Figure A.01; 1870 Ordnance Survey county map
Figure A.02; 1792 Plan of intended canal (Ref: 4-GL/5/1)
Figure A.03; 1831 Town Plan (Ref: Mon 7/16/47)

Figure A.04; 1838 Grantham Tithe Map (Ref: E485)
Figure A.06; 1888 1:2500 Ordnance Survey Map
The Townscape Character Assessment was developed with the help of a Project Design Team which comprised:

Councillor Mrs Frances Cartwright: Portfolio Holder Economic Development & Heritage Champion - Ringstone Ward
Teena Twelves: Head of Housing & Neighbourhoods
Karen Sinclair: Service Manager, Planning Policy
Michele Rhodius: Urban Designer, Planning Policy
Ian Wright: Acting Principal Conservation Officer (Planning), SKDC
Peter Fender: LCC Projects Officer Landscape
Andy Moger: Planning Policy Officer (Urban Extensions)
Lia Ibbotson: Grantham Town Centre Manager - Economic Development & Town Centre Management
Michael Nartey: Senior Planning Officer (Grantham Area Action Plan) - Planning Policy

The Team met on two occasions during the course of the project and provided essential feedback. As part of the first Project Design Team meeting the consultants led a walkabout around the town centre to identify areas and key sites for change and discuss potential enhancements. These have informed the finished document.

There were two consultation events (22nd July 2010 and 26th August 2010) which key stakeholders were invited to attend. These were both held in the Guildhall. The consultants presented findings and
invited discussion based on suggested questions.
The first session took the form of a SWOT analysis of
parts of the study area. This was undertaken by the
annotating of maps provided by SKDC. The second
event was responding to the findings of this work
and further field work by the consultants.

An exhibition was held in September 2010 at
the Guildhall. This was attended by officers of
the Council, members of the public and key
stakeholders. The exhibition boards were also
uploaded onto the Council’s website with invitations
to comment.

Key Stakeholders included (all were invited to attend
all events):
Project Design Team
All Councillors
Great Gonerby Parish Council
Barrowby Parish Council

Londonthorpe and Harrowby Without Parish
Council
SKDC Officers – Planning Policy and Grantham
Growth (in addition to Project Design Team)
Grantham Civic Society
Grantham Future
Grantham Business Club
Grantham Canal Restoration Society
Grantham Canal Partnership Executive
Earlsfield District & Neighbourhood Group
Grantham North District & Neighbourhood Group
Harrowby District & Neighbourhood Group

Grantham Residents Association – Beedon Park
Grantham Residents Association – Manthorpe
Grantham Youth Club
Rotary Club of Grantham

Feedback from the events was obtained through
completed questionnaires and these comments
informed the final drafts of the document.
APPENDIX C: HERITAGE ASSETS

The following is a list of buildings which are considered to be of local architectural and/or historic interest and/or are significant buildings in the townscape the loss of which would be detrimental to the character of Grantham. They are arranged alphabetically under settlements. The following are considered to fall within the definition of heritage assets as found in Planning Policy Statement 5; Planning for the Historic Environment (PPS5).

BARROWBY

CASTHORPE ROAD
Posts House, Casthorpe Road, Barrowby, Grantham,
The White House, Casthorpe Road, Barrowby, Grantham,
Windgates, Casthorpe Road, Barrowby, Grantham,

CHURCH STREET
8 Church Street, Barrowby, Grantham, Greenwell Cottage, Church Street, Barrowby, Grantham, Highgate, Church Street, Barrowby, Grantham, Ohio, Church Street, Barrowby, Grantham, The Reading Room, Church Street, Barrowby, Grantham, Redberry House, Church Street, Barrowby, Grantham,

HIGH ROAD
3 High Road, Barrowby, Grantham, 11 High Road, Barrowby, Grantham, 13 High Road, Barrowby, Grantham, 15 High Road, Barrowby, Grantham, 21 High Road, Barrowby, Grantham, 23 High Road, Barrowby, Grantham, 29 High Road, Barrowby, Grantham
The Red House, Low Road, Barrowby, Grantham, Westholme, Low Road, Barrowby, Grantham,

MAIN STREET
Granby Cottage, Main Street, Barrowby, Grantham, Ng32 1bz
Kinross, Main Street, Barrowby, Grantham, Ng32 1bz
Rinteln, Main Street, Barrowby, Grantham, Ng32 1bz

LOW ROAD
East View, Low Road, Barrowby, Grantham, The Hollies, Low Road, Barrowby, Grantham, Patmans Cottages, Low Road, Barrowby, Grantham,

MILL ROW
2 Mill Row, Barrowby, Grantham, 3 Mill Row, Barrowby, Grantham,

RECTORY LANE
Corner House, Rectory Lane, Barrowby, Grantham,
The Barn, Rectory Lane, Barrowby, Grantham,

GRANTHAM

ALBION PLACE
1 Albion Place, Grantham, 2 Albion Place, Grantham, 3 Albion Place, Grantham, 4 Albion Place, Grantham, Albion Cottage, 5 Albion Place, Grantham, 6 Albion Place, Grantham, 7 Albion Place, Grantham, 8 Albion Place, Grantham, 9 Albion Place, Grantham, 10 Albion Place, Grantham, 11 Albion Place, Grantham,

ALBION STREET
1 Albion Street, Grantham, 2 Albion Street, Grantham, 3 Albion Street, Grantham, 4 Albion Street, Grantham, 5 Albion Street, Grantham,

AVENUE ROAD
5 Avenue Road, Grantham, Witham House, Avenue Road,

BARROWBY ROAD
2 Barrowby Road, Grantham, 4 Barrowby Road, Grantham, 6 Barrowby Road, Grantham, 8 Barrowby Road, Grantham, 10 Barrowby Road, Grantham, 12 Barrowby Road, Grantham, 14 Barrowby Road, Grantham, 16 Barrowby Road, Grantham,

4 Mill Row, Barrowby, Grantham, Granby Cottage, 5 Mill Row, Barrowby, Grantham, The Forge, Mill Row, Barrowby, Grantham,

18 Barrowby Road, Grantham, 20 Barrowby Road, Grantham, 22 Barrowby Road, Grantham, 24 Barrowby Road, Grantham, 26 Barrowby Road, Grantham, 28 Barrowby Road, Grantham, 40 Barrowby Road, Grantham, 73 Barrowby Road, Grantham, 75 Barrowby Road, Grantham, 76 Barrowby Road, Grantham, 77 Barrowby Road, Grantham, 78 Barrowby Road, Grantham, Tyndal Lodge, 79 Barrowby Road,
Grantham,
80 Barrowby Road, Grantham,
82 Barrowby Road, Grantham,
86 Barrowby Road, Grantham,
99 Barrowby Road, Grantham,
101 Barrowby Road, Grantham,
103 Barrowby Road, Grantham,
105 Barrowby Road, Grantham,
107 Barrowby Road, Grantham,
109 Barrowby Road, Grantham,
111 Barrowby Road, Grantham,
113 Barrowby Road, Grantham,

BROAD STREET
7 Broad Street, Grantham,
Second Grantham Scout Group, Broad Street, Grantham,

BROOK STREET
14 Brook Street, Grantham,
16 Brook Street, Grantham,
18 Brook Street, Grantham,
20 Brook Street, Grantham,
31 Brook Street, Grantham,
33 Brook Street, Grantham,
35 Brook Street, Grantham,
37 Brook Street, Grantham,
39 Brook Street, Grantham,
41 Brook Street, Grantham,
43 Brook Street, Grantham,
45 Brook Street, Grantham,
47 Brook Street, Grantham,
Five Bells, 79 Brook Street, Grantham,
1 Dawsons Almshouses, Brook Street, Grantham,
2 Dawsons Almshouses, Brook Street, Grantham,
3 Dawsons Almshouses, Brook Street, Grantham,
4 Dawsons Almshouses, Brook Street, Grantham,
5 Dawsons Almshouses, Brook Street, Grantham,
6 Dawsons Almshouses, Brook Street, Grantham,
7 Dawsons Almshouses, Brook Street, Grantham,
8 Dawsons Almshouses, Brook Street, Grantham,

CASTLEGATE
1a Castlegate, Grantham,
2 Castlegate, Grantham,
3 Castlegate, Grantham,
9 Castlegate, Grantham,
Moot Cottage, 20 Castlegate, Grantham,
21 Castlegate, Grantham,
22 Castlegate, Grantham,
24 Castlegate, Grantham,
41 Castlegate, Grantham,
42 Castlegate, Grantham,
56 Castlegate, Grantham,
57 Castlegate, Grantham,
58 Castlegate, Grantham,
59 Castlegate, Grantham,
60 Castlegate, Grantham,
61 Castlegate, Grantham,
62 Castlegate, Grantham,
National E C Junior School, Castlegate, Grantham,
National Junior School, Castlegate, Grantham,
National Church Of England School, Castlegate, Grantham,

DYSART ROAD
1 Dysart Road, Grantham,
3 Dysart Road, Grantham,
5 Dysart Road, Grantham,
7 Dysart Road, Grantham,
9 Dysart Road, Grantham,
138 Dysart Road, Grantham,
140 Dysart Road, Grantham,
142 Dysart Road, Grantham,
144 Dysart Road, Grantham,
21 Gladstone Terrace, Grantham,
22 Gladstone Terrace, Grantham,
23 Gladstone Terrace, Grantham,
24 Gladstone Terrace, Grantham,
25 Gladstone Terrace, Grantham,
26 Gladstone Terrace, Grantham,
27 Gladstone Terrace, Grantham,
28 Gladstone Terrace, Grantham,
29 Gladstone Terrace, Grantham,
30 Gladstone Terrace, Grantham,
31 Gladstone Terrace, Grantham,
32 Gladstone Terrace, Grantham,
33 Gladstone Terrace, Grantham,
34 Gladstone Terrace, Grantham,
35 Gladstone Terrace, Grantham,
36 Gladstone Terrace, Grantham,

ELMER STREET NORTH
1 Elmer Street North, Grantham,
15 Elmer Street North, Grantham,
Elm House, Elmer Street North, Grantham,

FINKIN STREET
13 Finkin Street, Grantham,

GLADSTONE TERRACE
1 Gladstone Terrace, Grantham,
2 Gladstone Terrace, Grantham,
3 Gladstone Terrace, Grantham,
4 Gladstone Terrace, Grantham,
5 Gladstone Terrace, Grantham,
6 Gladstone Terrace, Grantham,
7 Gladstone Terrace, Grantham,
8 Gladstone Terrace, Grantham,
9 Gladstone Terrace, Grantham,
10 Gladstone Terrace, Grantham,
11 Gladstone Terrace, Grantham,
12 Gladstone Terrace, Grantham,
13 Gladstone Terrace, Grantham,
14 Gladstone Terrace, Grantham,
15 Gladstone Terrace, Grantham,
16 Gladstone Terrace, Grantham,
17 Gladstone Terrace, Grantham,
18 Gladstone Terrace, Grantham,
19 Gladstone Terrace, Grantham,
Peascliffe House, 20 Gladstone Terrace, Grantham,

GRANTLEY STREET
Churchill House, 1 Grantley Street, Grantham,

GROVE END ROAD
10c Grove End Road, Grantham,

GUILDHALL STREET
1-3 The Courtyard, Guildhall Street, Grantham,
Guildhall Court, Guildhall Street, Grantham,
14 Guildhall Street, Grantham,
Unit 1, Kings Walk, Guildhall Street, Grantham,
Unit 2, Kings Walk, Guildhall Street, Grantham,
Unit 4, Kings Walk, Guildhall Street, Grantham,
Unit 5, Kings Walk, Guildhall Street, Grantham,
Unit 6, Kings Walk, Guildhall Street, Grantham,
Unit 7, Kings Walk, Guildhall Street, Grantham,
HARROWBY ROAD
41 Harrowby Road, Grantham,
43 Harrowby Road, Grantham,
Shirley Croft Hotel, Harrowby Road, Grantham,
Shirley Croft Annex, Harrowby Road, Grantham,
St Anne, Harrowby Road, Grantham,
St Vincents Lodge, Harrowby Road, Grantham,

HUNTINGTOWER ROAD
Huntingtower CP School, Huntingtower Road, Grantham,

ISAAC NEWTON SHOPPING CENTRE
39 Isaac Newton Shopping Centre, Grantham, NG31 6EE

LONDON ROAD
7 London Road, Grantham,
13 London Road, Grantham,
15 London Road, Grantham,
17 London Road, Grantham,
19 London Road, Grantham,
21 London Road, Grantham,
23 London Road, Grantham,
25 London Road, Grantham,
29 London Road, Grantham,
31 London Road, Grantham,
33 London Road, Grantham,
35 London Road, Grantham,
The Old Courthouse, 60a London Road, Grantham,
St John’s Medical Centre, 62 London Road, Grantham,
The Salvation Army, London Road, Grantham,

MANTHORPE ROAD
45 Manthorpe Road, Grantham,
47 Manthorpe Road, Grantham,
49 Manthorpe Road, Grantham,
51 Manthorpe Road, Grantham,
53 Manthorpe Road, Grantham,
55 Manthorpe Road, Grantham,
57 Manthorpe Road, Grantham,
59 Manthorpe Road, Grantham,
61 Manthorpe Road, Grantham,
63 Manthorpe Road, Grantham,
65 Manthorpe Road, Grantham,
67 Manthorpe Road, Grantham,
69 Manthorpe Road, Grantham,
Manthorpe Road, Grantham And District Hospital, 101 Manthorpe Road, Grantham,

MARKET PLACE
3 Market Place, Grantham,
The Hogshead, 8 Market Place, Grantham,
9 Market Place, Grantham,
10 Market Place, Grantham,
11 Market Place, Grantham,
12 Market Place, Grantham,
13 Market Place, Grantham,
14 Market Place, Grantham,
16 Market Place, Grantham,
17 Market Place, Grantham,
22-23 Market Place, Grantham,
Row House, 24 Market Place, Grantham,
25 Market Place, Grantham,
26 Market Place, Grantham,
Royal Oak, 27 Market Place, Grantham,
30 Market Place, Grantham,
31 Market Place, Grantham,

NORTH PARADE
17 North Parade, Grantham,
19 North Parade, Grantham,
21 North Parade, Grantham,
23 North Parade, Grantham,
25 North Parade, Grantham,
27 North Parade, Grantham,
29 North Parade, Grantham,
31 North Parade, Grantham,
33 North Parade, Grantham,
35 North Parade, Grantham,
37 North Parade, Grantham,
39 North Parade, Grantham,
41 North Parade, Grantham,

NORTHEAST PARK
1 Norton Street, Grantham,

RIVERSIDE
North Lodge, Riverside, Grantham,

SANDON ROAD
Mental Health Resource Centre, Sandon Road, Grantham,

SIGNAL ROAD
The Three Gables, 27 Signal Road, Grantham,

SOUTH STREET
41 South Street, Grantham,

SPRING GARDENS
Grantham Shophifters, Spring Gardens, Grantham,

ST ANNES STREET
Old School, St Annes Street, Grantham,

ST Catherines Road
South Lodge, St Catherines Road, Grantham,

ST PETER’S HILL
8 St Peters Hill, Grantham,
Grantham Museum, 11-12 St Peters Hill, Grantham,
15-16 St Peters Hill, Grantham,
The Tollemache Inn, 17 St Peters Hill, Grantham,
23 St Peters Hill, Grantham,
24 St Peters Hill, Grantham,
25 St Peters Hill, Grantham,
26 St Peters Hill, Grantham,
29 St Peters Hill, Grantham,
30 St Peters Hill, Grantham,
31 St Peters Hill, Grantham,
33 St Peters Hill, Grantham,
34 St Peters Hill, Grantham,
35 St Peters Hill, Grantham,
38 St Peters Hill, Grantham,
39 St Peters Hill, Grantham,
40-41 St Peters Hill, Grantham,

SWINEGATE
20 Swinegate, Grantham,
22 Swinegate, Grantham,
26 Swinegate, Grantham,
33 Swinegate, Grantham,
34 Swinegate, Grantham,
35 Swinegate, Grantham,
37 Swinegate, Grantham,
38 Swinegate, Grantham,
46 Swinegate, Grantham,
47 Swinegate, Grantham,

WATERGATE
27 Watergate, Grantham,
29 Watergate, Grantham,
37-39 Watergate, Grantham,
41 Watergate, Grantham,
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<tr>
<th>Street</th>
<th>Buildings</th>
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<td>GRANTHAM TOWNSCAPE ASSESSMENT / APPENDICES</td>
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<td><strong>WELBY GARDENS</strong></td>
<td>WELBY GARDENS</td>
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<td>1 Welby Gardens, Grantham, Welby Gardens, Grantham, 3 Welby Gardens, Grantham, 5 Welby Gardens, Grantham, 7 Welby Gardens, Grantham, 8 Welby Gardens, Grantham, 10 Welby Gardens, Grantham, Welby Gate, Welby Gardens, Grantham, 326</td>
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<td><strong>WESTGATE</strong></td>
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<tr>
<td><strong>WHARF ROAD</strong></td>
<td>WHARF ROAD</td>
</tr>
<tr>
<td>Nags Head, 1 Wharf Road, Grantham, 2 Wharf Road, Grantham, 3 Wharf Road, Grantham, Grantham Baptist Church, Wharf Road, Grantham, Jewson Ltd, Wharf Road, Grantham, 328</td>
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<td><strong>GREEN STREET</strong></td>
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<tr>
<td>14a Green Street, Great Gonerby, Grantham, Merlin's Cottage, 23 Green Street, Great Gonerby, Grantham, Emplin Lane Cottage, 23 Green Street, Great Gonerby, Grantham, The Old Sunday School, Great Gonerby, Grantham, 329</td>
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<td><strong>GREAT GONERBY</strong></td>
<td>GONERBY</td>
</tr>
<tr>
<td>12 Belton Lane, Grantham, 57 Belton Lane, Great Gonerby, Grantham, 119 Belton Lane, Grantham, 330</td>
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<tr>
<td><strong>HIGH STREET</strong></td>
<td>HIGH STREET</td>
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<tr>
<td>2 High Street, Great Gonerby, Grantham, Ross Cottage, 7 High Street, Great Gonerby, Grantham, 331</td>
<td></td>
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<tr>
<td><strong>LONG STREET</strong></td>
<td>LONG STREET</td>
</tr>
<tr>
<td>22 Long Street, Great Gonerby, Grantham, 24 Long Street, Great Gonerby, Grantham, 26 Long Street, Great Gonerby, Grantham, 28 Long Street, Great Gonerby, Grantham, 32 Long Street, Great Gonerby, Grantham, 34 Long Street, Great Gonerby, Grantham, 52 Long Street, Great Gonerby, Grantham, Hollyhock Cottage, 53 Long Street, Grantham, 54 Long Street, Great Gonerby, Grantham, 57 Long Street, Great Gonerby, Grantham, 58 Long Street, Great Gonerby, Grantham, 60 Long Street, Great Gonerby, Grantham, 61 Long Street, Great Gonerby, Grantham, 62 Long Street, Great Gonerby, Grantham, 64 Long Street, Great Gonerby, Grantham, 73 Long Street, Great Gonerby, Grantham, 80 Long Street, Great Gonerby, Grantham, 332</td>
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<td><strong>POND STREET</strong></td>
<td>POND STREET</td>
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<tr>
<td>4 Pond Street, Great Gonerby, Grantham, 6 Pond Street, Great Gonerby, 333</td>
<td></td>
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<tr>
<td><strong>MANTHORPE</strong></td>
<td>MANTHORPE</td>
</tr>
<tr>
<td>Manthorpe Grange, High Road, Manthorpe, Grantham, 334</td>
<td></td>
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<tr>
<td><strong>LOW ROAD</strong></td>
<td>LOW ROAD</td>
</tr>
<tr>
<td>The Steps, 19 Low Road, Manthorpe, Grantham, 20 Low Road, Manthorpe, Grantham, 21 Low Road, Manthorpe, Grantham, 22 Low Road, Manthorpe, Grantham, 335</td>
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<td><strong>HIGH ROAD</strong></td>
<td>HIGH ROAD</td>
</tr>
<tr>
<td>36 Low Road, Manthorpe, Grantham, 37b Low Road, Manthorpe, Grantham, Honeyysuckle Cottage, 30 Low Road, Manthorpe, Grantham, Woodbine Cottage, 35 Low Road, Manthorpe, Grantham, 336</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX D: CHECKLIST FOR ASSESSING THE IMPACT OF DEVELOPMENT ON TOWNSCAPE

The following should be used as a checklist for assessing planning applications. Please note, this list is not exhaustive and applicants are advised to consider the Council’s detailed policies on what is required for a planning application and follow the advice of CABE and English Heritage (where appropriate) to ascertain the level of information required for any given site.

Appraising the Character of the Site and its Setting.

• Important buildings, structures, boundaries, vegetation on site (including condition)
• Key contours/changes of level
• Privacy/overlooking considerations
• Existing and potential access point(s)
• Setting
• Height, materials, age/style, uses of adjacent buildings
• Note all views to the site and possible views across site to landmarks
• Boundary materials, heights and building set backs

1. Determine the ‘role’ of the development related to its context
• Should it maintain street continuity and enclosure?
• Should it terminate a view?
• Is it a corner site?
• Does it define an edge?
• Is it a landmark, or does it have skyline interest/impact?
• Should the building design defer, maintain diversity, or contrast with the existing streetscape?
• Should it have mixed or single use?

2. Establish design response to context
• To what extent should existing buildings and structures be retained/re-used?
• Appropriate range of density/compactness
• Critical heights related to skyline
• Hierarchy of spaces and places, access and movement
• Building footprint (blocks, pavilions, terraces)
• Orientation and shelter
• Biodiversity and habitat
• Frontages, boundaries and building lines
• Entrances and active frontages
• Elevational articulation/modelling, scale/proportion
• Clear separation of public and private space
• Landscape, surfaces and the design of spaces between buildings
• Materials/colours and detailing
• Street furniture
APPENDIX E: BASELINE PLANS CANAL BASIN

Figure E.01; HISTORIC
Historic arrangement (based on the first edition Ordnance Survey - 1888)

The extent of the canal basin site is outlined in red
Figure E.02;
PRESENT

Present day site plan (2011) showing original extent of the canal (now partially filled)

Key

Red line – extent of canal basin site
Blue – proposed extent of canal
Plan shows contours across the site
Figure E.04
ACCESS

Plan shows existing access arrangements onto the site

Purple dotted arrow – principal access onto the site

Yellow dashed arrow – other access points onto the site at present
Figure E.05
VIEWS

Views and areas to maximize views from on the site

Blue coloured arrows – general opportunities for open views out of the site
Black arrows – views to specific objects or landscape features
Figure E.06
CHARACTER AREAS

Potential character areas within the site and possible pedestrian and vehicular access and flows across the site

Red stars: landmarks
Green areas: green open space
Purple: nodal/mixed use areas
Light blue: existing large scale retail
Dark brown: Higher density residential (some mixed use ground floor)
Light brown blobs: lower density residential and possible employment
Yellow arrows: Vehicular access
Green arrows: Pedestrian/bike paths/routes/links
Figure E.07
SUGGESTED STRUCTURE AND LAYOUT

Potential structure and layout of development as a series of streets and blocks and their relationship to the canal and open space

Dark orange: built form
Light pink: enclosed private space
Blue/grey: reinstated canal
Green: public open spaces
SUMMARY METHOD STATEMENT
The Grantham Townscape Assessment provides an analysis of the present-day townscape to identify areas that share similar characteristics. The assessment was a combination of fieldworks and desk-based study. The latter consisted of three principal tasks:

• An historical appraisal of the urban areas:
• Mapping of Townscape Character Types (TCT) using the four editions of historic Ordnance Survey mapping obtained from Lincolnshire County Council and South Kesteven District Council
• An assessment of the character of the townscape and identification of Townscape Character Areas (TCA)

Rapid Historical Appraisal
A short background to the study area has been produced to set out the topographical setting of the area and to briefly describe the evolution of the urban areas. This section is not intended to be a definitive history for Grantham but aims to identify and understand the origins and key phases and drivers of the development and expansion of the town.

The principal sources for this section were:

• The Extensive Urban Survey
• Victoria County History
• Historic map sources

Mapping of Townscape Character Types
Within urban and semi-rural areas there will be groups of buildings or areas that will share similar qualities through factors such as their form, date of development, materials or use. In total, a possible 12 Townscape Character Types (TCT) were identified and mapped across the study area.

Modern OS Mastermap provided the base-line mapping and compared against the four epochs of historic OS 6" (1:10560) mapping dating from 1870 to c.1940 to identify areas of development in accordance with the TCTs. The TCTs were then mapped in GIS. Generally the scale of data capture was in the region of 1:2500 – 1:3000. To enable the production of an illustration of the various phases of development, each TCT was also assigned a phase code ranging from Medieval to present day.

To assist in the identification of TCTs aerial photographs on Google and Google Street View were used to assist and support fieldwork undertaken during the period of July through to September 2010. It should be noted that this was not a building-by-building assessment but an attempt to capture the broad character of the built environment across the urban area. Therefore, there will invariably be buildings of an earlier or later date in some TCTs where the majority of buildings fall into the TCT classification.

The 12 TCTs identified and their characteristics are as follows:

TCT01 Medieval Urban Settlement
This area represents the planned medieval urban area of a town.

Grantham underwent a significant phase of urban development in the late 12th or early 13th century which is evident in the form of planned burgage plots – typically long, narrow plots stretching away from a market place which may have been located in a widened street. Burgage plots were usually set out with the same width but could be sub-divided or amalgamated, even from the foundation of the town, to create plots of differing widths. In some cases the original plot widths can still be discernable in the street frontage.

Areas of Medieval Urban Settlement typically have continuous street frontages with buildings set to the back of the pavement. Access to the rear of the plots is via carriage arches or narrow passages and/or by a back lane which runs along the rear boundary of the burgage plots. Buildings will combine commercial, office and residential uses and will typically be of two or three storeys. In Grantham, brick virtually replaced stone in the 18th century and many timber-framed buildings which formerly overlooked the main thoroughfares and the market place were either replaced or re-faced (sometimes referred to as refronting) with architecturally ‘polite’ facades. Typical for the TCT 01 type Grantham contains a high density of listed and historic buildings and is designated as a conservation area.

Historically, the back land areas of the burgage plots provided space for workshops and gardens. These outbuildings sometimes survive and can form an important part of the character of the townscape.
public houses are good examples of where earlier outbuildings such as stables and small barns still survive). The fate of such back land areas varies from retaining a high sense of intactness, enclosure and tranquillity through the survival of the plot boundaries (often high brick walls creating a series of walled gardens) to their complete loss through the construction of car parks, larger retail units or modern housing developments.

**TCT02 Rural Settlement**

Within the urban areas which developed from a medieval urban core and those settlements which are largely 20th century conurbations there are likely to be small, once rural, settlements that have been either subsumed within the suburbs of the town or have greatly expanded from their original often small core. We see this at Great Gonerby and to a lesser extent Barrowby but not to Manthorpe which has retained much of its integrity as an historic village.

The rural character of these settlements may have survived this process and will stand in contrast to the housing estates that surround them due to the age of the buildings together with historic boundary features such as walls and railings and the mix of building materials which could include timber-framing, brick, stone, tile and slate, and uses – public houses, churches and chapels, historic school buildings and shops, mean that these areas have developed into service areas (albeit sometimes small) for the surrounding estates. These small rural settlements may represent villages, hamlets or isolated farmsteads.

Property plots within this townscape type will typically be irregular in size and form and the road pattern will often mark these areas as having earlier origins, even where most of the historic buildings have been replaced, with relatively narrow, twisting roads and angled junctions that contrast to the highway conscious junctions of the planned estates. This is very much the case for Great Gonerby and Barrowby.

There is generally a concentration of listed buildings within this townscape type and possibly a designated conservation area.

**TCT03 Post Medieval development 1600 – 1819**

Grantham’s expansion in this period, common with many other market towns was limited with the main expansion taking place in the 19th century. Where there was expansion beyond the urban area it was typically for high status residential use – either large houses (Belton House – to the edge of the study area) set in landscaped grounds or semi-detached or terraced groups of Georgian houses (North Parade, Grantham).

The historic affluence of these areas will often still be evident in the present character of the area; where the buildings survive they will be good quality houses, often listed and within a conservation area. Where there are larger houses set in landscaped grounds there may be features such as boundary walls, gate piers and lodges. Such areas are often also characterised and complemented by the presence of mature trees. It is possible that even where the principal house has been lost, converted and/or heavily altered or extended, the survival of these other features may be sufficient to define the townscape type or influence the definition of a character sub-area.

**TCT04 1820 - 1870**

The period from 1820 in Grantham saw only a very limited increase in suburban expansion. The beginning of the period in the larger houses represents a transition from the Georgian to Regency style. This is represented as semi-detached and detached villas and houses of substantial form usually set in their own grounds (though to varying degrees). This is seen to CA04 and to a lesser extent CA08a.

Typically houses of this period are of two or three storeys (sometimes with basements or semi-basements) and are predominantly of brick which may be stone. Roofs are usually natural slate although some have been replaced with modern roof systems.

Development of this period often occurred alongside existing routes into the urban area. Streets laid out at this period tend to be wide, straight or slightly curved with the occasional more formal crescent found. Street trees are often found to survive in these townscape types.

**TCT05 1850 – 1904**

From 1850 there was an increase in suburban housing for both middle class and working class families. This peaked around the 1870-1890 period. This period saw several Acts of Parliament aimed at improving housing and environmental conditions for the working classes and brought in
features such as minimum widths for new streets, access to a small private yard/garden, pavements and sewers. Local councils were given powers to remove slums and replace them with ‘by-law houses’. The term often encompasses the many examples of modest terraced housing seen in the urban extensions to Grantham.

The predominant building material was brick but social differentiation could be made by the provision of small front gardens with boundary walls and tiled paths and porches, bay windows, decorative terracotta detailing or stone lintels, sometimes decorated, above door and window openings. A hierarchy of house types (to reflect the status of the owner), defined by the use of bays, size of windows, and combinations of additional features can often be discerned in larger estates (please also refer to Figure 8.3.26.

Houses within this townscape type were typically terraced but could also include semi-detached and detached houses but all were generally closely spaced producing high densities and giving a high sense of enclosure to the street. Property plots can range from small back-yards to relatively large gardens but are characterised by their longer depth compared to width – sometimes very long narrow garden spaces. Blocks of rear gardens may be defined by brick walls and rear access may be possible along narrow paths or back lanes. These back lanes are often further defined by later garage or workshop type single storey buildings accessed directly from the lane.

Larger areas of this type of housing will typically consist of a regular grid of streets with few if any open space but often associated with a church or chapel (CA03) built to serve the new houses. They may be close to older industrial areas (CA16) particularly railway stations/goods yards, breweries, maltings or older factories/tonneries.

In addition to the terraces and semi-detached houses, there was also the emergence of the larger detached or semi-detached villa. This townscape type is a sub-section of TCT05 and reflects the better quality, larger houses of the upper middle classes. Their larger houses will typically have considerable architectural ornamentation including decorative pierced barge boards and decorative ridge tiles and finials. This period may also include examples of larger houses in a Domestic Revival style derived from the Arts and Crafts movement. Brick is the predominant material; mostly red brick but with the use of pale cream/buff bricks for dressings. Larger houses of the later part of the period may have roughcast render or pebbledash. Mock timber-framing and tile hanging were also popular wall finishes in this period of building.

Houses are usually located in more generous plots, often set well back from the street frontage. Brick walls and piers will typically front the street and the houses will often be accompanied by ancillary buildings such as coach houses and stables which may be accessed from a mews to the rear. Typical examples in Grantham is housing to CA02d (Welby Gardens) and CA10d (Barrowby Road). Industrial buildings in urban areas tend to be restricted to a relatively small number of building types such as mills, breweries and tanneries serving the local area until the 19th century. Most industrial buildings of the 19th century are of medium scale (rarely more than three storeys). The development of the canal in the town (although earlier than this TCT period) and the coming of the railway to Grantham made it possible for some industries to flourish and serve a wider area and so larger buildings were provided. The larger historic industrial complexes and warehouses were typically sited close to the railway line, often on the opposite side of the line from the historic core, and were occasionally accompanied by terraced housing for the workers.

Examples where a group of historic industrial buildings survive relatively intact retaining their setting and context are relatively rare and have high significance. Some will be listed. It is more common to find single buildings standing within much altered settings. These buildings will often be considered to be of local interest (these are highlighted on the townscape maps to each of the character areas).

**TCT 07 1905 - 1930**

This period is largely characterised by the ‘1930s semi-’ and the development of the bungalow as a building type representing a major period of urban expansion to many towns, including Grantham, although stylistically the terraced house of the previous period continued into the 1920s.

Brick and render with pebbledash as an alternative are the predominant materials (often seen together with brick to the ground floor and render/pebbledash above) with clay tile or concrete tile roofs and selective tile hanging to gables and bays (sometimes decorative).

Other than the terraced housing reflecting the earlier period, houses of TCT 07 tend to be set in good sized gardens with garden to both front
and rear. Front boundaries are often low walls or hedges or shrubs, although these have often been removed to create parking areas to front gardens. Streets are relatively wide, the width emphasised by grass verges and the houses being set back from the frontage. Street trees can give a feeling of space and quality. Streets can be straight or gently curving. This period saw the beginnings of the use of the cul-de-sac. Planned estates of the period often have communal areas of green open space of varying sizes and the cranking of houses to principal corners of the estates either provide larger gardens for these houses or a small triangular area of open space to corners. Large sections of CA07 are typical of this townscape type.

**TCT08-12 1931 to present**

Please note that this townscape type was subdivided into a series of distinctive periods within the Grantham study area, but for the purposes of description these have been combined.

The inter-war period to the end of World War II has seen a range of distinctive housing estate styles ranging from relatively spacious estates with communal open spaces of the 1950s to high density housing estates of the 1980s and 90s with intricate, twisting networks of feeder roads giving access to cul-de-sacs. Generally, estate layout becomes more intricate and contrived the later the period of development. There is often a sense of attempting to create an organic plan using standard house types and minimum planning requirements for distance between habitable windows. These areas are often characterised by long stretches of dead frontage with rear gardens enclosed by fencing or walls often fronting main access routes (parts of CA07c have examples of this type of development). Whilst there is often distinction between the periods, there are little or no locally distinctive architectural styles although there have been attempts in places to mimic or reproduce local material detailing, finishes and building types.

Within this period the bungalow is a common house type and is often seen interspersed with two storey houses. This suburban form which began in the 1930s and extended into the 1970s is rarely architecturally distinguished and there is often little stylistically to differentiate them by date. In addition, the prefabricated bungalow and house is also a common house type from the inter-war and immediate post-war period. All of the prefabricated houses in Grantham have been substantially rebuilt although their form and layout pattern is still apparent to some parts of the study area.

Brick, render, pebbledash and tile hanging (green or brown) to upper storeys (sometimes replaced with modern uPVC weatherboarding) are characteristic walling materials.

The specific zoning of industrial areas was a feature of planning policy from the 1950s. Industrial estates from this period onwards tend to rely more on road transport than rail and are often sited close to the edge of the suburban area close to principal routes through and past the town. Buildings are large scale, sometimes very large, and are usually up to the equivalent of a two storey domestic building to eaves height. Buildings are typically accessed from a grid of streets, usually with a single principal entrance into the estate. Profiled metal sheet is the predominant walling material over plinths and gable walls. The profiled metal is often taken up over the eaves to form the roof material, otherwise asbestos or cement sheets are used for the roof. Industrial estates have little in the way of landscaping. Often large expanses of open space between buildings form their setting and provide working yards, storage and parking.
**APPENDIX G: NAMES OF CHARACTER AREAS & SUB-AREAS (WHERE PRESENT)**

<table>
<thead>
<tr>
<th>Character Area</th>
<th>Sub-Areas</th>
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<tbody>
<tr>
<td>CA01: Grantham town centre/historic core</td>
<td>CA01a: St Wulfram's church precinct and environs, CA01b: High Street, Westgate and Market Place, CA01c: St Peter's Hill environs, CA01d: Priory Gardens and Union Street</td>
</tr>
<tr>
<td>CA02: Early Northern Suburbs</td>
<td>CA02a: North Parade, CA02b: Brook St environs (incl. Gladstone Terr., Sidney, New, Redcross and Alford St), CA02c: Welby Gardens, CA02d: Green Hill Road environs</td>
</tr>
<tr>
<td>CA03: Victorian &amp; Edwardian Southern expansion of the town</td>
<td>CA03a: Harrowby Road and cemetery environs, CA03b: Avenue Road and College Street environs, CA03c: Dudley Road (south) and Dysart Park environs, CA03d: Station and St John’s environs, CA03e: Harlaxton Road and Huntingtower Road (north), CA03f: Victoria Street, Stamford Street and Green Hill Road</td>
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<tr>
<td>CA04: Riverside and Stonebridge</td>
<td>CA04a: Stonebridge Road environs, CA04b: Riverside environs (including Wyndham Park)</td>
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<tr>
<td>CA05: Canal Basin &amp; Maltings</td>
<td>CA05a: Dysart Road and Old Wharf Road environs, CA05b: Earlesfield Lane environs and Grantham Canal, CA05c: Grantham Maltings</td>
</tr>
<tr>
<td>CA06: Northern post-war residential suburbs</td>
<td>CA06a: Manthorpe Road, CA06b: Grantham Hospital, CA06c: Manthorpe residential suburbs, CA06d: Gonerby Hill Foot residential suburbs</td>
</tr>
<tr>
<td>CA07: Residential Suburbs (north-east); Londonthorpe Lane, Harrowby Estate and Cherry Orchard</td>
<td>CA07a: Belton Lane and Harrowby Lane (West), CA07b: Harrowby Estate, CA07c: Londonthorpe Lane and Harrowby Lane (east)</td>
</tr>
<tr>
<td>CA08: Residential Suburbs (south-east); St Vincent and Somerby Hill</td>
<td>CA08a: Cold Harbour Lane and St Vincent, CA08b: The David Eatch Estate, CA08c: South of Somerby Hill</td>
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<tr>
<td>CA09: Residential Suburbs (south-west) Springfield Rd and Harlaxton Road</td>
<td>CA09a: Huntingtower Road (southern end), CA09b: Hudson Way Environs, CA09c: Walton Gardens, CA09d: Harris Way, CA09e: Denton Avenue and Kitty Briggs Lane</td>
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<tr>
<td>CA10: Residential suburbs (west) Earlesfield and Green Hill</td>
<td>CA10a: Goodliff Road and Dysart Road, CA10b: Sports stadium and Meres Leisure Centre, CA10c: Winchester Road and Barrowby Gate, CA10d: Barrowby Road, CA10e: Pennine Way, Balmoral Drive and Lindisfarne Way, CA10f: Shaw Road</td>
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<tr>
<td>CA11: Barrowby village and environs</td>
<td>CA11a: Barrowby village core, CA11b: Barrowby urban extensions</td>
</tr>
<tr>
<td>CA12: Great Gonerby Village and Environs</td>
<td>CA12a: Historic village core, CA12b: Great Gonerby post-war urban expansion</td>
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<tr>
<td>CA13: Manthorpe Village</td>
<td>(no sub-areas)</td>
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<tr>
<td>CA14: Prince William of Gloucester Barracks, Somerby Hill</td>
<td>(no sub-areas)</td>
</tr>
<tr>
<td>CA15: Beacon Lane Environs</td>
<td>(no sub-areas)</td>
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<tr>
<td>CA16: Grantham Industrial estates and sites (various sites)</td>
<td>CA16a: Alma Park Industrial Estate, CA16b: Moy Park factory and offices and out of town retail units, CA16c: Venture Way, CA16d: Ellesmere Business Park, CA16e: Spring Gardens environs and retail park to the west of South Parade, CA16f: Wordsworth Holdings, CA16g: Tollemache Road (North) and Tollemach Road (South) Spittlegate Level</td>
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<tr>
<td>CA17: Landscape Fringes (various locations)</td>
<td>CA17a: Area to the west of Manthorpe and south of Belton Lane, CA17b: Northwest Quadrant (Poplar Farm, Boundary Farm and Rectory Farm), CA17c: Land east of Barrowby (including the A1 transport corridor)</td>
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</table>
CA17d: Land to the north and south of Gorse Lane
CA17e: Southern Quadrant (Land to east of B1174 and south of Somerby Hill)
CA17f: Hall’s Hill, Harrowby