow, meaning that only slight glimpses of their built form can be obtained from the public right of way (Fig 190). And though the oil wells cover a large area and are formed of an expanse of concrete hard-standing, they are effectively screened on all sides by tree planting, ensuring that they operate inconspicuously and out of view (Fig 191).

5.48 At the eastern end of Character Area 6 the public right of way bends southwards where it emerges from the woodland setting of Sudbrooke Park into a much more open setting from which expansive views across agricultural fields can be gained (Fig 192). This outer eastern edge of Character Area 6 is characterised by the dominant, unbroken woodland that bounds it (Fig 193), which together with the adjoining agricultural land and the meandering beck (Fig 194), creates a scene of rural splendour.



*Fig 189: The low profile and wooden construction of the poultry sheds help to ensure that they do not present an overly adverse visual impact upon their rural setting*



*Fig 188: Mirroring the secluded character of the other wooded walks found within Character Area 6 is the trail that runs along the north edge of the scouts camp*





*Fig 190: Dwellings towards the eastern end of Character Area 6 are set back from the roadside behind large lawns and enclosed by a boundary of thick hedgerow*



*Fig 191: The Star Energy oil well site is screened by boundary planting and a raised green bank*



*Fig 192: Views out across the agricultural landscape to the east of Sudbrooke as observed from the eastern extents of Character Area 6*





*Fig 193: A mature, unbroken band of woodland defines the eastern edge of Character Area 6*



*Fig 194: Nettleham beck emerges from the woodland setting of Sudbrooke Park*



*Fig 195: The dense woodland of Sudbrooke Park continues to define the character of the southern side of Character Area 6 where forms a strong natural edge along the north of Wragby Road*



Sudbrooke Park - Key Characteristics			
<b>Location</b>	Sudbrooke Past east	<b>Average Building Density</b>	Low
<b>Land uses</b>			
Mixed use - mostly woodland and agricultural / equestrian, with some small-scale residential clusters, a scout camp, and oil well site.			
<b>Remnants of the past</b>			
<p>Character Area 6 covers the eastern part of the original Sudbrooke Park estate, and within this area there are a number of remnants of this previous use, including:</p> <ul style="list-style-type: none"> <li>• Original designed landscape features, such as areas of woodland, fish ponds and the more open parkland spaces.</li> <li>• Several buildings associated with the original parkland, including the coach house, Garden House and the adjoining garden walls, and the red brick lodge building, which today accommodates the residences of Erica House and The Cedars, but once provided semi-detached accommodation for the butler and head coachman. Other less substantial structures associated with Sudbrooke Holme include part of the boundary wall and entry gates, the ha-ha, and the stepped access to the fish pond.</li> </ul> <p>In addition to the above, the Character Area also hosts a number of other period properties, each of which makes a contribution to the townscape due to their distinct architectural and historic character, include Headway and Wayside on West Drive. The foundations of a WWII army camp are also present to the west of the junction of West Drive and Main Drive.</p>			
<b>Built forms</b>			
<p>A variety of built forms are present, reflecting the diversity of uses seen in this area. Residential dwellings are generally detached within Character Area 6, and sit with medium-large sized, wide plots. They range from single-storey bungalows to more substantial two-storey executive style dwellings. The majority of residences benefit from being set back from the main routes, usually behind large lawns edged by boundary hedgerows. This layout arrangement and approach to boundary treatment helps to minimise their impact upon the wider green and soft character. Brick is the primary construction material for residential properties, usually red or buff in colour. More recent properties tend to have pitched roofs topped with concrete roof tiles, while the older traditional properties found within Character Area 6 display more elaborate roof forms, usually hipped in form, punctuated with chimney stacks and covered by slate or clay pantiles.</p> <p>Agricultural buildings represent the other significant type of structures found within Character Area 6, and most of these take the form of large, linear, timber-clad poultry sheds, with shallow, metal sheet covered, pitched roofs. The cluster of buildings associated with the scout camp are small scale and of timber construction, helping them merge into their wooded setting.</p>			
<b>Vegetation and landscape</b>			
<p>Character Area 6 is a predominantly undeveloped, rural environment, with almost half of its area covered by woodland, the largest tracts of which can be found along its western edge and towards its south-eastern corner where it fronts onto Wragby Road. Accommodated within these wooded areas are a number of water bodies associated with the original Sudbrooke Holme parkland. Breaks in the woodland planting give way to areas of grassland and pasture, whilst the northern part of Character Area 6 hosts open fields, given over to a mix of equestrian and arable farming uses.</p>			



### Connectivity

West Drive provides a continuous east-west connection across Character Area 6, which links through to the village's residential core (however, vehicular access restrictions are present, and the route is only used by those who reside / work along it). Main Drive provides access to/from Wragby Road to the south (again, vehicular access is restricted to residents). The western expanse of woodland found within Character Area 6 can be accessed via a network of public rights of way, which link through to Character Area 4 to the west. Further rights of way lead northwards into the wider rural landscape.

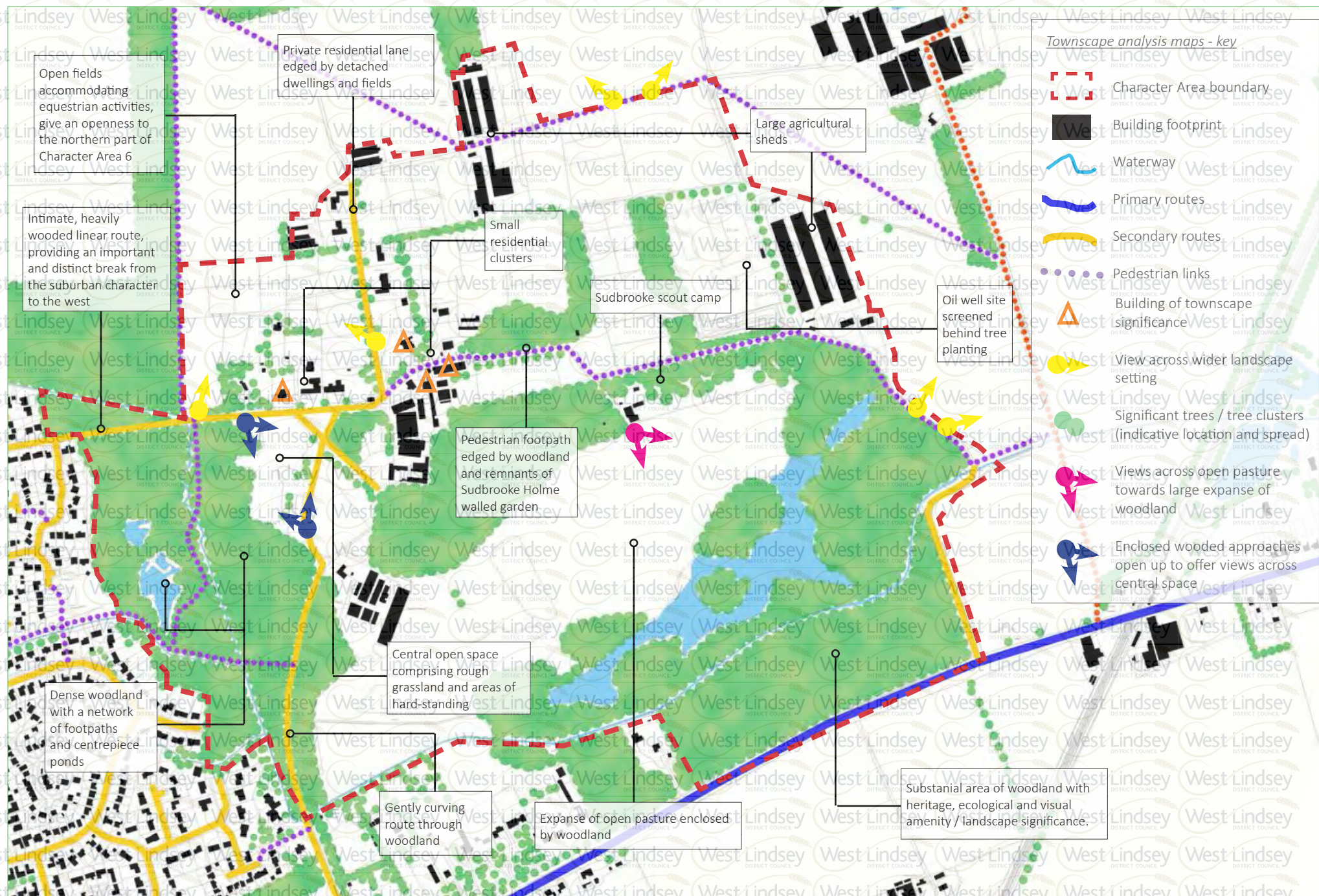
### Views

There are wide ranging views over agricultural land to the north and east of Sudbrooke. From the scout camp an expansive view of eastern part of the former parkland can be gained.

### Summary of qualities

Sudbrooke Park represents a particularly unique and, in parts, particularly beautiful character area, with huge historic significance to Sudbrooke, as well as recreational and biodiversity value. Its special and distinct character derives primarily from its origins as a parkland and the grounds of Sudbrooke Holme and the large swathes of the original woodland that remain intact, as well as the several built remnants of the estate. Significantly, much of the woodland is publicly accessible through a network of footpaths. Within the character area green and natural features dominate, with buildings, even those of sizeable scale and bulk, generally being subordinate to the landscape setting within which they sit, this has been often achieved through setting buildings back from the roadside and partially screening their form through the introduction of boundary hedgerow and tree planting.









## 6 CONCLUSIONS



## 6 CONCLUSIONS

### Summary of village character

6.1 Of those villages found within the rural landscape north of Lincoln, Sudbrooke has a particularly distinct character which sets it apart from the likes of Welton, Nettleham, Scothern and Dunholme. Whereas these other neighbouring settlements display a more traditional layout, with a historic core set around a local church and village greens, and outer edges formed of more recent expanses of residential development, Sudbrooke has evolved in a less conventional manner.

6.2 In simple terms, Sudbrooke can be divided into two distinct components; (1) the developed and largely residential west, and (2) the predominantly undeveloped, former parkland to the east. The boundary line is clearly defined and formed of the woodland which runs along the western edge of Sudbrooke Park. The map at Fig 196 visually communicates is split in character.

6.3 Sudbrooke's old village centre, set around St Edward the Confessor church, lies at the western peripheries of the village, to the extent that it almost feels like a separate entity to the remainder of the village which lies to the east of Scothern Lane. This part of the village retains its original linear structure and layout, and besides the anomaly that is Manor Court, has resisted the types of large-scale, modern residential developments which have engulfed, and in many cases compromised, the edges of those other village settlements found within this part of West Lindsey.

6.4 This is not to say that Sudbrooke has been spared the post-1950s housing boom that other villages have experienced. Rather, Sudbrooke has experienced significant residential growth over the course of the last 50 years. However, this has been accommodated exclusively within what was formerly the western part of Sudbrooke Park, behind a thick and continuous band of woodland that screens it in views from the surrounding road network and wider landscape. Similarly, the residential ribbon development that lines the inner edges of Scothern Lane and Wradgy Road is also consumed by the same mature planting. Consequently, views into Sudbrooke are dominated by natural rather than built features, and in practically all views towards the village it bears a closer resemblance to a woodland than a village, giving it a very harmonious relationship with the rural landscape within which it sits.

6.5 The residential core that lies behind this woodland is at the same time extensive but also compact and very well-defined. It is formed of a series of cul-de-sacs which branch off from the central routes of West Drive, Holme Drive, Manor Drive and St Edward's Drive, and hosts a mixture of detached and semi-detached dwellings. Accommodating the highest density of development seen within Sudbrooke, this residential core has suburban character within which built forms dominate, and open spaces are at a premium. However, a combination of on-street and private garden planting, open plan garden layouts (found in those longer established streets), and a skyline which is often formed of Sudbrooke's wider woodland, help to counterbalance the area's more urban characteristics to create an environment which, though densely developed, still generally feels spacious and tranquil.

6.6 East of this residential core lies the largely undeveloped and heavily wooded remnants of Sudbrooke Park, and there is a clearly defined break between the two highly contrasting environments (Fig 197). Though it is indisputable that the parkland area has been in decline since its prime in the early 1900s, suffering from the effects of years of neglect and incremental, ad-hoc development, it still has many enduring qualities that make it both highly valued by the village community and also a critical component of the village character. As well as offering leisure and recreation opportunities to local residents, who can access the area to enjoy its tranquil charm and character through a series of dedicated footpaths, the woodland also provides important habitat to a variety of wildlife species.

6.7 Critically, these areas of woodland, and those water bodies which they contain, represent some of the most substantial and tangible legacies of the once magnificent Sudbrooke Holme parkland, and therefore are not only important in visual amenity, biodiversity and recreation terms, but also have a significant historic value to the local area.

6.8 Complementing the historic woodland are a series of buildings and structures which hold direct links to the original parkland. Some sit within the wooded boundaries of the village's eastern extents, such as the listed bridge and lodge buildings on Main Drive, and the Garden House and adjoining walls just east of West Drive, while others sit in more detached settings, severed from the remaining parkland by the development which has occurred during the intervening years. Examples of the latter include West Lodge at the junction of Scothern Lane and West Drive, and Manor Farmhouse along Church Lane. However, a feature common to many of these buildings is the distinct 'CCS' inscription



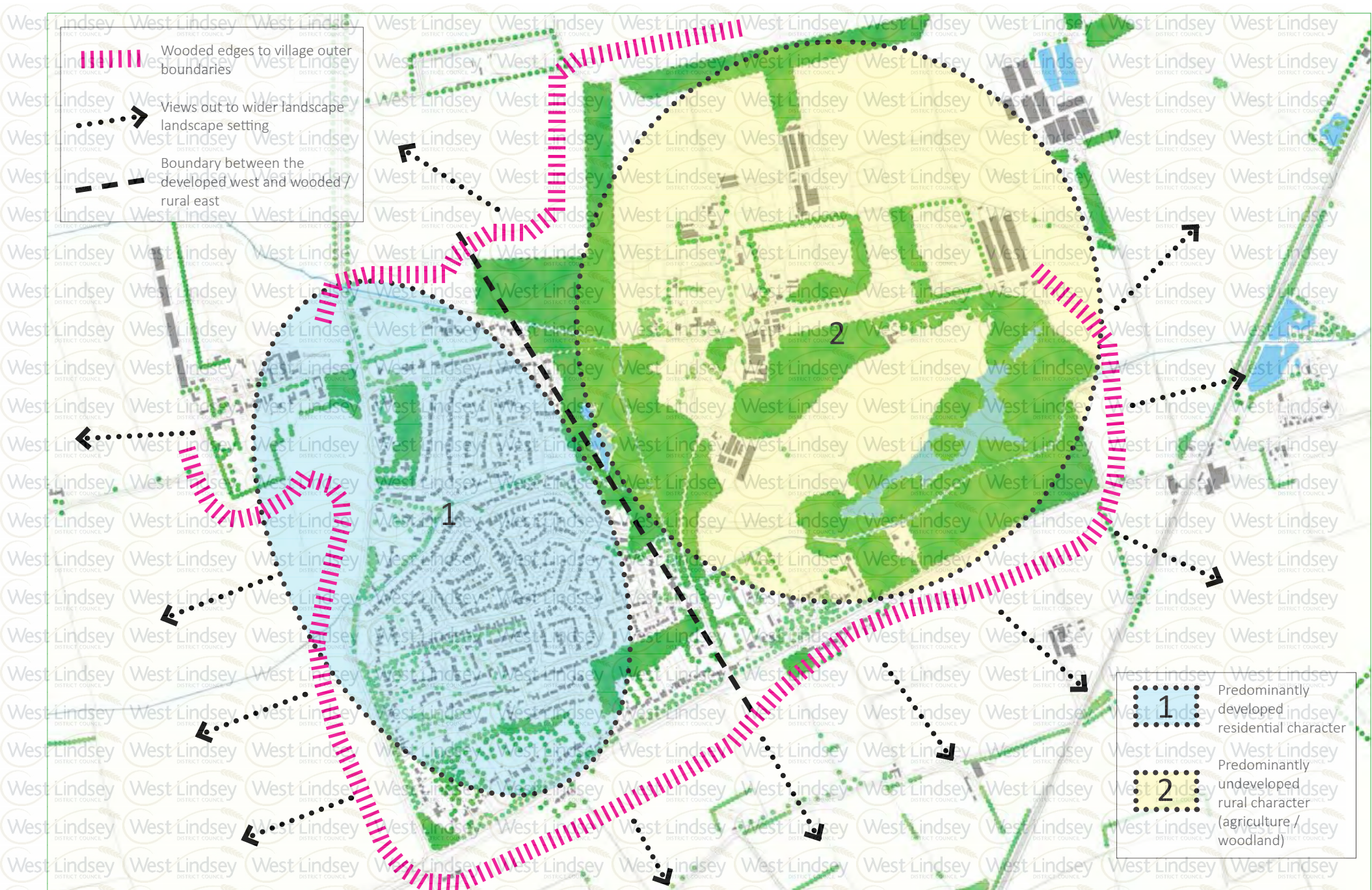


Fig 196: Sudbrooke village - illustrative character summary map



which confirms their direct link to the parkland and its one time owner Charles Coningsby Sibthorpe. These buildings, together with the remaining parkland, are important records of Sudbrooke's illustrious and not so distant history, which also make positive contributions due to their immediate townscape settings due to their historic character, distinct forms and architecture, and fine detailing and craftsmanship.

6.9 From the outer edges of the village, views are available across the wider landscape setting, and the village has a strong visual connection with Lincoln, with the striking and unmistakable form of the cathedral being prominent in views from both Scothern Lane and Wragby Road.

6.10 Architecturally, it is difficult connect the village to a single recognisable or locally distinct architectural style or materials palette. Those Individual buildings which line Church Lane and the inners edges of Scothern Lane and Wragby Road display differing forms and external finishes, whilst the numerous housing developments that form the village's core are comprised of standardised, 'off-the-shelf' housing types, which pay little regard to local architectural vernacular forms or heritage. The one grouping of buildings which could be said to display an appearance somewhat unique to Sudbrooke are those constructed under Charles Coningsby Sibthorpe's time at with Sudbrooke Park, which are predominantly of rich red brick, topped with grey slate, and incorporate large brick feature chimney stacks.



*Fig 197: The eastern edge of Sudbrooke's residential core is clearly defined by the woodland of Sudbrooke Park, beyond which a much more rustic and rural character exists*



## Threats

6.11 Threats to the character of the village 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:

### Wragby Road and Scothern Lane:

- Loss of existing views towards Lincoln Cathedral, which give the village an important visual connection with nearby city, through poorly designed / located development;
- Fragmentation of frontage treatment through the removal of trees, hedgerows, shrubbery and grass verges. The loss of existing trees along the inner sides of these routes would be particularly problematic, as collectively they form a continuous green band that defines the appearance of the village in views from the wider region, whilst also effectively screening existing development along these routes;
- Poorly designed / located edge-of-village development, which disrupts the village's distinct and dominant wooded edge or fails to properly integrate into its landscape setting and creates an unsatisfactory, overly hard edge to the village; and
- Subdivision of residential plots and development within existing gardens, disrupting established plot and building patterns, and also resulting in the loss of green space and planted features.

### Church Lane:

- Loss of trees and planting, which would erode the leafy character of this part of the village and heighten the dominance of the built forms;
- Loss of views towards St Edward the Confessor church and its churchyard setting through poorly designed / located development;
- Substitution of hedgerow planting with hard boundary treatments such as panel fencing or walling would lessen the existing green character of the road edges;

- Introduction of further clutter in the streetscape, such as electricity poles,

overhead utility wires, road signage, etc; and

- Ill-considered, inappropriate alterations to existing buildings of character, through the introduction of materials and features which are not locally distinct.

### Residential core (West Drive, Holme Drive, Manor Drive and St Edward's Drive and those adjoining cul-de-sacs):

- Loss of lawns within front gardens due to demands for on plot parking; and
- Progression of inappropriate, uncharacteristic boundary treatments such as panel fencing or tall walling (existing gardens are primarily open to the street or else enclosed by hedgerows and planting, or low level walling).

### Sudbrooke Park:

- Loss of key landscape features including areas of woodland, individual mature tree specimens and stretches of hedgerows, which contribute significantly to the area's character;
- Formalising of the internal road network by measures such as the introduction of tarmacked surfaces with formal road markings, installation of raised kerbs along road edges, the loss of grass verges, and the erection of standardised street signage;
- Loss of existing footpaths which provide access to the woodland and out towards the wider locality, which are a valuable asset to the local community, enhancing connectivity through the village and providing opportunities for leisure and recreation;
- Substitution of hedgerow planting with hard boundary treatments such as panel fencing or walling would lessen the existing green character of road edges; and
- Introduction of new, higher density development forms into this rural, wooded environment, particularly where these result in the loss of existing planting or fail to respect existing plots arrangements (existing dwellings are typically set back from the roadside behind lawns) and boundary treatments (hedgerow planting is the most common boundary treatment within Sudbrooke Park and the



most appropriate given the wider green setting).

## Opportunities

6.12 The prime opportunity presenting itself to Sudbrooke is the remaining expanse of parkland that forms the village's eastern half. Though attractive and well-utilised by local residents, the parkland has been somewhat neglected in recent decades and lacking positive management. In order to stem this decline and to make the most of this unique local asset, opportunities to better manage the existing woodland and enhance its already high recreational and biodiversity value should be explored. Similarly, initiatives which could help better highlight and raise awareness of the historic significance of this part of Sudbrooke should be seen as a key local priority.



*Fig 198: Sudbrooke Park, with its combination of historic and natural features, represents a key local asset, however better management and enhancement works should be seen as priorities to help secure its long-term future*



# **APPENDIX 1**

## DESIGNATED HERITAGE ASSET DETAILS



**Name / Location:** CHURCH OF ST EDWARD THE CONFESSOR, CHURCH LANE

**List entry number:** 1064127

**Grade:** II\*

**Date first listed:** 30-Nov-1966

**Date of most recent amendment:** 21-Jun-1985

**Details:** Parish church. 1860 by John Dobson of Newcastle. Squared limestone rubble with ashlar dressings and plain tiled roofs, having raised stone coped gables. Nave with western bellcote, chancel with apsidal sanctuary, south porch and north vestry. The whole church is built in the Norman Revival Style with plinth, string course and corbel table. The west end has 2 corner buttresses and a central stepped one which is flanked by single windows, above are single flanking circular windows. Above the buttress is a semi-circular headed niche. The bellcote to gable has a single semi-circular headed bell chamber with nook shafts. The north nave wall has 3 windows and the chancel has 2, all resting on sill bands. The apse has wall shafts, cable moulded sill band and figured corbel table. The 3 windows have carved nook shafts and heads. The chancel has 2 windows with nook shafts having scalloped capitals. The nave has 2 windows. All nave windows are semi-circular headed with hood moulds and figured label stops. The south porch doorway has 2 orders, one of beak heads and dogtooth hood mould. The pairs of nook shafts have cushioned and leafed capitals, alternating. The planked door has decorative ironwork hinges. Interior. At the west end a central buttress rises full height and has a semi-circular headed niche at its base for bell tolling. The south door has a roll moulded rear arch to the vanished inner door. The windows have ashlar rear arches. The nave roof is crown post type, supported on stone corbels. The chancel arch is of 3 orders with half engaged shafts, the scalloped capitals contain the symbols of the evangelist on the west side. Above is a half roll, castellation, a further roll and a dogtoothed hood mould. The imposts of the arch run back to either side to form string courses. The sanctuary arch also of 3 orders though with single half engaged shafts with conceptual foliage capitals has above a cable moulding, a chevron, a roll and pelleted roundels. In the sanctuary a hemispherical vault supported on 5 hobnail roll moulded ribs which meet a human head vaulting boss, they spring from half round wall shafts with foliate capitals. Stained glass to sanctuary and chancel. Font and pulpit are also in Norman Revival style, the latter with blank intersecting arcading. In the chancel an early C13 capital

to drum pier with stiff leaf foliage. The brass lectern is dated 1891. At the west end are 2 limestone slabs, one to Jayne Beresford d.1678 and Arabella Beresford d.1720, and a carved coat of arms. Over the south door a brass plaque recording the building of the church in 1860.

**National Grid Reference:** TF 03104 76090





**Name / Location:** CROSS BASE AT CHURCH OF ST EDWARD THE CONFESSOR

**List entry number:** 1064128

**Grade:** II

**Date first listed:** 21-Jun-1985

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

**Details:** Cross base. C14. Ashlar. Square base of 3 steps with small section of lower part of cross shaft intact. The remainder of the shaft, probably replaced in C19, has collapsed and is overgrown. Listed for group value only.

**National Grid Reference:** TF 03104 76071



**Name / Location:** GATE PIERS AT CHURCH OF ST EDWARD

**List entry number:** 1309116

**Grade:** II

**Date first listed:** 21-Jun-1985

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

**Details:** Gate piers. c.1860 by John Dobson. Ashlar. Pair of square gate piers with semi-circular tops, with angle rolls and blank semi-circular recessed panel to top. Listed for group value only.

**National Grid Reference:** TF 03127 76092





**Name / Location:** BRIDGE, MAIN DRIVE, SUDBROOKE PARK

**List entry number:** 1391395

**Grade:** II

**Date first listed:** 06-Oct-2005

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

**Details:** Bridge spanning Nettleham Brook. 1907. Red brick with stone dressings. The bridge consists of a single brick arch with a stone plinth and parapets above. The parapets have a central stone balustrade with stone piers to each end. Flanking these central sections are brick walls with stone copings and end piers with pyramidal caps. One of the central piers has a date plaque which reads "CCS 1907", CCS being the initials of the then owner, Charles Coningby Sibthorpe. He built the bridge as part of his improvements to Sudbrooke Park, which was then the grounds of a now demolished 18th century Manor House.

This bridge has close architectural and historic links, and forms a group with, the already listed entrance gates, gate piers and lodges (q.v.) to Sudbrooke Park

**National Grid Reference:** TF 04138 75683



**Name / Location:** GATES, GATE PIERS AND 2 LODGES TO SUDBROOKE HOLME, WRAGBY ROAD

**List entry number:** 1166024

**Grade:** II

**Date first listed:** 21-Jun-1985

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

**Details:** Gates, gate piers and pair of lodges. c.1795 and 1910 additions and alterations. Ashlar, wrought iron, red brick and slate roofs. The c.1795 square ashlar piers have plain roll moulded bases and vermiculated quoins. The entablatures have Greek key friezes and draped decoration and are surmounted by lions bearing shields. The gates are in wrought iron with curlicue decoration to panels and strapwork top. The flanking pedestrian gates are more delicate decorative wrought iron. To either side are 2 sets of brick columns with vermiculated quoins, surmounted by large ball finials. In the walls are single oval openings with stone surrounds and the right hand pier is dated "CCS 1910". To either side is a lodge c.1910 in red brick with slate roof, 3 moulded brick stacks, and decorative plaster and applied timbering to the gables. The gateway led to the C18 Sudbrooke Holme, now demolished, home of the Ellison family of whom Richard Ellison was Lincoln M.P. 1790-1810.

**National Grid Reference:** TF 04213 75491





