

**Hemswell Conservation Area
Appraisal**



HEMSWELL CONSERVATION AREA

The first draft of this report received the authority of the Council as a consultation document in September 1984. Copies were distributed to the Parish Council and local residents as well as a wide range of organisations and public bodies. A local Public Meeting was also held. The District Council has considered all the comments received and appropriate amendments, which have been subject to further consultation, have been included in this revised document. The Conservation Area was designated in July 1985.

WEST LINDSEY DISTRICT COUNCIL
NOVEMBER 1985

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PLANNING OFFICER

008AAO

1 INTRODUCTION

- 1.1 Section 277 of the Town and Country Planning Act 1971 (amended) states that every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas as conservation areas.
- 1.2 Following detailed study of Hemswell, the District Council is of the opinion that much of the village warrants conservation area status.

2 PLANNING POLICY

- 2.1 Hemswell is a small village where there is a presumption in favour of infill development within a defined village envelope. A Development Guide for Hemswell is currently in the course of preparation by the District Council.

3 HISTORY

- 3.1 "Hemswell will be unanimously conceded a pretty village", so wrote H Green in the Lincoln Gazette 1900-1909. The village, at first termed 'Elmswell', was originally known for its springs which still exist today on the north-east side of the settlement.
- 3.2 The documented history goes back to the times

of Henry VIII, although a feature of the village has been the continuity of ownership, hence there is little to record in this respect.









4 THE CONSERVATION AREA

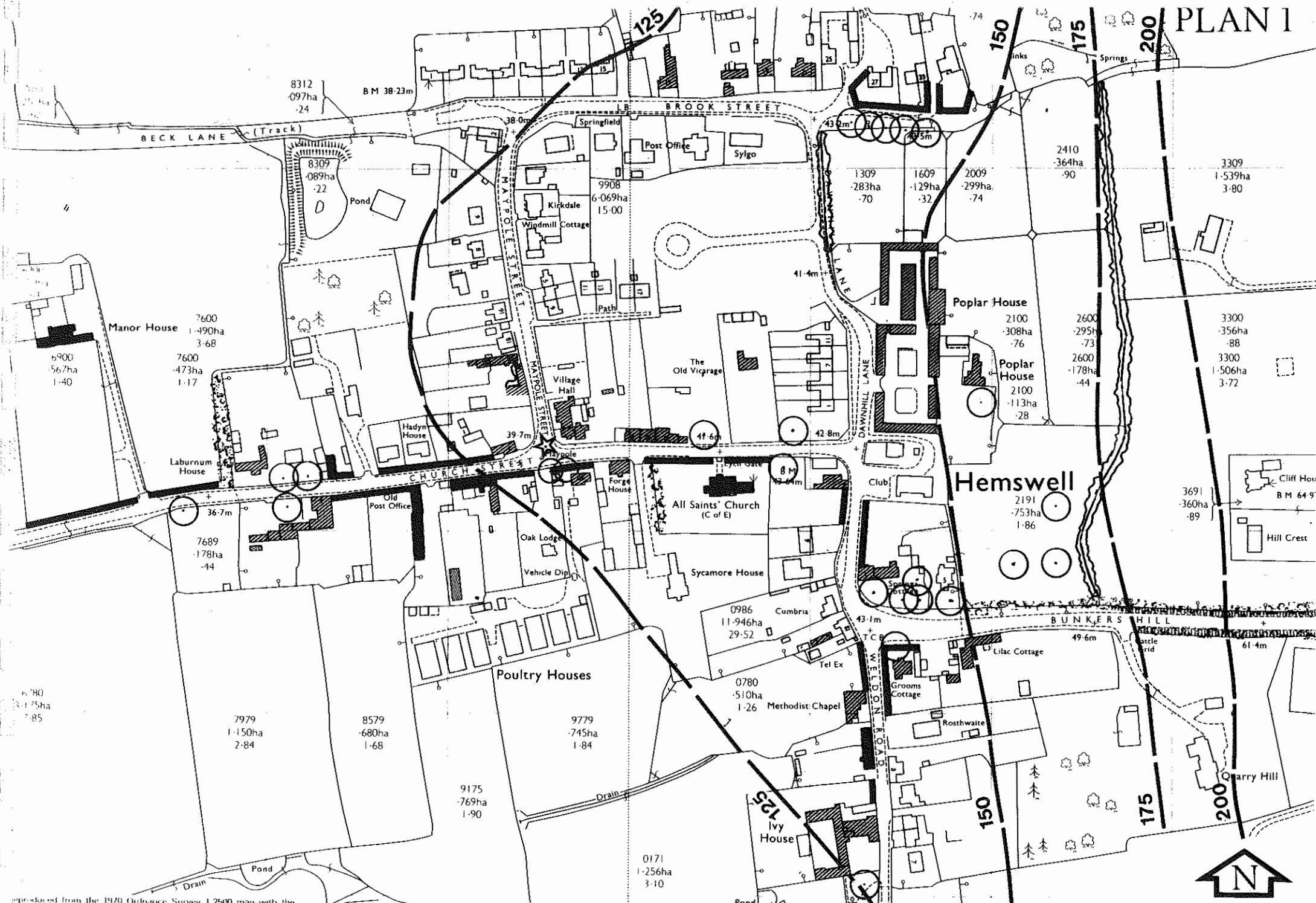
- 4.1 The character of Hemswell can be attributed to two factors, firstly its landscape setting on the Cliff Edge, and secondly the existence of a large number of attractive and well maintained dwellings (principally stone). It is this attraction which highlights certain parts of the village as a potential Conservation Area.
- 4.2 The Conservation Area consists of five main sub areas. The first, as one enters the village down Bunkers Hill, comprises a loose group of dwellings arranged around a tight bend in the road, which also forms a junction with Weldon Road. Included here are the extensive grounds to Lilac Cottage and the paddock opposite. The main buildings of interest here are Spring Cottage, Lilac Cottage, Grooms Cottage and No 4 Weldon Road.
- 4.3 The second group is made up of the western frontage of Weldon Road below its junction with Bunkers Hill as far as Ivy House and consists principally of Ivy House and Nos 16/20 Weldon Road. The other side of the road, consisting of three modern bungalows and one more established property, is excluded from the Conservation Area.

- 4.4 Both sides of Church Street, from the Council houses to Laburnum House, comprise the third and main group.
- 4.5 The Stud, Poplar House and adjoining paddocks are an important feature in the village. The older Stud Farm buildings are built of stone, while later additions, harmonising well with their surroundings, consist of brick and panels of small pieces of local limestone set in concrete. The same method of construction has been used for the wall to the Bunkers Hill paddock. The paddocks have been included within the area because they form an attractive, gently undulating rural landscape which affects the setting of the Stud Farm. There are a number of significant trees and a fine mature hedgerow which clearly marks the eastern boundary of the village and of the Conservation Area.
- 4.6 The final group consists of the north-east side of Brook Street, Nos 17-35. Nos 17-23 comprise three attractive stone cottages, including the former smithy (No 19). Nos 27-35 are not in themselves of particular architectural merit, however the local environment is very pleasant, being dominated by more natural features including the stud paddocks, the stone property walls, the wide grass verge and the fine trees and hedgerows. (See plan).
- 4.7 What little modern development there has been, has generally not respected the more established properties. Most of the recently

Main Features of Interest

PLAN 1

-  Listed Building
-  Buildings of Interest (see schedule)
-  Significant Tree
-  Significant Group of Trees
-  Contours (in feet).
-  Hedgerow
-  Stone Wall
-  Maypole (Listed as being of Architectural and Historic Interest).



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constructed dwellings are bungalows, suburban in character, the only concession in some cases being the use of buff bricks to harmonise with the prevalent stone. Large French windows may well give the occupiers impressive views of other adjacent properties - but in themselves contribute little to the street scene.

4.8 Four stone cottage terraces, two in Church Street, one in Weldon Road, and one in Maypole Street, are certainly amongst the most attractive buildings in the village. The steep pitch to Nos 16-20 Weldon Road suggests that it may have been thatched at some time. 22/24 Maypole Street belongs in the Conservation Area by virtue of its stone construction and the fact that the building's frontage overlooks Church Street.

4.9 The older properties in the area are all built of locally worked stone (hence the dwelling 'Quarry Hill') on Bunkers Hill with red clay pantile or tiled roofs. It is worth noting how successfully 18/20 Weldon Road and Ivy House have recently been repantiled.

4.10 There are many original sliding sash or small pane casement windows, mostly in their original apertures. The small windows to 10/16 Church Street suggest that the building is of considerable age. It is understood that some alterations are proposed in the near future on 10/16 Church Street. Notwithstanding modern day lighting requirements it is to be hoped that any such work will

recognise the important part which the fenestration of the building plays in the street scene, particularly as regards their small scale and balanced proportions. Dormer windows can be a feature which is difficult to reconcile with traditional buildings, the key is to look for balance with the existing windows. In this connection, 21/23 Brook Street and No 15 Church Street look very well. At No 4 Weldon Road the materials and angle of pitch of the dormer are in keeping but the window is too large, making the building appear top heavy. At Forge House the dormer is out of keeping with the building. The extensive pitch of the latter dwellings makes it very difficult to introduce such a feature, and the choice of materials and profile are at odds with both building and street scene.

4.11 The stone property walls are an important feature in the area as they compliment the buildings and should therefore be retained. Other significant elements of the village's character are the more important trees and hedgerows. (See plan). Most unusual in this part of the country is the existence of a permanent maypole.

5 POLICIES AND ACTIONS FOR CONSERVATION

Within the Conservation Area, the following policies and actions will be pursued:-

5.1 Planning Applications

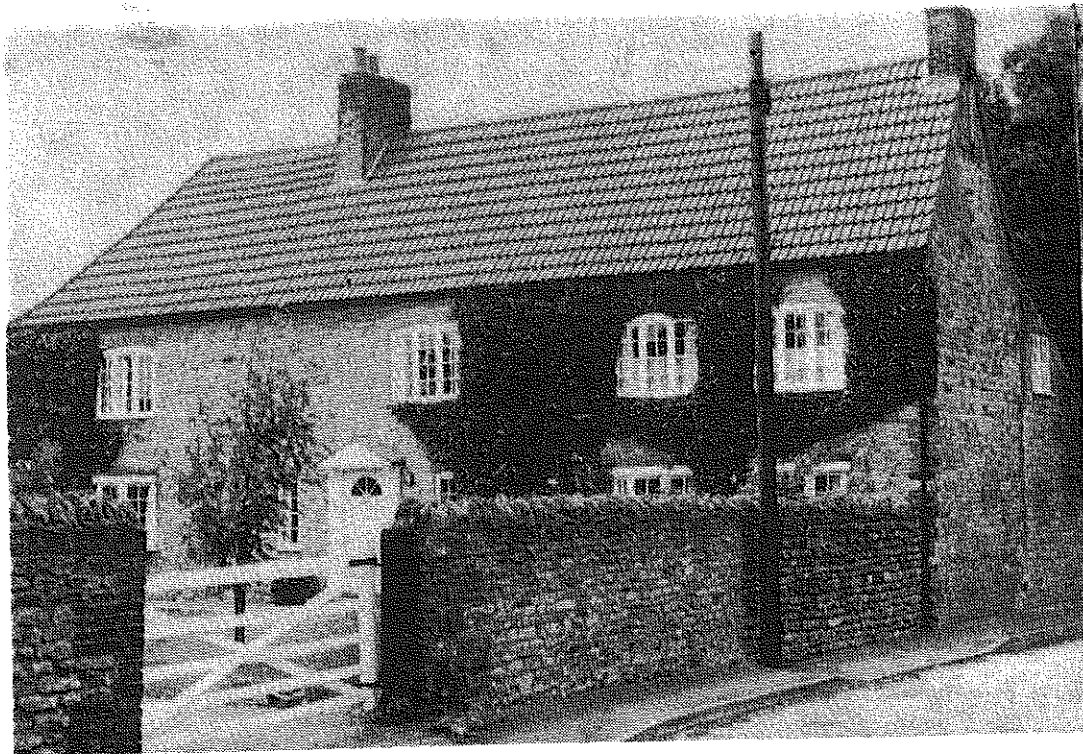
- i In a Conservation Area, planning applications are required for extensions to dwellings in excess of 50 cubic metres, or one tenth of the cubic capacity of the original dwellinghouse, whichever is the greater. Outside a Conservation Area, the requirement is for an extension of 70 cubic metres, or 15 per cent.
- ii Any application for planning permission for development that, in the opinion of the planning authority, is likely to affect the character or appearance of the Conservation Area, or affect the setting of a listed building, will be advertised for public comment.
- iii The District Council may not consider outline applications. Detailed applications may be required indicating the siting, design and materials of construction of any proposed building works.
- iv Applications for new uses or changes of use will be granted permission only if it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.

5.2 Design and Materials

- i The design and materials to be used in new buildings or in extension to existing buildings must, in form, colour and texture, be in harmony with the

traditional buildings in the Conservation Area. This means the use of stone, reconstituted stone or buff bricks for walls and pitched roofs with red clay pantiles or red concrete pantiles or red tiles.

- ii The external painting of walls should be avoided wherever possible. This could lead to the introduction of colours and textures which would be at variance with the policy detailed in (i) above. In any event, this brings an increased maintenance commitment with the need for regular repainting.
- iii The proportions of door and window sizes in an elevation is of great importance in the creation and maintenance of building character and quality. The size and shape of the aperture should be retained, with ideally windows of traditional design and modern construction inserted. However, if maintenance or daylight admittance purposes are of great importance, then modern windows of traditional proportions will generally be acceptable.
- iv The addition of imitation shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire buildings and can spoil the proportions of an elevation.
- v The construction of porches can also



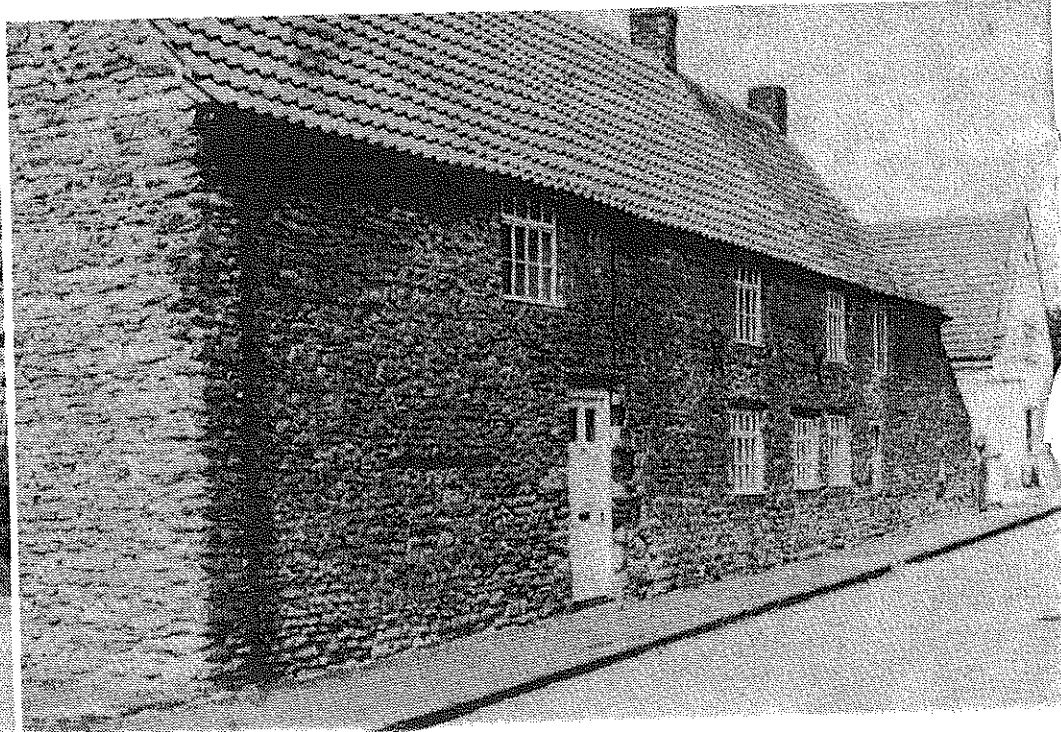
No. 4 Church Street ▲



Nos 11-15 Church Street ▲

▼ Nos 10-16 Church Street

▼ Nos 16-20 Weldon Road



create problems for similar reasons as mentioned above and care should be taken when considering proportions and materials to be used.

- vi The whole question of design is subjective and personal taste will play a large part in the selection of materials and appearance of alterations to buildings. Developers or owners are urged to contact the District Council's Planning Officer to discuss proposals at an early stage.

5.3 Listed Buildings

- i It should be noted that in addition to the provisions made for controlling the demolition and alteration of "listed" buildings, the Town and Country Amenities Act 1974 requires that within Conservation Areas, consent is obtained from the District Council before any building is demolished.
- ii If, in the opinion of the District Council, the proposed alteration of any building not listed is likely to detract from its appearance or from the appearance of the area, the Council will consider making a Building Preservation Notice, which then applies the same control to the building as if it were "listed".
- iii If, in the opinion of the District

Council, a "listed" building is not being properly preserved, the Council will consider serving a repairs notice, requiring the owner to carry out any necessary repairs within a stated period.

- iv Within the limits of such funds as may be afforded from time to time by the District Council, consideration will be given to the making of grants under the Local Authorities (Historic Buildings) Act 1962 towards any excess costs incurred by the owners in the maintenance and repair of listed buildings arising from the use of special materials or methods to preserve their character and appearance.

5.4 Trees

- i The Town and Country Amenities Act 1974 makes provision for the protection of trees in Conservation Areas which are not covered by Tree Preservation Orders, by requiring that anyone intending to cut down, top, lop or uproot any such tree shall give the District Council six weeks notice of their intention to do so.

APPENDIX 1

SCHEDULE OF IMPORTANT BUILDINGS

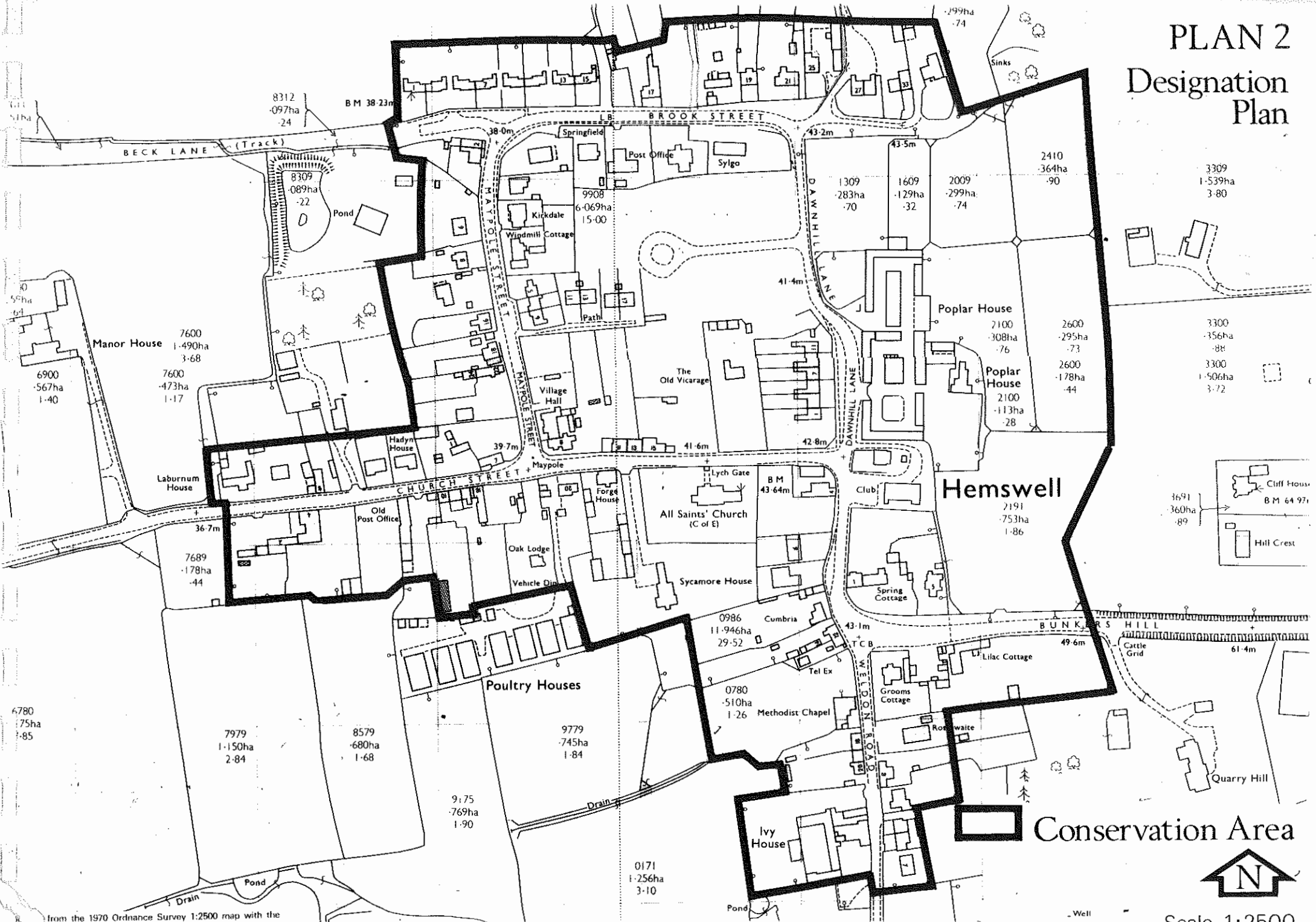
- 1 The Manor House Coursed stone with pantile roof. 4-pane casement windows in original apertures. Dates from C17. A Listed Building.
- 2 Laburnum House Coursed stone with red brick arches and quoins, slate/pantile roof. Altered to form two dwellings. Currently empty. Extant 1905. Modern bungalow built in grounds.
- 3 5 Church Street Coursed stone with red brick quoins and brick extension to the west. Pantiles. Horizontal sliding sash windows. Dated 1719 on gable end. A Listed Building.
- 4 No 2 Church Street Brick with blue colour wash. Pantiles. Flush casement windows in original apertures. C18.
- 5 No 4 Church Street Coursed stone with pantile roof. Small pane casement windows.

- 6 The Old Post Office Extant 1905.
Coursed stone with pantile roof. Small pane horizontal sliding sash windows. 2-storey with single storey contemporary extension to the south. Early C19. A Listed Building.
- 7 No 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.
- 8 10/16 Church Street Terrace of three stone cottages. Pantiles. Original small vertical sliding sash windows. Dormer window in No 10. Modern casement windows in brick rear extension to No 16. C17. A Listed Building.
- 9 No 20 Church Street Coursed stone, tiled roof, modern casement windows. Unsympathetic side extension. Extant 1905.

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|----|------------------------------------|---|----|---|---|
| 10 | No 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. | | casement windows with
red brick arches. Large
dormer window. Single
storey stone outbuilding
to the north. Pantile
roof. C17 | |
| 11 | Forge House | Coursed stone, pantile
roof, modern casement
windows. Extant 1905. | 17 | Spring Cottage | Coursed stone, pantile
roof, small pane
casement windows, also
horizontal sliding sash
windows. Formerly three
cottages, now one
dwelling. C17. |
| 12 | Nos 11/15 Church
Street | Coursed stone with brick
quoins and arches.
Small pane casement
windows. Tile roof.
Two dormer windows to No
15. Sympathetic recent
extension to No 11.
C17. | 18 | 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. |
| 13 | The Old Vicarage | Buff bricks, hipped,
slate roof. Extant
1905. | 19 | Two cottages adjacent
to Lilac Cottage | Brick, white colour
wash, pantiles. Small
pane casement windows. |
| 14 | Poplar House | Coursed stone, pantile
roof, vertical sliding
sash windows. C19. | 20 | Groom's Cottage | Red brick, pantiles,
small pane casement
windows. Extant 1905. |
| 15 | The Stud Outbuildings | Stone/limestone set
panels. Pantile/
asbestos roofing. | 21 | Methodist Chapel | Recently converted to a
dwelling. Beige colour
wash on smooth render. |
| 16 | No 4 Weldon Road | Coursed stone, pantile
roof. Small pane | | | |

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|----|--------------------------|--|----|-----------------------|--|
| | | Modern casement windows in altered openings. Four dormer windows. C19. | | | sash windows. Single storey stone contemporary outbuildings. C17. |
| 22 | No 14 Weldon Road | Red brick, pantiles, sliding sash windows. Extant 1905. | 29 | No 21/23 Brook Street | Pantiles. Coursed stone. Small pane casement windows. One dwelling. C17. |
| 23 | Nos 18/20 Weldon Road | Coursed stone. Pantiles. Small pane casement windows. Mid C18. A Listed Building. | | | |
| 24 | Ivy House | Coursed stone with pantile roof. Sliding sash windows. C17. | | | |
| 25 | All Saints Church | Dates back to the C13. The tower was rebuilt in 1764. Grade A Listed Building. | | | |
| 26 | Nos 22/24 Maypole Street | Now one dwelling. Coursed stone/red brick. Pantiles. Small pane casement windows. C17. | | | |
| 27 | No 17 Brook Street | Pantiles. Coursed stone. Sliding sash windows. 17th Century. | | | |
| 28 | No 19 Brook Street | Former smithy. Pantiles. Coursed stone. Small pane casement and sliding | | | |

PLAN 2 Designation Plan



from the 1970 Ordnance Survey 1:2500 map with the



Scale 1:2500