

Hemswell and  
Harpswell  
Character Assessment

July 2018



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## 1 INTRODUCTION

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## Purpose of the assessment

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

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

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

1.3 This Character Assessment provides an overview of the key qualities and characteristics that define the Parishes of Hemswell and Harpswell (Fig 1), with a particular focus on the two main settlements within this area Hemswell and Harpswell. The Character Assessment has been prepared in support of a larger project – the production of the Hemswell and Harpswell Neighbourhood Plan. Once adopted, the Neighbourhood Plan will be used by West Lindsey District Council when considering planning applications for development within the Neighbourhood Plan area.

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

*'A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities.'*

1.5 This Character Assessment supports the design and character policies progressed within the Hemswell and Harpswell 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 the parish is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the local area.

## Assessment methodology

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

- Historical evolution of the parish settlements;
- Landscape setting;
- Structure, spacing and layout;
- Vegetation and planting;
- 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 each of the parish settlements, where appropriate, existing development which fails to contribute positively to local character is also highlighted. The identification of negative forms of development ensures that a holistic assessment of the local character is presented. In addition, this approach can also help to identify opportunities where local character might be reinforced and enhanced.

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

- Desktop research, including:
  - Analysis of historic and recent maps;
  - Review of existing evidence, including the the West Lindsey Landscape Character Assessment (1999) and Hemswell Conservation Area Appraisal (1985); and
  - Identification of designated and non-designated Heritage Assets.
- Detailed on-site survey of the villages, and the recording of key characteristics and features.
- Discussions with members of the Parish Council and other residents involved in the preparation of the Hemswell and Harpswell Neighbourhood Plan.

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

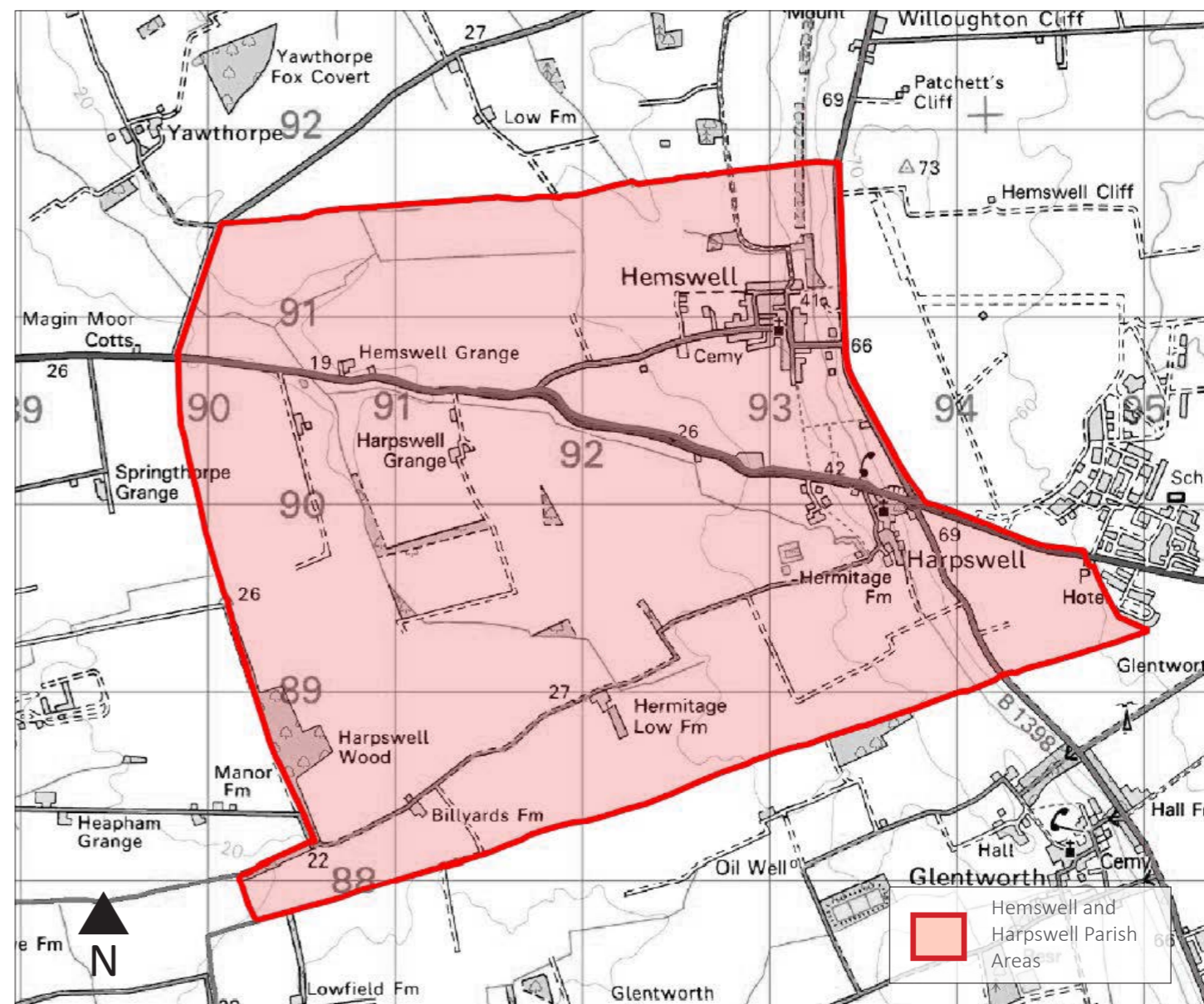


Fig 1: The combined Hemswell and Harpswell Parish areas



## 2 LANDSCAPE SETTING

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### Wider landscape features

2.1 Hemswell and Harpswell are located relatively centrally within the district of West Lindsey approximately 11km east of Gainsborough and 18km north of Lincoln. Situated along the Lincoln Cliff, a Jurassic limestone scarp, Hemswell and Harpswell benefit from a particularly distinct and dramatic landscape setting. East of the Lincoln Cliff, the landscape falls gently towards the plains of the River Ancholme, whilst to the west a similar change in gradient is seen across the Till Vale and Trent Vallley.

2.2 Fig 2 illustrates Hemswell and Harpswell's location relevant to the district's wider key landscape characteristics.

### West Lindsey Landscape Character Assessment (1999)

2.3 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.

2.4 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, the villages of Hemswell and Harpswell are positioned within the narrow boundaries of the Cliff LCA, whilst the western extents of the parishes lie within the Till Vale LCA (see Fig 3). The below sub-sections briefly discuss the key characteristics of each of these LCA's, and their relationship with Hemswell and Harpswell.

### The Cliff LCA

2.5 The landscape character of Hemswell and Harpswell is most influenced by the Lincoln Cliff and the prominent and pronounced slope (Fig 4) created by this unique landform. The Cliff LCA documents the landscape character and qualities of this straight, limestone capped scarp and its influence on the local landscape as it cuts its way through the centre of West Lindsey

2.6 Specially, the WLLCA includes the following observations regarding the Cliff LCA, which are relevant to Hemswell and Harpswell and their immediate landscape setting:

- Straight and prominent limestone capped scarp slope (Fig 4), with a due north-south alignment that extends across the centre of the district. The scarp forms a backdrop for views across the Till Vale.
- Diverse pattern of mixed pasture and arable land with good hedgerow boundaries.
- Historic halls and associated parkland landscapes.
- Several compact, quiet and secluded 'springline' villages, which are of historic character and with many trees, and which are positioned in attractive settings at the foot of the scarp.

2.7 Importantly, the WLLCA recognises not only the significance of the

landscape character to the setting of the springline villages that lie at the foot of its slopes, such as Hemswell and Harpswell, but also acknowledges the attractive and historic character of these villages and the importance of these small settlements to the distinct character of the Cliff LCA.

### The Till Vale LCA

2.8 The WLLCA describes the Till Vale LCA as an 'agricultural landscape with large, flat, open fields and a strong rural character'. This flat and open landscape character allows for long views from across the Till Vale LCA eastwards towards the scarp and the springline villages that sit below it, including Hemswell and Harpswell..

2.9 The eastern extents of this LCA accommodate several isolated farmhouses and concentrated groupings of agricultural buildings, and these also often include

rows or clusters of localised tree planting.

### Significance of landscape setting and key characteristics

2.10 As two of several historic springline villages that were established along the Lincoln Cliff in order to benefit from the springs formed by this area's unique geology, Hemswell's and Harpswell's history and evolution, as well as their current day character, are intrinsically linked to their landscape setting and their relationship with the limestone escarpment. The importance and unique character of this landscape setting is recognised by the 'Area of Great Landscape Value' designation that covers large areas of both Hemswell and Harpswell, and is designed to protect important views both view towards, from and across the Cliff.

2.11 Both Hemswell and Harpswell are typical of the Lincoln Cliff's springline

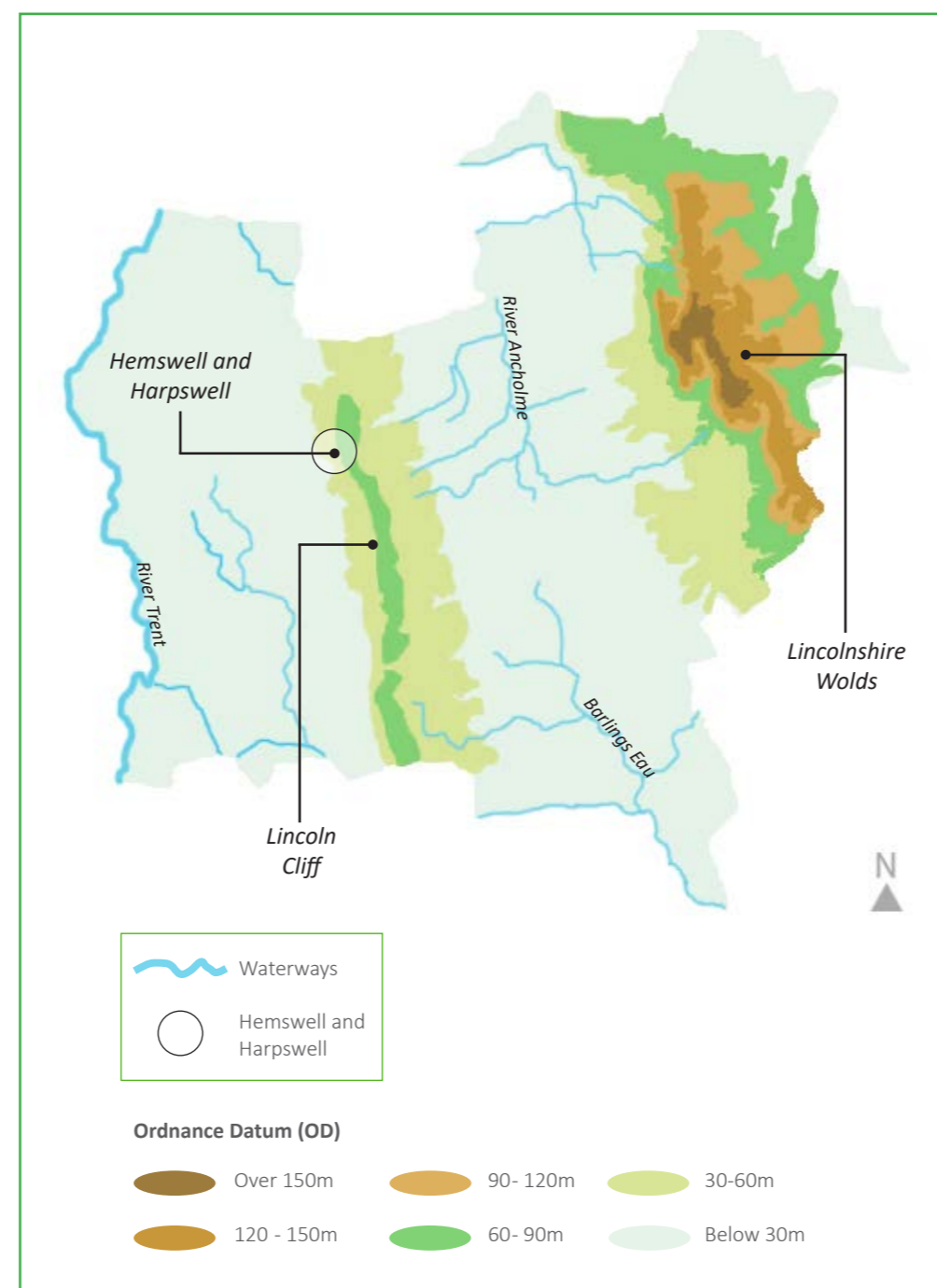


Fig 2: West Lindsey physical features map

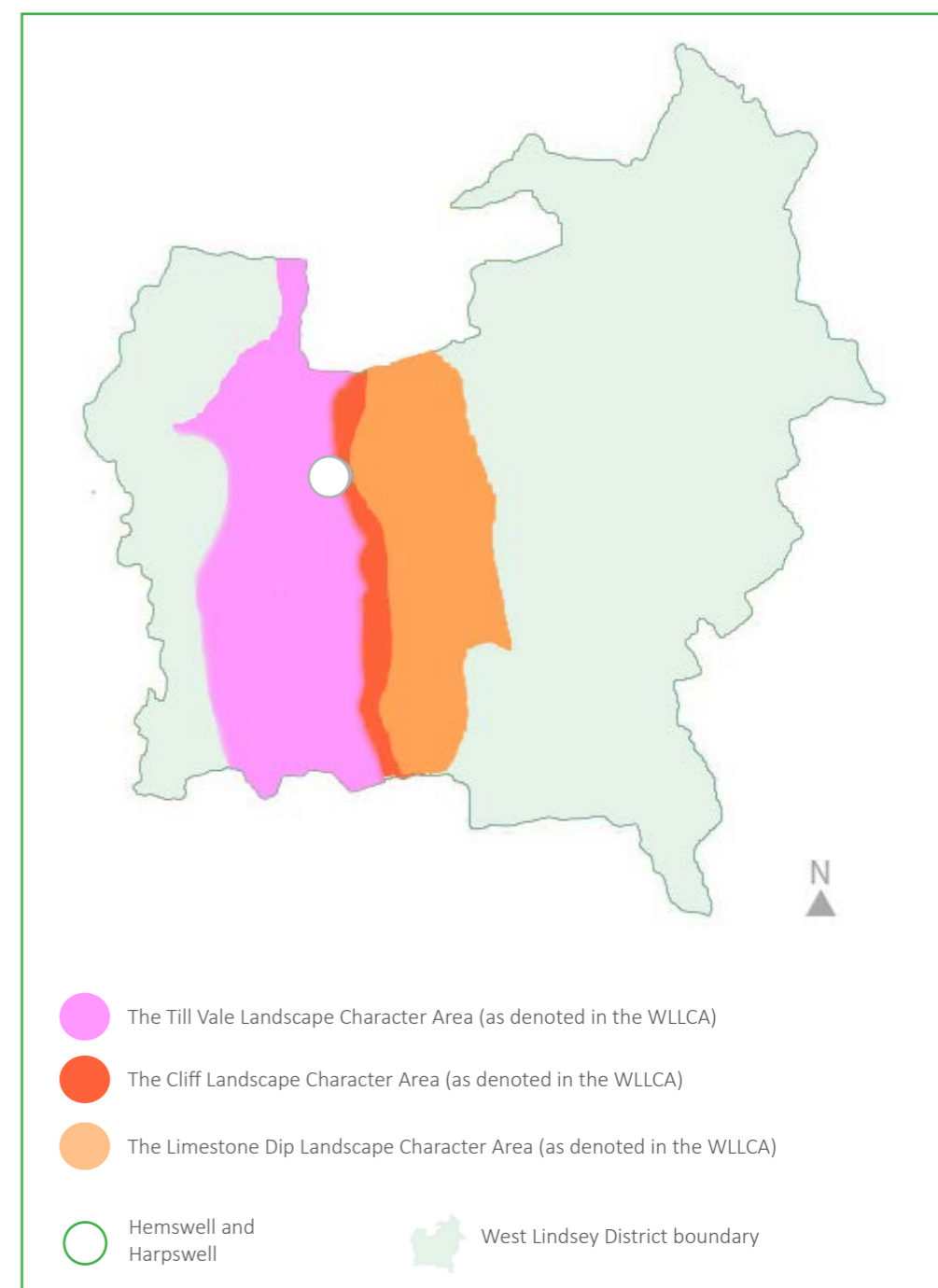


Fig 3: Hemswell and Harpswell are positioned within the Cliff Landscape Character Area.

villages. Positioned at the foot of the escarpment, each village has resisted development further up the slope, leaving the cliff top and the upper escarpment characteristically undeveloped. Similarly, along their north, south and western boundaries, both villages have managed to maintain their compact settlement footprints. Neither village has been subject to any significant ribbon development nor extended outwards into immediate adjoining landscape setting. Rather, new development has typically been incremental and accommodated on infill sites within the established villages boundaries. The lack of any significantly visible development outside of the well-established confines of each settlement is a key attribute of each.

2.12 Hemswell's and Harpswell's compact character is complemented by the abundance of tree planting and mature hedgerows that typify the village edges. Such planting gives each settlement a pleasingly soft and verdant edge that responds positively to the surrounding rural landscape setting. Indeed, in the majority of views towards both Hemswell and Harpswell, the villages resemble more a woodland than a settlement, with planting in the foreground screening views into the village and tree canopies dominating the village skyline to the extent where glimpses of rooftops or built forms are quite limited.

2.13 The verdant character of each village carries through to the upper escarpment and cliff top areas above both Hemswell and Harpswell, and in views from the west, each of the two settlements are read against this undeveloped, wooded escarpment backdrop.

2.14 In contrast, the land that sits between the two settlements and runs along the escarpment is of an open, agricultural character. This exposed, green gap along the cliff gives legibility to long views from the west, helping the viewer to decipher the precise extents of each village and to understand the positioning of each relevant to the other. The undeveloped nature of this green gap also plays a crucial role in providing separation between the two settlements and protecting the unique identities of each.

2.15 From the top of the Cliff, there are long distance panoramic views west that stretch across the rest of the Neighbourhood Plan Area towards the Trent Valley and beyond. This western landscape setting, extending away from the elevated landscape of the Cliff, displays a more uniform, less dramatic landscape character, but has a charm and identity of its own. It is open and flat agricultural landscape, with large fields that are typically edged by low hawthorn hedgerows. Hedgerow tree planting is minimal, which further contributes to the open character of this distinctly rural landscape.



Fig 4: The Lincoln Cliff escarpment sweeps up from the flat low-lying landscape of the Till Vale to form a dramatic landscape feature which extends north-south and forms a unique backdrop to the villages of Hemswell and Harpswell.

2.16 Dispersed farms represent the only common built forms in this western landscape setting. These traditional farmsteads tend to benefit from localised tree planting in and around their immediate setting, which helps to reduce their visual impact and integrate them into the rural setting. Examples of such remote, rural farms within the Neighbourhood Plan Area include Harpswell Grange (Fig 5), Harpswell Low Farm (Fig 6), Hermitage Low Farm, and Billyards Farm.

2.17 One anomaly within the Neighbourhood Plan Area's landscape setting is Harpswell Hill Park, a small, self-contained residential park, which abuts the northern edge of Harpswell Lane. However, the modest scale of buildings that occupy this site help minimise its visual impact and help to ensure that despite its remote and detached rural setting, it does not detract from the character and quality of the surrounding landscape.

2.18 The photography found at Fig 8- 28 provides a visual record of the distinct character of Hemswell's and Harpswell's landscape setting. These images illustrate many of the key landscape characteristics discussed above, and each image is accompanied by descriptive text which provides further commentary on the distinct landscape setting displayed across Hemswell and Harpswell. The map at Fig 7 accompanies these images, denoting the viewpoint locations of each of the views.



Fig 5 and 6: Within the Neighbourhood Plan Area, development outside of the established village boundaries is largely restricted to isolated farmsteads, comprising small clusters of agricultural buildings and farmhouses.



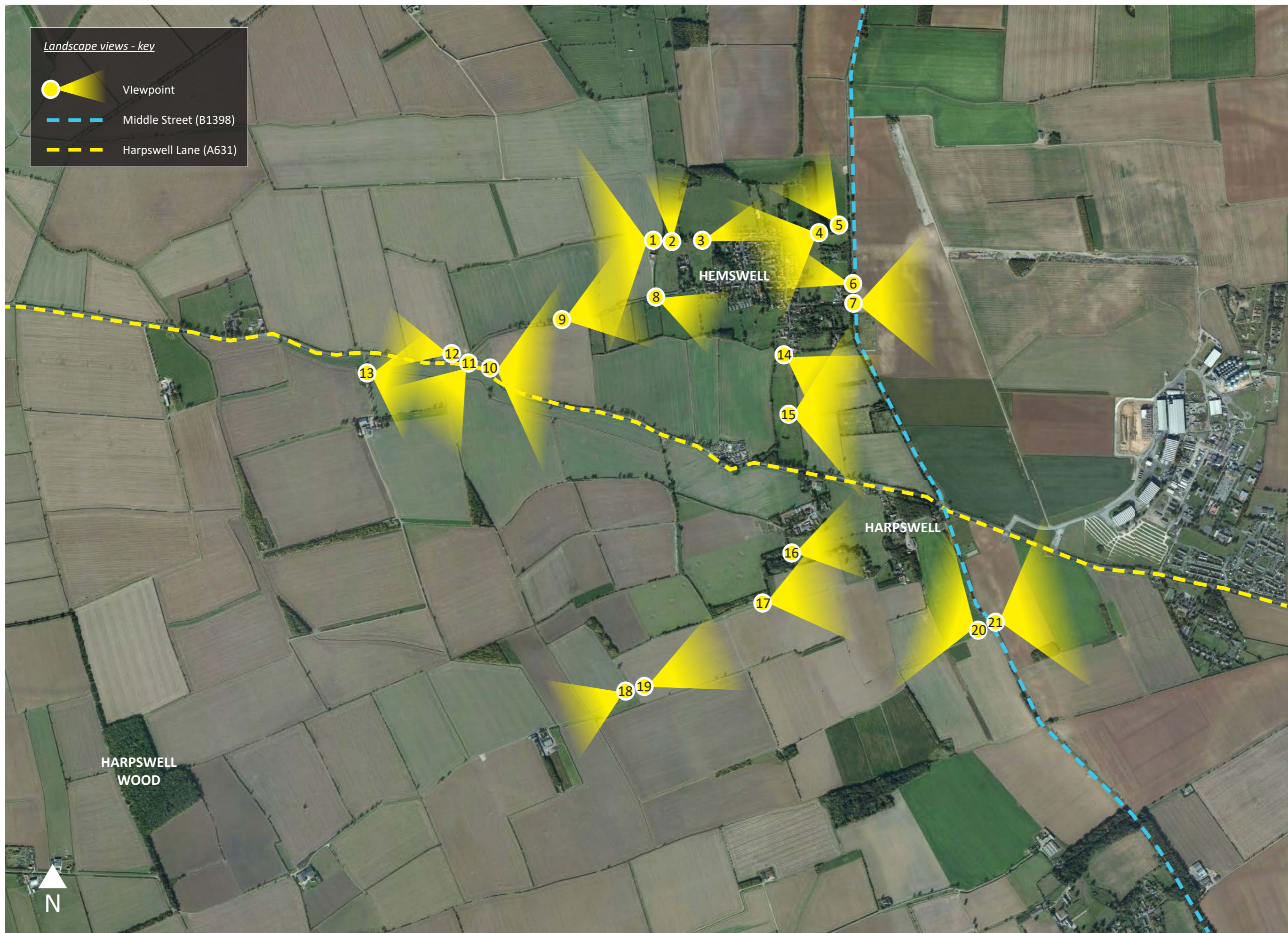


Fig 7: Selected landscape views map



Fig 8: Wide, far-reaching views can be gained from the western edge of Hemswell. These views extend out across the flat, agricultural landscape of the Till Vale and are topped by big skies and feature little in the way of built forms, aside from the notable exception of West Burton Power Station, whose chimneys form a distinct landmark in the far distance.



Fig 9: Much of Hemswell's immediate landscape setting is comprised of small, mixed-pasture fields enclosed by hedgerows.

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Fig 10: A band of mature tree planting, standing in a elevated position towards the top of the Lincoln Cliff, provides a soft and verdant backdrop to dwellings on Brook Street.



Fig 11: Tree planting in and around Hemswell screens much of the village, even in elevated views from the east of the village, where only the settlement's tallest built structures, such as All Saints Church successfully compete with the extensive tree canopies that dominate the views into the village and the settlement skyline.



Fig 12: At both Hemswell and Harpswell, bands and clusters of tree planting towards the cliff ridge provide the settlements with handsome wooded backdrops.



Fig 13: Breaks in the roadside boundary planting along Middle Street allows for glimpses of the distinct red pantile roofs of those properties that comprise the north-eastern extents of Hemswell, beyond which stretches out the flat, agricultural landscape of the Till Vale.



Fig 15: Looking south-east on the Hemswell Lane approach into Hemswell, the exposed profile of the Lincoln Cliff can be viewed through breaks in the field boundary planting.



Fig 14: At the top of the Lincoln Cliff the land briefly plateaus before again falling away to the east, resulting in wide, open views from Middle Street that terminate in the in the near-distance with an uncomplicated horizon, which contains few physical features other than the roof profiles of some of the industrial buildings that now occupy the former Royal Air Force air base at the nearby settlement of Hemswell Cliff.



Fig 16: Hemswell resembles a woodland rather than a village in views from Hemswell Lane, with the settlement being largely screened along its western edge by mature tree planting that gives it a pleasingly soft, wooded appearance that responds positively to the surrounding rural landscape setting.



Fig 17: Looking east from the junction of Hemswell Lane and Harpswell Lane (A631) reveals a wide panoramic view towards the Lincoln Cliff, whose rising form terminates the view. Within this view, both Hemswell and Harpswell nestle at the foot of the Cliff behind a foreground of mature tree planting, whilst to the rear of each settlement the Cliff rises up above the villages and provides them each with a distinct and characterful backdrop.



Fig 18: Harpswell accommodates several isolated farms within its parish boundaries, which are typically set within mature, heavily planted settings.



Fig 19: Long views out across the Till Vale from the junction of Hemswell Lane and Harpswell Lane (A631) reveal an expansive agricultural landscape, comprised of large fields edged by low-lying hedgerows and with minimal tree cover.



Fig 20: The flat character of the land that occupies the western extents of the Neighbourhood Plan Area allows for uninterrupted, open views towards Hemswell and Harpswell and their cliff setting. In this view, the rising profile of the scarp is most easily read by observing the stretch of land that runs along the cliff and separates Hemswell and Harpswell, its undeveloped and agricultural character exposing the precise slope of the cliff landform. This agricultural gap also allows the extents and positioning of both Hemswell and Harpswell to be easier read, and is crucial in providing clear separation between the two and preventing their coalescence.



Fig 21 and 22: Exiting Hemswell at Weldon Road is a right of way that runs southwards along the foot of the escarpment and spans the undeveloped green gap between Hemswell and Harpswell. From this pedestrian route an almost cross-sectional view can be gained of the distinct landscape gradient that underlies the two villages. The soft, planted edges of both Hemswell and Harpswell, which frame the open fields that lie between the two settlements are also a notable characteristic within these views.



Fig 23: Gazing eastwards across the land that once accommodated the post-medieval house and gardens of Harpswell Hall, the village appears at the centre of the view, where its built forms rest at the foot of the Lincoln Cliff and are set against the distinct and handsome backdrop of the rising and densely wooded escarpment. As highlighted by this view, the fields that form Harpswells immediate western landscape frequently accommodate bands of mature tree planting, which are interspersed amongst field boundary hedgerows, adding an extra level of visual interest to the landscape and enhancing the overall quality of views into towards Harpswell.



Fig 24: The flat and open pastoral landscape that defines the western half of Harpswell Parish gives way to a more enclosed, wooded landscape at Hemswell village. In this view, Harpswell's position in the landscape can be identified by the elevated woodland that looms above the village's built core and creates a gentle wooded arch along the skyline above the settlement.





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Fig 25: Views looking west from along Common Lane present a landscape comprised of open arable fields, within which sit occasional isolated farms, such as Hermitage Low Farm. Positioned to the right of this view, and forming a distinct feature on the horizon is Harpswell Wood, which lies to the western end of the parish.



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Fig 26: The contrasting character of the flat, open landscape of the Till Vale LCA and the rising, wooded nature of the Cliff LCA is one of the defining characteristics of Hemswell and Harpswell. These neighbouring landscape typologies combine to create picturesque, uninterrupted views from the west of the Neighbourhood Plan Area towards the Lincoln Cliff and the settlements of Hemswell and Harpswell, which sit along the escarpment.



Fig 27: From Middle Street, which runs along the cliff ridge, expansive and far-reaching views can be obtained across the lower-lying landscape of the Till Vale. From this vantage point glimpses can be gained of elements of Harpswell's roofscape, including local landmarks such as St Chad's Church and Hermitage Lodge. Less pleasing is the large agricultural building positioned to the left of the view, which is of a scale and bulk unseen elsewhere in the parish. Sited in an exposed location without any form of landscaping or screening, this substantial structure disrupts the otherwise open character of the landscape and adversely impacts upon the quality of the view.



Fig 28: From above Harpswell, views east from Middle Street comprise a foreground of wide, open arable land, to which Hemswell Cliff's more substantial industrial buildings form a backdrop. On clear days, stunning long distance views of the Lincolnshire Wolds, some 25km to the east, can be obtained from this vantage point.

## Landscape character recommendations

2.19 Based on the commentary set out within this landscape character summary, the following recommendations are made in order to protect and enhance the unique and locally distinct landscape setting of Hemswell and Harpswell:

- Both Harpswell and Hemswell benefit from soft, verdant edges in long views towards the settlements, with built forms almost entirely screened from view. Poorly designed and/or located edge-of-village development, which disrupts the village's soft, generously planted village edges and gateways, should be resisted. All proposals for new development should integrate into the village's landscape setting and avoid creating unsatisfactory, overly hard edges to the villages.
- In views from the west both Hemswell and Harpswell are read against the distinct and picturesque backdrop of the undeveloped, partially-wooded escarpment, which rises up behind them. This dramatic landscape feature is intrinsically linked to the character of both Hemswell and Harpswell. Therefore, development which would introduce exposed and prominent built forms along the Cliff should be resisted.
- Outside of the established developed extents of Hemswell and Harpswell, new development forms, such as agricultural buildings, should be carefully sited and designed so as to minimise their visual impact on the landscape setting. This is particularly crucial within the flat and open landscape of the Til Vale, which characterises much of the western extents of the Neighbourhood Plan Area. Across both parishes, the more established agricultural clusters are accommodated alongside mature tree planting, which acts to partially screen the development and help it better integrate into its setting. New development should explore opportunities to utilise existing tree planting in a similar manner, or alternatively, introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character.



### 3 SETTLEMENT CHARACTER PROFILES

### 3 SETTLEMENT CHARACTER PROFILES

3.1 This section presents individual character profiles for the villages of Hemswell and Harpswell. Each village is taken in turn, their historic development summarised and an overview provided of their present day qualities and locally distinctive contextual features. Analysis maps and annotated photographs support the descriptive text, helping to further communicate the distinct character and qualities of the settlement. Negative features worthy of enhancement are also identified.

3.2 The village character maps, provided towards the end of each settlement character profile (page 49 for Hemswell and page 71 for Harpswell), offer a particularly concise and instant overview of the village characters, showing the distribution and layout of development, denoting key local views, and identifying (1) listed buildings, (2) other non-designated heritage assets, and (3) buildings of positive character, the latter of which have been identified through this 2018 study as making a positive contribution to the village aesthetic.

3.3 Each settlement character profile concludes with a series of recommendations about how future development and change should be managed in order to ensure that the distinct qualities of the settlement are preserved, and where possible, enhanced.

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

3.5 This section considers the villages in the following order:

- Hemswell
- Harpswell



## HEMSWELL CHARACTER PROFILE

## HEMSWELL SETTLEMENT CHARACTER PROFILE

### A brief history of Hemswell

3.6 Aerial photography has indicated that an ancient medieval settlement once stood on the edge of the present-day village. Today some of these medieval settlement remains survive as earthworks, comprising crop markings and hollow ways, ditched enclosures, embankments and foundations of buildings that indicate the existence of crofts.

3.7 18th-century enclosure maps indicate that Hemswell was once a larger settlement area than now exists today, especially in the Beck Lane area. Indeed, the denotation of a second medieval church on these maps suggests that Hemswell was once not one, but two adjacent yet distinct settlements.

3.8 In the Domesday Book Hemswell is written as “Helveswelle”, and confirmed as a settlement of 37 households, which before 1086 was under the Lordship of Earl Edwin. In 1086 it included arable and pasture, with the greater part belonging to the king. In more recent times, the village has been described by Nikolaus Pevsner in *‘The Buildings of England – Lincolnshire’*, as a “winding village street at the foot of the limestone cliff”.

### Evolution of the village

3.9 The maps found at Fig 29- 30 and 33- 36 visually communicate how Hemswell has evolved since the late 1800s and the degree of change that the village layout has experienced across these past decades. Looking back to 1883 (Fig 29) a familiar village structure is present, with a centrally positioned rectangular road network from which radiate outwards several routes that facilitate movement east, south and west. At this point in time, Hemswell’s greatest concentration of development is seen at Church Street and along the western edge of Maypole Street, which together formed a recognisable village core, accommodating key ecclesiastical and community uses such as the village school and All Saints Church. Other lesser clusters of development are also present at (1) the north-eastern corner of the settlement beside



Fig 29: Hemswell, 1883

the village springs, where development comprised several dwellings alongside the village pinfold and smithy, and (2) along Weldon Road and at its junction with Bunker Hill, which accommodates residential properties, a number of farmsteads with courtyard plan forms, and the Wesleyan Methodist Chapel, which was one of two Methodist chapels found in Hemswell at this point in time, the other being a Primitive Methodist chapel located at the northern end of Maypole Street. Outside of these concentrated stretches of development, much of the rest of the village road network is edged by open, agricultural land, with the eastern edge of Maypole Street, southern side of Brook Street, and almost the entirety of Dawnhill Lane all largely undeveloped.

3.10 In 1883 the majority of development is arranged in a linear fashion along the existing network of streets and lanes. There appears to be little in the way of consistency in terms of the individual layout and arrangement of properties, and plot sizes and shapes are equally inconsistent across the village extents. Similarly, spacing between buildings is generally irregular. However, one common characteristic seen across many buildings is a tendency to take up prominent positions along the central road network, with many structures directly abutting the street.

3.11 Overall, the 1883 map presents a fairly compact village layout. Low Farm and Manor House represent the only two notable buildings positioned outside of the established village extents, sited in somewhat detached locations to the immediate west of the village, where they sit set back from the roadside.

3.12 An examination of the 1905 map (Fig 30) reveals little change in terms of the village layout and its developed extents. A compact village centre still exists with development concentrated along Church Street, Maypole Street and Weldon Road.

3.13 Within the 1948 (Fig 31) and 1956 (Fig 32) maps we see a number of changes to Hemswell. By 1948 the previously undeveloped north-western edge of Brook Street has come to host four semi-detached, local authority built properties, which represent the village’s first ‘planned’ residential development. They are arranged in a much more formal,

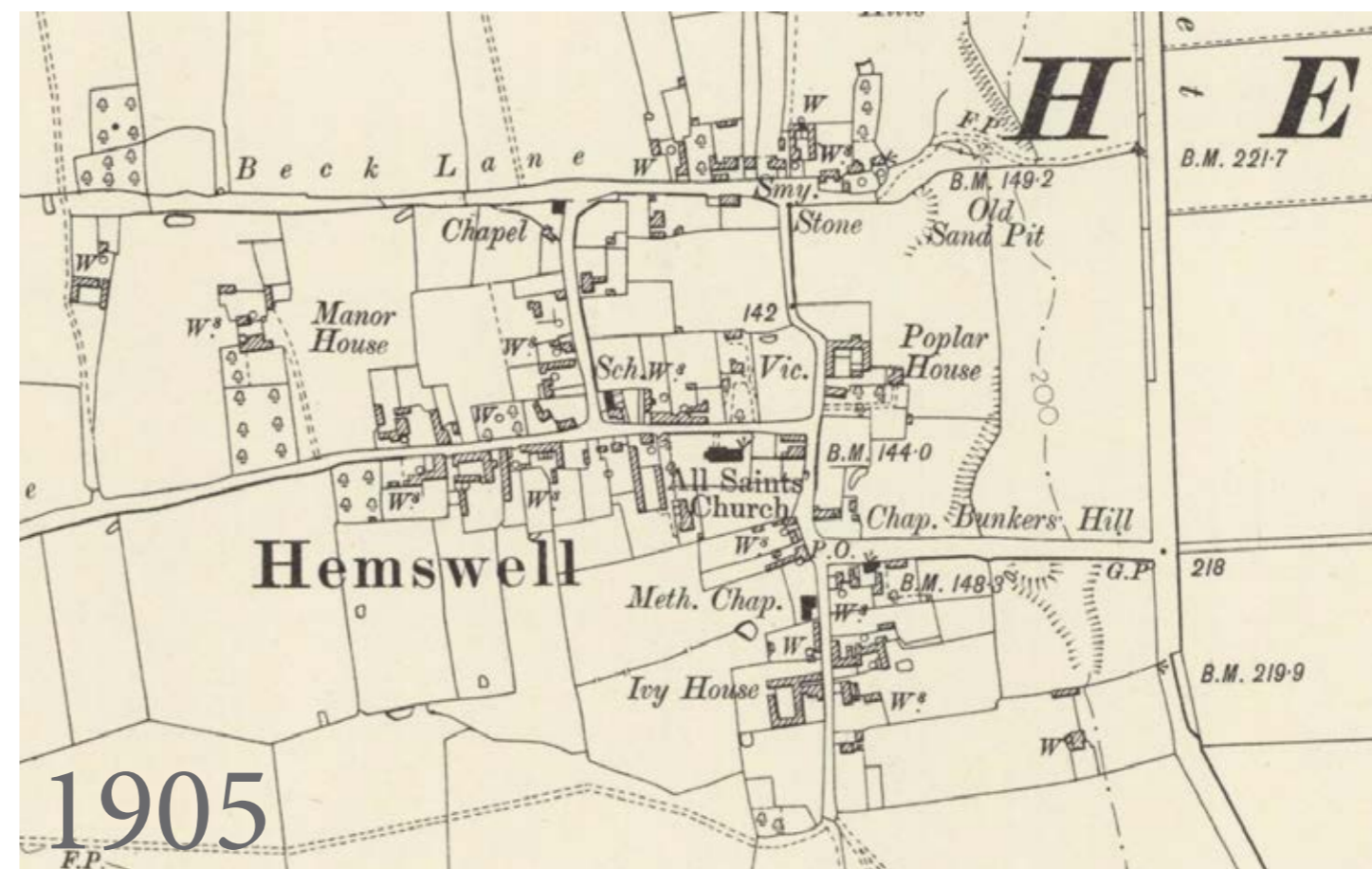


Fig 30: Hemswell, 1905



Fig 31 and 32: Inter-war Council built properties along Brook Street and Dawnhill Lane (circa 1995).

coordinated manner than anything else previously seen within the village, each being regularly spaced and adhering to the same building line (Fig 31). By 1956, further local authority built housing has appeared at Hemswell, this time in the form of a long, linear block of terraces positioned alongside and parallel to Dawnhill Lane (Fig 32), on a previously undeveloped plot to the north of the junction with Church Street. Again, despite being of a form of development previously unseen within Hemswell, the residential terraces on Dawnhill Lane still respect the village's established development pattern of linear, roadside development.

3.14 Elsewhere, in the 1948 and 1956 maps little change has occurred aside from the emergence of a single residence (Hill Crest) at the top of the Cliff, along a stretch of Middle Street that was previously development free.

3.15 In the intervening years between 1956 and 1973 (Fig 35) incremental infill development along the southern side of Brook Street and eastern edge of Maypole Street has eroded the previously undeveloped character of these parts of the village. Other notable changes in the 1973 map include (1) the addition of several new buildings at Stud Farm, just to the front of Poplar House, (2) the development of the Butcher Nook Club building at the junction of Church Street, Weldon Road and Dawnhill Lane, (3) the introduction of further standalone residences on the upper scarp and the Cliff ridge, including Cliff House, Windy Ridge and Quarry Hill, (4) the erection of several large poultry sheds south of the established building line of Church Street, and (5) some minor backland development to the east of Maypole Street in the form of four semi-detached bungalows.

3.16 However, it is the beginnings of the St Helen's Way development within the 1973 map that represents the single greatest change in Hemswell's village layout and structure seen over the past two centuries. Though not completed at this

point in time, 1973 map does denote the dedicated access road to this emerging development, which runs west from Dawnhill Lane and extends into the previously open land that formed Hemswell's geographical centre, before terminating at a small roundabout.

3.17 Within the most recent OS map (Fig 36) the full extents of the St Helen's Way development and the contrasting character of its standalone, cul-de-sac layout can be fully appreciated, with the central access route now lined with detached dwellings. In addition, the remainder of Dawnhill Lane has been developed, with dwellings positioned either side of the entrance into St Helen's Way, whilst further infill development across the settlement has brought about more compacted and continuous built frontages along Brook Street, Maypole Street and Church Street.

3.18 Ultimately, however, despite a slight intensification of the residential uses along the village's main routes via residential infill and the emergence of the St Helen's Way development, Hemswell has managed to stay relatively true its late 19th century layout and arrangement. Importantly, the village has resisted sprawl and outwards growth- ribbon development has been minimal at Hemswell, and aside from the poultry sheds south of Church Street, there have been no significant incursions into the village's immediate landscape setting, ensuring the preservation of the settlement's distinct compact layout. Indeed, even the comparatively expansive and out-of-character St Helen's Way development has been accommodated within the village's established developed boundaries.

3.19 Further commentary on Hemswell's present day layout, structure and land uses is provided in the following 'Village structure and land uses' section.

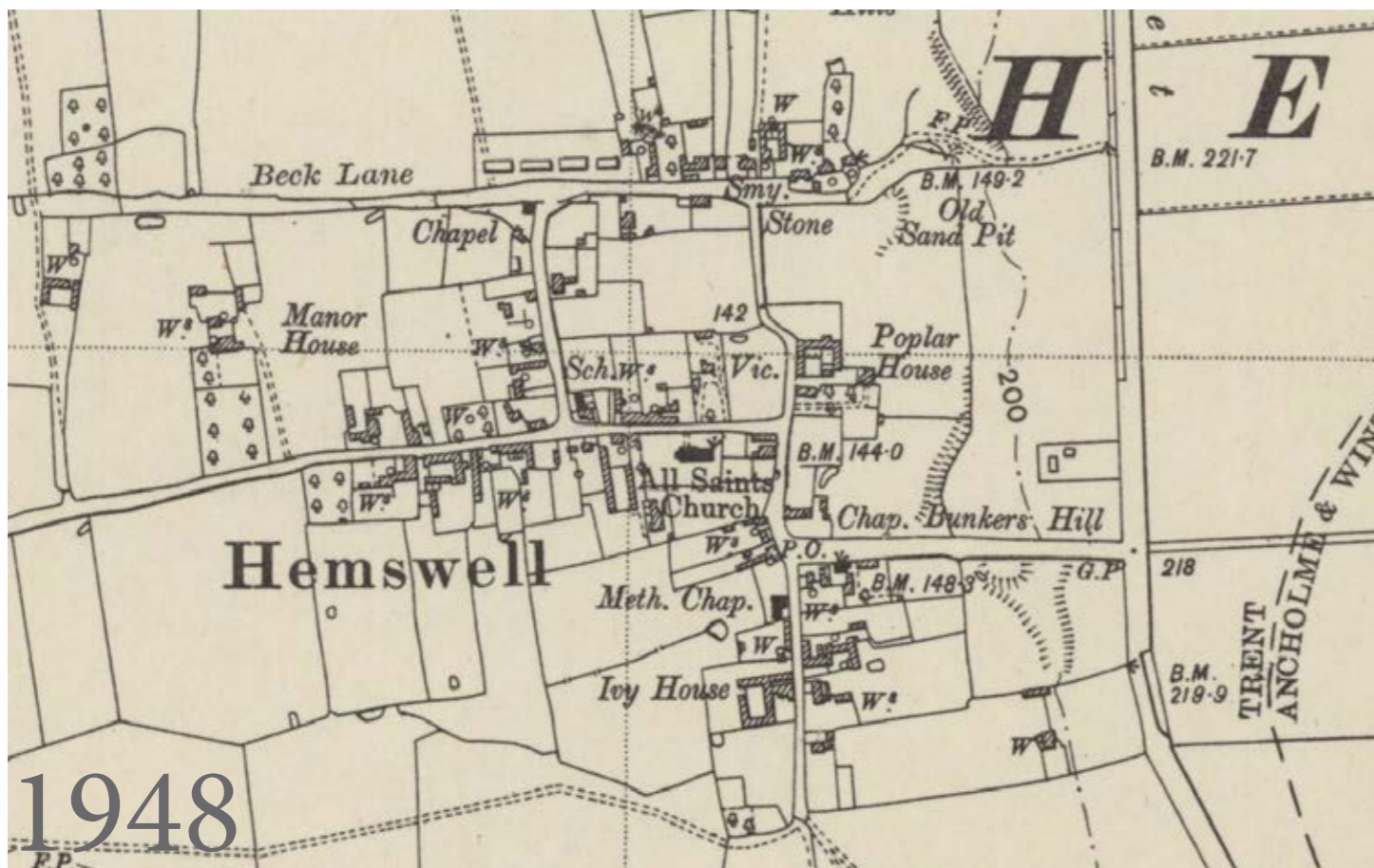


Fig 33: Hemswell, 1948

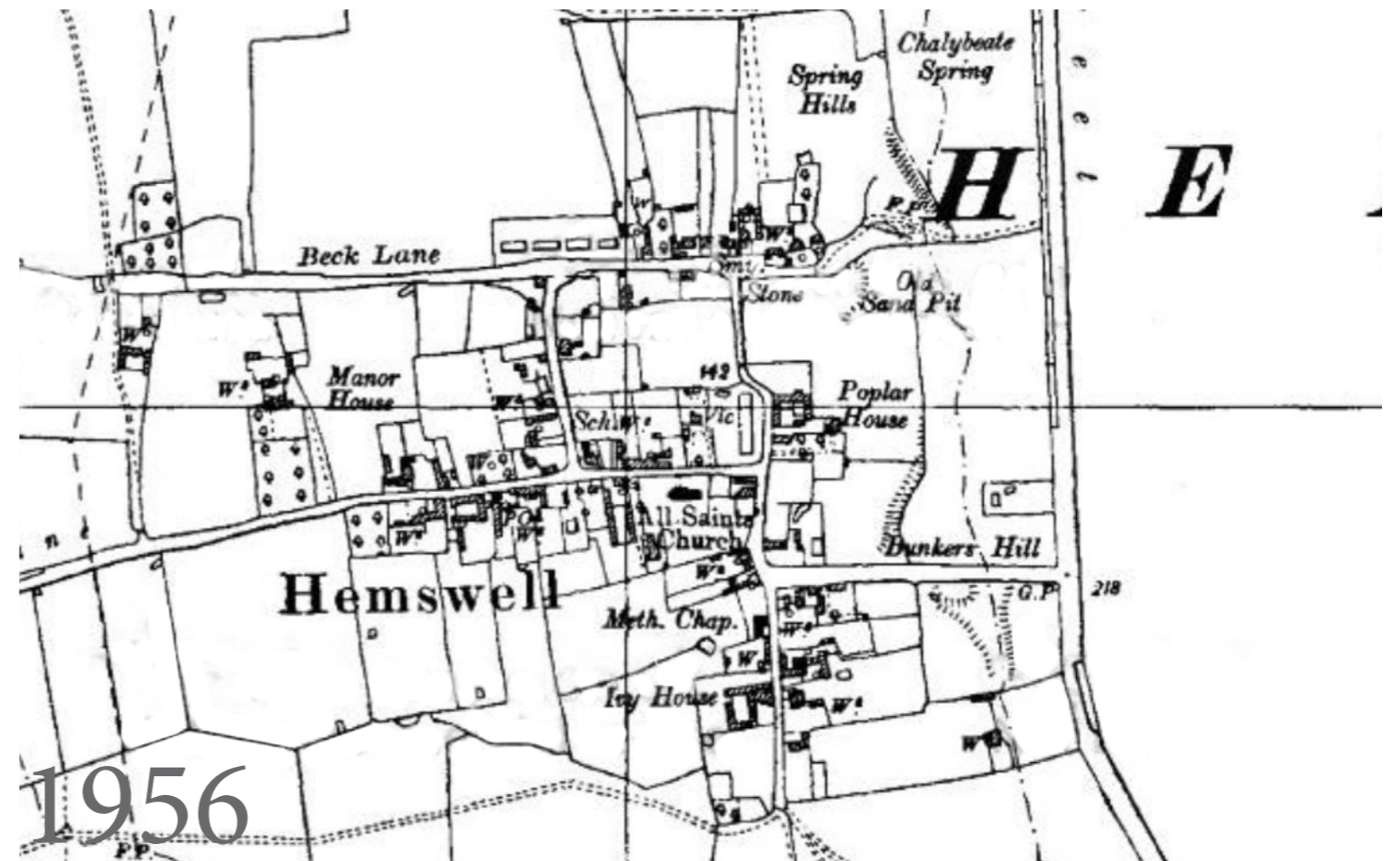


Fig 34: Hemswell, 1956





1973

Fig 35: Hemswell, 1973



2018

Fig 36: Hemswell, 2018

## Village structure and land uses

3.20 The map at Fig 37 visually communicates Hemswell's village structure and layout, which is further discussed in the below paragraphs.

3.21 The majority of Hemswell's built extents are arranged around the distinct quadrangular structure of Church Street, Brook Street, Dawnhill Lane and Maypole Street. Extending southwards from this core street network is Weldon Road, which in turn meets with Bunker Hill at the village's south-eastern corner. As demonstrated within the previous 'Evolution of the village' section, this a well-established village structure, which has persisted over the past 150 years.

3.22 The emergence of the St Helen's Way development in the 1980s represents the only significant addition to this established and historic road network. Deviating from the village's long-standing incremental approach to development, St Helen's Way is a self-contained residential enclave, with 16 dwellings set out in a cul-de-sac arrangement and dependent on a new dedicated access route just off Dawnhill. Occupying what was formerly open land, the St Helen's Way scheme completed the comprehensive development of the large central square of land enclosed by Church Street, Brook Street, Dawnhill Lane and Maypole Street.

3.23 Outside of this tight and well-defined village nucleus, development has been minimal, with Hemswell's immediate landscape setting remaining largely open and undeveloped, the only exceptions being the historic forms of Low Farm and Manor House to the west of the village, and a handful of detached private residences along the upper reaches of the escarpment. Importantly however, the majority of the land that rises up above and to the west of Hemswell remains in an undeveloped state.

3.24 Though the village plan has remained broadly unaltered over the past two centuries, the diversity of uses within the settlement has deteriorated significantly in recent decades. During the 19th century the village was for most purposes self-sufficient, hosting a wide-range of local services, businesses and community facilities, including a grocer, drapers, miller, butcher; carpenter; tailor; dressmaker; a village school; three places of worship (one Anglican and two Methodist), veterinary surgeon; and blacksmith. Changing times saw many of these traditional trades and services disappear, and the three places of worship reduced to one, with the two Methodist chapels ceasing to operate.

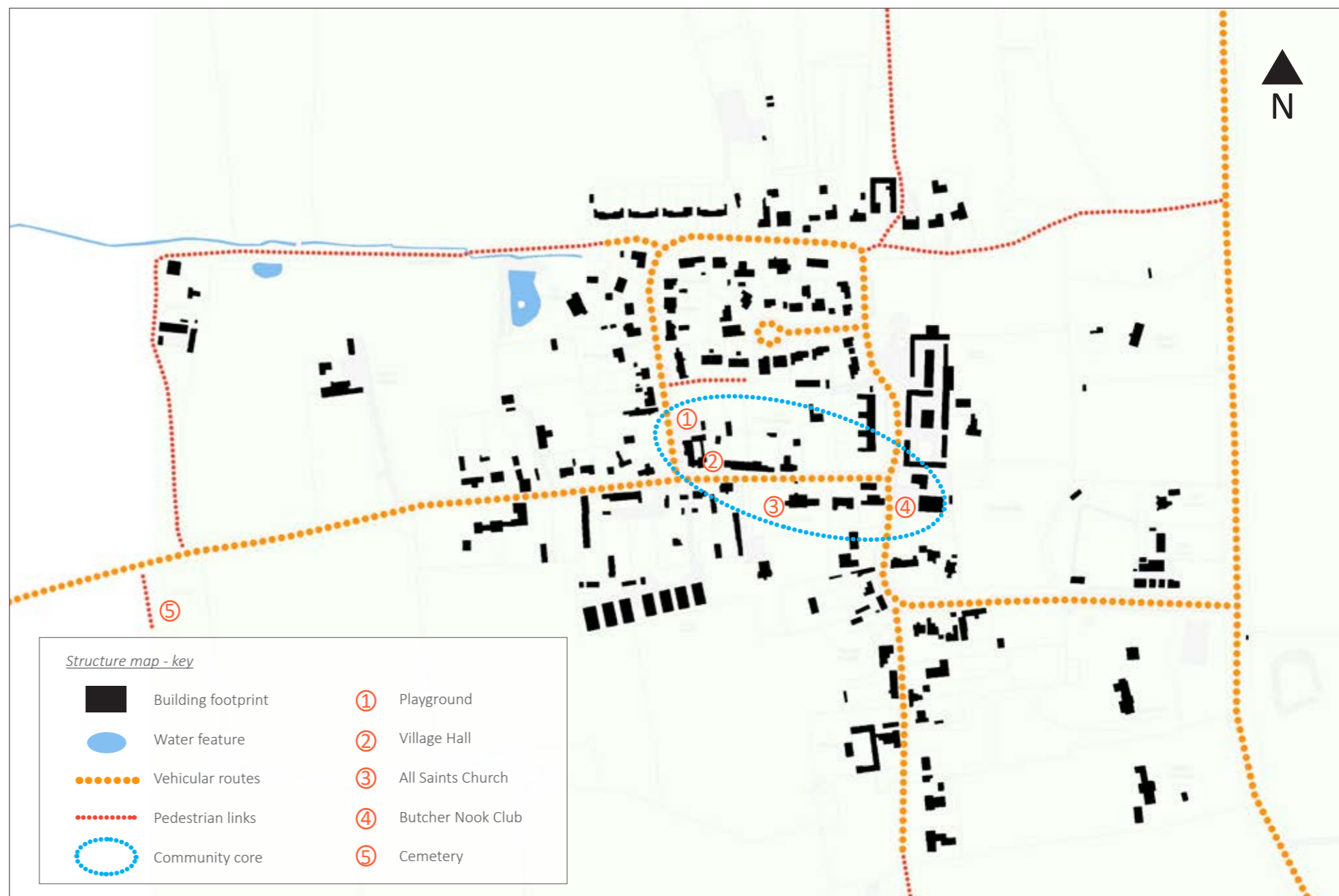


Fig 37: Hemswell village structure map.



Fig 38 and 39: Hemswell cemetery and the village playground represent two of the village's key green spaces, the former a tranquil space in a rural setting that offers opportunities for peaceful relaxation and 360° views of the surrounding landscape, and the latter a centrally positioned space catering for play, leisure and recreation activities.

However, even up to the mid-2000s, Hemswell still benefited from some core services, including a post office and general store.

3.25 Today, however, few facilities or services remain, with residential uses dominating the village. Aside from a handful of local farms, the only non-residential uses of note in and around the village are (1) All Saints Church, (2) Hemswell Village Hall, (3) the Butcher Nook Club, (4) a children's playground, and (5) the local cemetery, which is positioned east of the village, on Hemswell Lane. The former two uses represent two of the village's key green spaces (Fig 38 and 39), the third being the grounds of All Saints Church.

3.26 All Saints Church, the Village Hall and adjoining playground, and the Butcher Nook Club (Fig 40- 42) are all positioned in relatively close proximity, and these community-orientated uses combine to create the closest thing Hemswell has to a recognised village centre, which spans from the junction of Church Street and Maypole Street to the junction of Church Street and Dawnill Lane / Weldon Road.

3.27 Across Hemswell development is generally arranged in a linear manner along the edges of the established village road network (Fig 43). Typically, the village's oldest stretches of development display relatively irregular development patterns and arrangements, with buildings along the likes of Weldon Road, Church and Maypole Street staggered along variable building lines and adopting differing orientations in relation to the route along which they sit. Generally, however, changes in the building lines along these streets are relatively subtle, and the majority of buildings being positioned within close proximity with the roadside, either directly abutting it or slightly set back behind modest front gardens. Few properties are set far back from the road, with Manor House (Fig 44) and the Old Vicarage representing the only notable exceptions, with each of these grander properties positioned to the rear of more substantial private grounds.

3.28 Similarly, the village's more historic stretches of development are generally quite irregularly spaced, with some properties set within sizeable private grounds that results in greater separation from their immediate neighbours, and other dwellings positioned within smaller plots and sharing a more intimate relationship with adjoining buildings.

3.29 Of course, within the overarching organic character of Hemswell's more historic parts, there are still occasional localised moments of more uniform and coordinated



Fig 40 - 42: The village hall, the Butcher Nook Club and All Saints Church are Hemswell's three main community buildings, and are positioned along a gently arching central spine that is focused in and around the eastern half of Church Street.



Fig 43: Much of Hemswell's street network is enclosed on both sides by linear development, with many buildings positioned in prominent locations right along the roadside.



Fig 44: Manor House is one of the few Hemswell properties that is positioned away from the road to the very rear of its plot.



Fig 45 and 46: Along the north-eastern edge of Brook Street dwellings are regularly spaced and set along a common building line.

development clusters, such as at the eastern end of Brook Street, where several properties share a common building line and are spaced at regular intervals (Fig 45 and 46).

3.30 By comparison, Hemswell's more recent 20th century developments, such as the local authority built residential rows along the north-western edge of Brook Street (Fig 47) and the south-western side of Dawnhill Lane, and the St Helen's Way development display more disciplined and uniform layouts and arrangements, within a strong degree of symmetry achieved through regular spacing of buildings and consistent building lines.

3.31 In terms of building typologies, Hemswell has quite a varied village, with detached, semi-detached and terraced residences all being present, though the single, standalone residences are the most predominant housing form.

3.32 The final key element of Hemswell's structure are the numerous pedestrian routes that extend outwards from the village into the surrounding rural landscape. Often with a pleasingly rustic, rural character (Fig 48 and 49), public rights of way and walking trails facilitate pedestrian access into Hemswell's immediate rural landscape and beyond.

3.33 Further commentary on the distinct development patterns found at different parts of Hemswell can be found in the 'Village Character' section.



Fig 47: The row of semi-detached residences at Brook Street represent one of Hemswell's most uniform and regimented development arrangements, with each property following the same precise building line and orientation.



Fig 48: A network of pedestrian trails, many of a charming rural character, meander outwards into the surrounding rural landscape from Hemswell's built extents.

## Village approaches

3.34 There are two vehicular approaches into Hemswell; (1) from the west via Hemswell Lane and Church Street and (2) from the east via Middle Street and Bunkers Hill. Each of these approaches into Hemswell has its own distinct qualities, characteristics and memorable features as one transitions from the surrounding countryside into the village setting. The below commentary details how each of these approaches into Hemswell are experienced, and this narrative is supported by the images found across Fig 49- 58.

### Hemswell Lane / Church Street

3.35 Hemswell is approached from the west by Hemswell Lane, a gently winding route edged by wide grass verges and low-lying hedgerows that are interspersed regularly with deciduous trees. Beyond these hedgerows lies open agricultural land (mostly pastures) and extensive views across the rural landscape.

3.36 Long views towards Hemswell on this approach are characterised by a distinct lack of built forms, with green and natural features dominating ones field of vision, and the village displaying a particularly verdant and wooded external appearance, a character that extends up the scarp and provides a rustic, development-free backdrop to the village. Gaps in the roadside planting reveal views to the south-east, which take in the more exposed expanse of the Cliff, which allow the viewer to get a more precise understanding of the distinct gradient that characterises this landform.

3.37 Low Farm, positioned away from the road on the northern side of Hemswell Lane, is the only notable exposed built form along this approach into Hemswell. However, rather than detract views into Hemswell, Low Farm actually makes a positive contribution to this approach due to its handsome local vernacular aesthetic. With the rich red brick of the farmhouse, the pale stone of the neighbouring barn, and the vivid clay pantile roofing across both buildings, Low Farm shimmers against the darker green tones that characterise its backdrop and forms a key landmark and gateway building along this western approach into Hemswell.

3.38 As one gets closer to Hemswell, the road begins to take on a more enclosed character, with the emergence of taller, more dense hedgerows and a greater abundance of roadside tree planting. This enclosed character is carried through into the village, with traditional stone walling, much of it ivy-clad and set to the fore of shrubbery and trees, creating an attractive and well-defined edge to the roadside at the gateway. This subtle emergence of walling along the roadside begins what is a very gentle and pleasing transition from countryside to village setting. Even from the foot of the Grade II listed Manor House, whose grounds mark this particular gateway into Hemswell, only slight glimpses of the buildings that form the western extents of Church Street can be gained through the still copious greenery.



Fig 49 - 53: The western approach into Hemswell from along Hemswell Lane (sequence commences at the top-left image on page 26 and ends with image above - numbering within images and directional arrows denote image sequence).



## Middle Street / Bunkers Hill

3.39 Entering Hemswell from the east, the roadside environment is just as rural and verdant as that seen along Hemswell Lane, with wide grass verges, hedgerows and mature trees lining Middle Street, which runs north-south along the Cliff ridge. Exiting Middle Street and entering Bunkers Hill, a similarly green environment is presented, with sweeping grass banks topped by trees and hedgerows characterising the roadside edges.

3.40 However, it is the dramatic change in topography that is the defining characteristic of the Bunkers Hill approach into Hemswell, with this relatively short route displaying a pronounced, steep incline as it falls away from the top of the Cliff. Indeed, Bunker's Hill represents arguably the best location within Hemswell from which to appreciate the unique landscape gradient that characterises the limestone escarpment.

3.41 The sloping character of Bunker's Hill, coupled with its distinctly straight alignment and elevated edges, draws the eye forward and creates a perfectly framed, almost symmetrical view towards the village. Positioned centrally within this view is the red brick facade of No.12 Wealdon Road, which provides a constant hint towards the presence of the more built up environment that lies ahead.

3.42 At the foot of Bunker's Hill the sloping character of the route gives way to a more gentle topography, and the road opens up to reveal a more spacious environment where Bunker's Hill meets with Weldon Road. Marking this particular gateway is the distinct white-rendered and linear profile of Lilac Cottage, whose attractive form welcomes travellers into Hemswell's south-western extents.



Fig 54 - 58: The eastern approach into Hemswell from Middle Street and Bunkers Hill.



Fig 59 - 60: Looking east along Brook Street buildings appear against the striking and characterful backdrop of the Lincoln Cliff and the bands of dense tree planting that it accommodates.

## Village character

### Brook Street

3.43 Brook Street forms the northern extents of Hemswell. It follows a straight east-west alignment, which facilitates long, unbroken views along the road. These are particularly distinct and handsome when looking eastwards towards the Cliff, which rises up behind the village, its multiple wooded clusters forming a picturesque backdrop to the street (Fig 59 and 60)..

3.44 Indeed, the adjoining rural landscape is an important component of Brook Street's character, with glimpses of the wider agricultural setting being available through gaps between those properties that occupy its northern side, and attractive open views out towards the immediate landscape setting (Fig 61 and 62) from either end of the street. Furthermore, direct pedestrian access into this adjoining rural landscape is possible from Brook Street, which is bookended by several walking trails (Fig 63 and 64) of a distinctly rural and tranquil character, with the Beck Lane route to the west also offering some of the best views towards the Grade II listed Manor House (Fig 65).

3.45 Development along Brook Street is arranged in a linear fashion, with development following a broadly similar building line and spaced at relatively regular intervals. In this regard, Brook Street represents one of Hemswell's most uniform and coherent parts of the village. However, the actual aesthetic of those buildings that occupy Brook Street is less consistent, and there is a particularly stark contrast between the northern and southern edge of this street.



Fig 61 and 62: A key component of the character of Brook Street is its strong visual relationship with the surrounding rural landscape, which can be appreciated at numerous points along the route.

3.46 The northern side of Brook Street presents a mature, historic area comprised of three distinct architectural groupings; (1) No.27-35 (Fig 66-71), a trio of large two-storey buildings positioned at the foot of the escarpment, (2) No.17-25 (Fig 72-77), a succession of several detached cottages, and (3) No.1-15 (Fig 78 and 79), a uniform row of Inter-war semi-detached residences.

3.47 No.27-35 enjoy a particularly appealing setting at the bottom of the Cliff that exhibits a traditional rural character. The properties are enclosed by handsome limestone walling topped by upright coping stones, outside of which lies an informal lane edged by wide grass verges and sheltered by an imposing row of mature deciduous trees. The buildings enjoy regular spacing and a common building line. They are of buff/brown brick construction with red pantile roofing. All three buildings display a similar bulk and scale but variances in roof forms and facade arrangements gives each their own distinct identity. Brick chimney stacks adorn the roofs of each, and these are particularly prominent and towering at No.27-29 and No.35.

3.48 No.17, 19 and 21/23 Brook Street are a trio of 17th century cottages coursed stone cottages with red pantile roofing. Each display simple, symmetrical 3-bay facades, across which windows are typically sliding sash or casement. Roofs incorporate brick chimney stacks along the ridge. No.19 also hosts two attractive outbuildings of similar aesthetic, one of which was the former village smithy.

3.49 Positioned within the same stretch of road are No.17a and No. 25 Brook Street. The former is a recent infill dwelling which draws inspiration of the neighbouring 17th century cottages, progressing a similar materials palette and replicating their facade arrangements, though the omission of chimneys and a slightly more substantial bulk do differentiate it from its more authentic neighbours. No.25 Brook Street is a simple red brick cottage that forms the street frontage to a more extensive courtyard arrangement to its rear. Though of red brick, No.25 Brook Street still manages to sit comfortably alongside its coursed stone neighbours due to its adoption of red pantile roofing and its verdant and mature front gardens, which respond positively to the wider rural aesthetic of the local environment.

3.50 Further harmonising the streetscape at No.17-25 Brook Street is a frontage comprised of a mixture of hedgerows, brick and stone walling, traditional timber field gates, lawned gardens (often generously planted) and a roadside of wide grass verges, which at the front of 21-25 Brook Street expands into an arched green space that marks the junction with Dawnhill Lane.

3.51 The only significant detracting feature along No.17-25 Brook Street is the crude steel hoarding that runs along part of the frontage of No.19. This makeshift boundary treatment is completely out-of-character and disrupts the visual harmony of the roadside environment whilst simultaneously eroding the overall aesthetic of the host building.

3.52 No.1-15 form the remainder of Brook Street's northern



Fig 63 and 64: From Brook Street several dedicated pedestrian routes branch out into the surrounding countryside, each offering serene and picturesque rural walks.



Fig 65: Though accessed from Church Street, Manor House is actually best appreciated from Beck Lane, which offers more immediate views towards the Grade II listed farmhouse and associated outbuildings.



Fig 66-71: No.27-35 Brook Street form a coherent grouping at the eastern extents of Brook Street, where they enjoy a scenic setting with a particularly rural aesthetic at the foot of the Cliff.





Fig 72-74: No.17, 19 and 21/23 represent Brook Street's most characterful and historic properties. Dating from the 17th century, all three share a similar coursed stone and pantile aesthetic, and are recognised within the Hemswell Conservation Area Appraisal (1985) as 'Buildings of Interest'.



Fig 75: No.17a is recent addition to the northern side of Brook Street, which replicates the vernacular aesthetic of the more historic coursed stone properties that neighbour it.



Fig 76: No.25 Brook Street sits within a heavily planted plot, that includes several mature trees, and which enhances both the building itself as well as the immediate setting.



Fig 77: The former smithy buildings represent some of the most unique and charming vernacular structures at Brook Street, however, the full splendour of their form cannot be appreciated due to the presence of a rather blunt and unsympathetic boundary treatment.

edge. They comprise 8 semi-detached dwellings set within four individual blocks, which all adhere to a consistent building line and sit with plots of identical shape and size, creating an orderly planned character, typical of many Inter-war local authority built schemes. Each block presents the same long, linear form, and this, coupled with their strict building line and modest spacing, results in No.1-15 forming particularly strong frontage onto the public realm.

3.53 Each of the semi-detached dwellings at No.1-15 Brook Street display the same concise palette of materials, namely red brick walling with red pantile roofing, and also progress identical architectural detailing and facade arrangements. These properties, though of relatively grand scale, are modest and uncomplicated in their form and appearance. Three red brick chimney stacks emerge from each gently curving roof pitch; one at either gable end, the other located at the centre of the block, helping to create a particularly symmetrical composition, which is further reinforced by the single storey lean-tos that slope away from each gable end, and by the regular positioning of fenestration and doorways. To the front of the properties are lawns enclosed by tightly-trimmed hedgerows, whilst a generous, almost semi-circular grass verge extends out into the street, much like that seen at the opposite end of Brook Street outside of 21-25 Brook Street.

3.54 Though of an architectural language that is otherwise foreign to Hemswell, No.1-15 Brook Street still sit comfortably within their setting and make a positive contribution to the village aesthetic. With their regular layout, repeated designs, simple yet rich materials palette, and generally lush and green gardens combining to create a distinct  
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Fig 78: The vibrant red hues of No.1-15 Brook Street contrast beautifully with the wider greenery that characterises both their private front gardens, the roadside environment, and also the agricultural landscape that provides their backdrop.

and memorable grouping along Brook Street.

3.55 By comparison, the southern edge of Brook Street is less distinct and characterful than its northern counterpart. Though displaying a relatively uniform development arrangement, with detached dwellings evenly spaced along a similar building line, this side of Brook Street lacks the aesthetic quality of its northern counterpart. It is architecturally discordant, with little consistency in terms of materials, facade arrangements and detailing from dwelling to dwelling (Fig 79-81).

3.56 Comprised mostly of bungalows of more modern (post-1950s) development and of a fairly generic, suburban appearance, with few references to local vernacular architectural styles or materials, the southern edge of Brook Street fails to respect the character of the more established northern side.

3.57 Boundary treatments along this southern side of Brook Street vary from property to property, with a mixture of hedgerows, stone-walling and brick walling all being present along the street frontage. The roadside environment lacks the same soft, green aesthetic (Fig 82) that is provided by the grass verges on the northern side. The only space of note along the southern side of Brook Street is the Pinfold (Fig 83), which is tucked between No.10 and No.12. However, this space currently contributes little to the streetscape, being in a somewhat neglected state.

### Maypole Street

3.58 Maypole Street runs south from the western end of Brook Street and terminates midway along Church Street. Like many of the village routes, Maypole Street has a long, straight alignment, which allows for views all the way to Brook Street from its southern end (Fig 84), but more importantly, facilitates long views from its northern end towards the village maypole (Fig 85 and 86) from which the street name originates.

3.59 The 19th century Grade II listed maypole is constructed of wood and wrought iron, and is wrapped in a coat spiralling red, white and blue paint. Crowning this tall, slender structure is an iron weathervane with a distinct fox motif. The maypole is a key local landmark, its scale and central location ensuring that it appears in numerous views across the village. As one of only six permanent maypoles found in England, it is also a structure whose significance extends beyond Hemswell.

3.60 Maypole Street is enclosed on either side by a mixture of detached, semi-detached and terraced dwellings, which sit within plots of varying sizes and shapes, and are spaced and positioned in differing manners from property to property. This results in a townscape with a particularly loose, undisciplined



Fig 79 -81: The southern side of Brook Street has a particularly mixed character, with each dwelling progressing its own unique aesthetic, and paying little regard to the village's established architectural languages and vernacular forms. Even the former village store building (centre), which represents the most historic property along this row, has been altered beyond recognition, and in a particularly ad-hoc manner, with numerous additions to the building's front and side.



Fig 82: A variety of boundary treatments front the properties along the southern side of Brook Street, beyond which lies a simple raised public footpath.



Fig 83: With some minor enhancement works and the introduction of more greenery, the Pinfold between No.10 and No.12 Brook Street could make a much more meaningful contribution to the character and appearance of the local area.



Fig 84: Looking north along Maypole Street glimpses can be gained of the properties that occupy the western end of Brook Street.



Fig 85 and 86: The village Maypole is a distinct and handsome landmark structure, which appears prominently in views looking south along the aptly named Maypole Street.



structure, a character that is further exacerbated by the presence of the small tandem development of No.11-14 Maypole Street (Fig 87), which lies east of the main route and represents a development form uncharacteristic of the wider village. A discreet residential enclave, No.11-14 Maypole Street pays little regard to established village architectural forms or layouts. However, a view towards the church tower (Fig 88) does introduce one locally distinct element to this otherwise generic development grouping.

3.61 Maypole Street's variable approach to building positioning and spacing extends into the areas architecture and the aesthetic of individual houses, with no singular building style being present. Rather, Maypole Street comprises a diverse mix of contrasting architectural styles, construction eras, and building materials (Fig 89- 97).

3.62 The Hemswell Conservation Area Appraisal recognises both the Village Hall and No.22 and 24 Maypole Street as 'Buildings of Significance'. The Village Hall (Fig 89) adjoins No.9 Church Street, both of which are accommodated within the handsome coursed stone and buff brick fabric of the old village school, and together they form a distinct landmark building at the junction of Maypole Street



Fig 87: Positioned in a backland location to the east of Maypole Street is a modest row of semi-detached bungalows with open-plan gardens.



Fig 88: From the pedestrian pathway at No.11-14 Maypole Street, an unexpected but pleasing view can be gained towards All Saints Church.

and Church Street.

3.63 No.22 and 24 Maypole Street are 17th century cottages, which today form a single dwelling. Of coursed stone and red brick construction with pantile roofing, No.22 and 24 Maypole Street, despite their extensive linear form, make a limited impact on Maypole Street's character, with only their narrow gable end discernible from the road. However, together with the neighbouring properties of No.16-20 Maypole Street, No.22 and 24 form a distinct grouping of dwellings, which are linked by their common red brick facade treatment, pantile roofs and chimney stacks (Fig 90 and 91)..



Fig 89: The Village Hall is perhaps the most distinct building on Maypole Street, comprising an attractive piece of local architecture, an important historic structure (originally built in 1859 as a school), and a key community asset in recent years.

3.64 Elsewhere along Maypole Street, Primrose Cottage, Cobweb Cottage, and No. 2 and 4 Maypole Street (Fig 92-94) represent other historic buildings of character, which make a positive contribution to the village aesthetic.

3.65 More recent additions to Maypole Street have generally not respected the area's more established traditional properties, progressing designs that pay little regard to Hemswell's architectural heritage (Fig 95-97), resulting in a street that is architecturally varied and of a less defined character.

3.66 Further contributing to Maypole Street's somewhat mixed character



Fig 90 and 91: Red brick walling and clay pantile roofs that host prominent chimney stacks gives the above clusters of dwellings a unified appearance and together they form a modest yet distinct grouping along the western edge of Maypole Street.



Fig 92 and 93: Primrose Cottage and Cobweb Cottage are each constructed in local stone. The former has a linear form topped by a pitched pantile roof and is set back from the road. The latter is positioned much more prominently along the roadside, where its handsome form and tasteful detailing, including brick quoins and arches, and timber casement windows, make it one of Maypole Street's built highlights.



Fig 94: Though much of its original character has been eroded through alterations, the former Hemswell Primitive Methodist Chapel, now a pair of semi-detached dwellings (No.2 and 4 Maypole Street) still stands as a building of local historic interest.



Fig 95-97: Amongst Maypole Street's more historic properties lie several buildings of more modern construction that have been delivered on infill plots. Generally, these dwellings, which are typically of post-1950s construction, have rejected local vernacular styles and materials, and instead chosen to progress more standardised designs reflective of the wider national architectural tastes of their construction era.



Fig 98-105: Approaches to boundary treatments are inconsistent along Maypole Street, which further dilutes the character of the street. A more coordinated approach to boundary treatments would help enhance the character of Maypole Street and create a more unified street. Traditional stone walling and/or hedgerows represent the most appropriate and locally distinct means of garden enclosure.

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is the diversity of boundary treatments present along its edges (Fig 98-105), some in keeping with the wider village character, others less sympathetic in appearance and materials. Stone walling, which is locally distinct and is a defining feature across much of Hemswell's streetscape, represents the most common boundary treatment along Maypole Street. Elsewhere boundary treatments such as hedgerows, picket fencing, red brick walling, pre-cast concrete blocks and iron railing have been used to enclose front gardens. Several properties reject any form of boundary enclosure, displaying open plan gardens whose lawns abut the public realm.

3.67 Grass verges along the western edge of Maypole Street are an important, albeit low-key feature of the street, complementing the street's built environment and softening the appearance of route. However, Maypole's most notable open and green feature is the playground and recreation area that is positioned to the north of the Village Hall (Fig 106), and together these two facilities combine to create a distinct community hub. Hosting a variety of play equipment, expansive lawns for ball games, and edged by seating benches, this space represents Hemswell's primary outdoor leisure and recreation area.

3.68 Positive characteristics of the space include a green and undeveloped eastern edge, which is enclosed by dense hedgerows with a backdrop of tree canopies, and pleasing long distance views towards All Saints Church, which are facilitated by the openness of the space and its elevated positioning.



Fig 106: The village play and recreation area north of the Village Hall benefits from a verdant, planted eastern edge, beyond which are views of All Saints Church, giving this space a strong visual link to one of Hemswell's key landmark buildings, which contributes significantly to the character of the space.

## Dawnhill Lane / St Helen's Way

3.69 Dawnhill Lane extends south from Brook Street, spanning some 180m before terminating at the junction of Church Street and Weldon Road. The eastern side of Dawnhill Lane has a distinctly rural aesthetic, with the agricultural buildings of Stud Farm forming an attractive and extensive frontage along much of this side of Dawnhill Lane (Fig 107-109). The original Stud Farm buildings are finished in local stone, whilst later additions comprise brick with an infill of rubble limestone set in concrete. Despite the differing materials palette, the new and old Stud Farm buildings still form one coherent grouping due to their consistent scale, layout, linear block forms and pitched roofs. Set to the rear of Stud Farm, and in a slightly elevated position is Poplar House, a 19th century residence built of coursed stone with pantile roof and vertical sliding sash windows, whose profile can be glimpsed from Dawnhill Lane through the central access into Stud Farm.

3.70 Elsewhere along the eastern side of Dawnhill Lane a rustic and undeveloped edge persists, with open fields bounded by mature hedgerows characterising the north-eastern extents of the road (Fig 110). To the fore of both this stretch of hedgerow and the buildings of Stud Farm spans a grass verge which contributes further to this routes rural character, whilst the rising profile of the Lincoln Cliff provides a picturesque and distinct backdrop to the entirety of this eastern side of Dawnhill Lane (Fig 111 and 112).



Fig 107-109: The buildings of Stud Farm and Poplar House form a distinct and important grouping along the eastern side of Dawnhill Lane.



Fig 110: North of the Stud Farm the eastern side of Dawnhill Lane is undeveloped and characterised by a mature hedgerow which contrasts with the more suburban aesthetic of the modern dwellings front the St Helen's Way development..



Fig 111 and 112: Dawnhill Lane lies right at the foot of the Lincoln Cliff, and this dramatic landscape setting is a key characteristic of this part of Hemswell, providing a unique backdrop to the buildings of Stud Farm.



3.71 The western side of Dawnhill Lane has a more developed and residential character, which it derives from two distinct groupings; (1) No.1-11 Dawnhill Lane and (2) St Helen's Way and those dwellings that front it.

3.72 No.1-11 Dawnhill Lane (Fig 113 and 114) comprise a row of two-storey terraced properties with a long symmetrical facade that is bookended by prominent gabled dwellings. A combination of buff brick and pantile roof exteriors and pitched roofs with chimney stacks positioned along the ridge help No.1-11 respond positively to the village's more established vernacular buildings, whilst still progressing a design that it is wholly unique within the context of Hemswell. Set slightly back from the road behind small yet generously planted gardens enclosed by formal hedgerows and timber fencing, No.1-11 has a unified appearance that is further enhanced by the wide grass verges that separate it from the road (Fig 115)..



Fig 113 and 114: No.1-11 Dawnhill Lane stands prominently at the corner of Church Street, its long and well-proportioned facade presenting a strong and distinct frontage along the western edge of Dawnhill Lane, which, along with the Stud Farm buildings opposite, helps to frame views along Dawnhill Lane.



Fig 115: The pedestrian footpath outside No.1-11 Dawnhill Lane is accommodated alongside a wide grass verge, which gives the roadside a soft, rural aesthetic.

3.73 Further north along the western side of Dawnhill Lane a more suburban, less locally distinct character emerges in the form of the detached dwellings that sit to the fore of the St Helen's Way development (Fig 116 and 117). Of brown brick construction, with white PVC windows and doors, and brown roof tiles, these dwellings make few concessions to the traditional village aesthetic.



Fig 116 and 117: From the brown tones of their materials palette to their somewhat convoluted facade arrangements, the modern dwellings that hug the north-western edges of Dawnhill Lane share little in common with Hemswell's wider built extents, whose dwellings tend to be of stone or buff brick construction pantile roofing, and present more simple forms and facade arrangements.



Fig 118: St Helen's Way is accessed from Dawnhill Lane. Its entrance has a particularly formal, almost urban character, devoid of green features but edged by raised kerbs and enclosed by tall brick walling.

3.74 This more suburban character extends into St Helen's Way (Fig 118-121), a residential cul-de-sac positioned away from Hemswell's established road network. It is arranged around a dedicated access road that branches west off Dawnhill Lane and terminates with an attractive landscaped roundabout, which stands as one of the development's most memorable and pleasing features. Detached dwellings are arranged along the route behind lawned front gardens that are generally open and unenclosed. Despite feeling somewhat separate from the wider village, and being of an aesthetic which bears little resemblance to the rest of Hemswell, when looking east from St Helen's Way handsome views are presented of the Cliff (Fig 122), giving the cul-de-sac a strong visual link to this landscape feature that is one of Hemswell's defining characteristics.



Fig 119-121: St Helen's Way is residential cul-de-sac positioned to the immediate west of Dawnhill Lane. It displays a uniform layout with dwellings arranged along a central access route, and has a distinctly suburban character. A highlight of the development is the lawned roundabout and the mature deciduous tree that it accommodates, which act as an attractive focal point within this residential cluster.



3.75 In addition to sharing a strong visual connection with the rising landscape of the Cliff, Dawnhill Lane also benefits from views towards All Saints Church (Fig 123 and 124), which can be obtained from multiple locations in and round the junction with Church Street and Weldon Road.



Fig 122: Views looking east out of St Helen's Way are set against a backdrop of the Lincoln Cliff.



Fig 123 and 124: Views towards All Saints Church and Church Street can be obtained from the southern end of Dawnhill Lane.

## Church Street

3.76 Though forming Hemswell's single longest developed strip, the centrally positioned Church Street, displays the most unified, coherent and characterful stretch of development in the settlement, with a singular, largely uncompromised character persisting from its eastern end at Weldon Road to its far western extents that filter outwards into the adjoining rural landscape.

3.77 This is an historic area characterised by three predominant tones and textures; (1) pale local stone walling, (2) clay pantile roofing, and (3) numerous hues of green projected by the many trees, hedgerows, ivy-strewn walls and areas of grass verge and lawns that line the route.

3.78 Development along Church Street is generally positioned to the front of plots, often directly abutting the roadside, the only notable exceptions being Manor House and the Vicarage, each of which are set far back from the road to the point where the buildings make little visual impression on the street, their extensive and handsome walled and planted frontages (Fig 125 and 126) being their only immediate aesthetic contribution to Church Street's character.

3.79 This positioning of buildings close to the roadside, coupled with the presence of (1) several terraced properties with long, unbroken façades, (2) extensive and often tall boundary walling, and (3) stretches of mature trees planting that rise and project out over the central route all combine to give much of Church Street a particularly enclosed, often sheltered, character. Fig 127 and 128 provide a snapshot of the consistency of character seen along Church Street both in terms of materials, textures and colours, and also the generally enclosed character and narrow profile of the street.

3.80 Of the numerous historic dwellings that line Church Street, many are now recognised



Fig 125 and 126: In contrast to the rest of Church Street's buildings, both Manor House and the Vicarage are positioned away from the roadside, to the very rear of their large, private plots. However, the progression of tall boundary walls, backed by dense tree planting, means that these properties still manage to contribute to the overall enclosed character of Church Street.



Fig 127 and 128: The western extents of Church Street (left) gain their sense of enclosure from a combination of mature tree planting, hedgerows and stone walling, all of which hug the roadside and create a narrow street profile, whilst further east it is the buildings themselves that define the street edge and contribute to Church Street's sheltered and narrow profile.



heritage assets, both within the national statutory list as Listed Buildings (Fig 129-131), and also within the Hemswell Conservation Area Appraisal as 'Buildings of Interest' or non-designated heritage assets (Fig 133-139). The below gallery presents some of Church Street's best vernacular properties and provides a great visual overview of the distinct character and aesthetic that prevails along this part of Hemswell. Full descriptions of these various heritage assets can be viewed across Appendices 1 and 2.



Fig 129 and 130: No.10-16 Church Street comprises four terraced cottages, whose long, linear form creates a strong frontage along this part of Church Street. Its coursed stone rubble facade has a high solid-to-void ratio, with 5-bays of small timber framed windows and a single passageway entrance representing the only opening in the terrace facade. Details include wooden lintels, brick ridge stacks, and X-shaped wall anchors.

Fig 131 and 132: Both the Old Post Office (left) and No.5 Church Street, each of which are Grade II listed, are positioned right on Church Street with their gable facing outwards. Both share a common aesthetic with coursed limestone rubble walling, pantile roofs accommodating gable chimney stacks, and facades with sliding sash windows and timber doors topped with brick segmental heads.



Fig 133-139: Church Street displays a particularly rich and mature aesthetic, with a sizeable proportion of the building stock pre-dating 1900 and displaying a characterful and authentic vernacular aesthetic, with local stone and pantiles being the prevailing construction materials. Red brick is regularly used to complement these primary materials, and is commonly utilised for chimney stacks, quoins, and window sills and heads. White timber fenestration is present across the majority of these older dwellings (though in some cases modern PVC substitutes have been introduced). Casement and horizontal sliding sash windows are typical of many of these dwellings, and these often comprise multiple smaller panes divided by glazing bars.

3.82 In addition to hosting this multitude of fine vernacular dwellings, Church Street also offers the opportunity to appreciate two of Hemswell's most distinct and stand-out structures; the Grade II\* All Saints Church and the Grade II Maypole. Indeed, there are several points along Church Street where these two landmarks can be appreciated within a single view (Fig 140).

3.83 With an exterior of coursed ironstone rubble, limestone rubble and ashlar, All Saints Church originates from medieval times with subsequent restoration in the Georgian and Victorian eras. The church's magnificent light grey form stands just above Church Street within elevated churchyard grounds, which are enclosed along their front boundary by traditional stone walling that includes a charming lych gate entrance. Rows of towering deciduous trees are important features along the churchyard's western and southern edges. The manner in which the churches long, linear form sits perpendicular to the road is particularly pleasingly, allowing for a greater appreciation of the building and multiple aspects of the structure.

3.84 Aside from the church's aesthetic qualities, community value and historic significance, the church grounds- Hemswell's largest green space- are a key feature along Church Street, where they (1) provide a beautiful setting to the church, (2) bring a degree of openness to this otherwise narrow and enclosed street, and (3) offer opportunities for more open, panoramic views across Church Street, which cannot be gained from the street itself due to its confined character. The images found at Fig 141-148 provide an overview of the distinct and handsome character of All Saints Church, its churchyard setting and relationship with the wider Church Street area.

3.85 In addition to its multiple views towards the village church and Maypole, Church Street



Fig 140: Looking west along Church Street both All Saints Church and the Maypole can be appreciated in the same view.



Fig 141: The tower of All Saints Church appears in numerous views from across the village.



Fig 142-148: All Saints Church is Hemswell's grandest and most locally iconic building, whose quality and character is not only derived from its long history, handsome architecture and stone wall boundary with lych gate entrance, but also its tree-lined, elevated and expansive churchyard setting, from which both the church and surrounding buildings of Church Street can be appreciated.



Fig 149: Looking east along Church Street, the escarpment ridge appears prominently in views above the village.

also offers framed views towards the Cliff (Fig 149), which further contribute to its unique and rich character, giving the street a strong visual connection with the village's distinct landscape setting.

3.86 The final key component of Church Street's distinct and attractive character are the numerous stretches of stone walling that edge the street (Fig 150-154). These often incorporate timber entrance gates, and in many circumstances are backed by tree and hedgerow planting or partially overgrown by ivy. Not only are these stone walls locality distinct and aesthetically pleasing, but they also play an important role in maintaining a well-defined street edge and Church Street's enclosed character, even where dwellings have been set back from the road.



Fig 150-152: Stone walling is used extensively along Church Street and is the predominant form of boundary enclosure. It is often utilised in conjunction with timber gates, and the two materials combined complement Church Street's rural village character. The retention of traditional stone walling has proved particularly important in the few instances where buildings of a more modern, less locally distinct aesthetic have been introduced (see image on right), giving the street a familiar edge despite the atypical architecture of the main building.

Fig 153 and 154: Boundary walls along Church Street regularly enjoy a backdrop of soft green foliage, which provides a pleasing contrast to the solid pale textures of the stonework. Several of the more mature tree specimens along Church Street are the subject of Tree Preservation Orders.

## Weldon Road / Bunkers Hill

3.87 Weldon Road forms a key central junction with Dawnhill Lane and Church Street. However, marking this junction is one of Hemswell's least sympathetic developments; the Butcher Nook Club (Fig 155). Of red brick construction with steel clad roofing, this 1960s building does little to enhance its immediate environment. Rather, its blank, practically featureless red brick facade and its poorly finished and overly exposed grounds negatively impact upon the aesthetic quality and character of this part of Hemswell.

3.88 Elsewhere along Weldon Road and Bunkers Hill, a more pleasing and familiar rural village character is present. Moving south along Weldon Road, the route is briefly characterised by dense hedgerows and stone walling, which extend outwards from the attractive stone dwellings of No.4 Weldon Road (Fig 156) and Spring Cottage (Fig 157), after which the road sweeps eastwards to meet with Bunkers Hill. At this junction the environment completely opens up and a wide street profile emerges, allowing for several distinct and memorable views (Fig 158-160).

3.89 An eclectic mix of building scales, forms, materials and architecture languages characterise the dwellings in and around the junction of Bunkers Hill and Weldon Road (Fig 161- 169). Amongst these are several dwellings of particularly positive character and appearance, which have been identified as 'Buildings of Interest' within the Hemswell Conservation Area Appraisal. These 'Buildings of Interest' include (1) the handsome and substantial form of Spring Cottage, (Fig 164), a landmark building of stone construction set within beautiful lawned grounds, (2) Grooms Cottage (Fig 165-167) a red brick, two-storey dwelling that marks the southern corner of Bunkers Hill and Weldon Road, and (3) Lilac Cottage (Fig 168 and 169), a white rendered dwelling that forms an memorable and extensive frontage to the south-eastern edge of Bunkers Hill. All three of these dwellings, along with No.12 Weldon Road, play an important role in framing and informing the distinct character of the junction of Weldon Road and Bunkers Hill.



Fig 155: Despite benefiting from the picturesque backdrop of the Lincoln Cliff, the Butcher Nook Club fails to fit into Hemswell's rural village aesthetic, the open and exposed nature of the parking area to the front being particularly problematic and visually unappealing.



Fig 156 and 157: Tightly trimmed hedgerows and stone walling characterise much of the roadside environment of Weldon Road as it extends south from Church Street, and these boundary treatments form important parts of the curtilage of the vernacular dwellings of No.4 Weldon Road (left) and Spring Cottage (right).



Fig 158-160: The loosely arranged buildings, the bending and then rising character of the central route, and verdant roadside edges combine to create an evolving series of dynamic views.



Fig 161: No.5 Bunkers Hill is a modest detached single-storey dwelling with a rather unique appearance. Walls are white rendered and the roof finished in red pantiles. A mature hedgerow boundary and a handsome rural backdrop help the building merge into its roadside setting.



Fig 164: The 17th century Spring Cottage is one of the highlights of the Bunker's Hill gateway into Hemswell. This striking dwelling has an extensive yet well-proportioned coursed stone facade, accommodating both small pane casement windows and also horizontal sliding sash windows.



Fig 162: Buff brick construction, mature gardens and characterful verdant backdrops, which include slight views of All Saints Church, help these otherwise relatively generic bungalows integrate into the village setting.



Fig 165-167: Grooms Cottage is constructed of red brick, a material that is quite common in this corner of Hemswell. This unassuming yet attractive 19th century dwelling forms frontages along both Bunkers Hill and Weldon Road, its local stone boundary wall and array of private planting complementing both the host building and village streetscape.



Fig 163: Large detached dwellings, with simple pitched roof forms and red brick or white rendered façades terminate the view looking south towards where Weldon Road meets Bunkers Hill.



Fig 168 and 169: One of the village's most eye-catching and distinct properties, Lilac Cottage's wide, white rendered facade stretches along the southern edge of Bunker's Hill framing views on this key approach into Hemswell.



Fig 170 and 171: Wide grass verges and mature deciduous trees are important characteristics of Bunkers Hill and its junction with Weldon Road, with their visual impact especially pronounced outside of winter months.



Fig 172 and 173: A gap in the building line between No12 Weldon Road and the former Methodist Chapel property provides open views out towards Hemswell's southern landscape setting (top), whilst looking north along Bunker Hill glimpses can be gained of the gently undulating paddocks that lie to the east of the village (bottom).



Fig 174-176: The southern extents of Weldon Road display an informal and secluded rural character.



3.90 Helping to unify this architecturally disparate part of the village is the consistent use hedgerows and stone walling to enclose property plots, and an abundance of greenery along the streetscape (Fig 170 and 171), including wide grass verges and numerous mature trees (including some particularly spectacular beech trees along the frontage of Spring Cottage). Glimpses of the surrounding landscape setting (Fig 172 and 173) further contribute to the green aesthetic of this part of Hemswell.

3.91 Beyond the junction with Bunker's Hill, the southern extents of Weldon Road display a strong rural character. With a narrow profile, hemmed in by prominently positioned dwellings, hedgerows and tree planting, and largely devoid of formal road markings or signage, this part of Weldon Road has the appearance of a country lane (Fig 174-176) and a particularly intimate character.

3.92 Residential development is arranged in a linear manner along both sides of the southern end of Weldon Road. However, the aesthetic of these dwellings and their relationship with the central route differs on either side of the road. The western edge of this route is the more mature and characterful, hosting three dwellings of particularly distinct and handsome appearance; (1) the converted Methodist Chapel (Fig 177), and the coursed stone (2) No.16-20 Weldon Road (Fig 178 and 179) and (3) Ivy House (Fig 180-182) properties, the latter two creating a distinct and coherent edge to this side of the road (Fig 182). Further enhancing this western part of Weldon Road is its strong relationship with the surrounding agricultural landscape, with views of open, tree-lined fields being available from several points along the route (Fig 183 and 184).





Fig 177: Converted to a dwelling in the early 1980s, the old Methodist Chapel on Weldon Road remains a distinct landmark building just south of the junction with Bunkers Hill.



Fig 178 and 179: The Grade II listed No.16-20 Weldon Road displays an extensive stone facade that is positioned right on the public footpath. It has an irregular 7-bay front, with the majority of fenestration concentrated on the right-hand side of the facade, and the main doorway to further left. Like many of Hemswell's vernacular properties, No.16-20 Weldon Road has traditional stone walling with timber field gates enclosing its curtilage.



Fig 180 and 181: The 17th century Ivy House forms the south-western extents of Weldon Road, its handsome stone profile standing prominently along the roadside, which is also characterised by the extensive stone walls that merge seamlessly with the main facade of the property.



Fig182: Ivy House and No.16-20 Weldon Road form a particularly strong and coordinated frontage to this south-western side of Weldon Road, where traditional stone dominates both buildings and boundary treatments.



Fig 183 and 184: The rural village aesthetic of the south-western side of Weldon is accentuated by picturesque views out towards the surrounding agricultural landscape.



3.93 The south-eastern edge of Weldon Road displays a less locally distinct character, with buildings (Fig 185-189) rejecting stone in favour of red brick, and often presenting more individualistic, suburban-influenced designs. However, tying this part of the village together is the constant backdrop of the cliff landscape, which rises up behind the houses, and forms a picturesque and locally distinct backdrop to these dwellings. Indeed, the very southern end of Weldon Road, where it terminates and gives way to a right of way, offers perhaps Hemswell's best and most unhindered view of this unique landscape feature (Fig 190).



Fig 185-188: Development along the south-eastern side of Weldon Road largely comprises detached bungalows of differing architectural languages, but which are tied together through similar positioning in relation to the roadside (slightly set-back behind shallow front gardens), the use of red brick as their primary construction material, the progression of hedgerows and stone walling along property boundaries, and finally, the constant presence of the rising profile of the cliff landscape as their backdrop.

### Middle Street

3.94 Middle Street runs east of Hemswell along the cliff ridge and outside of the established village development boundaries. At Hemswell it is a largely development-free stretch of road, with its western edge characterised primarily by a wide grass verge and an unrelenting band of mature tree planting (Fig 191), accommodating some particularly tall and handsome deciduous specimens. However, nestled in behind these established trees lie occasional developed plots hosting detached dwellings (Fig 192). Typically, these dwellings are positioned away from the road behind rows of mature tree planting and within large private gardens. As a consequence, these dwellings have minimal visual impact on Middle Street and the upper escarpment.



Fig 189: No.3 Weldon Road represents a familiar pitched roof, two storey form, which despite its differing materials palette, responds positively to the more locally distinct No.16-20 Weldon Road that sits directly opposite



Fig 190: The view from the very southern end of Weldon Road is one of the most beautiful and dramatic in Hemswell, displaying the Cliff landscape in all its glory.

### Hemswell Village Analysis Map

3.95 The map at Fig 193 supports the above descriptive text and images, providing an instant snapshot of the key elements that characterise Hemswell.



Fig 191 and 192: Middle Street accommodates constant bands of mature tree planting along its western edge, behind which nestle a small number of private dwellings in large, wooded plots. These mature trees help to minimise the visual impact of these built forms both in views along Middle Street and in views from Hemswell village and the Til Vale, ensuring that the cliff ridge projects an undeveloped, verdant appearance.



HEMSWELL VILLAGE CHARACTER ANALYSIS MAP

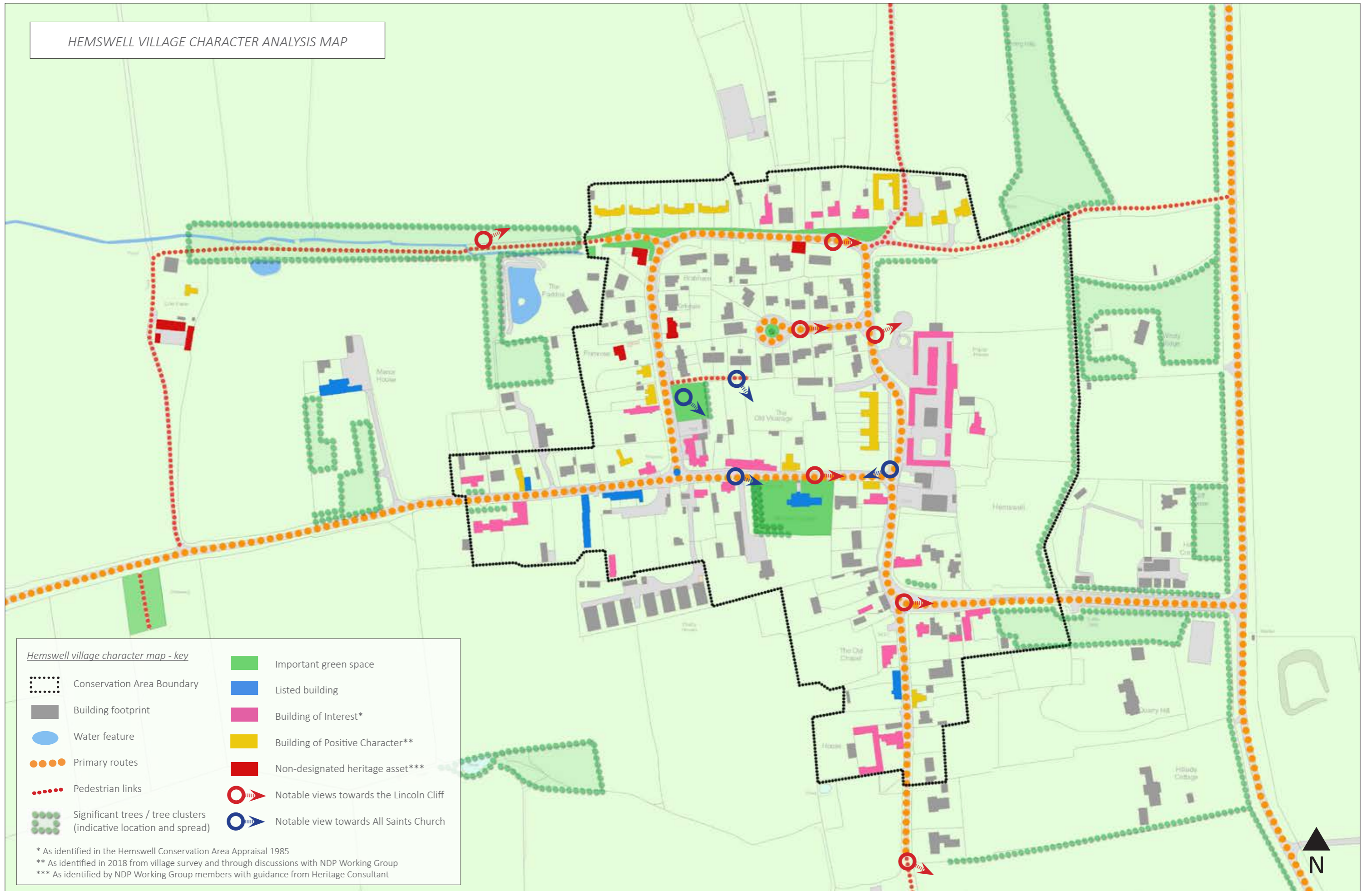


Fig 193: Hemswell village character map, denoting key built and natural characteristics and features.

## Hemswell Character Recommendations

3.96 Based on the commentary set out within this character profile summary, the following recommendations are made in order to protect and enhance the unique and locally distinct character of Hemswell:

- Hemswell's building stock displays a very strong character (Fig 194-202), with a high percentage of properties being of local stone construction with pantile roofing accommodating brick chimney stacks, and displaying traditional timber fenestration. New development proposals should seek to draw inspiration from local vernacular architecture and recognised buildings of heritage value and positive character (as denoted on the map at Fig 193). However, rudimentary replications of existing styles and the progression of pastiche designs is discouraged.

- Development proposals should recognise and seek to reinforce the distinct local character in relation to the height, scale, spacing, layout and orientation of new buildings.

- In areas of poor or uninteresting character, such as along the southern side of Brook Street, development proposals should take the opportunity to create new buildings and areas of distinction on suitable sites.

- Fragmentation of frontage treatments through the removal of trees, hedgerows, shrubbery and grass verges should be resisted. The retention of such existing green features, which along with stone walling, characterise much of Hemswell's roadside environment and is one of the village's defining features, is crucial to protecting the village character. New developments should seek to utilise either stone walling or hedgerows (or a combination of both) as the primary boundary treatment. Timber is the preferred material for gates.

- Approaches into the village are generally pleasing, with an appropriately gradual and well-managed transition from countryside to village setting. Development proposals should be designed to maintain the rustic, rural appearance of these approaches into Hemswell.

- In the few circumstances where existing buildings have an uneasy relationship with the wider village character, such as at the Butchernoek Club, retrospective planting schemes (Fig 203) should be considered in order to partially screen these structures and help them better integrate them into



Fig 194-202: When designing new development proposals it is essential to examine and understand the distinct characteristics and forms of Hemswell's locally distinct buildings and streetscape features, and in turn, bring forward developments that promote or reinforce local distinctiveness.



Fig 203: The above photoshopped image demonstrates how simple retrospective planting schemes can improve the appearance of a building and improve its relationship with the wider village context.

the village context.

- Subdivision of residential plots and development within existing gardens, which can disrupt established plot and building patterns, and also result in the loss of green space and planted features, should be resisted.

- Introduction of new, higher density residential development clusters into this rural village context would erode the existing village layout and development patterns. To date, Hemswell has largely been developed in an incremental, linear fashion along the established road network, with St Helens Way representing the only significant deviation from this approach. Further self-contained residential cul-de-sacs would likely harm the established village layout and structure, particularly if proposed on previously undeveloped sites along the village's outer edges (see below for more discussion on this matter).

- Hemswell has a very well-defined village boundary, with clearly established developed extents. Over the past 100 years development has been accommodated within these boundaries, and the village has managed to resist any notable sprawl or outward ribbon development. Future development should be accommodated within these established village extents, with infill development representing the most appropriate development approach, and proposals which seek to extend out into the adjoining rural landscape resisted.

- Hemswell possesses numerous locally distinct and handsome views towards key building groupings, and unique landmarks and features such as All Saints Church, the Maypole, and the Cliff. Future development should seek to retain and enhance these key views, and explore opportunities to create new, distinct views within the village.



**HARPSWELL CHARACTER PROFILE**

## HARPSWELL SETTLEMENT CHARACTER PROFILE

### A brief history of Harpswell

3.97 For a settlement of such modest scale, Harpswell has a particularly rich and well-documented history (see extract from Royal Commission publication *'Change and Continuity - Rural Settlement in North-west Lincolnshire'* at Appendix 3). This unique history continues to intrigue and captivate historians and archaeologists to this very day, with several archaeological investigations (Fig 204) having been conducted at the village in recent years as part of the 'Harpswell Landscape and Community Project' (see Appendix 4 for further details), an initiative spearheaded by Bishop Grosseteste University, which seeks to expand understanding and appreciation of this historically rich village landscape.

3.98 The village was once host to Harpswell Hall, a post-medieval hall and gardens (Fig 205), which was situated on the open fields that today lie to the immediate south of the building cluster at Hall Farm. The original 17th century building comprised a H-shaped house, which was subsequently further added to during the 18th century. The building survived into the 19th century before being demolished in approximately 1836. However, even today, elements of Harpswell Hall's expansive and elaborate gardens are still visible, including a prospect mound, which would have been used to gain views across the landscaped grounds and out towards the countryside beyond, and a water-filled moat, which was likely a key ornamental feature within the gardens.

3.99 Prior to the establishment of Harpswell Hall and gardens, the same area of land at Harpswell hosted a thriving and sizeable medieval settlement, which between 1086 and the 14th century more than doubled in population, making it one of the most populous settlements in West Lindsey. Little now remains of the medieval settlement, which was largely removed by the emergence of Harpswell Hall and gardens, and the associated works undertaken by the Whichcote family.

3.100 The historic significance of this area of land has been formally recognised through its designation as a Scheduled Ancient Monument, full details of which can be found at Appendix 5, whilst further detailed discussion on the medieval settlement and post-medieval hall and gardens can be found in the publication extracts at Appendix 3 and 4.

### Evolution of the village

3.101 The maps found at Fig 207-212 visually communicate how Harpswell has evolved since the late 1800s and the degree of change- or rather the lack of change- that the village layout has experienced across these past decades.

3.102 The 1886 map (Fig 207) presents a village structure and road network, which bears a strong resemblance to the settlement displayed in the most recent OS mapping (Fig 212). In the intervening years between these two maps, change has been both modest, and where it has occurred, been delivered in



Fig 204: Harpswell continues to be the focus of archaeological investigations, the village's rich history proving to be a source of keen interest and fascination amongst archaeologists, historians, visitors and local residents alike.



Fig 205: An illustration of how Harpswell Hall would have appeared in views from the immediate south in the late 1700s.



Fig 206: Map identifying the key elements of the medieval settlement and post-medieval hall and gardens, including those remnants that can still be deciphered in the landscape today, as denoted in *'Change and Continuity - Rural Settlement in North-west Lincolnshire'* (Everson et al 1991). Approximate viewpoint location of illustration at Fig 203 is also shown.

a very gradual, incremental manner, and has been largely confined to the established development cluster along Church Lane.

3.103 Across the 1886, 1905, 1948 and 1956 maps (Fig 207-210), change is extremely limited, with the only notable addition to Harpswell's built environment being the emergence of new residences on a formerly undeveloped plot at the northern end of Common Lane and close to the junction with Harpswell Lane. However, by 1973 (Fig 211) several new built forms have emerged across the village. Firstly, along the formerly undeveloped approach road to Hall Farm, a detached, standalone private dwelling (Bellwood) has emerged along the western edge of this route, whilst at Hall Farm itself a large agricultural shed has been erected in close proximity to the prospect mound. Similarly, at Church Farm, just south of St Chad's Church, the construction of two large shed structures reflect the wider changes that were happening in agricultural practices during this period, with larger farm buildings being required as a result of greater mechanisation, new systems of production, hygiene requirements and the need to maximise output with less labour.

3.104 Despite the emergence of these few new buildings in the 1973 map, the settlement structure and its built extents remain faithful to the established plan form seen in the 1886 map, which continues to persist through to the most up-to-date OS mapping (Fig 212). The only notable changes within the village when comparing the 1973 and 2018 maps are (1) the removal of some of the old agricultural outbuildings along the northern boundary of Church Farm, (2) the emergence of a single dwelling at Church Farm, which lies to the immediate south of the churchyard at St Chad's, (3) the establishment of a separate residence (Hermitage Lodge) within the existing fabric of the outbuildings at Hermitage Farm and the provision of a new dedicated access to this dwelling from Common Lane, (4) the erection of a large shed building north of Hall Farm and opposite the Bellwood residence, and finally (5) a slight reconfiguration of the building cluster to the immediate south of Hall Farm, which appears to have involved the demolition of some of the older, linear outbuildings and the introduction of more substantial modern shed units.

3.105 Importantly, the fields that lie to the south and east of Hall Farm, which were the site of the medieval settlement of Harpswell and later host to Harpswell Hall, have remained undeveloped and open right up to the current day, which as the following 'Village Character' section highlights, is one of Harpswell's defining characteristics.

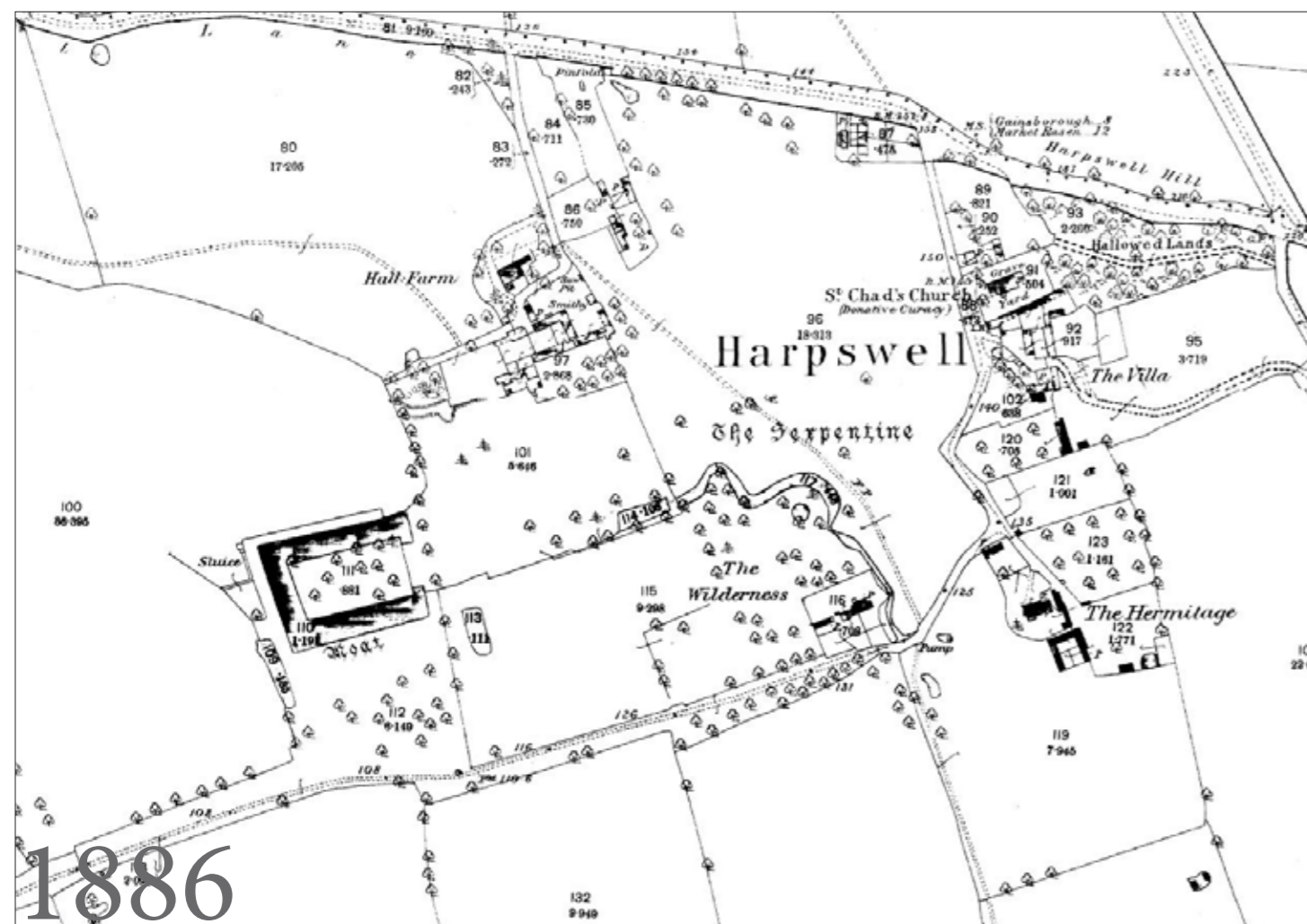


Fig 207: Harpswell, 1886

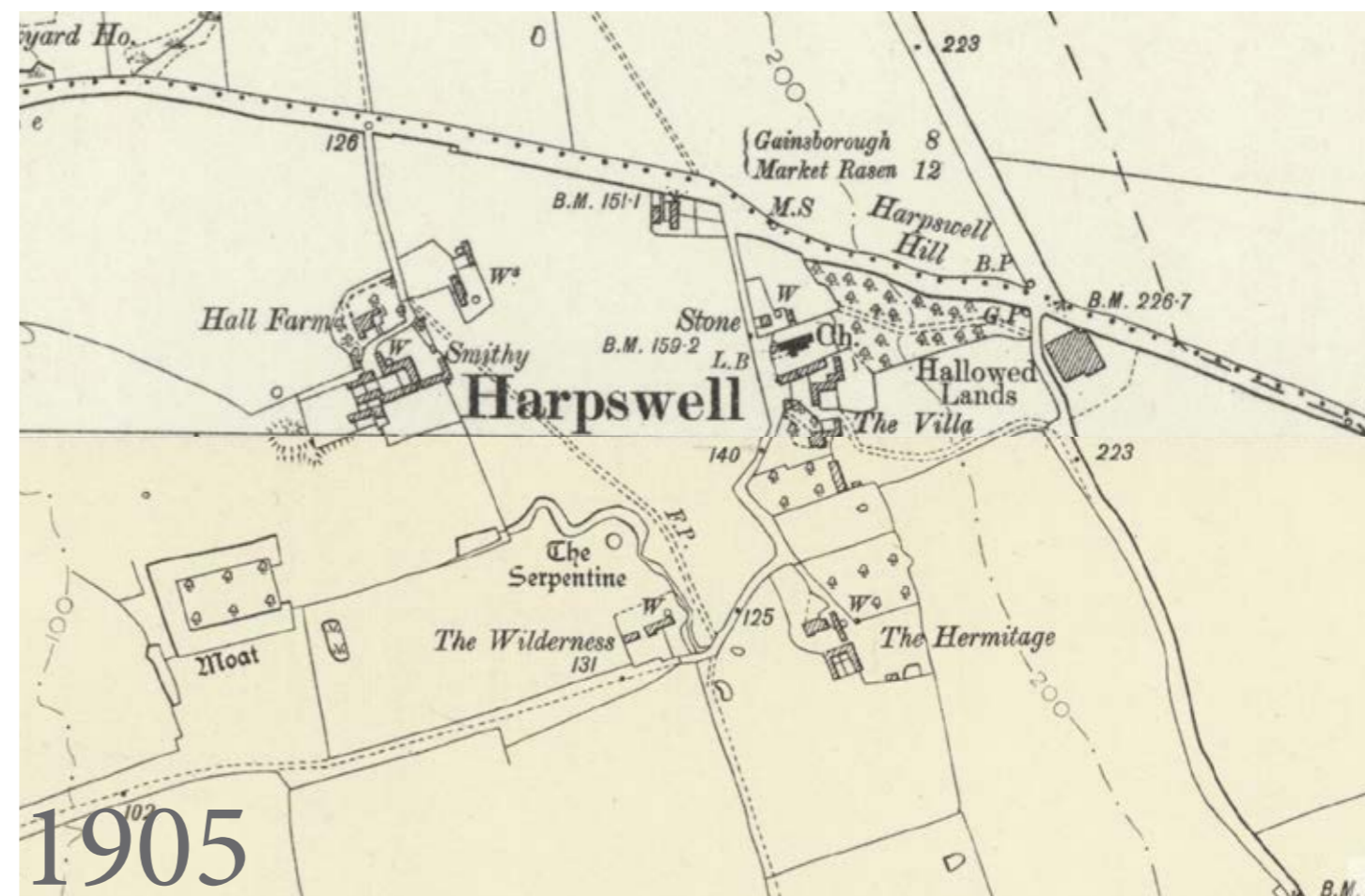


Fig 208: Harpswell, 1905

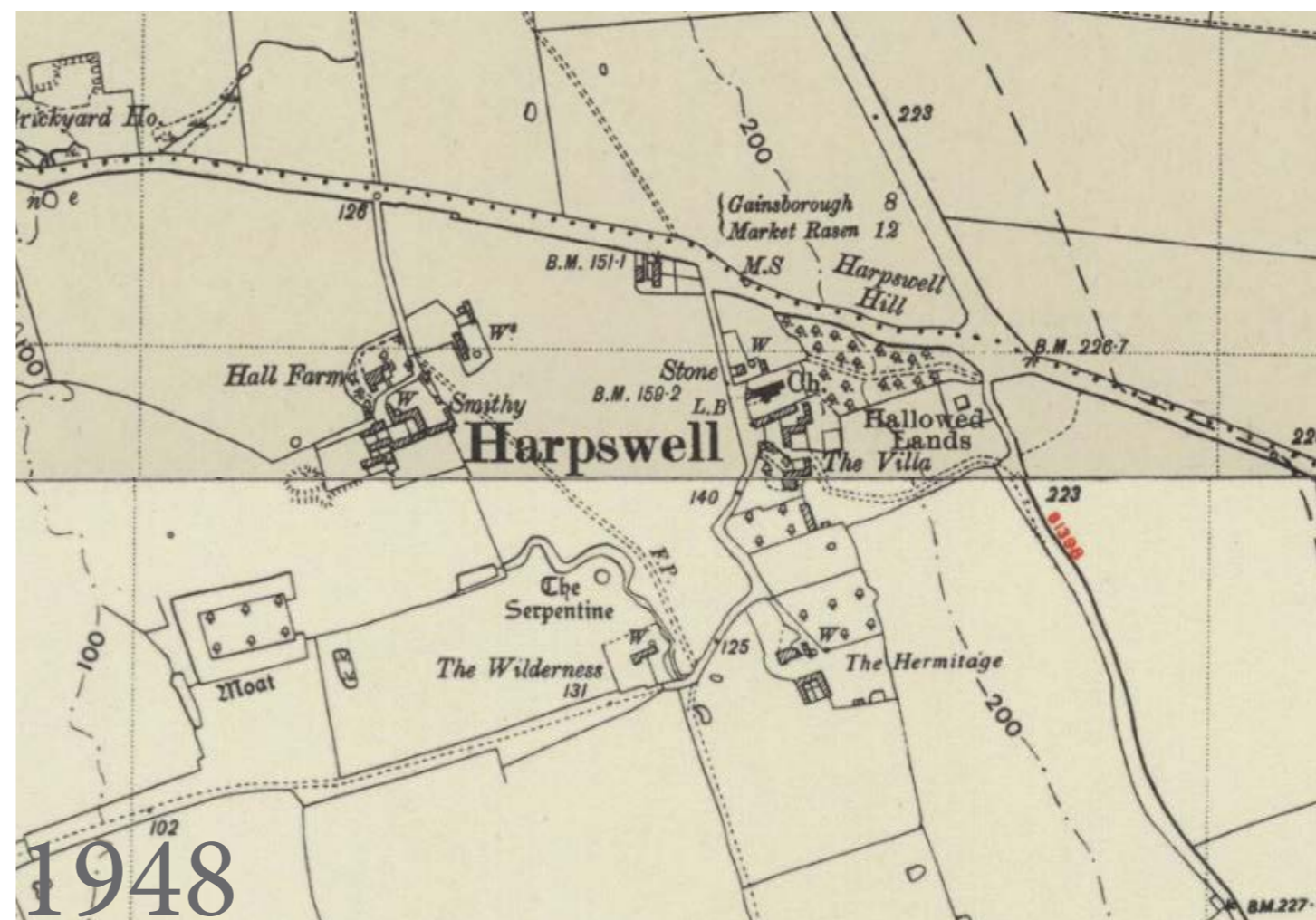


Fig 209: Harpswell, 1948

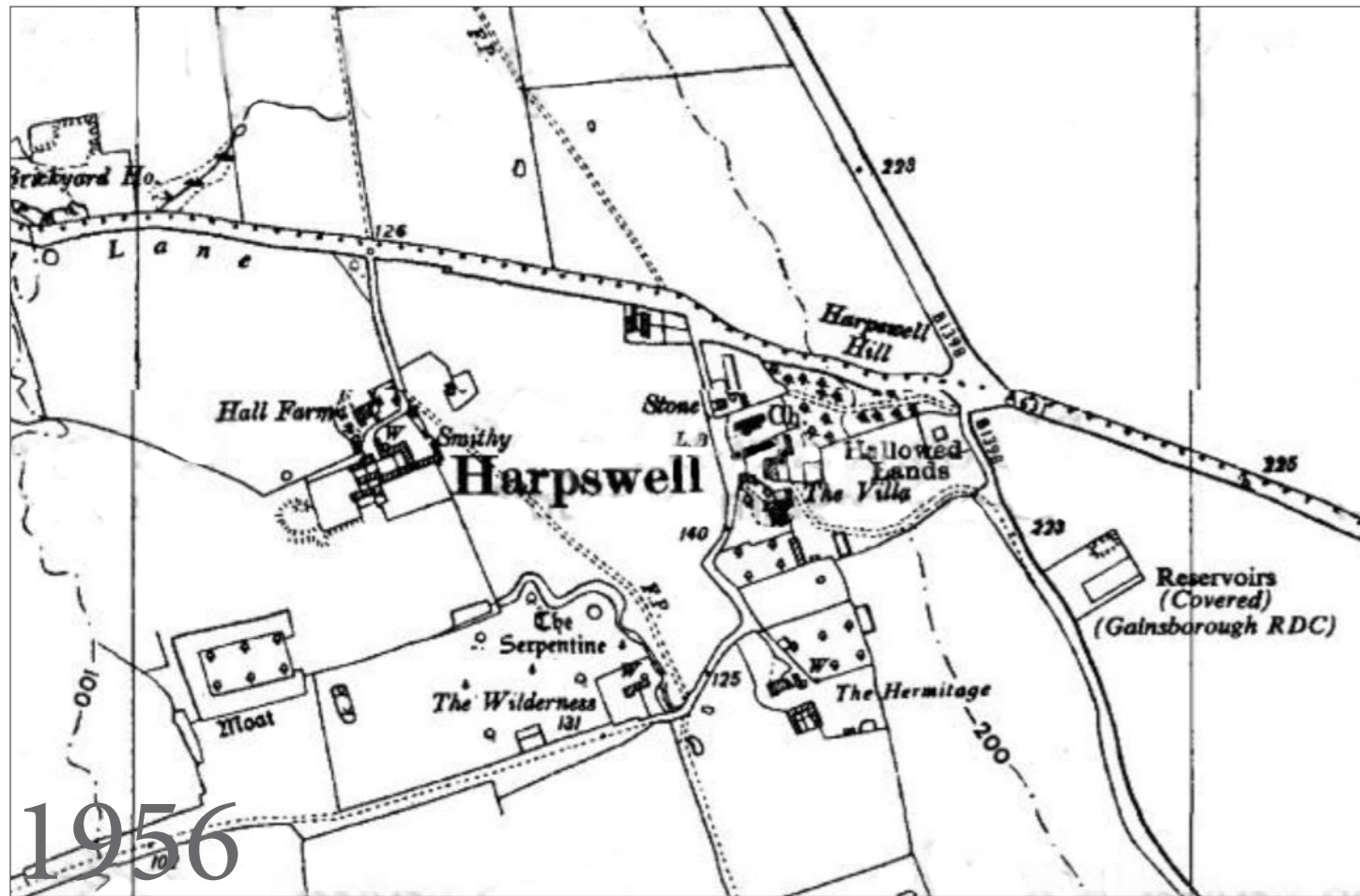


Fig 210: Harpswell, 1956



Fig 212: Harpswell, 2018

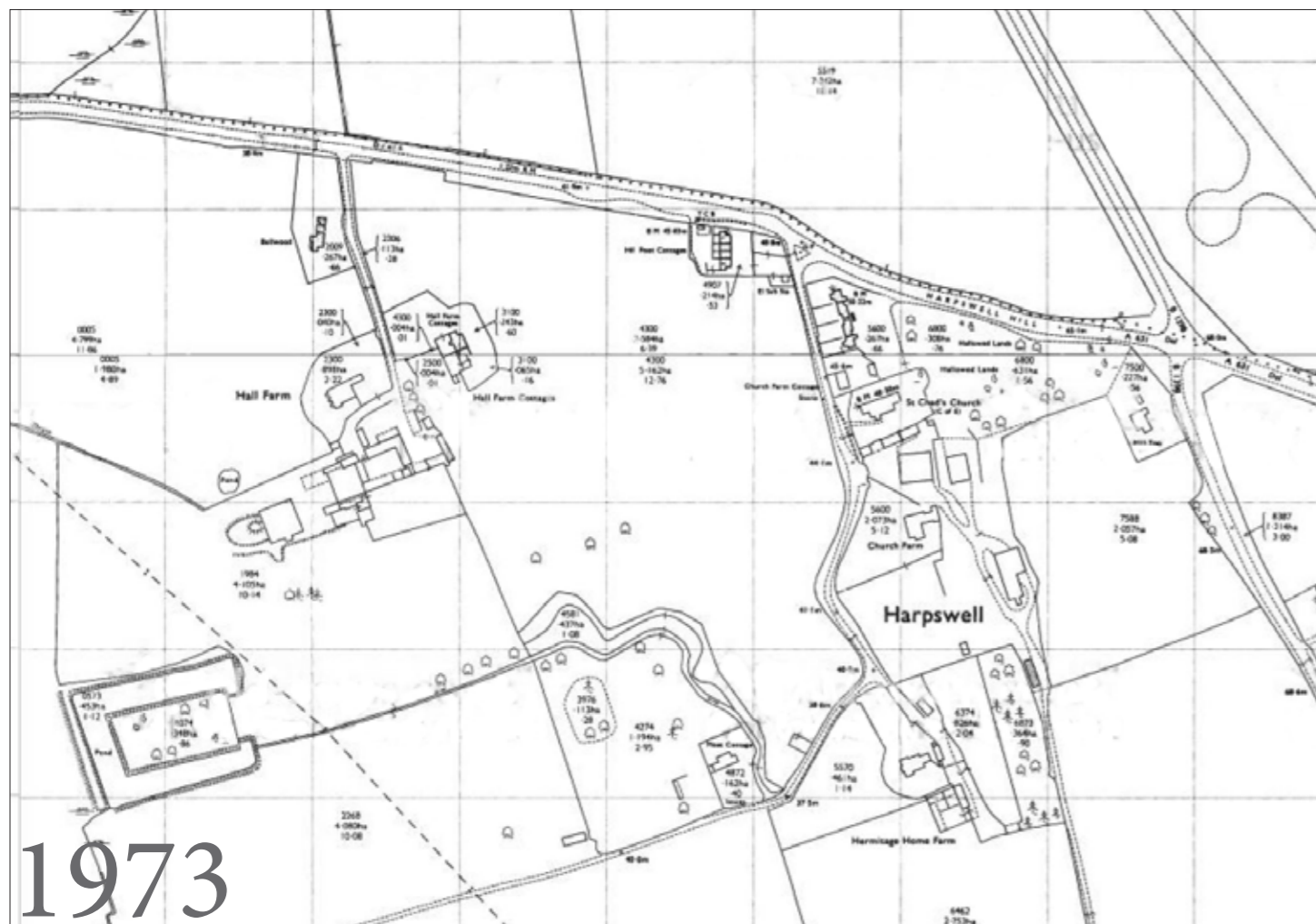


Fig 211: Harpswell, 1973

## Village structure and land uses

3.106 The map at Fig 213 visually communicates Harpswell's village structure and layout, which is further discussed in the below paragraphs.

3.107 Harpswell is severed from Hemswell and its wider northern landscape setting by Harpswell Lane (A631), which despite its name, is a wide, formalised two-way road (Fig 214) that accommodates steady flows of fast-moving traffic. This road gives Harpswell a clearly defined northern edge.

3.108 Running south from Harpswell Lane are two much more modest routes with a distinctly rural character, Church Lane and the access road to Hall Farm (Fig 215), and it is along these roads that the majority of Harpswell's buildings are arranged. Development at Church Lane is typically positioned in a linear manner along its eastern edge (Fig 216), whilst further west at Hall Farm, the majority of buildings are clustered towards the southern end of the access road. Essentially, Harpswell's built extents are formed of two separate development groupings, the first along Church Lane, which forms a recognisable village core, and a second smaller grouping at Hall Farm.

3.109 Facilitating free pedestrian movement between Hall Farm and Church Lane is a large 'open access' area (Fig 217) that covers the entirety of the agricultural land that lies between these two parts of the village. Generously granted by the current landowner, the open access status of this land helps to link these two parts of Harpswell, whilst allowing locals and visitors alike to view the various earthworks that mark this historic landscape. Elsewhere, the same landowner has established a number of permissive paths to the west of Hall Farm, which offer further outdoor leisure opportunities. Completing Harpswell's pedestrian network are a number of rights of way that project northwards from Harpswell Lane (Fig 218).

3.110 In terms of land uses, Harpswell accommodates a majority of residential properties, after which agricultural buildings are the most prevalent uses. In addition, at Hall Farm there are formal gardens (Fig 219) and a cluster of workshops that are utilised by local artists and craftsmen. South-east of Hall Farm, at the site of the medieval moat, a community green space (Fig 220) has evolved. Church Lane is less diverse in its land uses, though it does accommodate St Chad's Church (Fig 221), Harpswell's sole ecclesiastical building and the village's key landmark building.



Fig 213: Harpswell village structure map.



Fig 214: The A631 runs north of Harpswell.



Fig 215: Away from the A631, rural lanes that display a much more intimate and informal character lead to the village's built extents.



Fig 216: The eastern side of Church Lane forms a recognisable village core, within which St Chad's Church acts as a centrepiece and focal point.





Fig 217: The land between Hall Farm and St Chad's Church has 'open access' status, allowing for free pedestrian movement across these fields and linking these two parts of Harpswell.



Fig 218: Public rights of way extend northwards from Harpswell Lane.



Fig 219: Hall Farm and its gardens is a key local business and attraction at Harpswell's western extents.



Fig 220: The old medieval moat site, through the efforts of the owners of Hall Farm and other local residents, has evolved into a unique and picturesque green space.



Fig 221: St Chad's Church stands as Harpswell's most prominent and renowned non-residential building.

## Village approaches

3.111 Harpswell's village core has two vehicular approaches; (1) from the north via Harpswell Lane and Church Lane, and (2) from Common Lane towards the south-eastern corner of Harpswell. The below commentary details how each of these approaches into Harpswell are experienced, and this narrative is supported by the images found across Fig 222- 313.

### Harpswell Lane (A631) / Church Lane

3.112 The defining characteristic of the first approach (Fig 222-225) is how upon leaving Harpswell Lane (images 1A and 1B) one is suddenly transported into a much more sheltered environment with a intimate, rural village character, a consequence of the noticeable change in level, the thick band of mature planting above the village, and the more narrow profile, less formal appearance of the road. Exiting the A631 on to Church Lane, reveals a gently winding and

narrow route and a view that is initially composed of greenery and foliage, before then giving way to views towards St Chad's Church, which forms a prominent and handsome landmark building

### Common Lane (southern approach)

3.113 By contrast, the approach from the other end of Common Lane at the Harpswell's south-eastern end is a much more gradual and less immediate experience (Fig 226-231), with the roadside environment going through several transitions before finally arriving at the village core. Initially, the approach road cuts through an open, agricultural landscape, with long and expansive views available towards the village and the Cliff. Along this part of the approach, Hermitage Farm is a notable landmark feature, which draws the eye forward and provides a hint of the village ahead.

3.114 Passing Moat House and entering the village's south-eastern corner,

the road suddenly takes on a much more enclosed character (Image 4), with grass verges, hedgerows, trees and overgrown dry stone walling edging the route, which also takes a on a more winding alignment that results in a series of constantly evolving views as one travels towards the village core. It is only upon passing the landscaped gardens of Church Farm that the roadside environment becomes a less wooded and enclosed, allowing for a beautifully framed and handsome view of St Chad's Church (Image 6).

3.115 Importantly, residences such as at Hermitage Farm, Hermitage Lodge and Moat Farm, which are located along this southern approach into Harpswell, are typically respectful of the their rural setting, set behind generously planted gardens and enclosed frontages, where they merge into their green and rural setting.



Fig 222-225: Upon entering Church Lane at the northern end of Harpswell, the harsh environment of the A631 gives way to a much more serene and charming rural village character.



Fig 226-231: The approach into Harpswell from the south commences with long, open views towards the settlement and its Cliff backdrop, before the road then takes on a much more enclosed character, hemmed-in on each side by tree and hedgerow planting. It is only once the road passes Church Farm that this roadside planting subsides sufficiently to reveal views of St Chad's Church and the village core.

## Village character

### Hall Farm and surrounding environs

3.116 Comprising the westerly component of Harpswell's built extents, Hall Farm and its surrounding environment feel somewhat detached from the village core along Church Lane. Accessed off Harpswell Lane (Fig 232), and with no direct vehicular link to Church Lane, Hall Farm is approached via a narrow lane, that displays a distinctly informal, rural character (Fig 233), with grass verges tightly hugging either side of the route and constant bands of the hedgerow and tree planting creating an enclosed character and rustic edge to the roadside.

3.117 Initially, development along this route is limited to a couple of isolated, albeit quite sizeable buildings, which to differing degrees interrupt the otherwise consistently heavily planted roadside environment. The first building, and most jarring, is the large shed positioned along the eastern side of the route (Fig 234), on a site that once hosted Harpswell's pinfold (today only the original limestone walls and gateway survives, albeit in an overgrown state). Though of an agricultural aesthetic befitting of its rural setting, with a corrugated metal structure finished in a subdued green tone and a low-profile, the shed has a particularity wide and open access, leaving its immediate frontage excessively exposed. On the opposite side of the route lies Bellwood (Fig 235), a detached dwelling of buff brick construction with a distinctly different aesthetic that is much more modern and urban in character, yet manages to merge harmoniously into its rural setting due to its mature gardens and boundary planting, which includes some particularly handsome deciduous trees.

3.118 Further along this route, breaks in roadside planting begin to reveal views towards the eye-catching and commanding landmark of Hall Farm (Fig 236), whose distinct profile grows evermore prominent as one travels southwards (Fig 237), until the road finally opens up to reveal a more spacious environment enclosed by Hall Farm and those buildings that occupy its setting (Fig 238)

3.119 Set within beautiful, expansive gardens, Hall Farm (Fig 239-247) was built in the 17th century, and extended in 1815. Today the farmhouse's handsome limestone form stands as a key local landmark and focal point in this part of Harpswell, its towering and elegant chimney stacks, which rise above the slate roof, creating a particularly distinct building profile. Magnifying the splendour of the farmhouse building are the stunning gardens that surround it, whose many magnificent perennial plants come of life during the summer months. Meticulously designed and tended to, the garden hosts an array of trees and shrubs, including a still thriving copper beech that was planted in Victorian times, and also accommodates several distinct areas including a courtyard garden, sunken garden, walled gravel garden, pond and orchard, large formal drive and lawn, and a flower meadow.

3.120 South of the main farmhouse are a cluster of outbuildings and workshops, which form the



Fig 232 and 233: Hall Farm is accessed off the A631 via a narrow country lane with a secluded and rural character.



Fig 235: Bellwood, despite its more modern architectural leanings, still integrates into its rural setting due to its setback positioning from the road, mature gardens and planted boundary.

Fig 234: The access to this large agricultural unit punctuates the otherwise well-defined and consistently green road edge.



Fig 236 and 237: Hall Farm comes into view midway along the approach road after which it becomes a focal point at this part of Harpswell.

Fig 238: The route terminates at Hall Farm, where a more open and spacious environment emerges.

majority of the remaining built extents of this part of Harpswell. They are arranged around, and to the rear of, a large open area of surface car parking (Fig 248), and include the unassuming yet attractive stone built Old Stables dwelling and a red brick workshop (Fig 249). Set back from the car park, with only their roofs and upper gables viewable, are a cluster of traditional agricultural outbuildings and a single dwelling 'Garth Cottage' (Fig 250), which form an interesting and distinct element in views looking south.

3.121 Completing the built grouping at Hall Farm



Fig 239-247: Hall Farm and its stunning gardens form a centrepiece at Harpswell's western extents and represent a key local attraction, drawing visitors from far and wide.



Fig 248: To the immediate south of Hall Farm lies a large surface car parking area edged by formal garden hedgerows and a couple of modest single storey buildings of similar linear form with pitched roofs. Finished in local stone and with a pantile roof is the Old Stables building, now a dwelling, whilst further west is a similarly scaled, red brick finished property, now used as a furniture-making workshop. Set to the rear of these buildings, and largely screened in views from the car park, are several agricultural buildings associated with Hall Farm, including several old red brick and pantile roofed sheds whose rooftops emerge as interesting features in views beyond the band of hedgerows.



Fig 249: Workshops at Hall Farm complement the main gardens and form an additional attraction at this building grouping.



Fig 250: Several of the sheds at Hall Farm were actually constructed from the bricks of the arched garden wall that formed part of the ornamental gardens of Harpswell Hall.



Fig 251 and 252: Bellwood Farm Cottage and Hall Farm Cottage lie somewhat detached from the core cluster of buildings at Hall Farm, where they sit within a mature landscape setting amongst gardens that merge almost seamlessly in within the adjoining rural landscape.



Fig 253: The view from the car park at Hall Farm towards St Chad's Church.



Fig 254: From the open access land just east of Hall Farm, a beautifully composed panoramic of Harpswell is presented, which represents one of the finest views of St Chad's Church, its Cliff backdrop and the surrounding village environment.

are the charming semi-detached pair of Bellwood Farm Cottage and Hall Farm Cottage (Fig 251). Originally constructed in the 17th Century as single-storey dwellings, in 1905 an upper level was added, which is particularly apparent in views of the building's side elevation (Fig 252), where the pale stone walling at ground level contrasts with the rich red hues of the upper storey addition. With a long, linear form, topped by pantile pitched roof and a symmetrical facade accommodating evenly spaced, repetitive fenestration arrangements with red brick surrounds, these cottages have a pleasing simplicity to their form and design, deriving their aesthetic quality and character from their locally distinct materials palette and mature rural setting.

3.122 In addition to Hall Farm and its associated cluster of buildings, this western part of Harpswell also benefits from two further important assets, which are fundamental to the area's distinct character, these being (1) what is arguably the best view in the parish towards the village core and its Cliff setting (Fig 253 and 254), and (2) the historic landscape (Fig 255-259) that once hosted Harpswell Hall and its gardens, and prior to this the medieval settlement of Harpswell.

3.123 Looking east from the edge of car park at Hall Farm (Fig 253) reveals a fantastic view towards St Chad's and those buildings that comprise Harpswell's village core. A short stroll into the adjoining open access field reveals an even more open, unhindered and beautifully composed view towards Harpswell (Fig 254), which appears almost like an elevational drawing, with buildings arranged in a row along the eastern side of Common Lane and their facades looking straight-back at the viewer. Within this locally iconic view, St Chad's Church forms a prominent and handsome centrepiece, either side of which stand generally well-spaced, detached residences and agricultural buildings that line the foot of the Cliff. Gaps between buildings perform the important function of allowing for views through to the wooded and rising profile of the escarpment, which also provides a unique and dramatic backdrop across the entirety of this view.

3.124 Extending out from Hall Farm are grassland walks across the adjoining fields and the historic landscape that once hosted Harpswell Hall and the medieval settlement (Fig 255-259), and which today still contains several visible and distinct surviving remnants of this illustrious history, including a prospect mound and a large, water-filled moat. Aside from the obvious historic and archaeological significance of this landscape, the area is also a valued community asset and local attraction, which offers both local residents and visitors the opportunity for leisurely walks and relaxation in a handsome and distinct historic, rural landscape. Ongoing restoration and improvement projects aimed at preserving and emphasising key historic features and enhancing the biodiversity value of the area, including the creation of a wild garden at the moat, will only serve to further enhance the distinctiveness and value of this important, historic landscape setting.



Fig 255-259: Harpswell's historic landscape setting, though today largely devoid of built forms, still contains several features that hint at its rich history and which help to conjure up images of how the area would have appeared during the 17th and 18th centuries when Harpswell Hall and its extensive ornate gardens occupied this area.



## Church Lane

3.125 Harpswell's village core is concentrated around St Chad's Church, along the eastern edge of Church Lane (Fig 260). The church stands centrally within this row of buildings, with the residential properties of No.1-4 Church Lane and Church Cottage positioned to the immediate north, and the buildings of Church Farm forming a grouping to the south of the church.

3.126 North of St Chad's Church, No.1-4 Church Lane and Church Cottage progress a fairly consistent building line, being set back from the road behind small to medium sized gardens. This relative consistency of building line, coupled with the regular spacing of these dwellings, their common approach to building orientation (their front elevation directly overlooking the road), and the progression of dense, tightly trimmed hedges along much of the property boundaries, results in a coherent and coordinated stretch of built forms that gently leads the eye towards the landmark form of St Chad's Church (Fig 261).

3.127 Though of differing construction eras, materials, and architectural languages, both No.1-4 Common Lane and Church Cottage display a mature aesthetic, which responds positively to the wider rural village setting and to the historic centrepiece of St Chad's Church. No.1-4 Common Lane comprise a distinct grouping of four semi-detached red brick and pantile roofed dwellings of mid-20th century construction. Each of the two semi-detached blocks have an L-shaped plan with front facing gables (Fig 262 and 263) positioned at the outer ends of each, which along with their identical facade arrangements and chimney studded roof profiles, results in a perfect symmetry between the two neighbouring structures.

3.128 Church Cottage (Fig 264 and 265) is a two-storey 18th century limestone cottage with a pitched slate roof that accommodates chimney stacks at either of its gable ends. The main facade has a simple two-bay arrangement, with casement windows at first floor level, and larger bay windows on the ground floor. The entrance doorway is located to the right of the main facade within a small lean-to extension, which shares the same limestone finish but with pantile, rather than slate, roofing. Contributing to the pleasing vernacular aesthetic of Church Cottage, is its locally distinct, partially ivy covered stone boundary walling. Though of modest scale and a simple, unassuming aesthetic, Church Cottage is never-the-less one of the most locally distinct dwellings in Harpswell, and forms an important feature within the setting of St Chad's Church.

3.129 South of St Chad's is Church Farm, which comprises a more disparate architectural grouping, and which contains both some of Harpswell's most characterful and handsome buildings, and also a number of less positive characteristics and features. Obviously the most significant building at Church Farm is the main farmhouse residence. Approaching the village core along the Common Lane from the south, intermittent glimpses of the farmhouse are available through breaks in the roadside and garden planting (Fig 266 and 267), before the full grandeur is of the farmhouse and its extensive landscaped grounds are revealed (Fig 268).



Fig 260: Harpswell's village core is arranged around St Chad's Church and stretches from No.1-4 Church Lane in the north to the buildings at Church Farm further south.



Fig 261: Dwellings north of St Chad's Church and along the eastern side of Church Lane form a strong and distinct frontage along the approach to St Chad's Church, which is further enhanced by the verdant character of both their front gardens and boundary treatments, as well as the wooded escarpment backdrop, which rises above the dwellings and can also be viewed through gaps in the building line.



Fig 262 and 263: The semi-detached red brick dwellings at the northern end of Church Lane make a positive contribution to the village character, their basic L-shaped form embellished with some charming details including hipped-roof porches, flared eaves which give the roof a slightly concave profile, and a terracotta mould on the gable ridge.



Fig 264 and 265: Church Cottage forms part of the setting of St Chad's Church, within which it is very much a positive element whose pale stone facade and boundary walling mirror the tones and aesthetic of the church building.



3.130 Set back from Church Lane and orientated at a slight angle to the roadside, the farmhouse benefits from a handsome garden setting, with expansive lawns to its fore and a cluster of mature evergreen trees to its immediate north, which effectively screen some of the less visually appealing building elements of Church Farm. Edging the entire frontage of Church Farm's grounds is a stone wall capped with clay tiles that also accommodates occasional buttresses along its extents (Fig 269). This walling is both a crucial element of the character of both Church Farm and the streetscape along this part of Church Lane.

3.131 The farmhouse has a three-bay facade (Fig 270), with a centrally positioned entrance set within an arched brick porch, either side of which are large sliding sash bay windows with white timber frames. Vertical sliding sash windows also feature on the upper level, above which rises a pitched roof with chimneys at either gable end, echoing the profile form of the nearby Church Cottage.



Fig 266 and 267: Tantalising glimpses of Church Farm's built form can be gained through breaks in the tree planting that peppers the property grounds. Within these views the wooded landscape of the escarpment provides a distinct and picturesque backdrop to the dwelling, whilst the handsome landscaped gardens provide a similarly attractive foreground.



Fig 268: One of the most memorable and perfectly composed views in Harpswell unfolds outside Church Farm along the approach to St Chad's Church. Within this view the farmhouse's handsome, symmetrical form lies exposed behind its stone wall enclosed lawns, beyond which lies a bands of dense tree planting, which merge with the more distant canopies that adorn the top of the Cliff. The tree planting and boundary walling guides the eye forwards towards framed views of the towering form of St Chad.s Church, which is perfectly positioned on bend in the road.



Fig 269 and 270: Church Farm is one Harpswell's most iconic and handsome residential buildings, and its locally distinct stone walling is crucial streetscape element along the central stretch of Common Lane.

3.132 Completing Church Farm's grouping of positive contributors to Harpswell's village character is the stone outbuilding at the north-western corner to the farm, where its modest linear form sits perpendicular to the road with its gable end directly abutting the public realm (Fig 271). Merging seamlessly into the adjoining churchyard boundary walling, this humble but distinct vernacular building makes a positive contribution to the setting of the church, appearing in the lower foreground of views towards St Chad's from the south. Set within the stonework of this small agricultural outbuilding is a red Victorian postbox, which is a distinct and charming streetscape feature (Fig 272) that further enhances the character of the host building. Glancing into the farmyard, the long, red brick facade of the outbuilding and its pantile roof is revealed, above which emerges the upper tower of St Chad's Church (Fig 273).

3.133 Less positive in their contribution to the village character are (1) the newly constructed detached residence at the north-eastern corner of the farm grounds, and (2) the more substantial agricultural buildings situated to the immediate south of this new build, both of which sit within the wider setting of St Chad's Church (Fig 274). The latter, though of significant bulk, relatively exposed in views from the road and not particularly attractive, still manages to integrate into its setting through the progression of a subdued facade treatment, which comprises dull grey and blueish tones (Fig 275). These agricultural buildings could sit more comfortably in their setting through the reinstatement of the woodland planting that once formed at backdrop to them, but has in more recent years unfortunately been stripped back.

3.134 In contrast with the more muted appearance of the agricultural buildings, the recently constructed dwelling at the very northern end of Church Farm (Fig 276) is a much more distracting structure, its vibrant stonework and pantile roofing competing and clashing with the more mature and better integrated historic buildings, not least the Grade I listed church. Sandwiched between the churchyards retaining wall and a large agricultural unit, this dwellings relatively substantial form sits rather awkwardly in its setting, devoid of any landscaping or design measures that might have helped it relate better to the neighbouring buildings and appear more comfortably in views from the wider village environment.

3.135 Of course, it is St Chad's Church, positioned centrally along this developed stretch of Church Lane, that forms the most striking and locally iconic building; a true landmark and focal point for the community and parish. The church benefits from a slightly elevated position above the road, where it sits behind a boundary of ivy-strewn stone walls and to the rear of an wide, sloping grass verge, which forms an important component of its immediate setting (Fig 277). Looking west from the churchyard entrance are views out across the historic landscape of the post-medieval Harpswell Hall and gardens (Fig 278). From this viewpoint one can visualise the broad, tree-lined avenue that once was aligned with the church tower and which led to the sunken gardens of Harpswell Hall. This visual connection between the church and the area covered by the Scheduled Ancient Monument remains an important characteristic of the church setting.

3.136 Dating from the late 11th century with 13th and 14th century additions and 19th century restoration works, St Chad's Church is a limestone constructed church of great beauty and craftsmanship (Fig 279-281). The Grade I listed



Fig 271-273: Taking up a prominent position along Church Lane, the stone and pantile roofed outbuilding at Church Farm, with its quaint Victorian postbox, forms an important building within the setting of St Chad's Church.



Fig 274: Development at the northern end of Church Farm, which includes a recently constructed dwelling and some longer established agricultural sheds, fails to achieve the same quality and richness of character seen through out the rest of Harpswell's village core.



Fig 275: Built with functionality in mind, the large sheds at Church Farm are rather rudimentary in their form and appearance, though their downbeat colouration makes them a generally subservient presence along this part of Common Lane. More unfortunate is the loss of the escarpment trees that has previously provided these buildings with a soft wooded backdrop



Fig 276: Positioned alongside the churchyard's retaining wall, the new dwelling at Church Farm is a jarring presence within the setting of St Chad's Church, its vibrant tones clashing with the generally more mature and historic character of Church Lane.



Fig 277: St Chad's Church has a handsome and distinct frontage comprising a wide, raised bank, which provides separation from the road, and a stone boundary walling that is almost entirely consumed by ivy, and which incorporates a ornate cast-iron entrance gate.



Fig 278: From the elevated position of the churchyard extensive views across St Chad's western landscape setting and the fields that once hosted Harpswell Hall and the medieval settlement of Harpswell.



Fig 279: St Chad's southern elevation, with the church tower rising up above the pitched roof of the nave.



Fig 280: The church tower has a simple and uncomplicated aesthetic, its centrally positioned clock and ornate corner pinnacles representing some of the few more decorative elements.

church's west tower, which is the tallest structure in Harpswell and a spectacle that can be appreciated across much of the village extents, incorporates a clock on its western facade and bell chamber opening on its three other sides. Four ornate corner pinnacles give the otherwise featureless and flat tower roof a distinct profile. East of the tower extends the church nave and chancel, which have tiled roofs and stone coped gables, whilst protruding from the southern elevation and enclosed by a porch is the church entrance. Across the church facade, windows vary in date and design but each demonstrates high quality and detail, with tracery and hood moulds.

3.137 Crucial to St Chad's setting is the densely wooded area positioned east of the church and spanning the upper parts of the escarpment. In long views towards the church this planting provides a handsome, soft backdrop to the church, whilst giving the church grounds a sheltered and private character (Fig 282 and 283). In addition, this wooded area would also appear to possess significant heritage value, containing



Fig 281: St Chad's Church as viewed from the rear of the churchyard grounds, from where the church's staggered, rising roofscape can be appreciated.

overgrown walling (Fig 284 and 285) that is likely associated with the Grade I listed church, and the remnants of an old holloway (Fig 286) that meandered across this land and through to the village.

3.138 Unfortunately, a combination of tree removal and poorly planned development has resulted harm to the setting to the church along its southern boundary. At Church Farm, the removal of woodland to the south-east of the church has left much of the scarp uncharacteristically exposed, creating an abrupt edge to the remaining woodland area and leaving the large corrugated metal barns standing starkly along the upper reaches of the Cliff.

3.139 Similarly problematic is the new dwelling at the northern end of Church Farm, whose extensive two-storey form rises up above the churchyard's boundary walling, forming an intrusive and uneasy presence within the church setting.



Fig 282 and 283: The woodland along the upper scarp contributes significantly to the church setting.



Fig 284 and 285: Tucked away within the woodland behind St Chad's lie a grouping of old stone walls, whose origins are likely linked to the church.

Fig 286: The sunken profile of an ancient trackway that would have once linked Middle Street to Harpswell.



Fig 287 and 288: Whilst the northern and eastern boundaries of St Chad's Church benefit from heavily planted, verdant edges, the southern side of the churchyard is unfortunately open and exposed to the neighbouring Church Farm, where the removal of tree cover along the scarp and the erection of a new dwelling alongside churchyard have proved detrimental to the church setting. The new dwelling has a particularly uncomfortable relationship with St Chad's, its large, shimmering and inescapable profile competing with the Grade I listed church.

3.140 Elsewhere along Church Lane, built forms are rather more limited and sparsely distributed, with much of the route displaying a decisively rural, undeveloped edge, which is at times enclosed by rows of thick hedgerows and trees, but often more open, particularly along its western edge (Fig 289), where Church Lane is bounded only by raised banks, many of which are actually formed of overgrown stonewalling (Fig 290). This more open edge to the western side of Church Lane allows for several attractive views across the historic landscape of Harpswell Hall towards Hall Farm (Fig 291 and 292).



Fig 289: Much of the western edge of Church Lane is open, with only sporadic bands of tree planting and hedgerows appearing along this side of the road.



Fig 290: Closer inspection of the field boundaries to the land north and west of Church Lane reveals old stone walling, which has become overgrown through the past decades.



Fig 291 and 292: The open, undeveloped character of the landscape between Church Lane and Hall Farm allows for a strong visual connection between these two parts of Harpswell.





Fig 293: Hermitage Farm's principle elevation peers out from behind its wooded garden setting, where it forms a key gateway building along the southern approach into Harpswell via Common Lane.

3.141 Away from the core building grouping in and around St Chad's Church, there are a number of other buildings of positive character and notable heritage significance along Common Lane and Harpswell's eastern extents. The first of these is Hermitage Farm, which is a key building on the southern approach into Harpswell, where its handsome facade faces out across the neighbouring agricultural landscape, greeting those entering the village from Common Lane (Fig 293). Of early 19th century construction, Hermitage Farm comprises a materials palette of brick and limestone walling with a slate roof. It displays a similarly well-proportioned, elegant facade treatment as that seen at the main residence at Church Farm. Details include six-over-six sash windows, above which sit large stone lintels, whilst tall chimney stacks topped by terracotta pots, add visual interest to the building's roofscape. Glimpses of the buildings northern elevation can be gained through the properties landscaped grounds (Fig 294 and 295).

3.142 To the immediate south of Hermitage Farm lies Hermitage Lodge, an early 19th century limestone two-storey barn with single storey manger set around a central courtyard area. Originally a working agricultural building and part of the wider Hermitage Farm, Hermitage Lodge was sensitively converted to a standalone residence in more recent times, the works successfully preserving the character of the original structure while creating a home suitable for modern living. Though completely screened in views from the main road network, the building is never-the-less an important element of Harpswell's historic environment and a reminder of its agricultural heritage.

3.143 Hill Foot Cottages completes Harpswell's collection of locally distinct, historic buildings. Present on the 1886 maps, this row of four limestone and brick terraced cottages is positioned perpendicular to Harpswell Lane and at the corner with Church Lane, where it forms a distinct gateway building and local landmark (Fig 296 and 297).

#### Harpswell Village Analysis Map

3.144 The map at Fig 298 supports the above descriptive text and images, providing an instant snapshot of the key elements that characterise Harpswell.



Fig 294 and 295: Partial views of Hermitage Farm can be gained from Church Lane through the beautifully landscaped grounds it lies within. From this viewpoint is possible gain an appreciation its built fabric and aesthetic qualities.



Fig 296 and 297: Hill Foot Cottages progress a locally distinct materials palette, with slate roofing and limestone and brick walling. Its pitched roof hosts three slender chimney stacks along the ridge, their even spacing reinforcing the symmetrical form and appearance of the building. Fenestration, including wall dormers, further contribute to the buildings uniform and rhythmic facade, though an uncoordinated approach to the replacement of original windows and the introduction of a variety of more modern PVC windows has resulted in some harm to the building aesthetic and character.

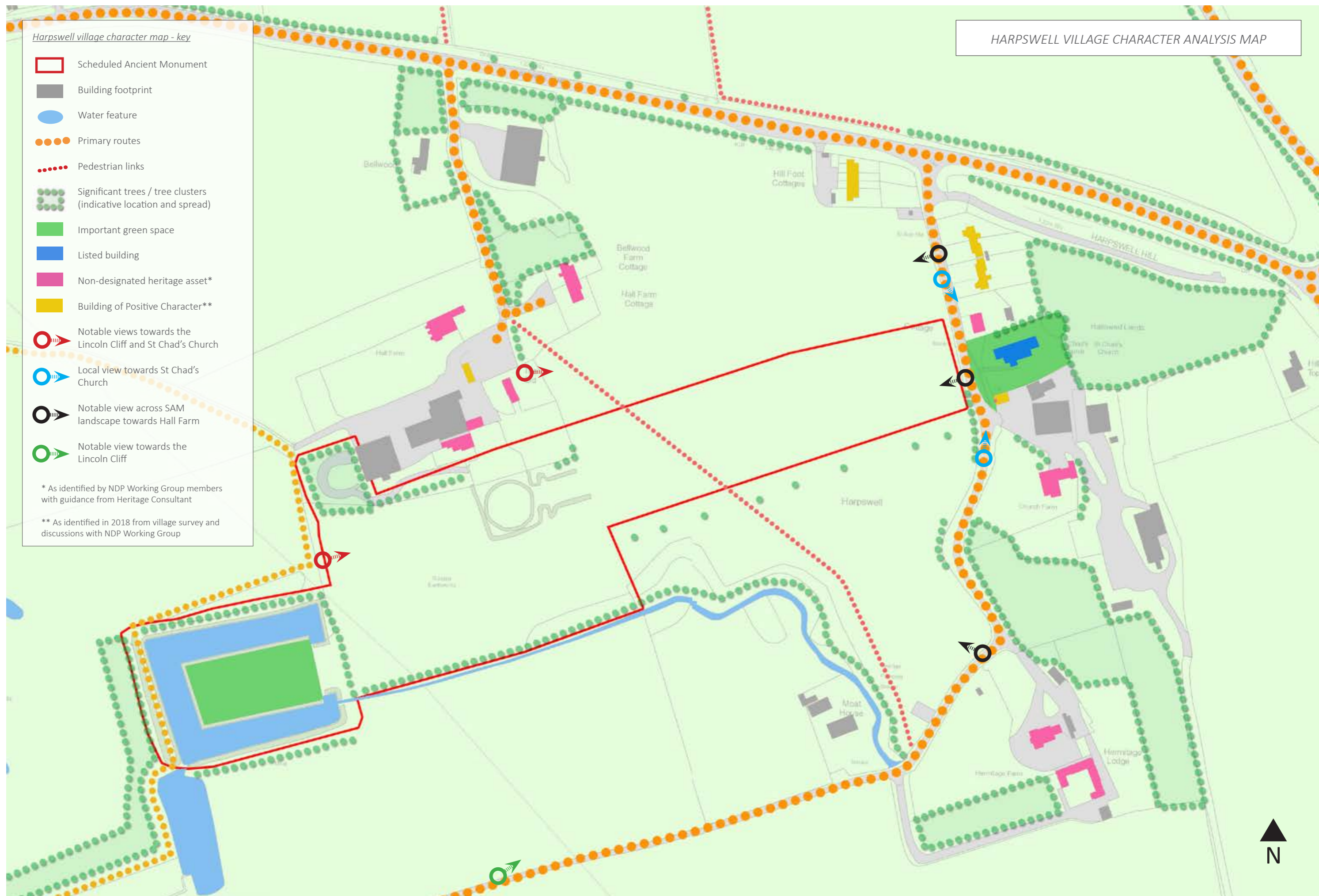


Fig 298: Harpswell village character map, denoting key built and natural characteristics and features.

## Harpwell Character Recommendations

3.145 Based on the commentary set out within this character profile summary, the following recommendations are made in order to protect and enhance the unique and locally distinct character of Harpswell:

- Though not as uniform as neighbouring Hemswell, Harpswell's building stock still displays a strong and definable character (Fig 298-308). Limestone and buff brick represent the primary construction materials within the settlement (Hermitage Farm, Church Farm, Hall Farm, and Hill Foot Cottages are key examples) though red brick is also utilised on occasion. Roofs, which are nearly always pitched, are generally finished with grey slate, though clay pantiles can also be found, particularly on some of those few remaining vernacular agricultural outbuildings. Façades tend to have a formal, symmetrical arrangement, achieved by the even distribution of fenestration and central positioning of entrance doorways. Chimney stacks, typically tall and slender with chimney pots, give many buildings in the village a distinct roof profile, and the positioning of these along the ridge and at gable ends tends to reinforce the symmetrical appearance of buildings. New development proposals should seek to draw inspiration from local vernacular architecture and recognised buildings of positive character and heritage value (as denoted on the map at Fig 298). However, rudimentary replications of existing styles and the progression of pastiche designs is discouraged.

- Development proposals should recognise and seek to reinforce the distinct local character in relation to the height, scale, spacing, layout and orientation of new buildings.

- Fragmentation of frontage treatments and roadside vegetation through the removal of trees, hedgerows, shrubbery and grass verges should be resisted. The retention of such existing green features, which along with stone walling, characterise much of Harpswell's roadside environment and is one of the village's defining features, is crucial to protecting the village character. New developments should seek to utilise either stone walling or hedgerows (or a combination of both) as the primary boundary treatment.

- Approaches into the village are generally pleasing, with an appropriately gradual and well-managed transition from countryside to village setting. Development proposals should be designed to maintain the rustic, rural appearance of these



Fig 298-308: New development proposals should consider and respond positively to the established village aesthetic, drawing inspiration from Harpswell's most locally distinct buildings and streetscape features, which should in turn result in development that promote and reinforces local distinctiveness.



Fig 309: Retrospective planting along the southern edge of St Chad's churchyard could improve the church setting by screening some of the less sensitively designed and sited development at Church Farm.



approaches into Harpswell.

- In the few circumstances where more recent development has failed to integrate into the village setting, such as the recently constructed dwelling at Church Farm, retrospective planting schemes (Fig 309) should be considered in order to partially screen these structures and help them merge more subtly into the village context.

- Subdivision of residential plots and development within existing gardens, which can disrupt established plot and building patterns, and also result in the loss of green space and planted features, should be resisted.

- Harpswell's village layout and structure has changed little from that shown in the 1886 map, and aside for a small number of isolated dwellings (Bellwood and The Moat House) new construction has been focused on established development clusters at St Chad's Church and Hall farm.

Even today, much of Harpswell's road network retains a undeveloped edge, and the village is essentially a collection of small building clusters set within a much wider rural landscape. On this basis, Harpswell can be considered as a particularly sensitive context, where new development should be carefully designed and sited. One-off infill development and the conversion of existing buildings to residential use represent the most appropriate manner in which to deliver new housing. Self-contained housing developments containing multiple units and requiring new, dedicated accesses would likely harm the village character and disrupt the centuries old village layout and structure, and therefore should be resisted.

- Several of Harpswell's more recent residential units have been delivered through the conversion and reuse of disused agricultural buildings of limestone construction, with examples including Hermitage Lodge and the old stables block at Hall Farm. This represents an innovative reuse of vernacular farm buildings that may otherwise become derelict and unused, creating new housing without the need for new construction and thus protecting the established village structure and layout. Further opportunities to reuse derelict or underutilised agricultural units for alternative uses should be explored\*. Hermitage Lodge represents a particularly successful conversion, carried out in a sensitive, well-considered manner that manages to retain the agricultural character of the original building, and as such, proves a useful source of inspiration and guidance for others seeking to convert agricultural buildings in the village.

\* This recommendation does not extend to the demolition / removal of agricultural buildings to make way for new housing or other new buildings. It relates to the retention and reuse /conversion of existing historic agricultural buildings only.

- Harpswell possesses numerous locally distinct and handsome views towards key stretches of buildings, and unique landmarks and features such as St Chad's Church and the Cliff (Fig 310), Hall Farm, and the historic landscape between these two parts of Harpswell. Future development should seek to retain and enhance these key views (as denoted on the map at Fig 298), and explore opportunities to create new, distinct views within the village.

- The wooded character of the upper scarp as it rises above St Chad's Church and those neighbouring properties is an key feature of the church setting and views towards the village core from the west. This wooded backdrop should be retained and the removal of trees resisted.

-- Harpswell is a historically and archaeologically rich environment, with numerous archaeological features having been recorded across the village (see Appendices 3, 4, 5 and 6). In particular, the land in and around the Scheduled Ancient Monument of Harpswell Hall has offered up a wealth of archaeological finds, and this historic landscape is still attracting much interest from the archaeological community (Fig 311), having been the focus of several explorations and digs in recent times. All future development proposals should carefully consider the archaeological interest or potential of the development site, and make provision for the protection of any identified assets of archaeological significance.



Fig 310: Key local views, such as those towards St Chad's Church, the Cliff and along Church Lane should be not be compromised by future development.



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## Archaeology Open Day

**Saturday 15<sup>th</sup> July 2017, 10.00am - 4.00pm**

**Hall Farm, Harpswell, Lincolnshire, DN21 5UU**



Bishop Grosseteste University warmly invites you to the Harpswell Archaeology Day 2017!

Come along to see our live excavation and enjoy lots of hands-on activities for all ages.

Attractions include excavation tours, artefact handling, 'do-it-yourself dig', local group stalls and much more. The farm will also be serving tea and cake all day, and the blacksmith will even be forging medieval knives!

There will also be stands run by local organisations where you can learn more about getting involved in Lincolnshire's heritage. And all of it is completely FREE! (Including onsite parking)

In partnership with:



Council for  
British Archaeology

Visit us online for more information:  
[www.archaeologyfestival.org.uk](http://www.archaeologyfestival.org.uk)



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Fig 311: The archaeological richness of Harpswell is widely recognised, and its protection should be a priority of all future development proposals.

## **APPENDIX 1**

### DESIGNATED HERITAGE ASSET DETAILS: HEMSWELL

**Name / Location:** MAYPOLE, CHURCH STREET

**List entry number:** 1063352  
**Grade:** II

**Date first listed:** 22-Feb-1985  
**Date of most recent amendment:** Not applicable

**Details:** Maypole. C19. Wood and wrought iron. Tall wooden pole painted with spiralling red, white and blue alternating lines wedged into tall, rectangular base. Crowned with painted wooden orb with wrought iron weathervane with fox motif. Included for group value only.

**National Grid Reference:** SK 92954 90946

**Name / Location:** 5, CHURCH STREET

**List entry number:** 1166204  
**Grade:** II

**Date first listed:** 22-Feb-1985  
**Date of most recent amendment:** Not applicable

**Details:** Cottage. Early C19. Coursed limestone rubble, some red brick, pantile roofs with gable stacks. 2 storey, 2 bay front with brick quoins and central doorway with brick segmental head and partially glazed door. Doorway flanked by single sliding sashes with painted brick segmental heads with 2 sliding sashes above. C20 extension to right.

**National Grid Reference:** SK 92835 90939

**Name / Location:** THE OLD POST OFFICE, CHURCH STREET

**List entry number:** 1166218  
**Grade:** II

**Date first listed:** 22-Feb-1985  
**Date of most recent amendment:** Not applicable

**Details:** House. Early C19. Coursed limestone rubble, pantile roof with single gable stack and dentillated eaves. 2 storey, 4 bay front with doorway to left with segmental head and panelled door. Single 3 light sliding sash to left, 2 similar windows to right. 4 sliding sashes above, that over the doorway of 2 lights, the others of 3 lights. All the windows have splayed brick lintels and segmental heads.

**National Grid Reference:** SK 92882 90908

**Name / Location:** MANOR FARMHOUSE, CHURCH STREET

**List entry number:** 1359852  
**Grade:** II

**Date first listed:** 22-Feb-1985  
**Date of most recent amendment:** Not applicable

**Details:** Farmhouse. C17, early C19, C20. Coursed limestone rubble, pantile roof with wooden eaves and 2 large ridge stacks. 2 storey, 5 bay front with C19 fenestration. 2 doorways with C20 glazing bar doors alternate with 3 long glazing bar sashes. 4 plain sashes above. All openings have wooden lintels. Interior contains room with C17 panelling said to come from church, with arcaded frieze, a plaque with grapes and vine leaves over fireplace and bench ends set into window seats.

**National Grid Reference:** SK 92687 91007

**Name / Location:** 10-16, CHURCH STREET

**List entry number:** 1359853  
**Grade:** II

**Date first listed:** 22-Feb-1985  
**Date of most recent amendment:** 09-Sep-1992

**Details:** 4 Cottages. Late C18, C20. Coursed ironstone rubble, pantile roof with 3 ridge stacks and single, flat headed dormer with C20 casement to right. 2 storey with attic, 5 bay front with doorway to through passage to left with wooden lintel. Single sliding sash to left, 4 sliding sashes to the right, all with wooden lintels. 4 sliding sashes above, all with wooden lintels. Opening beneath dormer blocked. Irregular C20 extensions to rear.

**National Grid Reference:** SK 92914 90928

**Name / Location:** 16 AND 20, WELDON ROAD

**List entry number:** 1063354  
**Grade:** II

**Date first listed:** 22-Feb-1985  
**Date of most recent amendment:** Not applicable

**Details:** 2 cottages, now one dwelling. Mid C18, C20. Coursed limestone rubble with pentiled and concrete tiled roof with gable stacks and 2 ridge stacks. 2 storey, 7 irregular bay front with doorway to left with plain lintels and partially glazed panelled door. Blocked opening with lintel to left with 3 C20 casements under wooden lintels to right with single narrow light beyond and blocked doorway with lintel further right. 3 C20 casements and one 1992 replaced Yorkshire sliding sash above.

**National Grid Reference:** SK 93129 90790

**Name / Location:** CHURCH OF ALL SAINTS, CHURCH STREET

**List entry number:** 1166242

**Grade:** II\*

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

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

**Details:** Parish church. Early C13, 1764, 1858. Coursed ironstone rubble, limestone rubble and ashlar. Slate roofs with stone coped gables and finials. West tower, nave with north aisle and north porch, rectangular chancel. West tower of 1764 of 3 stages divided by flat string courses, with plinth and quoins. West doorway with round head and raised keystone, moulded imposts and jambs and C20 plank door. South side has round opening. Opening above west doorway with round head blocked by stone inscribed with date of 1754 commemorating when medieval south aisle was removed and date of removal of original west tower and the completion of the present one in 1764. On north and south sides at second stage is single slit opening. Bell openings on all 4 sides, each a plain, round headed opening with chamfered sides. Moulded eaves above with corner gargoyles, parapet and ornate, corner pinnacles. Exterior of nave and chancel of 1858 with plinth running all the way round. North-west corner of nave has single stage angle buttress. North side of north aisle has 3 light pointed window with C19 porch to east with squat angle buttresses to east and west and a double chamfered pointed doorway under coped gable. Porch interior with chamfered pointed C19 doorway with plank door. 2 windows to the east of the porch, each of 2 pointed cusped lights under flatteneed triangular head. 2 stage diagonal buttress to east. North side of chancel has 2 pointed windows each of 2 cusped and pointed lights with quatrefoil above. Windows divided by 2 stage buttress with 2 stage angle buttresses beyond. East end has string course running under pointed window of 3 lights with oculus above containing cusped mouchettes, and hood mould. North east corner of chancel with 2 stage angle buttresses. South side of chancel plain with corbel table. South side of nave with 3 windows, each a cluster of pointed lights with round headed relieving arches above. Windows alternate with 4 two stage buttresses. Corbel table above. Nave interior with early C13 north arcade of 3 bays with barely pointed, double chamfered heads, broaches where they spring from abaci and simple heads in spandrels. Polygonal responds and piers all with plain capitals except eastern respond with broken volute capital. C19 chancel arch with polygonal responds and heavily moulded pointed head. Late C13 sedilia in south wall of chancel with 3 cusped and pointed heads with ornate crocketed gables and heads. C19 wooden roofs on stone corbels. C13 drum font on C19 base with traceried arcading and shields in spandrels. C19 organ loft. C20 pews, altar and altar rail. C18 hatchment. 3 small C19 monuments.

**National Grid Reference:** SK 93050 90924

# HEMSWELL

## **APPENDIX 2**

### NON-DESIGNATED HERITAGE ASSET DETAILS: HEMSWELL

## 'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)

Name	Details
Laburnum House	Coursed stone with red brick arches and quoins, slate/pantile roof. Altered to form two dwellings. Extant 1905. Modern bungalow built in grounds.
2 Church Street	Brick with blue colour wash. Pantiles. Flush casement windows in original apertures.
4 Church Street	Coursed stone with pantile roof. Small pane casement windows.
7 Church Street	Single storey, coursed stone with pantile roof. Original large pane horizontal sliding sash windows to the south and casement windows to the east. Single storey contemporary out-buildings. Extant 1906.
20 Church Street	Coursed stone, tiled roof, modern casement windows. Unsympathetic side extension. Extant 1905
9 Church Street / Village Hall	Coursed stone/buff brick, slate roof, modern casement windows. Date 1859 inscribed in wall of No 9. Unsympathetic concrete lattice garden wall to No 9.
Forge House	Coursed stone, pantile roof, modern casement windows. Extant 1905.
11 - 15 Church Street	Coursed stone with brick quoins and arches. Small pane casement windows. Tile roof. Two dormer windows to No 15. Sympa boric recent extension to No 11. C17.
The Old Vicarage	Buff bricks, hipped, slate roof. Extant 1905.
Poplar House	Coursed stone, pantile roof, vertical sliding sash windows. C19.
The Stud Outbuildings	Stone/limestone set panels. Pantile/ asbestos roofing.
4 Weldon Road	Coursed stone, pantile roof. Small pane casement windows with red brick arches. Large dormer window. Single storey stone outbuilding to the north. Pantile roof. C17
Spring Cottage	Coursed stone, pantile roof, small pane casement windows, also horizontal sliding sash windows. Formerly three cottages, now one dwelling. C17.
Lilac Cottage	White colour wash on render at first floor and blockwork at ground floor. Pantile roof. Small pane casement windows. String course. Formerly two separate buildings, now 'L' shaped. Extant 1905.
Two cottages adjacent to Lilac Cottage	Brick, white colour wash, pantiles. Small pane casement windows.
Groom's Cottage	Red brick, pantiles, small pane casement windows. Extant 1905.
Methodist Chapel	Recently converted to a dwelling. Beige colour wash on smooth render. Modern casement windows in altered openings. Four dormer windows. C19.
14 Weldon Road	Red brick, pantiles, sliding sash windows. Extant 1905.
Ivy House	Coursed stone with pantile roof. Sliding sash windows. C17.
22 - 24 Maypole Street	Now one dwelling. Coursed stone/red brick. Pantiles. Small pane casement: windows. C17.

**'Buildings of Interest' as denoted within the Hemswell Conservation Area Appraisal (1985)**

Name	Details
17 Brook Street	Pantiles. Coursed stone. Sliding sash windows. 17th Century.
19 Brook Street	Former smithy. Pantiles. Coursed stone. Small pane casement and sliding sash windows. Single storey stone contemporary outbuildings. C17.
21 - 23 Brook Street	Pantiles . Coursed stone . Small pane casement windows . One dwelling. C17.

**'Non-designated heritage assets' as identified by NDP Working Group members**

Name	Details
10 Maypole Street (Primrose Cottage)	C18? Coursed Stone, pantile roof
The Barn, Low Farm	C18? Coursed Stone, pantile roof Linc HER No. 55421
The Pinfold, (between No's 10 & 12 Brook Street)	Coursed Stone, Lincs HER No. 50994
2/4 Maypole Street (Former Primitive Methodist Chapel)	Red Brick, slate roof. Lincs HER No. 55011
Hemswell Grange	Lincs HER No. 57529
1 & 3 Maypole Street	C18? Coursed Stone, slate roof

# HEMSWELL

## APPENDIX 3

HARPSWELL HISTORY:  
AN EXTRACT FROM 'CHANGE AND CONTINUITY- RURAL  
SETTLEMENT IN NORTH-WEST LINCOLNSHIRE'





# CHANGE AND CONTINUITY

RURAL SETTLEMENT IN NORTH-WEST LINCOLNSHIRE

P. L. Everson, C. C. Taylor and C. J. Dunn

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#### FRONTISPIECE

[1] Bigby (1) Moated Site, Garden Remains, Ponds and Paddocks, (3) Deserted Village of Kettleby. Kettleby House stands in the centre of the moated site of its predecessor, the medieval manor house of Kettleby. Also within the moat are the remains of a 16th or 17th-century garden with its associated decorative fishponds to the E. Other paddocks and enclosures of at least two periods surround the moat on the N, W and S. All these gardens, ponds and enclosures relate to the occupation of Kettleby House by the Tyrwhitt family between 1400 and c 1650. Partly underlying the gardens and enclosures, and almost completely destroyed by ploughing in the 1950s, are the faint traces of the village of Kettleby, cleared for sheep pasture by the Tyrwhitts soon after 1400.

4. Foster and Major 1931-73 IV, 42-76; VE IV, 9; *Book of Fees* I, 189; *Feudal Aids* III, 228; *Cal IPM* XV (1970), 179; *Cal IPM* 2nd ser Henry VII, I (1898), 446; VE IV, 130; *Cal Pat R 1389-92* (1902), 187; VE IV, 32.
5. Stenton 1922, 91-2, 100; Stenton 1920, 16, 21-32, 62-3; Foster and Major 1931-73 II, 24-5; BL Harcian Charters 45B21, 45B26, 57C22; VE IV, 84.
6. *Cal LPFD Hen VIII* XIV pt 1 (1894), 259; *Cal Pat R 1566-9* (1954), 330; 1569-72 (1966), 160; LAO FL Deeds 1603; LCS 14/17; ANDR 2 (survey book of 1745); OS 1st edn 1 in map sheet 83.
7. LCL Ross MSS IV Aslaoce (East), 50.
8. RAF VAP 5+1/185/4159-62; air photographs in NMR.
9. LAO 2CC 58/12663; Foster and Major 1931-73 IV, 43.

## HARPSWELL

(1) **Settlement Remains (SK 933899)** [78], formerly part of Harpswell village, lie at the foot of a W-facing scarp of the Jurassic Limestone ridge at 40 m above OD, on Middle and Upper Lias Clays and shales. Little remains on the site of the village as later gardens, themselves abandoned, overlie it. Harpswell is notable as one of the great depopulations of the early 17th century in Lindsey.

In 1086 Harpswell was divided between two manors, together with the soke belonging to Kirton. Although the descent is difficult to trace it seems probable that these two manors persisted until amalgamated in the 16th century by the Whichcote family. The latter had already acquired one of the manors in the 15th century and remained resident at Harpswell until 1776.<sup>1</sup>

A total minimum population of 25 is recorded in 1086 and this had risen by the early 14th century to 54 listed taxpayers in 1327-8 and 43 in 1332-3, in the earlier case nearly twice the average for the wapentake making it one of the most populous settlements within West Lindsey. In 1352 relief of 50 per cent was allowed after the Black Death and only 85 persons over 14 years of age were returned in the 1377 Poll Tax; there were at least 10 households in 1428. Reliefs were about 15 per cent in the 15th century. Only 10 men were listed for the Lindsey Musters of 1539, yet 31 taxpayers are recorded in 1542-3 and 80 communicants in 1603. The survey of depopulations of 1607 reports among the great depopulations in Lindsey 'Sir Hamond Whichcote, owner of the whole towne consistinge of 11 farms besides his mannor howse hath inclosed most of the saide howses and of the rest made cottages, and hath converted 500 acres of arable land into pasture'. A Duchy of Cornwall survey in 1616 confirms the result of 'the tenements nowe ruyned and the landes enclosed'.<sup>2</sup> In 1676 64 communicants were returned: at the beginning of the 18th century there were 16 or 17 households in Harpswell, a level more or less maintained until recently.

Very little of the field remains can be associated with the medieval settlement of Harpswell, apparently so effectively removed by the Whichcotes. The wooded close E of the church, named *Hallowed Lands* (not on plan), contains a broad linear hollow cut deeply into the scarp.

The continuation of its alignment is perhaps marked by the irregular hollow-way ('a'-'b') which is blocked at either end by the earthworks of the later formal garden. Slight scarps at right angles on either side may indicate former village property divisions. On the W edge of the earthworks, two fragmentary rectangular closes ('c'), apparently not part of the adjacent garden, lie on the same alignment. Where they now lie partly in arable cultivation a scatter of medieval pottery was recovered during the Commission's survey. The moat ('d'), though in its present form an ornamental feature,

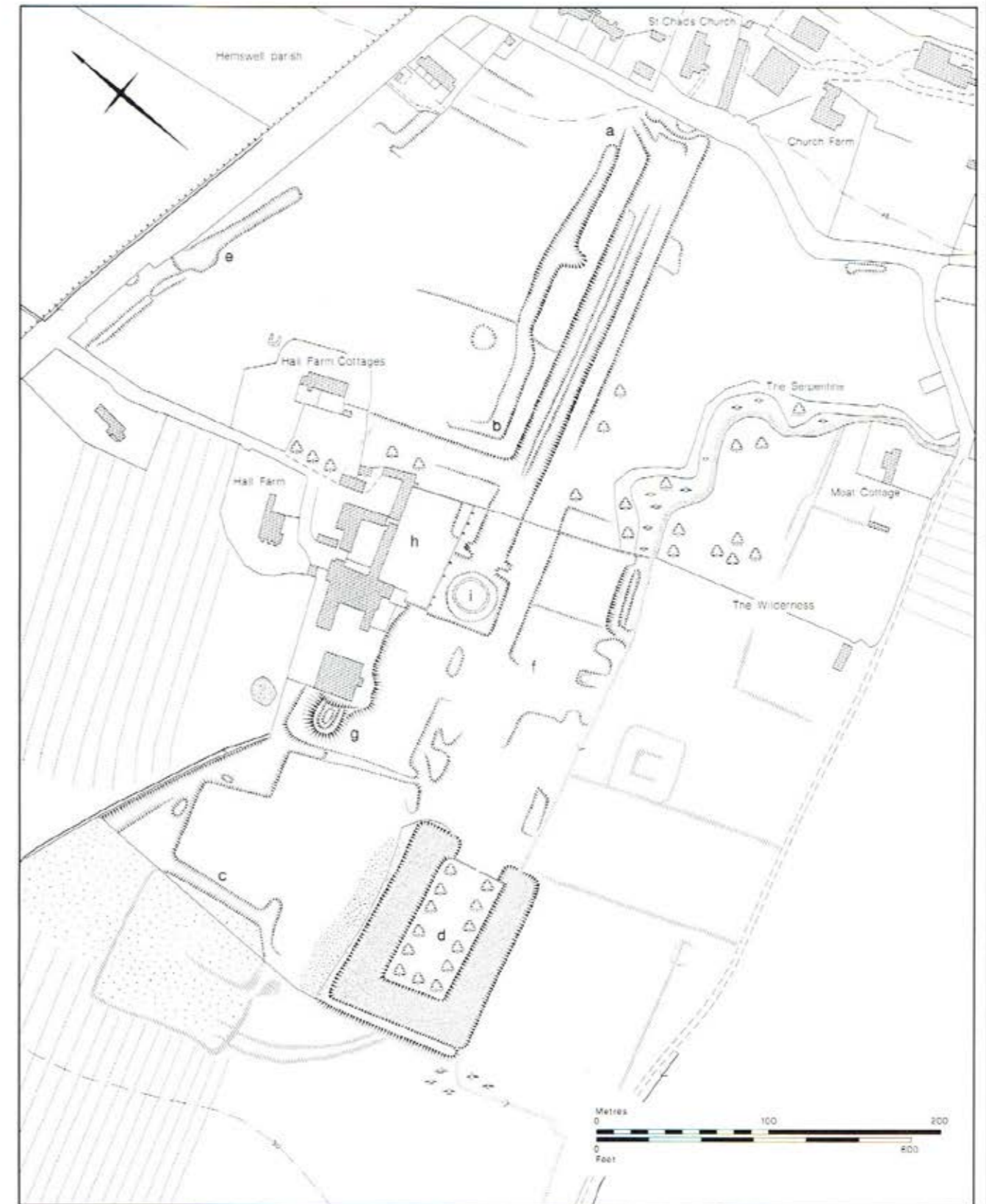
may possibly reuse or adapt an earlier manorial site. A broad ditch or hollow-way with fragmentary remains of a bank on its S side, parallel to the main road in the N ('e'), might be an alternative road line disturbed by tree-planting or mark the boundary of the later park.

1. *Lines DB* 1/42, 2/27, 28/11; *LS* 2/9, 16; *Cal IPM* IV (1913), 284; *Cal Inq Misc* V (1962), 88, 91, 135-6; *Feudal Aids* III, 356; Maddison 1902-6 III, 1069-73; Lloyd 1973, 1.
2. BL Add MS 11574, f76; CUL MS Ff 4.30(c), f27.

(2) **Garden Remains (SK 933899)** [42, 78, 79, 80] overlie the remains of Harpswell village, at the foot of the W-facing Jurassic Limestone ridge at 40 m above OD. These gardens are almost certainly the creation of successive generations of the Whichcote family perhaps prior to and following their removal of the village of Harpswell in the early 17th century.

The clearance of the village either gave way to Harpswell Hall and its gardens standing within an emparked setting or led to the construction of the park alongside an existing garden of 16th-century date. As a result of this emparking the by-road to Upton was diverted to the S. The Hall stood on the S side of the site ('f') and its brick foundations were encountered in recent drain-laying. As shown in Nattes's drawings of 1793 [79], it was an early 17th-century H-shaped house at the core with substantial 18th-century extensions. To its NW a prospect mound ('g'), 3.5 m high, stands at one corner of the formal garden [42]. Despite damage by the adjacent modern barn, a hollowed spiral pathway can be traced giving access to the summit, where stood a gazebo shown as an 18th-century Gothick building by Nattes. To the E of this the slightly higher ground, now occupied by Hall Farm and its outbuildings, has on its S-facing slope a terraced garden retained on three sides by a substantially buttressed brick wall, its former internal terraces smoothed by later use as an orchard ('h'). Here, too, the archways and ornaments shown by Nattes have a classical, probably 18th-century appearance. Between this terraced element and the site of the Hall, is a sunken garden ('i') up to 1 m deep. It comprises a square W part with a central circular feature, perhaps formerly with flower-beds, only a few centimetres in elevation, and a rectangular E extension with opposed square niches or bays, perhaps for stairs or statuary. This forms the SW end-point for a broad sunken drive with a slightly raised central agger and wide flat-topped banks to the N and S, which seems to take the tower of the parish church as its focus. This drive is mapped as a way in use in 1824 with a screen of trees along its S side, of which only three decayed walnuts survive; elsewhere in the parkland a few ancient elms, chestnuts and oaks still stand. To the S of the drive the natural watercourse has been widened into a *Serpentine* water feature, shown on Armstrong's county map of 1778 and so named on early OS 25 in sheets, which also identify the area to its S and SW as *The Wilderness*. To the W of the site of the Hall ('f'), the large water-filled three-sided moat ('d') forms another ornamental element in this elaborate garden: its broad expanse of water gives an impression of an angled canal. The broad causeway on the E is closed by a tall brick screen wall with central openings, pilaster buttresses and stone cappings, identical in materials and style to those surrounding the terraced garden and screen wall ('h') of the Hall. Crop-marks recorded on the sloping ground S of the stream are largely old field boundaries.<sup>1</sup>

These garden and landscape features are clearly the sum of several phases of activity or prolonged change. At their heart is a neatly squared garden of late 16th or early 17th-century type with a prospect mound in its NW corner and with the house in the centre



[78] Harpswell (1) Settlement Remains, (2) Garden Remains.



178) Harpswell (2). This view of Harpswell Hall from the W in 1783 also shows the walled terraced garden and the prospect mound, both of which survive as earthworks (42, 80). The avenue beyond the house has long since disappeared though its position is marked by linear banks and scapes across the park. (Lincolnshire Library Service)

of the S side. It can be associated with depopulation by Sir Hamond Whichcote (d 1631) or even with his father Robert (d 1578) and overlay the abandoned W end of the medieval village. The well-documented depopulation may have led principally to the creation of a park. Other features belong stylistically to the end of the 17th or 18th centuries. The most plausible context for the creation of most of them is the marriage in 1700 of Colonel George Whichcote, after his return from the wars in Flanders and a period when Harpswell appears to have been neglected, to Frances, sister of Sir John Meres. Certainly the correspondence of the steward, John Wallace, with Colonel Whichcote's widow in the period 1772-7 is full of references to the park and the gardens, and continuing work on them despite straitened finances, indicating not only the existence of many of the features but also Madam Whichcote's keen

interest. This may have continued in the later life of the son Thomas, when his fortunes were eased by bequests from his uncle (d 1735). Thomas was MP for the county from 1741 to 1768.<sup>1</sup> It is possible that the serpentine lake is Thomas Whichcote's work and was an attempt to make the existing gardens and park less formal and more in keeping with the landscaping ideas of the mid 18th century. Harpswell Hall survived into the 19th century, to be demolished about 1836, though the Whichcotes did not sell the estate itself until 1918.<sup>2</sup>

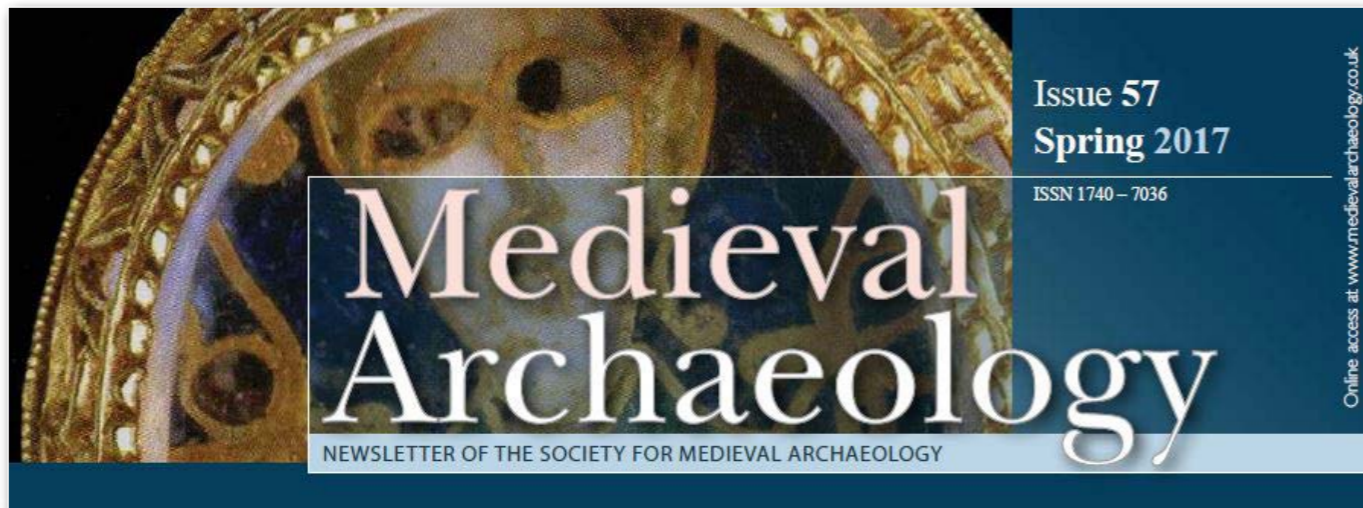
1. Lloyd 1973, frontispiece, reproduced from LCL Banks Collection II, 233; OS 1st edn 1 in map sheet 83; OS 25 in map Lines 44.3 and 9; air photographs in NMR.
2. Maddison 1902-6 III, 1069-73; Lloyd 1973, *passim*.
3. OS 1st edn 1 in map sheet 83, local inf.



180) Harpswell (2) from the W. The remains of the 18th-century terraced gardens lie on the left. Harpswell Hall stood on the right and the 16th or 17th-century formal garden earthworks are visible in the centre with the alignment of the formal avenue detectable as a long hollow extending towards the parish church in the distance.

## **APPENDIX 4**

HARPSWELL LANDSCAPE AND COMMUNITY PROJECT:  
AN EXTRACT FROM 'MEDIEVAL ARCHAEOLOGY' (ISSUE 57,  
SPRING 2017)



## Landscape and settlement at Harpswell, Lincolnshire: revealing medieval communities

The *Harpswell Landscape and Community Project* is a multi-faceted research framework based at Bishop Grosseteste University (BGU), Lincoln, exploring the historic development of a medieval rural settlement and its wider landscape. In the summer of 2016, *Landscape and Community* undertook a programme of geophysical survey, supported by a generous Society for Medieval Archaeology Research Grant, the results of which allowed the BGU International Field School to carry out targeted excavation of medieval settlement remains. This work is beginning to transform our understanding of a complex and possibly high-status medieval landscape, and provides new insights into the evolution of settlement in the region.

Approximately 19km north of Lincoln, Harpswell today is a small village situated at the foot of the dramatic limestone

scarp of Lincoln Cliff. The village is perhaps best known as the site of a post-medieval hall and gardens, the denuded earthworks of which were mapped by the Royal Commission in the 1980s (Everson *et al* 1991, 107-9). Surviving elements of Harpswell Hall's designed landscape that remain visible include a prospect mound or viewing platform and a large, water-filled moat that appears to have acted as an ornamental garden feature. While few of these earthworks can be dated confidently to the medieval period, documentary sources suggest that before construction of the hall in the 17th century, Harpswell possessed a thriving community. The taxable population of the manor of Harpswell more than doubled between the *Domesday Survey* of 1086 and the early 14th century, making it one of the most populated settlement areas in West Lindsey at the time. It is likely that Harpswell was a

3

significant centre even earlier in the medieval period, given the frequently recovered finds from animal burrows of Middle Saxon Ipswich Ware and the presence of Late Saxon/Early Norman fabric in the parish church. Located at the very base of the Lincoln Cliff, it may also be significant that the church stands on the site of a spring, and possesses a potentially ancient dedication to St Chad (Everson *et al* 1991, 46). The continued significance of Harpswell in the later medieval period is suggested by its choice as a residence by the Archbishops of York, the location of which has never been determined with certainty (Everson and Stocker 2006).

Immediately west of the church, and within the area emparked during the post-medieval period, evaluation trenching by a commercial unit during the early 2000s identified several medieval buildings, revealing the impressively preserved character of the historic settlement archaeology at Harpswell. With this potential in mind, *Landscape and Community* carried out magnetometer survey in the eastern part of Harpswell Hall park, in the area closest to the road, church and currently occupied village. A series of anomalies were identified, many of which appear to be archaeological in origin, including a structure that bears close resemblance to a medieval longhouse, seemingly fronting onto a routeway projecting in a general north-south alignment. An L-shaped anomaly located in the southernmost part of the survey area (map, feature A) was the most substantial feature detected, however, and this was selected for further investigation by the International Field School.

Detailed excavation over a six-week period recovered a complex sequence of activity, commencing with the establishment of a boundary ditch in the Late Saxon/early Norman period. The alignment of this feature was perpetuated by later phases, the most impressive of which relates to an apparent walkway that was probably established at some point in the 13th or 14th centuries. The ceramic sequence from the site suggests it was deserted in the 16th or 17th century, perhaps as a direct result of the landscape being emparked. Whether the medieval remains relate to the Bishop of York's residence is still uncertain as the walkway extended beyond the limits of the excavation; an uncertainty that the 2017 season of investigation hopes to resolve. While at a relatively early stage, the *Landscape and Community* project is therefore starting to unpick the intriguing development of an elite landscape, and is a programme that informs us not only about Harpswell but provides a context in which to understand historic settlement evolution in the east midlands region more broadly.

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### Acknowledgements

Geophysical survey was funded by an SMA Research Grant and excavation was carried out with the support of Zoe Tomlinson and Charles Simpson of Banks Newton Heritage. Mark and Pam Tatam kindly gave permission to dig on their land and they, together with the current community at Harpswell, have made the work possible.

### References

Everson, P, Taylor, C and Dunn, C 1991, *Change and Continuity: Rural Settlement in North-West Lincolnshire*, London: HMSO.  
 Everson, P and Stocker, D 2006, *Summoning St Michael: Early Romanesque Towers in Lincolnshire*, Oxford: Oxbow.



Above: Magnetometer geophysical survey funded by the SMA has enabled a detailed map of the project area.

Below: Aerial image of the excavation cutting, by T Charles Simpson/Banks Newton Heritage.



## **APPENDIX 5**

### DESIGNATED HERITAGE ASSET DETAILS: HARPSWELL

**Name / Location:** HARPSWELL HALL: A POST-MEDIEVAL HOUSE AND GARDENS OVERLYING MEDIEVAL SETTLEMENT REMAINS IMMEDIATELY SOUTH OF HALL FARM

**List entry number:** 1019068

**Scheduled Ancient Monument**

**Date first scheduled:** 22-Feb-1985

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

**Reasons for designation:** Post-medieval formal gardens are garden arrangements dating between the early 16th and mid-18th centuries, their most characteristic feature being a core of geometric layout, typically located and orientated in relation to the major residences of which they formed the settings. Garden designs of this period are numerous and varied, although most contain a number of recognisable components. For the 16th and 17th centuries, the most common features are flat-topped banks or terraces (actually raised walkways), waterways, closely set ponds and multi-walled enclosures. Late 17th and 18th century gardens often reflect the development of these ideas and contain multiple terraces and extensive water features, as well as rigidly geometrical arrangements of embankments. Other features fashionable across the period include: earthen mounds (or mounts) used as vantage points to view the house and gardens, or as the sites of ornate structures; 'moats' surrounding areas of planting; walled closes of stone or brick (sometimes serving as the forecourt of the main house); and garden buildings such as banqueting houses and pavilions. Planted areas were commonly arranged in geometric beds, or parterres, in patterns which incorporated hedges, paths and sometimes ponds, fountains and statuary. By contrast, other areas were sometimes set aside as romantic wildernesses. Formal gardens were created throughout the period by the royal court, the aristocracy and county gentry, as a routine accompaniment of the country seats of the landed elite. Formal gardens of all sizes were once therefore commonplace, and their numbers may have comfortably exceeded 2000. The radical redesign of many gardens to match later fashions has dramatically reduced this total, and little more than 250 examples are currently known in England. Although one of many post-medieval monument types, formal gardens have a particular importance reflecting the social expectations and aspirations of the period. They represent a significant and illuminating aspect of the architectural and artistic tastes of the time, and illustrate the skills which developed to realise the ambitions of their owners. Surviving evidence may take many forms, including standing structures, earthworks and buried remains; the latter may include details of the planting patterns, and even environmental material from which to identify the species employed. Examples of formal gardens will normally be considered to be of national importance, where the principal features remain visible, or where significant buried remains survive; of these, parts of whole garden no longer in use will be considered for scheduling.

The foundations of the post-medieval house and formal gardens at Harpswell Hall survive well as a series of earthwork and buried deposits. The buried remains of the post-medieval hall will include information concerning its extent, construction and subsequent alterations. Established and maintained by one well-known family over a period of time it will contribute to an understanding of the development of a high status component of the post-medieval landscape.

*contd...*

The garden remains reflect the changing social expectations, aspirations and tastes of the period, and the buried garden remains will include further information on layout and design. Waterlogging in the ornamental moat will preserve evidence such as seeds, for the past environment of the site. In addition, the artificially raised ground surface will preserve evidence of land use prior to the construction of the gardens. The association of the post-medieval remains with those of a medieval settlement demonstrates the development of the site over a period of nearly a thousand years and the buried remains of the settlement will include archaeological information about its form and layout. As a result of documentary research and archaeological survey the site is quite well understood.

**Details:** The monument includes the earthwork and surviving extent of the buried remains of Harpswell Hall, a post-medieval house with formal gardens immediately south of Hall Farm. In 1086 Harpswell was divided into two manors which both came into the hands of the Whichcote family by the 16th century. The settlement which had become established here during the Middle Ages was partly removed by the Whichcotes in the late 16th or early 17th century when the house and gardens were established. The Whichcote family remained resident at Harpswell until 1776 making additions and alterations to the gardens during the 17th and 18th centuries. Harpswell Hall was demolished in the mid-19th century and now survives as a buried feature, while the remains of the formal gardens and part of the earlier settlement are visible as earthworks. The estate remained in the hands of the Whichcote family until 1918.

The remains of Harpswell Hall are situated in the southern part of the monument. Depicted on a late 18th century drawing by Nattes, it was an early 17th century H-shaped house with 18th century extensions to the main building. The location of the buried foundations is indicated by low earthworks. Immediately to the north of the Hall remains, are the earthworks of a square sunken garden, measuring 40m in width and up to 1m deep, with a central circular feature, 20m in diameter, thought to represent a flower bed. A rectangular extension to the east side of the sunken garden includes opposing hollows, on the north and south sides, thought to indicate the position of steps down to the garden or niches for statuary. A buttressed brick wall, thought to be 18th century in origin, lies immediately to the north of the sunken garden forming a retaining wall for terraced gardens to the north.

Adjacent to the west of the sunken garden is a raised area indicating the location of former paths and flower beds, leading toward an ornamental moat and prospect mound, which lie at the western end of the formal garden. Approximately 150m to the west of the site of the Hall is an oval mound, standing roughly 3.5m high, giving a view eastwards over the gardens towards the Hall and westwards over the surrounding countryside. A gazebo, depicted in the 18th century drawing of the house and gardens, formerly stood on top of the mound.

*contd...*

Approximately 150m to the south west of the Hall lies the ornamental water-filled moat which may reuse or adapt an earlier manorial site. The moat arms, measuring up to 20m in width, create the effect of a broad angled canal enclosing three sides of a rectangular island. Access to the island, which is about 80m in length, is via a broad causeway on the eastern side of the island which is closed by a buttressed brick wall with a central opening, thought to be 18th century in date. Water is supplied to the moat via a stream flowing in at its south eastern corner. The moated site is raised at its western end above the general ground level where it is lined by an external bank.

To the east of the ornamental moat the course of the stream was widened to produce a serpentine water feature, believed to be associated with alterations undertaken in the mid-18th century by Thomas Whichcote to create an informal garden and park in keeping with the landscaping ideas of the time. Whichcote family correspondence from the period indicates that the garden and parkland features were maintained at least until the latter part of the 18th century. A shallow rectangular hollow on the south side of the hall is believed to have formed part of the serpentine or an associated water feature and is included in the scheduling. The meandering course of the now defunct serpentine to the east of the hall is not included in the scheduling.

Extending eastwards from the sunken garden is a broad embanked avenue, approximately 250m in length. Originally lined with trees along the south side, the avenue provided a vista of the village church beyond its eastern end, and remained in use during the 19th century. A brick wall, aligned north-south, which survives as a buried feature, is believed to indicate the eastern extent of the formal gardens.

A hollow way lies to the north of, and parallel to the post-medieval avenue. The hollow way represents the remains of an earlier thoroughfare associated with the former medieval settlement now largely overlain by the formal gardens. Low banks at right angles to the hollow way are thought to indicate the position of former village property divisions.

All fences are excluded from the scheduling although the ground beneath them is included.

**National Grid Reference:** SK 93286 89837

# HARPSWELL

**Name / Location:** CHURCH OF ST CHAD, VILLAGE STREET

**List entry number:** 1309029

**Grade:** I

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

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

**Details:** Parish church. Late C11, C13, C14, restored C19. Coursed and uncoursed limes-tone rubble, some limestone ashlar, plain tiled roofs with stone coped gables. West tower, nave with south aisle and south porch, rectangular chancel. C11 west tower with plinth and quoins. Pointed early C13 west window with hood mould and label stops. Stone with pointed head above with inscription commemorating the erection of a clock in 1746 in memory of the Duke of Cumberland's "victory over the rebels". South side has narrow rectangular light. Bell chamber openings on 3 sides, restored in C19, each with 2 round headed openings separated by deep-set round pier with primitive volute capital. Moulded eaves above with parapet with ornate corner pinnacles. North nave wall rebuilt in C19, with 2 rectangular windows each of 3 cusped lights with ogee heads, reticulated tracery and hood mould. Large 2 stage buttress to east. Lower C19 chancel with plain north and south walls, and 3 light pointed east window with geometric tracery. East end of south aisle with plinth and large, pointed early C14 window with tracery restored in C19, of 3 lights, that in the centre with ogee head flanked by round headed lights with 5 cusped mouchettes above. C14 hood mould and head label stops. South side of south aisle of uncoursed rubble with mid C14 tall rectangular window to east with 2 lights with cusped flattened ogee heads, 4 cusped mouchettes above, rectangular hood mould and head label stops. Large 4 light rectangular window restored in C19, to the west with 4 cusped flattened ogee heads and 8 cusped mouchettes, rectangular hood mould and label stop heads. C14 south porch with small 2 light window with cusped ogee heads under rectangular head, in east side. Low single stage buttress to east with large pointed south doorway with inner, chamfered order supported on polygonal capitals with polygonal responds, and scored and moulded outer order and hood mould. West side of porch has 2 stage C14 buttress with rectangular window in west side with 2 cusped ogee headed lights, restored in C19. Porch interior flanked by stone benches with pointed C19 doorway, C20 plank door and hood mould and re-used C14 label stop heads. Above, to the east a niche with shallow triangular head. South west corner of nave has 2 stage angle buttresses. Large, pointed late C13 west window of south aisle of 3 lights with trefoiled heads and plate tracery of 3 trefoils restored in C19. C14 interior tower arch with double chamfered pointed head supported on polygonal capitals and responds. South arcade of c.1300 of 3 bays. 2 bays of c.1300 to west with double chamfered round heads, semi-circular west respond and central round pier, with plain capitals, hood moulds.

**National Grid Reference:** SK 93587 89959

# HARPSWELL



## **APPENDIX 6**

### NON-DESIGNATED HERITAGE ASSET DETAILS: HARPSWELL

## 'Non-designated heritage assets' as identified by NDP Working Group members with guidance from Heritage Consultant

Name	Details
Church Farm	Redeveloped 19th C Z-plan farmstead and detached farmhouse. Lincs HER No 57532.
Stable block at Hall Farm	19th century limestone stable block. Converted to 2 bed residential accommodation 'The Stables'. Lincs HER No 55318.
Hermitage Farm Barns (positioned behind Hermitage Hall and now called 'Hermitage Lodge')	Early 19th century limestone two storey barn and single storey manger. Converted to residential accommodation 'Hermitage Lodge'. Lincs HER No 54986.
Hermitage Low Farm (farmstead) *	Redeveloped 19th century 'out farm'. L-plan range with limestone barns. Isolated location. Known as 'Hermitage Low Farm'. Lincs HER No 57533.
Hall Farm	Redeveloped 17th century limestone farm building with slate roof. Contemporaneous with Harpswell Hall. Bay windows added to front of the property in the 19th century. Lincs HER No. Pending.
Hall Farm Cottage & Bellwood Cottage	Redeveloped 17th century limestone farm cottages. Contemporaneous with Harpswell Hall. Originally single storey dwellings with a thatched roof. Extra storey added in 1906, along with pantile roof. Lincs HER No. Pending.
Hall Farm Yard Buildings / Sheds	The brick sheds in the farm yard have used the arched garden wall that formed part of the ornamental gardens of Harpswell Hall. The arches can still be seen in the buildings structure both internally & externally. Lincs HER No. Pending.
Hermitage Farm	Early 19th century limestone & brick construction with a slate roof. Has ornate tiled floor in the long hallway. Lincs HER No. Pending.
Church Farm Cottage	18th century limestone cottage with slate roof. Recorded on first OS map in 1820. Lincs HER No. Pending.
Post Box	Victorian post box placed in wall of limestone outbuilding in Church Farm farmyard. The postbox It has never been updated and most letters don't fit the letter slot, but the residents value it non-the-less as a charming, unique and historic element within the village streetscape.
Routeway between Glentworth / Harpswell / Hemswell	Former routeway running east-west (pre-Viking). Originally the 'Low Road'. Would have crossed the Holloway (see below). Lincs HER No 53954.
Holloway *	Holloway behind St Chads Church leading into village (referenced by Stocker & Everson). Lincs HER No 53954.
Holy Spring at St Chad's Church *	It may be that the Church stands on a much older pre-Christian ritual site connected with water cults. Lincs HER No 50422.
Pinfold *	Limestone walls and gateway survives well but is overgrown. Present on first OS Map of Harpswell on route of 'lost' trackway to Hemswell. (Adjacent to A631). Lincs HER No. Pending.
Site of a Brick Kiln *	Possible Brick Kiln where bricks for old Hall were formed. On OS Map as Brick Kiln Holt. On Glentworth / Harpswell boundary. Lincs HER No 53950.

\* Not denoted on Village Character Map at Fig 298

