

# Navenby Conservation Area Appraisal



**Adopted December  
2016**

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## **1. Introduction**

Navenby Conservation Area was designated in October 1975. The purpose of this document is to evaluate and record the special character of the conservation area and identify potential areas for enhancement of that character.

A comprehensive survey was carried out and a photographic record compiled. At this stage extensive consultation with the public and other interested stakeholders was undertaken to ensure that the values attached to the area by the local community were fully taken into account. Following this consultation exercise an updated report was prepared. The conservation area appraisal and accompanying management plan were formally adopted at a meeting of the Full Council of North Kesteven District Council on 15<sup>th</sup> December 2016.

## **2. Scope of appraisal**

The purpose of the appraisal is to assess the qualities which make the area special and identify opportunities to enhance them. The appraisal will:

- Identify and record the special character of the conservation area
- Review the existing boundaries of the conservation area and suggest changes where necessary
- Identify and record buildings and structures of local interest
- Provide a framework against which future development can be assessed
- Identify any negative factors which harm the special character of the conservation area

## **3. Planning policy context**

### **National policy**

Section 69 of the 'Planning (Listed Buildings and Conservation Areas) Act 1990' states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest. Paragraph 127 of the National Planning Policy Framework (NPPF) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal

the significance of the asset should be treated favourably. Paragraph 138 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Further, more detailed guidance is available from the Planning Practice Guide which accompanies the NPPF and can be found at

[www.planningguidance.planningportal.gov.uk](http://www.planningguidance.planningportal.gov.uk)

## **Local policy**

### **Local Plan Policies**

Policies HE7, HE8 and HE11 of the saved North Kesteven Local Plan refer specifically to development in conservation areas. The full text of the policies reads as follows:

#### **Policy HE7 Development in a conservation area**

Planning permission will be granted for development (including new buildings, changes of use, alterations and extensions) within or adjoining conservation areas provided that it would preserve or enhance the area's character, setting and appearance.

#### **Policy HE8 Demolition within a conservation area**

Planning permission will be granted for proposals involving the demolition of all or substantially all of an unlisted building in a conservation area provided that:

1. The building does not make a positive contribution to the character or appearance of the area; or
2. The building or structure is beyond reasonable repair; or
3. Every reasonable effort has been made to continue its current use or find a compatible alternative use that would allow for the building's retention. Where permission is granted for demolition and a vacant site would harm the character of the area, a condition will be applied to prevent demolition being carried out until a redevelopment scheme has been permitted and contractually secured.

#### **Policy HE11 Advertisements in conservation areas, on listed buildings and on scheduled ancient monuments**

Consent will be granted for advertisements to be displayed within conservation areas, or on listed building or scheduled ancient monuments provided that:

1. Public safety will not be compromised; and
2. The advertisement will not adversely affect;
  - a. the architectural or historic interest or setting of a listed building or scheduled ancient monument; or
  - b. the character or appearance of a conservation area.

### **Emerging Central Lincolnshire Local Plan (2016)**

Emerging Policy LP25 of the 'proposed submission' Central Lincolnshire Local Plan also refers to conservation areas and requires that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- k. Retain architectural details that contribute to the character and appearance of the area;
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against'.

### **Additional planning controls within conservation areas**

#### **Planning permission**

Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting. Planning permission is normally needed to demolish all or the very substantial majority of any building with a total cubic content exceeding 115 cu m within a conservation area. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere in a conservation area.

#### **Works to trees**

Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the district planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.

#### **Article 4 Directions**

The Local Authority may also decide to adopt extra planning controls within Conservation Areas by the use of an Article 4(2) Direction. Article 4 Directions

are not automatically applied when a conservation area is designated. An Article 4 Direction removes the normal Permitted Development Rights from a building, group of buildings or piece of land, meaning that planning permission is required for works comprising any of the following:

- the erection, alteration or removal of a chimney on a dwellinghouse, or on a building within the curtilage of a dwellinghouse; and any of the following permitted development rights for development which would front a highway, waterway or open space:
- the enlargement, improvement or other alteration of a dwellinghouse;
- the alteration of a dwellinghouse roof;
- the erection or construction of a porch outside any external door of a dwellinghouse;
- the provision, within the curtilage of a dwellinghouse, of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;
- the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage;
- the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse; and
- the painting of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse.

Article 4 Directions can be used selectively, for example to remove permitted development rights relating to fenestration while leaving the remainder intact.

#### **4. Boundary changes**

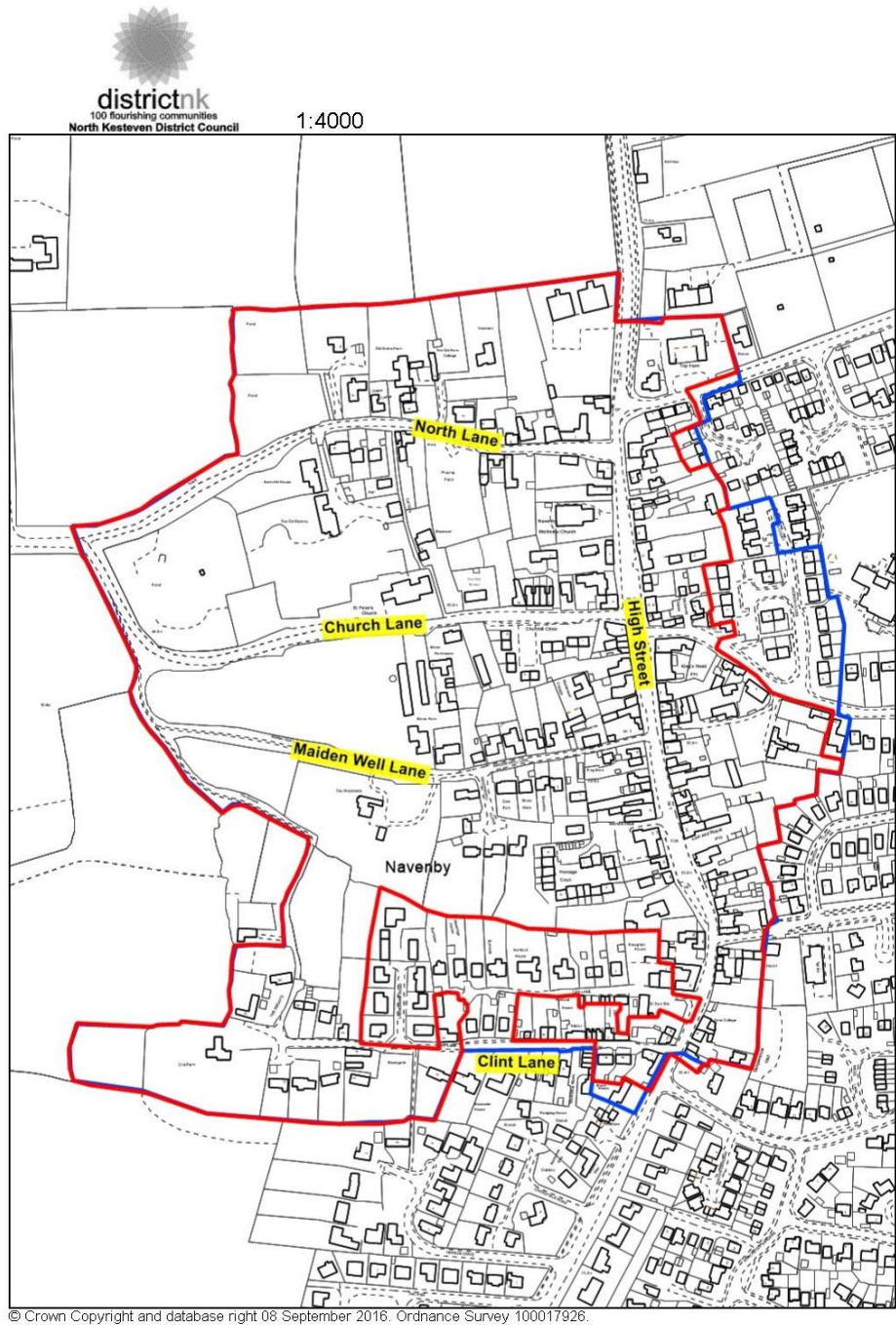
As part of the appraisal process the boundaries of the conservation area were reviewed and the following changes made.

The following areas and/or buildings have been removed from the conservation area as they do not meet the criteria for inclusion due to development and/or changes since the conservation area was designated.

Addison Close: Nos 1 – 20 inclusive (odd and even);  
Clint Lane: Nos 14, 16 and 18; East Road: 14A (The Gables);  
Fosters Close: Nos 2, 4 and 6; Gas Lane: Nos 2, 4, 6, 8, 10, 12, 14, 16, 18,  
Odlings Workshop and Portland House;  
Grantham Road: No 6 Grantham Road (Elwell);  
Holmes Court: Nos 1, 3, 5 and 7; Lansdowne Road: 1, 2, 3, 4, 4A, 5, 6, 7, 8.

The map on the following pages show the existing and proposed boundaries of the conservation area.

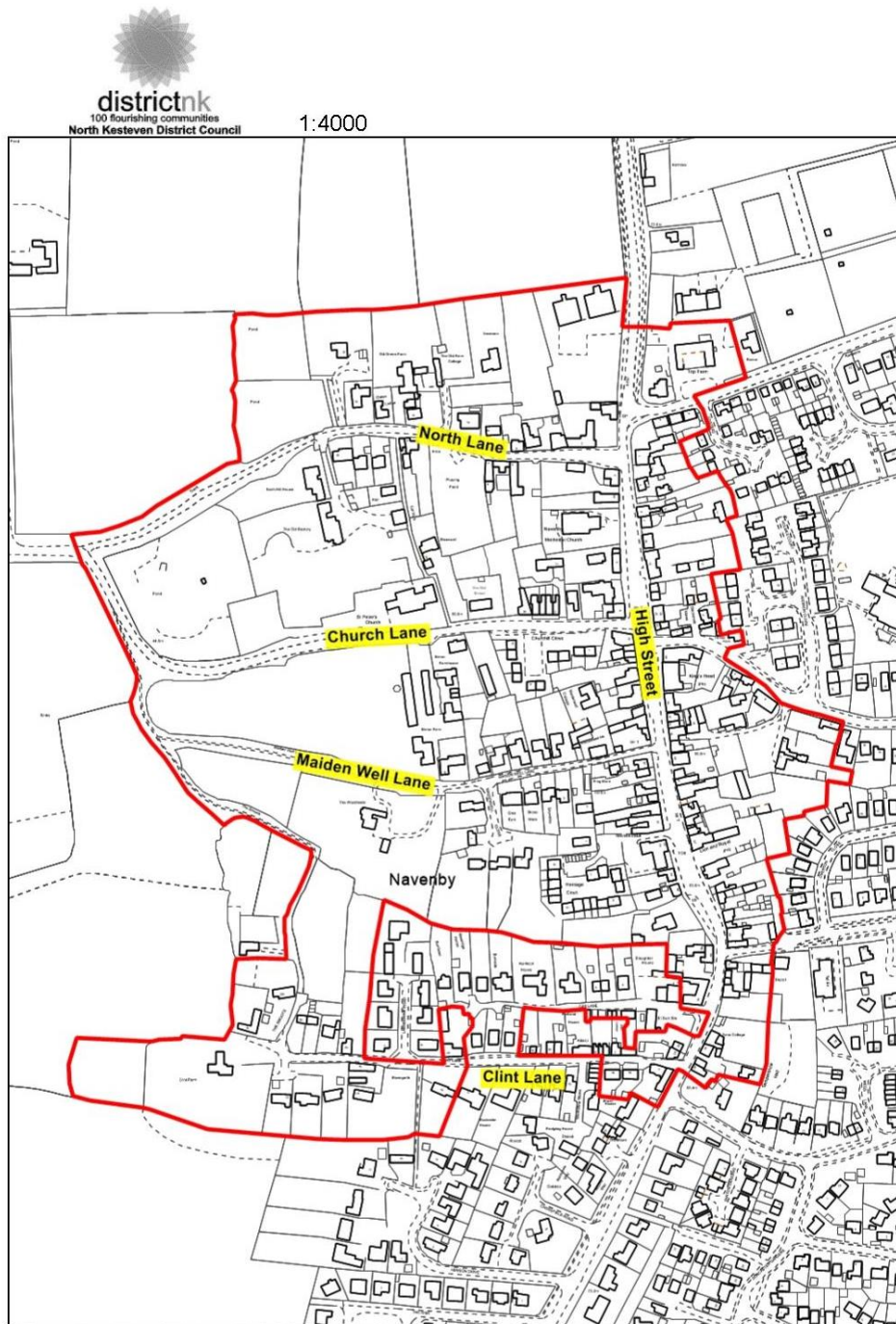
**Map 1: Navenby Conservation Area old and new boundaries**



Key: Old boundary ————  
New boundary ————



## Map 2: Navenby Conservation Area new boundary



## 5. Overview



Above: View looking out of the conservation area from a footpath off North Lane.

## 6. Location and context

The village of Navenby sits on the crest of a limestone scarp, known as the Lincolnshire Cliff, approximately 8½ miles (14 km) south of Lincoln and 9 miles (14.3 km) north-northwest of Sleaford. It is one of a series of characteristic small villages located on the scarp edge and collectively Navenby and the neighbouring settlements are often referred to the 'Cliff Villages'. In common with other sequences of regularly spaced settlements located on the spring-line of limestone scarps, the villages on the Lincolnshire Cliff are also known as 'Spring villages'. The population at the 2011 census was 2128.

## 7. Landscape setting

Historically, the physical environment of the scarp largely determined the location of Navenby and the other cliff villages, as the nearby springs provided a reliable supply of high quality water and construction of settlements on the crest caused no loss of precious agricultural land, as prior to the advent of modern chemical fertilisers, the thin soil of the elevated limestone plateau was unsuitable for farming. Navenby extends eastwards from the scarp across the plateau to a byway known both by its present name of High Dyke and by its Roman name of Ermine Street. Below the limestone scarp to the west are the low-lying, rich agricultural lands of the Brant and Witham Vales. The Cliff Villages are linked by the A607 and a footpath known as the Viking Way, the name of which commemorates the strong presence of Vikings in the area during the ninth, tenth and eleventh centuries.



Above: Mature trees, hedges and plants make an important contribution to the conservation area.

## 8. Historical development

Archaeological evidence suggests that there has been human habitation in and around Navenby since prehistoric times. Early finds include the discovery of a Bronze Age cemetery of about 600 BC and the remains of an Iron Age settlement (400 - 300 BC) near Chapel Lane. Ermine Street, a Roman road built between 45 and 75 AD, runs in a north-south direction to the east of the village and traverses a site once occupied by small roadside Roman settlement or garrison. Historians believe that the site, which is near the junction between Chapel Lane and High Dyke, was a significant staging point on the route between London and York.

Cremations dated to the middle Saxon period have been found near the Roman site and late Saxon remains have been discovered near St Peter's Church. These finds may suggest that the nucleus of the settlement had moved westwards from the original Roman village on the plateau to a location on the scarp edge. This would follow a similar pattern to Anglo-Saxon settlement elsewhere which tended to avoid established Roman sites. However as cemeteries tended to be slightly remote from settlements the exact location of settlement is not clear. Given that it is rare to find evidence of continuous settlement throughout the Saxon period there may in fact have been more than one location.

Throughout Lincolnshire more systematic methods of cultivation and formal patterns of land management were probably introduced from the 9<sup>th</sup>/10<sup>th</sup> centuries and may even have been post-Norman. Extensive tracts of woodland were cleared and areas defined which often continue to be reflected in present day parish boundaries.



The Vikings exerted great influence across Lincolnshire in the C10, and a record of their presence remains in the many local place names ending in -by, which indicated a homestead or village. The name of Navenby has evolved from a Norse name 'Nafni', plus 'by' and thus means 'farmstead or village of a man called Nafni'. In Domesday Book of 1086 Navenby appears as both Navenbi and Navenebi, and one small Manor, thought to be on Church Lane, is recorded. There was a larger manor recorded at Skinnand which continued as a separate parish and village until at least the 17<sup>th</sup> century.

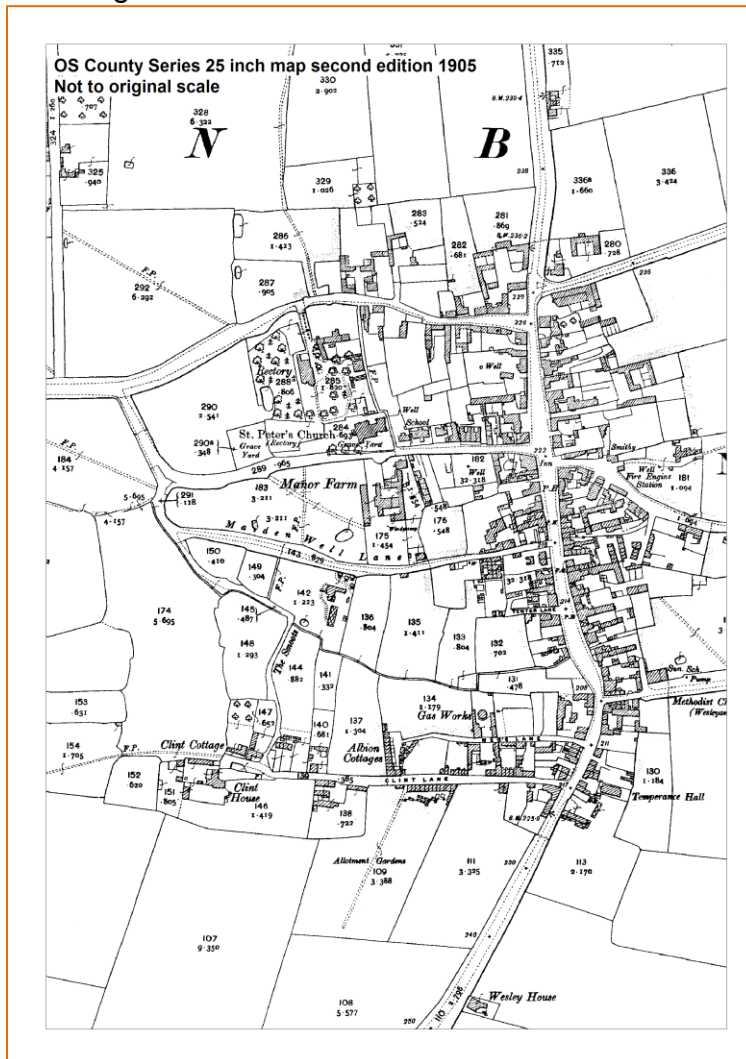
Navenby evolved from a small agricultural village and became a market town after receiving a charter from Edward the Confessor in the 11th century. The wide main street, down which farmers once drove their sheep to a busy streetmarket, is lasting evidence of its market town status. St Peters Church, on Church Lane, is a Grade I listed building with C13 origins and it is by far the most historically significant building in the village. The Church was altered during C14 and C15, then enlarged and embellished during C18 and C19, reflecting the wealth in the local economy generated by a flourishing agricultural sector.

Historic records show that part of the parish of Navenby was enclosed from 1770 and that the conditions within the market town at that time justified the building of a workhouse for the parish poor. Due to widespread land improvements, innovations in agricultural production methods and flourishing agricultural markets, a period of considerable growth followed and during the early and mid C19, a number of schools, a Methodist Chapel and a Temperance Hall were constructed. However, at this time the market closed and the settlement lost its status as a market town, once again becoming an agricultural village.

The Methodist Chapel and a number of prestigious new dwellings of the period reflect the booming village economy of the mid C19, while a coat of arms above a village Inn commemorates a Royal visit in 1870. In 1857, the Provincial Gas Light and Coke Company began to supply gas lighting to the village and a gas works is indicated on the 1905 Ordnance Survey County Series map. In 1867 a railway station was built three-quarters of a mile (1.2 km) west of the village, on the Lincoln-to-Grantham branch of the Great Northern Railway and a minor nucleus of activity developed to the west of the settlement boundary. However, the railway was closed in 1962, the adjacent hotel was subsequently demolished and all rails and sleepers removed. The remaining Station building and goods shed have been converted to other uses.

Several street names continue reflect preceding uses or associations and a particularly intriguing example is suggested by the peculiar name given to the small lane and footpath winding between Church Lane and Clint Lane. The route is known as 'The Smoots' and historically the word referred to a purveyor of lard or fat.

Changes in farming practices in the mid C19, a general move away from a dependence on agriculture at the beginning of C20 and a significant increase in population throughout the rest of the century, have led to the construction of several contemporary buildings on infill plots within the centre of the village, while the continuing demand for new housing has resulted in small modern estates being developed on the settlement edges to the east and south. The new areas have been designed in accordance with modern living requirements and both the plan-form and scale of development differ markedly from those of the earlier parts of the village.



Above: Ordnance Survey map of Navenby in 1905

The older buildings in Navenby are constructed of limestone excavated from small local quarries, from which each villager had the right to claim sufficient material to build and repair his house. The quarries operated sporadically between C13 and C19, and their remains are still partially visible in the surrounding landscape. However, it is also widely believed that much of the limestone used in the construction of the earlier village buildings was reclaimed from the ruins of the nearby Roman settlement. Although very much in the minority, some of the early

C19 buildings in the village are of red brick and earthworks at the foot of the limestone scarp suggest the existence of a brickyard with brick pits, where clay from the vale was used to make local bricks. Historic records show that Navenby's brick works ceased operating around 1890, but its former presence is recorded in the name of Brickyard Lane, which leads out into the vale from the northwest of the village. Several other village street names also continue to reflect preceding functions or characteristics. The street now known as Clint Lane was formerly Watery Lane, apparently due to the number of springs that ran along it and drained into the village duck pond, which still exists at the western end of the lane. Gas Lane, which is next to Clint Lane and originally called Meg's Lane, was re-named after The Provincial Gas Light and Coke Company set up a base there in 1857.

Navenby evolved steadily from a small agricultural settlement and by 1563, fifty-four households were recorded in the Diocesan Returns. It is probable that population growth slowed during the C17 and C18, when changes in agricultural practices and the subsequent enclosure of land had a significant effect on settlement patterns, leading to widespread migration to towns. In the early 1700s, the village had eighty households and the census of 1801 records a population of 479, confirming that growth during C18 was modest.

Population growth accelerated during the first half of C19, reaching 1170 in 1861 and then falling again to 779 in 1901. Growth during the early C20 remained modest and by 1921, the village had a population of 824. However, this was followed by a period of rapid expansion and the population of the village roughly doubled between the middle and the end of C20, growing from 851 in 1950 to 1,666 in 2001. Rapid growth continued during the first decade of C21, when the village population reached approximately 1800. The dramatic increase in population which occurred during the late C20 and early C21 is largely attributed to the construction of modern housing developments on the eastern and southern edges of the settlement.

## 9. Character Appraisal Introduction

Navenby conservation area covers the historic core of the village and includes some open pasture lands on the scarp slope, the edge of which sharply defines the western boundary. The northern boundary of the designated area follows the settlement edge with open countryside beyond. The southern and eastern limits of the conservation area form clearly demarcated boundaries between the historic buildings of the village and fairly intensive levels of modern development beyond.



Above: There are many distinctive individual buildings within the conservation area such as The Old School on Church Lane.

Although there are no formal gateways to the conservation area, there is a well-defined difference in character between the designated area and its surroundings. From the north and west, the conservation area is approached through open countryside, while from the south and east, a sudden transition occurs from modern housing developments to the distinctive historic built form within the designated area.

Although Navenby evolved from an agricultural settlement, uses within the conservation area are now primarily residential, with occasional buildings in business or commercial use and a small number in various community uses. On High Street, domestic dwellings are interspersed with buildings in a variety of retail, commercial or community uses and the mix gives a lively, active character to the streetscene. With few exceptions, residential use predominates in the lanes branching off the main thoroughfare and this gives the minor streetscapes a quieter, overtly domestic character.



Above: High Street sits at the centre of the conservation area and is a focus for commercial activity.

The planform of Navenby is roughly linear and similar to that which distinguishes a number of other Cliff villages, with a north-south spine (High Street), no clearly defined central feature and a network of minor east-west lanes. With the exception of Church Lane, which leads out into the Vale, the lanes to the west of High Street terminate at the scarp edge. Although some small infill developments within the conservation area and larger modern developments to the east and south have altered the earlier linear plan form, it remains well defined within the boundaries of the conservation area. In the centre of the village, High Street considerably exceeds its typical width of two lanes, possibly evidence of past use as a market place. A gradual transition in the level of development occurs towards the boundaries of the conservation area, where the plan form becomes more dispersed and spacious, with well planted settings allowing views between buildings to green spaces behind.

## **10. Landscape and open spaces**

Tall trees, mature shrubbery, a number of small green open spaces and well-maintained domestic gardens all make a significant contribution to the character of the conservation area. Although the yards and gardens of older village buildings are generally enclosed by limestone walls, the settings of many of the newer infill dwellings are enclosed by hedges or shrubbery and the presence of greenery has become a more dominant feature in recent years.





Above: A view uphill into the conservation area from the low fields to the west. The landscape setting makes a strong contribution to the character and appearance of the conservation area.

The churchyard of St Peters is a densely vegetated area surrounded with mature trees and it is managed as a nature reserve. However, due to its location on the scarp edge, much of the Churchyard is elevated well above the level of Church Lane and views into it are limited. The village pond is also rather hidden from view at the end of Clint Lane, but it is surrounded by trees and mature shrubbery and the attractive feature makes a significant contribution to local character. Clint Lane and many of the other minor lanes branching off High Street are edged with soft verges, which lend an informal, rural quality to the streetscene and provide a gradual transition to open countryside beyond.

## **11. Public Realm**

Hard surfaces throughout the conservation area lack distinction with tarmac and concrete used almost exclusively, while streetlights are of standard, suburban style. Although practical and effective, these utilitarian features make little contribution to a locally distinctive sense of place and fail to differentiate the conservation area from adjacent, less historically significant areas. Examples of street furniture within the conservation area are few, as there are no formally defined public open spaces. However, a small open green space on the western side of High Street has a traditionally designed bench and rubbish bin, and a village sign. A number of cast iron street hydrants installed as part of the provision of a public water supply in the 1930's still stand on High Street and some of the village lanes, and these distinctive features make a significant contribution to local character. A network of footpaths, many of which probably reflect ancient rights of way, radiate outwards from the village and connect it to the surrounding countryside.



Above: Elements of the public realm such as road and pavement surfaces do not reflect the high quality of the rest of the built environment.

## 12. Sense of Enclosure and Boundary Treatments

The building line within the conservation area varies considerably. Along most of High Street it is generally uniform, with lines of continuous building frontages hugging the pavement edge. However, due to a variety of past agricultural and service uses, the frontage buildings are frequently punctuated with openings allowing access to rear yards. The sense of enclosure is therefore well defined but it is given added interest by frequent small gaps. In the peripheral lanes, the building line is fragmented and although occasional - usually older - buildings hug the edge of the street, many modern infill buildings sit at varied distances behind low front boundary walls. Where buildings are set further back, the boundary treatments - typically limestone walls, with occasional hedges or railings - provide a visual link between them and continue the well-defined sense of enclosure to the street. Boundary walls of coursed rubble, often with pantile copings, are commonplace throughout the conservation area and are one of its defining characteristics.

Building heights rarely exceed two stories, so even in cases where the built form is fairly continuous and hugs the pavement edge, the ratio of building height to road width results in a gentle, domestically scaled sense of enclosure. As most of the buildings within the conservation area either edge the pavement or sit behind modest and visually permeable front boundary treatments, there is generally sense of active surveillance and security.



Above: A varied but broadly consistent building line adds subtle interest to the streetscene as here on Church Lane.

### 13. Architectural details

Throughout the conservation area, there are interesting examples of modestly scaled, limestone rubble buildings of the early C18 being subject to later raising and remodelling, using red brick. The stark contrast in the mix of materials has resulted in a unique appearance of each building which clearly shows its evolution. There are also several examples of shopfronts which have been sensitively retained where buildings have been converted to residential use.



Above: Simple architectural detailing and the use of local materials

The traditional building material of Navenby and the neighbouring Cliff villages is limestone, with some elements of red brick and occasional examples of Gault, or buff brick, being introduced during the C19. Roofs are predominantly red pantile, interspersed with some of blue/grey slate which contrast with the yellow tones of the stone masonry. However, many of the newer infill buildings have departed from this palette, introducing a wider range of brick colours and modern alternatives to the traditional roofing materials of the village. Roof ridges are aligned in a variety of directions, with the steeply pitched and gabled roofs of the older buildings forming a distinctive roofscape. Chimneys are usually internal with



squat, limestone or brick gable stacks, although occasional mid ridge stacks also exist.

Historically, dormer windows were not a typical feature of village dwellings, but where they did occur, were usually of a flat roof form. However, many of the newer infill buildings in the conservation area have departed from tradition, with both hipped roofs and pitched dormers becoming more frequent. Facades of C18 and C19 buildings in the village are relatively austere, with few decorative embellishments, although several of the buildings with C18, red brick frontages retain distinctive Georgian door casings complete with boot scrapers. Symmetrical facades, timber lintels and modest garret windows are characteristic features of many early limestone buildings in the conservation area and it is this simplicity which gives such buildings their distinctive charm.



Above: Subtle variations in architectural detailing

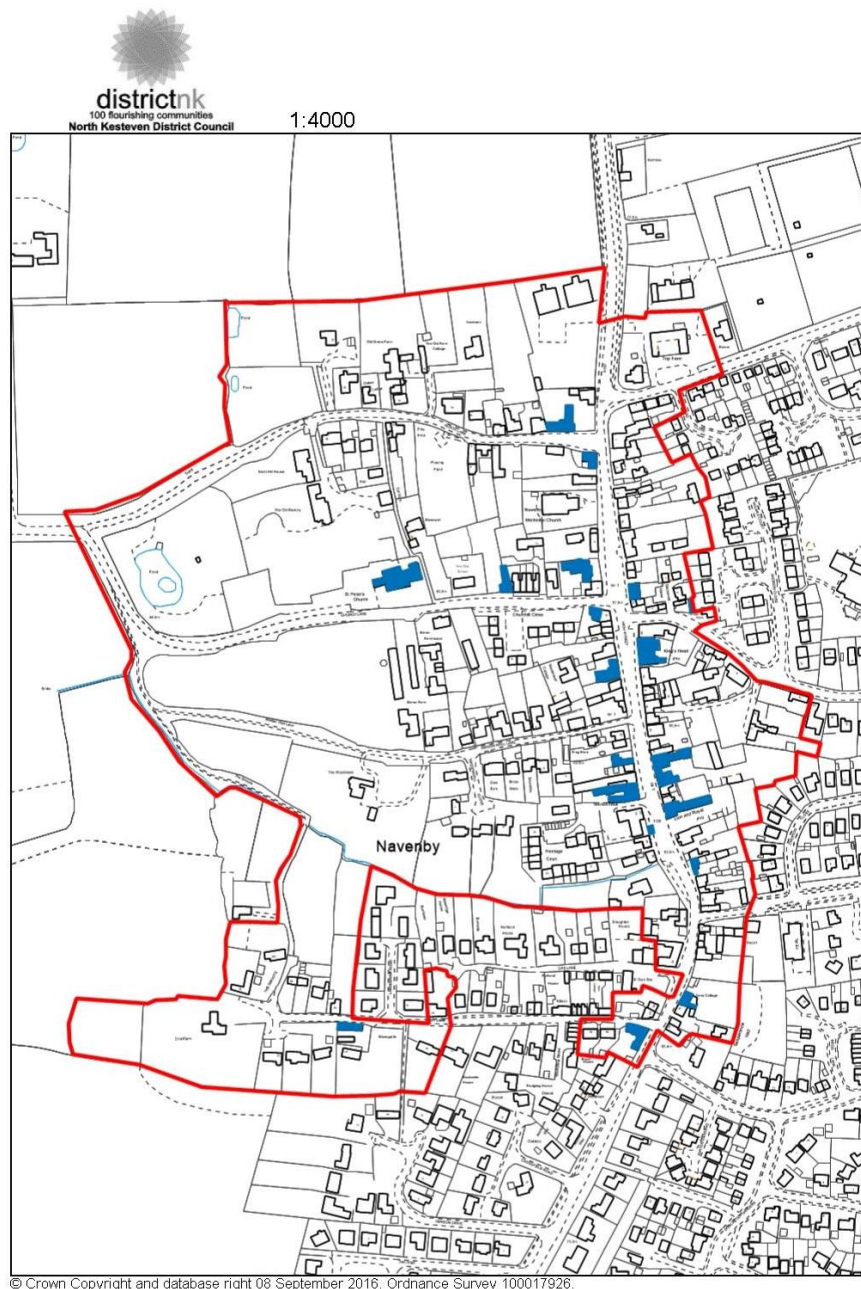
Traditionally, windows were set in generous reveals which together with the central step in sash windows, resulted in well-defined shadow lines that effectively articulated building facades. Throughout the conservation area, many traditionally styled timber framed, side hinged casements, as well as both vertically and horizontally sliding sash windows have survived. However, these original forms have become increasingly rare in the village context and the distinctive character of a number of historic buildings has been eroded by the introduction of unsympathetically designed modern windows, mostly in upvc.

Infill developments of the mid to late C20 tended to differ markedly from the earlier parts of the village in terms of their architectural treatments and materials. However more recent developments have been more successful in incorporating traditional design and materials.

#### 14. Listed buildings and scheduled monuments

A map showing all the listed buildings within the conservation area is below. It was correct at time of going to press but for up to date information on listed buildings please see <http://www.historicengland.org.uk/listing/the-list/>

**Map 3: Listed buildings**



### **15. Buildings of local interest (local list)**

As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area was reviewed. The following buildings and structures were identified as suitable for inclusion on the local list. The buildings are mapped below and listed at Appendix 2. The criteria for assessment are included at Appendix 1. Please be aware that the Council is currently reviewing the district-wide local list assessment criteria, further consultation on which will be carried out separately. Inclusion on the list does not impose any additional restrictions on the owners of these buildings but allows careful consideration of the impact of any development affecting them or their setting as set out in Paragraph 135 of the National Planning Policy Framework. The Council has taken the view that it is preferable to identify these assets in advance rather than reacting once a planning application has been submitted.

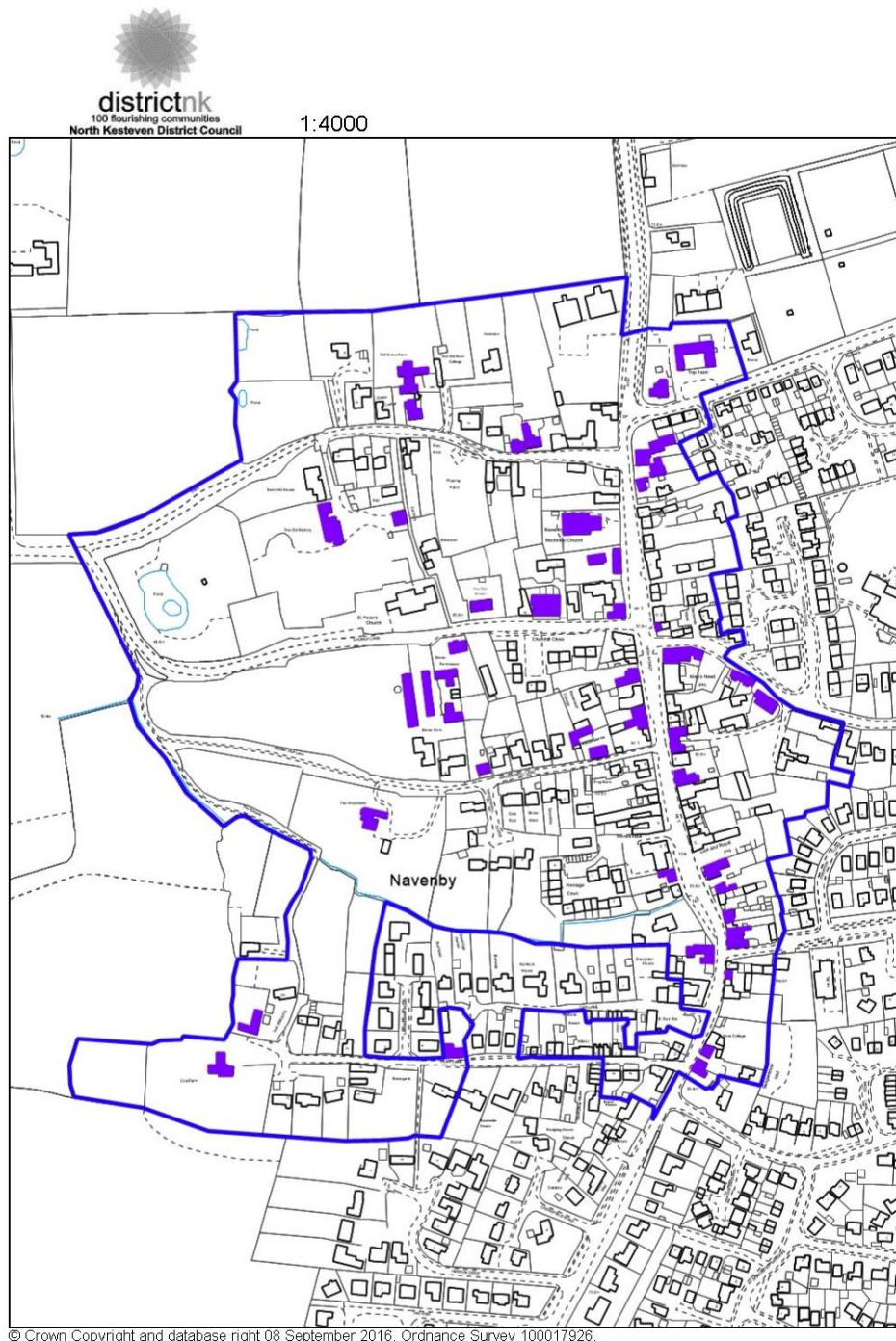
In addition the following buildings will be removed from the list as they have been demolished:

40-42 High Street

Dunston House, 48 High Street



## Map 4: Proposed local list buildings



Key: Proposed inclusion on local list



## 16. Positive buildings

Buildings play an important part in shaping the character of the conservation area. Their contribution can include their street elevations, integrity as historic structures, use of local materials, architectural and construction details and, conversely, contrasting details which make them stand out. They may make an important contribution to the roofscape or skyline. Buildings which can be partially seen or glimpsed can also make a positive contribution.

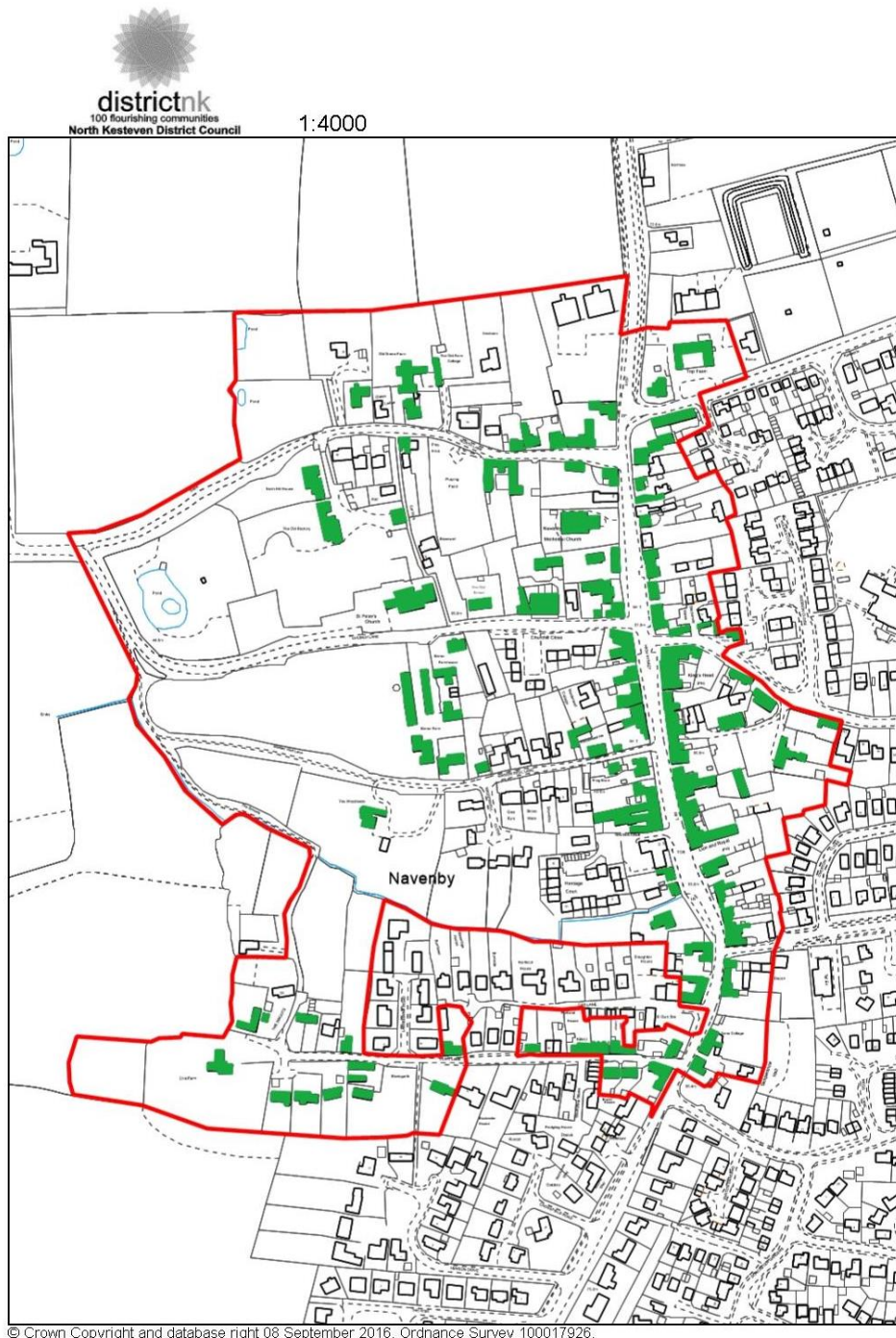
As part of the conservation area appraisal a map showing the buildings which make a positive contribution to the conservation area has been prepared. This is not an exhaustive list and the omission of a particular building does not imply that demolition or alteration would therefore be acceptable. Applicants will be expected to carry out their own assessment of the contribution made by a particular building in support of a planning application.



Above: The use of traditional materials and architectural style allows this modern building to sit comfortably within the historic settlement



**Map 5: Buildings which make a positive contribution to the conservation area**



Key: Positive building



## **17. Key views and vistas**

Views and vistas are explored in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance and a thorough analysis of views affected by any proposed development will be required to accompany a planning or listed building consent application.

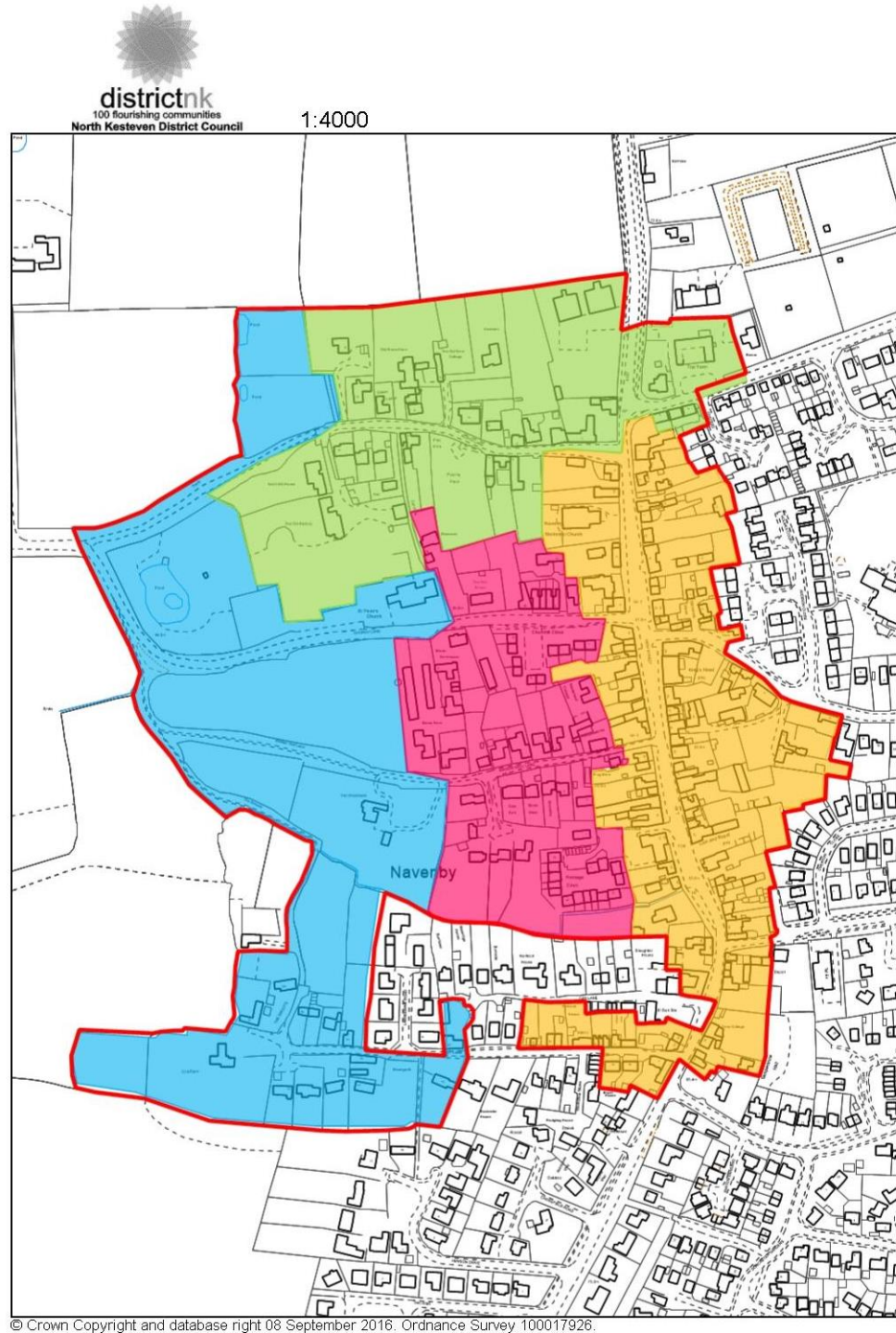
The village is located on the edge of the Lincoln Cliff, high above the low lying, flat agricultural lands of the Trent Valley to the west and panoramic views across the farmlands exist from the lanes to the west of High Street. Although the village is sited so prominently, the buildings within the conservation area are not conspicuous in views from the western lowlands towards the village, as they are set discretely among tall trees and mature shrubbery. For this reason, Navenby Church tower is less of a landmark feature for much of the year than may be expected, given the dominance of the structure and its prominent siting on the scarp edge. Beyond the village to the east, the escarpment gently undulates and panoramic views across open farmlands exist both towards the settlement and away from it.

Gentle curves in the village streets limit longer streetscene views and a sequence of shorter, highly distinctive streetscape views progressively unfolds when moving through the conservation area. Although distant views of St Peters Church are obscured by the surrounding tall trees and mature shrubbery, the building is a startlingly dominant feature in shorter streetscape views, due to its elevated setting well above the level of Church Lane. The traditional pattern of frontage development within the conservation area results in there being few views of building 'backs', although there are occasional interesting exceptions, such as the view northwards from Chapel Lane to the rear facades and roof slopes of the buildings fronting High Street. The built form within the conservation area is frequently punctuated with openings from the street and gaps between buildings that allow shorter views through to rear yards and green spaces behind the frontage development.

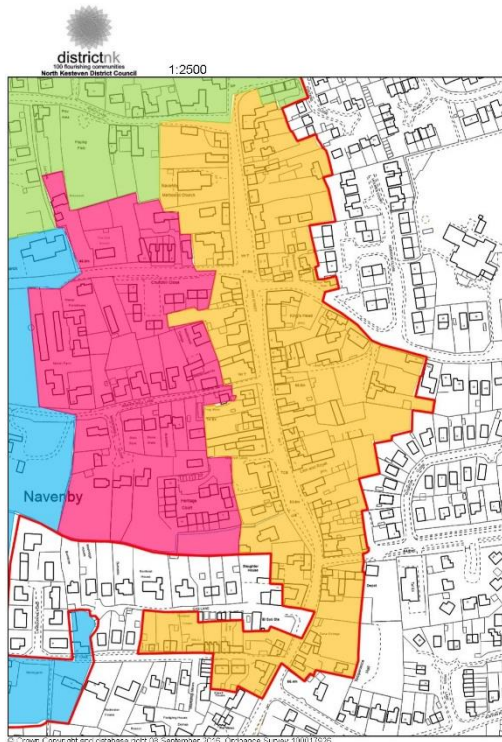
## 18. Character Areas

Within the conservation area are smaller areas each with their own distinctive character. In order to simplify the appraisal process and make the final document easier to read the conservation area has been broken down into four of these smaller character areas.

**Map 6: Navenby Conservation Area Character Areas**



## 1. High Street character area



Above: High Street Character Area (in orange)

### Summary description

This character area forms the heart of both the village and the conservation area. High Street is the main route through the village and a focal point for commercial activity. A strong building line with most buildings located at the back of the pavement contributes to a lively and active streetscene. There is strong uniformity in building materials with subtle variation in architectural details. Clint Lane and East Road have a quieter character but the built fabric continues the character of High Street.





Above: Inappropriate signage and shopfronts are having a harmful impact on the conservation area

### **Landscape and routes**

This is a predominantly closely built area with little vegetation visible from public viewpoints. As a result green spaces such as the small landscaped area at the southern end of the character area have considerable impact relative to their size. Glimpses of private gardens also offer a contrast to the generally urban appearance. East Road has a more leafy appearance and some relatively large areas of open grass. This emphasises the change in character away from the more built-up village core to the less densely developed fringes. The narrower width of Clint Lane at its west end which then widens out to a much leafier street with grass verges and mature front gardens.

High Street is the primary route through Navenby and provides access to most other streets within the centre of the village. Consequently it sees relatively high levels of vehicular traffic throughout the day, however good visibility and pedestrian crossings mean that traffic forms less of a barrier to pedestrian movement than it could.



Above: Views back towards High Street from the roads leading off it often frame prominent buildings

### **Key views and landmarks**

The gentle curve of High Street limits longer views but allows a series of shorter views unfolding along its length. Views from the surrounding streets onto High Street often frame individual buildings as focal points.

The character of this area is generally formed from the cumulative effect of many individual buildings of similar materials and appearance. However buildings such as the Methodist Church and The Old Manor House stand out through the use of contrasting materials, high quality architecture and positioning back from the main building line. The use of individual architectural details, such as the prominent porch at Crowland House, can also make an individual building stand out.

### **Predominant material palette**

Local limestone and red clay pantiles are the predominant materials within the character area and one of its main defining features. These are interspersed with some red brick and natural slate. There is occasional use of buff brick and modern materials such as concrete pantiles.

There is a reasonably good survival rate of original and replacement timber doors and windows but unfortunately also a high rate of replacement with upvc which does not replicate the subtle detailing of timber.



Above: The retention and restoration of original features such as clay pantile roofs and timber windows has a strong positive impact on the conservation area

### **Predominant scale and massing**

Buildings range from two to two and a half storeys with much subtle variation in height and roof slopes which adds to the subtle rhythm of the roofline. Most buildings have chimneys and here again subtle variation in size and design adds character to the roofscape.

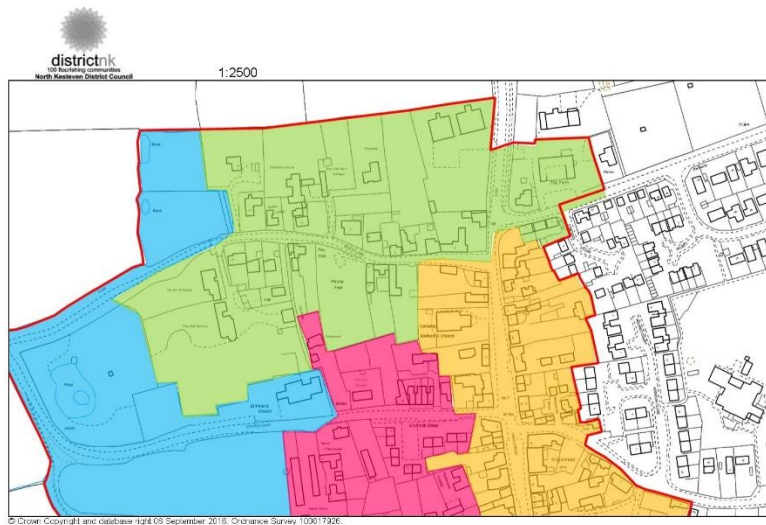
### **Positive features**

- Strong unity in terms of materials, building line and design
- Survival of medieval street layout including possible market place
- Well-used commercial street forming a focal point for the village
- Variety of design details adds interest to a relatively uniform streetscape

### **Negative features**

- Widespread loss of original features such as timber windows and replacement with inappropriately designed modern upvc replacements
- Modern shop signs in materials and designs out of keeping with historic buildings and streetscape

## 20. North Lane character area



Above: North Lane character area (in green)

### Summary description

The peaceful and leafy character of North Lane contrasts strongly with the bustling High Street. The varied building line, mature private gardens and grass verges all contribute to this character. Earlier buildings reflect the palette of traditional materials and design features. However some more modern development has not been in keeping with earlier buildings in terms of material or design. Boundary walls in local limestone, often with clay pantile coping, make a particularly strong contribution to the character and appearance of this character area.



Above: Mature planting softens the more urban character of central parts of the conservation area



### **Landscape and routes**

The level of vegetation gradually increases along North Lane moving away from High Street. This character area marks the transition from the built-up village core to the woodland and fields on the cliffside. As such the mature trees towards the west of the lane are a key component of its character.

North Lane Playing Field is a key public open space within the village and has well-used and maintained play equipment as well as large grassed areas. It also allows views across the playing field of the sides and backs of neighbouring buildings and trees.

As the lane becomes impassable for vehicles at the western end the level of vehicular traffic is low which results in a quiet and peaceful road. Pedestrian routes are easily accessible and well-used, providing links to the rest of the village and the countryside beyond.

### **Key views and landmarks**

North Lane curves gently, allowing for gradually unfolding views. Towards the east these frame No 1 High Street while moving west they end in the area of woodland on the cliff side. The footpath along the western edge gives spectacular views out from the cliff edge across the landscape beyond and these can also be glimpsed through the trees at the western end of North Lane.

There are no individual landmarks as such, the character of the area being more made up of the cumulative effect of its buildings and structures. However both Dial House and No 8 North Lane stand out as being of particular architectural and historic interest.



Above: Contrasting yet traditional architectural styles and materials add interest to the streetscene on North Lane

**Predominant material palette**

Local limestone and red clay pantiles are the main building materials with some use of red brick and natural slate. There has been some modern use of buff brick and concrete roof tiles which stand out as not being in keeping with earlier development. There is a reasonably good survival rate of traditional timber doors and windows although modern upvc replacements are eroding character.

**Predominant scale and massing**

North Lane has a more varied building line than the neighbouring High Street but boundary walls, hedges and fences maintain a consistently strong sense of enclosure. Building height is consistent at two storeys although there is some variation in the height and roof slopes. Most buildings have chimneys which add variety to the roofscape.

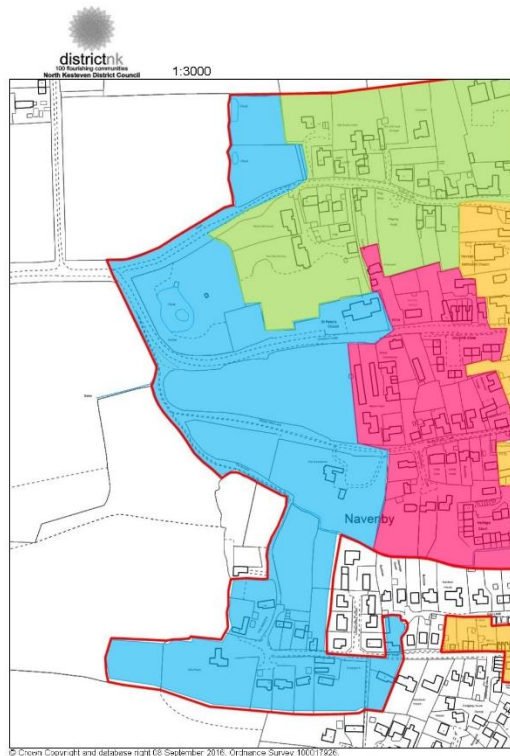
**Positive features**

- Well-maintained public and private green space and mature trees
- Extensive views out from the cliff edge
- Peaceful leafy character
- Well-used and legible pedestrian routes

**Negative features**

- Undistinguished public realm which does not make a positive contribution to character or appearance
- Use of modern materials such as upvc and concrete roof tiles out of keeping with traditional materials

## 21. Cliff Edge character area



Above: Cliff Edge character area (in blue)

### Summary description

Cliff Edge mainly consists of an area of fields, woodland and hedges with a well-used network of public footpaths. The area is of considerable historic interest with the church, churchyard, village pond and links with agricultural past. Development along the eastern end of Clint Lane has a more rural feel than the rest of the conservation area with a more ad-hoc, scattered layout and a number of individual houses in the centre of large mature gardens.



Views out from the cliff top to the countryside beyond are a recurring feature on the western edge of the conservation area.

### **Landscape and routes**

Church Lane is the only through-route for vehicles in the character area as The Smoots, Maiden Well Lane and North Lane all become pedestrian footpaths at their eastern end. These footpaths continue as part of a wider network of pedestrian routes through the countryside beyond the village.

Green space is the defining characteristic of this part of the conservation area. Mature gardens, trees, hedges and paddocks link this edge of the historic settlement with the wider agricultural landscape beyond. They are of a considerably smaller scale than the mainly 20<sup>th</sup> century amalgamated fields beyond which makes them obviously legible as part of the village boundary. The large trees in the graveyard of St Peter's Church and around the village pond are particularly prominent within this landscape.

### **Key views and landmarks**

There are extensive views out across the wider landscape from the footpaths and roads in the character area. These can be seen as both wide panoramas and as glimpsed views between trees. Views from the valley floor of the trees rising up the cliff side towards the church and village are also important.

St Peters Church is a landmark within the conservation area and beyond. Its elevated position emphasises its prominence.



Above: Mature trees framing a view out of the conservation area.

### **Predominant material palette**

As with the rest of the conservation area local limestone and red clay pantiles are the most common building materials. There are also examples of red brick and natural slate as well as some more modern use of buff brick and concrete roof tiles. Unfortunately these modern materials do not sit comfortably alongside the more traditional elements. Traditional timber doors and windows survive well in this character area, however there has been some use of replacement upvc doors and windows.

### **Predominant scale and massing**

With the obvious exception of St Peters Church buildings are mainly two storeys in height with some single storey outbuildings and bungalows. Buildings are generally set back from the footpath but boundary treatments (a mix of stone and brick walls, fences and hedges) provide continuity and a strong sense of enclosure.

### **Positive features**

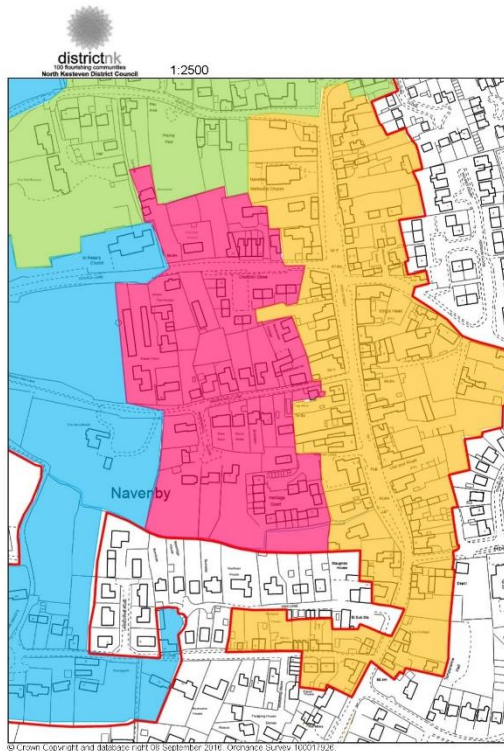
- Panoramic and glimpsed views of countryside beyond conservation area
- Historic interest, particularly church and village pond
- Well-used network of footpaths
- Built fabric fits well with semi-rural character of the character area

### **Negative features**

- Some modern development has not picked up on traditional appearance and materials of existing development and lacks individual character
- Loss of traditional timber windows and doors and roof coverings
- Some footpaths are in poor condition



## 22. The Lanes character area



Above: The Lanes character area (in red)

### Summary description

The Lanes character area encompasses several streets leading off High Street which are of very similar character. In terms of character they sit between the more urban and bustling High Street to the west and the quieter, more rural areas to the east.

This character area contains the largest amount of modern development within the conservation area. These buildings vary in how successfully their design and materials sit alongside earlier development however they have maintained continuity through strong boundary treatments, many of which utilise traditional local materials. Three cul-de-sacs of modern development sit within the character area. Although their layout is not in keeping with the more linear pattern of development in the rest of the conservation area, in general the use of materials and traditional rooflines minimise their visual impact. However the architecture and materials of the bungalows on Churchill Close does not take any cues from the surrounding buildings and as a result has a negative impact on the character and appearance of the conservation area.

Manor Farmhouse and barns, now converted to residential use, are an important link between the village and the agricultural landscape which forms its setting.



Above: A strikingly modern extension contrasts with its more traditional neighbours on Church Lane.

### **Landscape and routes**

Mature plants and trees in private gardens emphasise the quieter, leafy character of these lanes and characterise the transition between the built-up village core and the woodland and countryside beyond.

Maiden Well Lane narrows towards its eastern end where it is impassable for vehicles while Church Lane is the main route between the village and the Witham Valley beyond. The narrowing of Church Lane as it leaves the village and steep hill both help regulate traffic speeds.

### **Key views and landmarks**

The sections of Maiden Well Lane and Church Lane are within this character area are relatively straight, allowing views along them which terminate in the mature woodland to the west and frame individual buildings on High Street to the east. Both lanes narrow towards High Street which adds further emphasis to the contrast with its more densely developed character.

The architecture and quality of the stonework on both Manor Farmhouse and The Old School, along with the latter's quirky design, mark them out as landmarks within the character area.



Above: 20<sup>th</sup> century developments have not always respected the form and character of the conservation area.

### **Predominant material palette**

Local limestone and red clay pantiles are still prominent building materials but there is wider use of red brick, slate and concrete roof tiles than in the rest of the conservation area. Whilst some timber windows and doors survive the majority of modern buildings have upvc.

### **Predominant scale and massing**

Buildings are generally two storeys in height with subtle variations in height and roofline. The building line is more varied than on High Street with buildings set at various distances from the footway. However there is continuity in terms of boundary treatment which reinforces the strong sense of enclosure.

### **Positive features**

- Strong sense of enclosure from continuous boundary treatments
- Mature trees and planting in gardens
- Generally well-maintained buildings
- Most recent development making use of traditional design and materials

### **Negative features**

- Loss of traditional timber windows and doors and roof coverings
- Late 20<sup>th</sup> century development not in keeping with earlier character and appearance



## **Appendix 1**

### **Draft Local List methodology and criteria**

The Draft Local List of non-designated heritage assets has been compiled in order to act as a planning tool. Heritage assets are usually included in a list because they are the best of their kind within a local authority area. Other assets are included because of the contribution that they make to the character of the local area.

By their very nature, buildings will make up the bulk of the list as they are the most visible of the historic assets and contribute greatly to the character of an area. Conversely, archaeological sites will be greatly under-represented on the list due to the difficulty in establishing the nature and extent of any individual assets without first excavating, particularly within the urban environment. Designed Landscapes, pieces of art and other assets are low in overall number and so will make up a minor part of the list; they are also the least likely to be affected by development.

### ***Criteria for Listing***

#### **General criteria**

Locally listed heritage assets must meet all four of the following general criteria:

1. They must be a building, monument, site, place, area or landscape and should retain the majority of their original fabric, external design style and character.
2. They must possess heritage interest that can be conserved and enjoyed.

This can include physical things such as appearance and materials as well as associations with people or past events. The physical features of an asset can help illustrate these associations.

3. Their value for the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.
4. They must have a level of significance that is greater than the general positive character of an area.

To be added to the local list a heritage asset must possess heritage value to a level that merits consideration in planning. Registered heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

#### **Detailed criteria**

An asset must meet at least one of the criteria in each of the three sections below in order to be considered for inclusion on the list. Please provide as much information as possible on each criteria selected. The final decision on inclusion rests with North Kesteven District Council.

|   |
|---|
| <b>Name and location of asset</b> (please provide a photograph and map showing its location): |
|---|

| Type   | Tick |
|--|------|
| Which of the following best describes the asset?   |      |
| A <b>building or group of buildings</b>  |      |
| A <b>monument or site</b> (archaeological remains or a structure that is not a building) |      |
| A <b>place</b> (e.g. park, garden or natural space)                                      |      |

|  |
|--|
| <b>Interest</b><br>Does it have interest in any of the following ways?   |
| <b>Historic interest</b> – a well-documented association with a person, event, episode of history or local industry (including agriculture)              |
| <b>Architectural interest</b> – an example of an architectural style, a building of particular use, or a technique of building or use of materials       |
| <b>Artistic interest</b> – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance its appearance |

|  |
|--|
| <b>Local value</b><br>Is the asset valued locally for any of the following reasons?  |
| <b>Association</b> – It connects us to people and/or events that shaped the identity or character of the area                                      |
| <b>Illustration</b> – It illustrates an aspect of the area's past that makes an important contribution to its identity or character                |
| <b>Evidence</b> – It is an important resource for understanding and learning about the area's history  |
| <b>Aesthetic</b> – It makes an important positive contribution to the appearance of the area (either unintentionally or through deliberate design) |
| <b>Communal</b> – It is important to the identity, cohesion, spiritual life or memory of all or part of the community                              |

|   |
|---|
| <b>Local significance</b><br>Do any of the following features make the asset stand out above the surrounding environment? |
| <b>Age</b> – Is it particularly old, or of a date or period that is significant to the local area?                        |
| <b>Rarity</b> – Is it unusual in the area or a rare survival of something that was once common?                           |
| <b>Integrity</b> – Is it largely complete or in a near to original condition?   |
| <b>Group value</b> – Is it part of a group that have a close historic, aesthetic or communal association?                 |

**North Kesteven's identity and history** – Is it important to the identity or character of the district or part of it? Of particular interest may be buildings related to the agricultural or industrial past of the area or an historic industry, process or activity specific to the village or local area.

**Other** – Is there another way you think it has special value?



## **Appendix 2**

### **Proposed additions to local list**

#### Outbuilding south of Church Hall, Cat Walk

Large detached outbuilding in grounds of The Old Rectory, North Lane, built in stone with pan-tiled roof. Modern wooden windows to openings.

#### 69 High Street and 1 Chapel Lane

Semi-detached dwelling built in stone to elevation to High Street and red brick to rear element that faces onto Chapel Lane. Wooden lintel to ground floor of High Street facade with dressed stone lintels to Chapel Lane. Pan-tiled roof with two gable end chimneys both single stacks. Upvc windows and doors inserted in original openings.

#### Manor Farm House including railings to front, 1 Church Lane

Detached former farmhouse built in stone and red brick, pan-tiled roof with two gable end chimneys both of two stacks. Wooden windows and doors. Later extension to rear and porch to front in same materials. Front boundary consists of brick wall and pillars topped with cast iron railings with arrowhead finials.

#### Manor Farm Barns, Church Lane

Group of single storey farm buildings built in stone and red brick with pan-tiled roofs. Wooden windows and doors in original and new openings. Buildings occupy a prominent location on the edge of the village when approaching from Bassingham. Currently under conversion to dwellings.

#### The Old School House, Church Lane

Detached former school house now dwelling, built in stone with pan-tiled roof with two gable end chimneys both of two stacks. Dressed stone to lintels and cills with rough cut stone quoins. Wooden windows and doors in openings. Front facade has two blind windows with stone plaque in each. Plaque to first floor window reads "The Benefit Society MDCCCXXI" the plaque to ground floor window reads "The Village School MDCCCXVI".

#### 2 – 8 (even) Church Lane including front boundary wall

Terrace of four dwellings, built in red brick with decorative brickwork to eaves and chimneys. Slate roof with two central chimneys both of six stacks. Upvc windows to openings some of which have been altered. Porches to front built with low stone wall topped with wooden frame with decorative wooden bargeboards and spike finials. Rosemary and terracotta ridge tiles to porches with hanging tiles to front gable. Porch to number 2 has been re-built and enlarged with ground floor bay window added. Decorative boundary wall to front built in red brick and capped in dressed stone.

#### Albion House, 22 Clint Lane

Detached stone dwelling with dressed stone quoins and lintels, pan-tiled roof with two gable end chimneys both single stack. Wooden windows and doors, large extension under construction to rear in matching materials.

#### Applewhite House, 32 Clint Lane

Detached dwelling built in stone and red brick with dressed stone quoins and lintels. Pan-tiled roof with two gable end and one central chimneys, all of two stacks. Large rear wing in same materials. Wooden windows and doors.

#### Old Clint Farm, Clint Lane

Detached dwelling built in stone with dressed stone quoins, stone mullion windows with Upvc windows inserted. Pan-tiled roof with two cat slide dormers to one wing. Two chimneys one single and one of two stacks. Later rear extension built in red brick.

#### 1 & 2 East Road (Anvil Cottages) and outbuilding to rear

Pair of semi-detached dwellings, built in stone with pan-tiled roof with three chimneys two of two stacks and one single stack. Upvc windows in openings. Detached two storey outbuilding built in stone and red brick with pan-tiled roof.

#### 8 East Road

Detached dwelling, built in stone and red brick with decorative brickwork to eaves. Later extension to side. Pan-tiled roof with four chimneys. Dressed stone to gables. Modern bay window to front. Upvc windows in original openings. Wooden door.

#### Top Farm Farmhouse and barns, Green Man Road

Detached farmhouse with later side extension, built in red brick in Flemish bond with decorative stringcourse and decorative brickwork to chimneys. Bay window and porch to front elevation with Rosemary tiles to roofs. Main roof also covered with Rosemary tiles with Terracotta ridge tiles and finials. Decorative carved bargeboards to gables. Wooden windows and doors. Stone plaque to first floor reads "PL 1885". Group of farm buildings built in u-shape with later wall to front of crew yard. Built in red brick and stone with pan-tiled roof. Wooden windows and doors. Important to the setting of Top Farm House and the Conservation Area.

#### 1 High Street

Large detached dwelling built in stone with red brick facade in English Garden Wall Bond. Slate roof with two gable end chimneys both of two stacks. Wooden windows and doors with 12 pane sashes to front and Yorkshire sliding sashes to side/rear elevations. Low wall to front boundary.

#### The Coach House, 1a High Street including gate and pillar at entrance

Former outbuilding to 1 High Street now converted to dwelling. Built in red brick with pan-tiled roof. Wooden windows and doors in original openings. Decorative

cast iron gate-post and gates to entrance. Square column topped with ball finial.  
Holly House, 3 High Street

Detached dwelling built in red brick with pan-tiled roof, two gable end chimneys both of two stacks. Wooden windows and doors. Brick wall and columns capped with dressed stone to front.

Methodist Church, High Street

Large detached early twentieth century Methodist Church erected in 1926 (date-stone to front gable). Built in red brick with dressed stone to lintels, large picture window in dressed stone to front facade with stone cross over. Slate roof with terracotta ridge tiles and finials. Later extension to side and rear. Wooden windows to side elevation. Small single chimney to either side of main roof both of single stack.

4 High Street

Large detached dwelling two storeys and one and a half storey in height, built in stone with dressed stone quoins to two storey element. Pan-tiled roof with gable end chimney to two storey element of two stacks, two cat slide dormers to lower section. Concrete lintels to openings. Included for its group value within the street scene.

Trap-house r/o 4 High Street, Navenby

Former Trap-house built in stone with red brick to front facade. Three curved brick arches to front with accommodation over two arches partially infilled forming annexe on ground floor. Smaller extension to side built in stone with square opening to ground floor with wooden dovecote inserted to first floor. First floor accessed by external staircase to side. Pan-tiled roof. Wooden windows in original opening.

8 High Street

Detached dwelling on junction with Church Lane, built in stone with dog toothed brickwork to eaves and with red brick to facade fronting Church Lane. Single storey rear wing with built in stone. Pan-tiled roof. Upvc windows in original openings

Kizbar House, 18 High Street

Detached dwelling built in stone with red brick in Flemish bond to front facade, pan-tiled roof with two gable end chimneys both single stack. Wooden windows and door.

Karich, 22 High Street

Detached dwelling in coursed limestone rubble with clay pantile roof. Upvc windows. Present on 1905 OS map but probably C19 or earlier in origin.

#### 24 High Street

Semi-detached dwelling built in stone with pan-tiled roof with two gable end chimneys both of two stacks. Dressed stone to gable parapets. Modern Upvc windows in openings.

#### The Cottage Tea Rooms, 27 High Street

Small shop used as tea rooms, built in red brick with slate roof, two gable ended dormers to front elevation. Wooden shop front with pilasters to High Street Elevation. Side entrance with wooden canopy off East Road.

#### 29 High Street

End terrace building built in stone with pan-tiled roof with three gable ended dormers to front elevation Central chimney of three stacks. Modern wooden shop windows inserted to front elevation with large wooden lintel over one window. Wooden windows and doors throughout.

#### Horum & Hemmingway, 39 High Street

Terraced building, built in stone with pan-tiled roof with large gable end chimney of six stacks. Wooden windows and doors.

#### Pharmacy, 41 High Street

Terraced building, built in stone with pan-tiled roof with gable end chimney of single stack. Upvc windows and doors inserted. Included for good value impact to street scene.

#### 44 High Street

Built in red brick with pan-tiled roof, two gable end chimneys both single stack. Upvc windows and door.

#### Key Cottage and Hales Cottage, 45 & 47 High Street

Pair of cottages built in stone with pan-tiled roof, single chimney of four stacks to number 47. Wooden windows and doors with Yorkshire sliding sashes to first floor.

#### 50 & 52 High Street

L-shaped pair of semi-detached dwellings built in stone and red brick with pan-tiled roof. Two gable end chimneys and two central stacks, one single stack and three of two stacks. Mixture of wooden and Upvc windows and doors in original openings.

#### Crowland House, 59 High Street

Large detached dwelling built in red brick with dressed stone lintels, brick string course. Stone portico to front door with cast Iron railings to top. Concrete tiles to roof with three chimneys all of two stacks. Mixture of wooden and Upvc windows to openings. Low wall with railings on top to boundary.



#### 61 High Street

Semi-detached dwelling built in stone and rendered to first floor. Pan-tiled roof with gable end chimney of two stacks. Brown Upvc windows and wooden door.

#### 65 – 69 (odd) High Street

Pair of stone dwellings with smaller central section linking both dwellings. Built in stone with dressed stone quoins central section constructed in red brick. Concrete tiles to roof with four gable end chimneys all of two stacks. Mixture of Upvc and wooden windows.

#### 73 High Street

Detached dwelling with one and a half and single storey rear wings that face onto High Street, built in stone with concrete tiles to roof, two single stacks chimneys to rear wings. Upvc windows and doors inserted in original openings. Metal bracing ties to gable wall.

#### Wells Cottage, 81 High Street

Dwelling built in stone and red bricks, rendered to front elevation. Three steps up to front door with stone pilasters to door surround. Rosemary tiles to roof with two gable ends chimneys both with two stacks. Upvc windows and wooden door.

#### Old Hall Cottage, 83 High Street

Small semi-detached dwelling built in stone and red brick with pan-tiled roof, one gable end chimney of two stacks. Upvc windows and wooden door.

#### 85 High Street

Semi-detached dwelling set gable end on to High Street. Built in stone with pan-tiled roof, two gable end chimneys both single stack. Later extension and porch to front. Wooden windows and doors.

#### Maidenwell House, Maidenwell Lane

Detached dwelling built in red brick in Flemish Bond to front elevation and stone, greatly enlarged with later extension to side and rear and raising of roof. Dogtooth brickwork to eaves. Pan-tiled roof with two gable end chimneys, both of two stacks. Upvc windows installed throughout.

#### The Dovecot, Maidenwell Lane

Large detached former dovecot now converted to dwelling. Built in stone with central section in red brick with two string courses to third floor. Pan-tiled roof with roof-lights to front wing. Wooden windows and doors.

#### Windyridge, 12 Maidenwell Lane

Detached dwelling built in red brick in English Garden Wall bond. Large later flat roofed extension to rear also built in red brick. Slate roof with two gable end

chimneys one single and one two stacks. Wooden windows and doors with low stone walls to front boundary.

The Woodlands, Maidenwell Lane including boundary walls

Large detached dwelling built in cliff edge in large grounds. Built in red brick and rendered to rear. Slate roof with terracotta ridge tiles and finials. Three chimneys to roof, two single and one of three stacks. Stone lintels to windows. Wooden windows in openings. Remnants of good quality brick built boundary wall and entrance pillars with stone pyramid shaped capping to pillars, forming boundary of The Woodlands along Maidenwell Lane.

6 North Lane

Detached dwelling built in red brick with raised stringcourse, concrete tiles to roof with one chimney of two stacks. Upvc windows in original openings. Stone plaque to side elevation has underneath a small shield the letters EP with the date 1853 in a semi-circle below that.

The Cottage, 8 North Lane

Detached cottage built in stone with pan-tiled roof. Tall gable end chimney of single stack and central chimney of three stacks. Upvc windows in original openings. Later extension to rear.

Hales House, 14 North Lane

Detached dwelling built in red brick with Flemish bond to front elevation, dressed stone to lintels and cills with wooden windows and doors in openings. Slate roof with two gable end chimneys both of three stacks.

Old Green Farm, North Lane

Former farmhouse, C19 or earlier. Random rubble limestone construction with clay pantile roof.

The Old Rectory, North Lane

Large detached dwelling set back from the highway, built in stone with slate roof which has numerous chimneys. Ground floor bays have slate roofs. Dressed stone to windows, gable parapets and quoins and carved stone finial to rear gable. Raised stone stringcourse. Modern wooden windows and doors in openings.