Session 7: Local Service Centre Allocations
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**Policy LSC1 Sites**
- **LSC1b: Site off Bridge End Road, Colsterworth**
  - Should the allocation be deleted or reduced in size to protect the heritage significance of Woolsthorpe Manor?

- **LSC1e: Site adjacent doctors’ surgery, Swinehill, Harlaxton**
  - Has selection of the site taken proper account of heritage assets?
  - Is the site the most appropriate choice for development in Harlaxton?

### 1. Introduction

1.1 English Heritage’s responsibilities, as the Government’s adviser on the historic environment, include the protection and management of England’s historic assets. In planning terms, this role includes providing advice to ensure that statute and national policy, particularly in the National Planning Policy Framework (NPPF), are reflected in local planning policy and practice. English Heritage is consulted on Local Development Frameworks under the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.2 This statement addresses the proposed allocation of sites in Local Service Centres (LSC) as it relates to the impact on heritage assets and their settings, and the soundness of the Site Allocations and Policies Development Plan Document (DPD). The main focus of this statement relates to Site LSC1e in Harlaxton, but we have also taken the opportunity to provide brief comments on Site LSC1b in Colsterworth. Our original representation on Site LSC1e in the Submission version of the DPD (SASub61) and the Main Modifications consultation (SPMM8) remain valid.
2. **LSC1b: Site off Bridge End Road, Colsterworth**

2.1 **Should the allocation be deleted or reduced in size to protect the heritage significance of Woolsthorpe Manor?**

2.1.1 We note the concerns of the National Trust regarding the impact of Site LSC1b on the designated heritage asset of Woolsthorpe Manor. The manor is of considerable historic and architectural significance as the birthplace of Sir Isaac Newton and is consequently listed at Grade I. The manor is located on the edge of the village of Woolsthorpe and is set within a rural context. The manor is open to the public throughout the year, with access to upper floors.

2.1.2 In line with the NPPF (ND3), great weight should be given to the conservation of this heritage asset and any impact on its significance and setting should be carefully assessed and properly justified. This includes views to and from the manor and its grounds. The allocation and development of sites that detract from the significance and setting of Woolsthorpe Manor should be avoided unless the public benefits outweigh the harm.

3. **LSC1e: Site adjacent doctors’ surgery, Swinehill, Harlaxton**

3.1 **Overview of the heritage assets at Harlaxton and the impact of the proposed site allocation**

3.1.1 The principal heritage asset affected by this proposed allocation is the Grade II* registered park and garden of Harlaxton Manor, given the site is located within its boundary. Parts of the registered park and garden date from the mid 19th century, around the time the current house was built, although the wider parkland landscape is older and the original estate larger than the registered area. The registration entry is included in Appendix 1. As a Grade II* registered park and garden (designated in 1985), it can be considered to be of particular national importance. There are only 30 registered parks and gardens in Lincolnshire, of which only 4 are Grade II* and 3 are Grade I. The registered park and garden remains on the national Heritage at Risk Register due to management and maintenance issues.

3.1.2 There are 17 listed building entries within the registered park and garden, including three at Grade I and seven at Grade II*. In relation to the proposed allocation, the main listed buildings affected include the Grade I listed Harlaxton Manor (the manor house), the Grade I listed terrace to the south-west of the forecourt and the Grade II* listed gatehouse approximately halfway along the drive from the A607 to the manor house.

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1 In this statement, the term “Harlaxton Manor” refers to both the Grade I listed manor house and the Grade II* registered park and garden, and includes the various other heritage assets within the estate.
3.1.3 The significance of the registered park and garden includes its formal gardens and pleasure grounds from the 19th century, as well as the wider and older parkland that formed part of the original estate. There is very little modern development within the registered boundary. It also forms part of the significance and setting for the above listed buildings, defining views and spaces in which one can experience a number of important heritage assets. In particular, there are a series of terraces running either side of the manor house that provide walks and views across the estate and beyond. It should also be noted that the registered park and garden forms the backdrop to the village of Harlaxton, which includes a large number of listed buildings (many associated with the original estate) and a conservation area. The spire of the Grade I listed Church of St Mary & St Peter and other parts of the village are visible from within the registered park and garden.

3.1.4 The significance of the listed manor house, terrace and gatehouse includes their group value forming part of a rich ensemble of heritage assets. The manor house has a striking presence, situated on high ground at the south-eastern corner of the park with expansive views to the north and west. The terrace, recognised in its own right as being of Grade I quality, allows for views across the park, while the gatehouse provides a key landmark along the main driveway. There is intervisibility between Harlaxton Manor, Belton House and Belvoir Castle, as recognised by the planning inspector when dismissing a wind farm proposal at Thackson's Well Farm near Long Bennington in 2008 (appeal reference APP/E2530/A/08/2073384).

3.1.5 The proposed site allocation for 30 dwellings would cause substantial harm to the significance of the above heritage assets. It would result in the loss of part of a Grade II* registered park and garden and the encroachment of modern residential development into a nationally important heritage asset. Development of the site allocation would be visible from within the registered park and garden, including from the listed manor house, terrace and gatehouse described above, and would be seen travelling along the main driveway to and from the manor house and walking through the formal gardens.

3.1.6 From Swinehill along the western edge of the site allocation, there are currently expansive views across the registered park and garden and clear views back to the listed manor house, terrace and gatehouse. Travelling along Swinehill, the site provides a clear view of these heritage assets as one enters or leaves the village from the south. There is a relatively short gap between the edge of the village and densely planted Swinehill Plantation which serves to accentuate the views into the registered park and garden. This gap and the views it provides would be lost if the site were allocated and developed.

3.1.7 No amount of mitigation would make the harm acceptable, as the principle of developing a housing estate within the registered park and
garden is wrong. The provision of planting to try and screen the development would not be satisfactory. It could not screen the entirety of the development from its surroundings, including from the listed manor house, gatehouse and terrace. There would also be impacts such as noise and lighting that would be very difficult to conceal.

3.2 Has selection of the site taken proper account of heritage assets?

3.2.1 The selection of Site LSC1e has not taken proper account of the impact on heritage assets. In response to our original representation, the Council acknowledge that the site is within the registered park and garden of Harlaxton Manor (page 103 of document ED3). However, they go on to state that “despite this designation, the allocation site is not considered to have a detrimental impact on either the Historic [sic] Park and Garden, or on the setting of the [listed] Harlaxton Manor”. There is little evidence provided by the Council to justify such a statement and we question whether sufficient assessment has been carried out regarding the impact of this site allocation on heritage assets, particularly with regards to the registered park and garden.

3.2.2 We fail to see how the allocation and development of this site within a Grade II* registered park and garden, within the view of highly graded listed buildings, could not have a detrimental impact. The boundary of a registered park and garden is based on a combination of historical map information and evidence on the ground at the time of designation. The land which forms the proposed site allocation is included within the registered park and garden because it forms part of the historic parkland and contributes to the significance of this and other heritage assets.

3.2.3 In terms of the Council’s evidence to justify the inclusion of this site allocation, very little assessment is apparent in terms of heritage impacts. The main Evidence Document (SAP19) recognises Harlaxton Manor (both the listed building and registered park and garden) as a constraint and impact for Site HARL06 (which later becomes LSC1e) but the conclusion makes no reference to how or why this can be overcome. The only reference relates to highway concerns, with the belief that a smaller site would be acceptable. HARL06 has been reduced in size to its current form as LSC1e, but this makes no difference to our objections or our assertion that the Council have failed to properly assess the heritage impacts.

3.2.4 The background paper “Selection Process for Sites and Villages” (ED6) sets out the issues and criteria considered by the Council in selecting LSCs for development, with Harlaxton identified as being suitable. However, the selection process in terms of site sifting failed to take adequate consideration of the historic environment. It does not form part of the “show stoppers” sft in Stage One, when one would expect sites located within scheduled monuments and registered parks and gardens to be discounted due to the total loss of part or all of these
designated heritage assets. Although the historic environment forms part of the Stage Two sift, potential impacts on registered parks and gardens are not shown in the list under paragraph 3.2.4 and there is little in the way of detailed assessment of heritage impacts for any site. If paragraph 5.1.5 of the Core Strategy (SK13) had been properly followed, Site LSC1e would not have been taken forward for allocation in terms of its impact on heritage assets.

3.2.5 We note from ED6 and the Water Cycle Strategy (SAP18) that improvements are needed to the waste water treatment works at Harlaxton to deliver the proposed site allocation. Given that the works are located within the registered park and garden (built before the park was designated in 1985), any upgrade of this facility could result in harm to the significance of designated heritage assets, adding to the harm that would be caused by the site allocation.

3.2.6 The Council seem to justify the allocation of Site LSC1e on the basis that it would provide a car park for the adjacent doctors’ surgery and primary school, as well as 30 additional homes for the village. While these elements could be regarded as a public benefit, it does not outweigh the substantial harm that would be caused to designated heritage assets. Similar public benefits could be provided by the allocation of an alternative site allocation or allocations in appropriate location/s, without the level of harm to designated heritage assets.

3.3 Is the site the most appropriate choice for development in Harlaxton?

3.3.1 In commenting on alternative sites, we have largely focused on historic environment issues, but appreciate there may be other factors that determine the suitability of allocating alternative sites. However, given the severity of impacts on the historic environment that the allocation and development of Site LSC1e would cause, an alternative site or sites will need to be identified if the DPD is to be found sound. We have focused our comments on the other Harlaxton sites as set out in SAP19, although it is possible that other sites could be found in the village or elsewhere (please also see our comments for Session 8).

3.3.2 Sites HARLO1, 02 and 03 are all located to the north of the A607, and are identified as having highway constraints limiting their likely development. HARLO1 and HARLO2 adjoin the registered park and garden, with HARLO2 close to the Grade II* listed gateway and wall in the north-west corner of the park. HARLO3 is located to the west of modern development on The Drift and further away from the boundary with the registered park and garden. The land falls to the north from the A607 towards the Grantham Canal.

3.3.3 From the A607, there are clear views into the registered park and garden up to the Grade I listed manor house. From the manor house, there are designed views towards the north-west from principal rooms
on the front elevation. There are also important views in this direction from other listed buildings such as the terrace to the south-west, plus important views from the registered parks and garden. Sites HARL01, 02 and 03 will form part of these views and further assessment would be needed to ascertain the likely overall impact. Existing vegetation, built form and topography will have a bearing on the extent of views and how much of each site allocation, if at all, could be developed in terms of impact on designated heritage assets. Development of parts of HARL01 (e.g. north of Daybrook Close) and perhaps all of HARL03 may be possible, while development is less likely at HARL02 given its proximity to the registered park and garden and the listed gateway.

3.3.4 Sites HARL04 and 05 have already been granted planning permission and/or have been developed.

3.3.5 Site HARL07 and its reduced size as Site ADD17 cause us concern in terms of impact on both the conservation area and registered park and garden. Both adjoin the conservation on its southern side and also lie very close to LSC1e, where we have strong objections to the allocation based on the impact on Harlaxton Manor. Given the topography, there will be views from within the registered park and garden (including from listed buildings) to the sites, as well as views back to the park and garden. Negative impacts on Harlaxton Manor, similar to LSC1e, are likely, albeit that the sites are not located within the registered park and garden. Negative impacts on the conservation area are likely too, given that Rectory Lane and Pond Street back onto countryside that currently forms the backdrop of the conservation area in this location. We appreciate that ADD17 is over 50% smaller than HARL07 and the impacts will be different, but there will still be harm.

3.3.6 It should also be noted that the two site allocations adjoin the site of the old manor house (demolished in the mid 19th century), with archaeological remains including part of the moated enclosure. Although not designated, the site of the old manor house should be regarded as a heritage asset in its own right with the possibility of further archaeological remains to the south.

3.3.7 Finally, Site HARL08 is located on the western edge of the village and conservation area, bounded by the A607 on its northern side. It forms a gateway site into the village and conservation area (there are views of the church spire from the A607), and would need to be carefully designed to avoid causing harm to heritage assets. There may be views between the site and the higher ground of the registered park and garden, although whether views exist from any listed buildings within the park has not been established. Again, careful consideration would be needed for any development proposal, but it may be possible, in terms of heritage impact, to develop part of HARL08.

3.3.8 Based on the above analysis, we consider that Site LSC1e is not the most appropriate choice for development in Harlaxton in terms of the
impact on the historic environment and is the worst of all the sites in SAP19. Other sites are more appropriate, although all require careful assessment before taking forward. If no suitable alternative site can be found in Harlaxton, then housing should be allocated to another LSC.

3.4 Conclusion

3.4.1 For the reasons stated above and in our original representation, we continue to oppose the allocation of Site LSC1e. We consider the site makes the DPD unsound in terms of not being justified, effective or consistent with national policy.

3.4.2 In terms of not being justified, the GAAP and the proposed allocation is based on flawed and inadequate evidence. The allocation of the site is also not the most appropriate strategy when considered against reasonable alternatives. The Council has not adequately demonstrated why Site LSC1e should be allocated and has not shown adequate consideration of alternative sites.

3.4.3 In terms of not being effective, the DPD and the proposed allocation is not deliverable against major heritage asset constraints, particularly the impact on the significance and setting of heritage assets at Harlaxton Manor. The difficulty of developing Site LSC1e without causing harm to heritage assets would make the site undeliverable and require an early review of the DPD.

3.4.4 In terms of not being consistent with national policy, there are several relevant paragraphs in the NPPF. Paragraph 17 requires plan-making to conserve heritage assets a core planning principle. Paragraph 152 requires local plans to avoid adverse impacts on the environment. Paragraph 132 of the NPPF states that “significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”. It goes onto to state that “as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification” and that “substantial harm to… grade I and II* listed buildings and grade I and II* registered parks and gardens should be wholly exceptional”. Paragraph 133 states that any justification of negative impacts would need to demonstrate that substantial public benefits of the development outweigh the substantial harm to the heritage asset/s. This has not been done for Site LSC1e.

3.4.5 In order for the DPD to be made sound, Site LSC1e should be deleted and alternative sites identified to ensure that the DPD can deliver on its housing requirements. Any alternative site must demonstrate that the public benefits of its development outweigh any harm to heritage assets.

Tom Gilbert-Wooldridge MRTPI
English Heritage
19 October 2012    Word Count = 2,980
Appendix 1:

The registration entry for Harlaxton Manor Registered Park and Garden, including map

(See separate document)
List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: HARLAXTON MANOR
List Entry Number: 1000982

Location

The garden or other land may lie within the boundary of more than one authority.

County: Lincolnshire  District: South Kesteven  District Type: District Authority  Parish: Harlaxton

National Park: Not applicable to this List entry.

Grade: II*

Date first registered: 24-Jun-1985

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens
UID: 1980

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation
A mid C19 park and gardens with garden buildings by William Burn form the setting for a mid C19 house.

**HISTORIC DEVELOPMENT**

Sir Daniel de Ligne (d 1656), a Flemish refugee, purchased Harlaxton Manor in 1619 (Murden 1976) and was knighted in 1620. By 1758 George de Ligne Gregory had inherited the Manor. When he died in 1822 his nephew, Gregory Williams (1786-1854), who had travelled in Europe attached to various Embassies and who collected works of art, inherited and became Gregory Gregory. Gregory commissioned Anthony Salvin to design the new house and in 1838 William Burn and his partner David Bryce were employed. Edward Blore was also consulted. Many garden features were designed by Burn. Gregory Gregory's distant relative was Prince Charles Joseph de Ligne (1735-1814) who designed many European gardens and he may have been an influence in the planning of the new gardens (Mason and Webb c 1993). The old house was demolished in c 1850 (Murden 1976). During the First World War the 11th Division and then the trench warfare school were stationed at the Manor. The Gregory family remained at the Manor until 1937 when the estate was sold by Major Philip Pearson-Gregory. It was purchased by Mrs Violet van der Elst who renamed the site Grantham Castle but this later reverted to Harlaxton Manor. In the Second World War the Manor was used by the 1st Airborne Division. The Society of Jesus bought the Manor and its surrounding estate in 1948. The Manor was later leased, first from 1966 by the University of Stanford, California and then from 1971 by the University of Evansville, Indiana who subsequently purchased it and in whose ownership it remains (2000). The parkland remains in separate private ownership.

**DESCRIPTION**

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING**

Harlaxton Manor, surrounded by grounds comprising c 170ha, lies 4.5km south-west of Grantham, 1.25km east of the village of Harlaxton, and 1.6km east of Belvoir Castle (qv) in the Vale of Belvoir. The Manor is set into the base of a ridge with the garden terraces on the steep slopes above it to the south, with Harlaxton Wood extending north-east to south-west to the rear of the Manor. The parkland slopes very gently downwards to the north-west. The north-west boundary follows the line of the A607 with the north-east boundary overlooking arable land. The eastern and southern boundaries are marked by perimeter belts of trees from the north-east end of Harlaxton Wood to Swinehill Plantation in the south-west corner of the park. The western boundary abuts the Swine Hill road south of Harlaxton village then continues north along the east side of the village housing to meet the north-west boundary at the junction of the road from the village and the A607. The setting is rural. The old manor house (outside the boundary here registered) lay south of Harlaxton village, 1.25km west of the present Manor.

**ENTRANCES AND APPROACHES**

The main entrance to the park is from the north-west corner of the site, off the A607 and is marked by a gateway with a screen wall (c 1832-44, probably by Salvin or Burn, listed grade II*) built of ashlar with a segmented arched gateway. The drive leads south-east for 350m, crosses a bridge over the lake then continues to the gatehouse (Salvin c 1832-8, listed grade II*), built of ashlar in Tudor-Revival style with a carriage opening. Stone-coped walls run on either side of the gatehouse. The drive continues 400m to the forecourt on the north-west front of Harlaxton Manor. Other minor entrances to the site are by a footpath from Harlaxton village which joins the main drive and a back drive on the south-east boundary of the site, 180m south-east of the Manor.

**PRINCIPAL BUILDING**

Harlaxton Manor (listed grade I), standing toward to the south-east boundary of the site and set into the hill, is built of Ancaster stone and brick with gabled and hipped roofs in Elizabethan-Revival style with baroque elements. It is of two storeys with basements and attics and is eleven bays by five bays. The Manor was designed by Anthony Salvin (1799-1881) in 1831 and building began in 1832. In 1838 William Burn (1789-1870) and his partner David Bryce (1803-76) were called in to replace Salvin and to complete
the building. Edward Blore (1787-1879) was also consulted. Burn and Bryce added baroque elements to the original design and the building was completed in 1854. Attached to the south-west corner of the Manor is a single-storey, ten-bay conservatory. The forecourt gateway and screen (c 1840-54, listed grade I), probably designed by Gregory Gregory in collaboration with Burn and Bryce, is a combination of the Jacobean and Baroque style. It has a central doorway with large lodges extended by screen walls on either side.

The stables (c 1838-44, probably by Burn, listed grade II with the adjoining screen wall) lie 150m north-east of the Manor. Now known as Manor Cottages, they are built of ashlar stone with gabled and hipped roofs in Renaissance-Revival style and are used as university residences.

GARDENS AND PLEASURE GROUNDS

The gardens, on seven levels, lie to the south-east and south-west above the Manor, divided from the wooded pleasure grounds by a track. The track which forms the boundary between gardens and pleasure grounds has a drystone wall on its northern edge. This track was part of a rail track used to carry building stone and part of the tunnel which connects it with the Manor is still extant 50m north-east of the house.

The gardens can be entered either through the Manor and the conservatory on the south-west front or by stone steps from the forecourt on the north-west front. From the conservatory, a gravelled path leads along to the south-east front. To the south-east of the path is the Lion Terrace (Burn c 1838-44, listed grade II*). This terrace, known as East Fountain Terrace in 1906 (CL), comprises an open loggia with flanking walls with low flights of steps on either side. Flanking the steps on pedestals are two pairs of stone lions which were brought from Witley Court (qv) by Mrs Van der Elst in 1938. The steps lead up to the top of the terrace to a further terrace, now (2000) a tennis court. North-east of the tennis court is a double yew walk. From here, the path leads upwards and south-westwards to the highest of the seven terraces on which is planted a stand of cedar of Lebanon. From here there are views of Harlaxton Manor to the north-west and over the Vale of Belvoir to the west. The path continues along the ridge south-westwards with views north-westwards of an ornamental canal 100m south-west of the Manor and eastwards of the serpentine yew hedge, 110m south of the Manor. From the ridge, steps (c 1838-54, probably by Burn, listed grade II) lead eastwards to the south-east corner of the Italian Garden, 100m south-east of the Manor.

The Italian Garden has a pair of garden pergolas (c 1838-54, probably by Burn, listed grade II with the steps and trough to the south-east) built of ashlar in Renaissance-Revival style with square piers and plain lintels on scroll brackets. The pergola to the north-west has a single bay and the one to the south-east has a double rectangular bay and adjoins a flight of steps with balustraded walls with a square trough, ornamented with a lion mask, set against the south-west wall of the garden. In the north-west corner of the Italian Garden is a two-storey Gazebo (c 1832-44, probably by Burn, listed grade II*), built of ashlar with a slate roof to a hexagonal plan. A flight of steps leads up to the first floor on the south-west side of the Gazebo. From the Italian Garden a double flight of steps (c 1838-44, probably by Burn, listed grade II) leads north-westwards to a path which continues to the north-east end of the ornamental canal, with a line of yews along its north-west bank. At the north-east end of the canal stands a mid C20 statue (listed grade II) set on a mid C19 pedestal. From here steps lead down to the south-west terrace and the Conservatory. A short flight of steps leads north-west to the lower terrace, 50m north-west of the Manor, with gazebos (c 1838-54, probably by Burn, listed grade I with terraces, garden walls, and steps) at either end. Twelve stone benches (c 1838-54, probably by Burn, listed grade II) are set around this terrace which is grassed with a gravel path. From the terrace a double flight of steps leads down to the forecourt.

The wooded pleasure grounds extend on both the south-west and north-east sides of the Manor, backed by a perimeter belt of trees. Ornamental trees are planted south-east of the Manor. Loudon in 1840 said that Mr Gregory 'would gradually unite the highly artificial garden scenery with the picturesque woods already existing, harmonising the woods with the artificial scenery by the introduction of foreign plants'. He continued, 'in the natural woods of Harlaxton, Mr Gregory had introduced masses of rhododendrons, holly, periwinkle, tutsan, laurel and other evergreen shrubs; and a great many sorts of herbaceous plants, including bulbs and Californian annuals' (Boniface 1990).

PARK

The park extends north-westwards from the Manor on either side of the main drive. Harlaxton Wood which extends down the eastern side of the park was present at least by 1798 (Enclosure map). Charles Greville, who visited Harlaxton in January 1838 with a party from Belvoir Castle noticed that the Manor had 'no park around it, very little wood and scarcely any fine trees' (guidebook 1992). A lake runs from south-west to
north-east across the north-west section of the park crossed by a bridge (c 1822-38, probably by Salvin, listed grade II*) built of ashlar with five segmental arches. In the record of his visit of May 1840, Loudon describes the main drive thus, 'From the public road it first gradually descends more than half its length to the bottom of a valley, in which a lake of great extent might readily be formed' (Boniface 1990). There are playing fields north-west of the stables, to the north-east of the main drive, while the majority of the parkland is now (2000) under the plough with a scattering of trees.

KITCHEN GARDEN
The walled kitchen garden (c 1832-44, probably by Burn, listed grade II*), with ornate brick walls with stone coping, is located in the centre of the site, 500m north-west of the Manor and adjacent to the north-east side of the main drive. The main part of the garden, a half-hexagon with an inner and outer wall, has its longest wall abutting the main drive. Set into the centre of this wall are ornate iron gates flanked by clairvoies allowing views into the garden. The gardener's house lies to the north-west of the garden within a separate walled enclosure. Free-standing C20 greenhouses stand in this enclosure. The gardener's house is shown flanked by greenhouses in the 1880s (OS); these are no longer extant.

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Description written: April 2000  
Amended: April 2002  
Register Inspector: CEB  
Edited: May 2002

Selected Sources
Legacy Record - This information may be included in the List Entry Details.
Map

National Grid Reference: SK 89247 32728

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1000982.pdf

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