

Dear Owner/Occupier,

Your property is in the Bourne Conservation Area. The purpose of the Conservation Area is to conserve and enhance the historic parts of the town for the benefit of all who live in it and visit it. The purpose of this leaflet is to give you some simple guidance on how to comply with the rules that apply to the Conservation Area.



History

Bourne is a historic market town, dating from the time of the Romans, and was well established by the Norman Conquest of 1066. Bourne Castle, dating from the 12th century, stood in Well Head Fields. The town prospered from agriculture and trade in the medieval period and the town centre has largely retained its medieval plan; an inventory of 1380 records Northgate, Southgate ('gate' meaning 'street'), Water Gang Street (South Street), West Street, East Street, Manor Street and Potter Street. By as late as 1825, development was still confined to the medieval town centre. The Bourne Conservation Area is based on this area, encompassing Market Place, North Street (including part of Burghley Street and Wherry's Lane), West Street, South Street, Abbey Road, Abbey Lawn and Wellhead Fields.

Description of the Conservation Area

Market Place is the junction of the main streets comprising North Street, West street, South Street and Abbey Road. It is the focal point, and its status is reflected by the high quality of its buildings. The historic part of North Street, the main commercial area, extends from Market Place to the junction with Harrington Street. Medieval character can still be seen in Wherry's Lane and Angel Walk. The buildings are generally of the 18th and 19th centuries, mainly of brick, with decorative detailing of stone. It has 13 listed buildings and many unlisted buildings which make a positive contribution to its character, including the Town Hall, Angel Hotel, and nos. 10-12; also nos. 1,4,11,30 and 58, and the old malting on Burghley Street. Nos. 29 and 36 have attractive traditional shopfronts.

This leaflet was produced by



Planning Guide

Bourne Conservation Area



For further advice and guidance, please contact

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Guidance for households and businesses

West Street is both residential and commercial in character. There are 24 listed buildings and many unlisted buildings which contribute to its character, mainly of the 18th and 19th



centuries but some with earlier origins. Notable are Bourne House, the Baptist Chapel and the Pyramid Club, and there are some attractive traditional shopfronts.



South Street is mainly residential, with a more enclosed feel, its sweeping curve from north to north west towards Baldock's Mill, and its attractive glimpses of Bourne

Abbey Church and the Red Hall contributing to its character. There are 15 listed buildings dating from the 17th to the early 19th centuries.

Abbey Road is characterised by mixed commercial and residential uses, with views up Church Lane at the eastern end and a more open character towards the west where it abuts Abbey Lawns.

Conserving the Area

Property within the Conservation Area is subject to stronger legal constraints than property outside it, and you should consult South Kesteven District Council if you are in any doubt as to what you are not permitted to do. These constraints



should not be seen as oppressive; on the contrary they are beneficial to the character and value of your property as well to the community of Bourne as a whole.

The diversity of building styles and uses in the Conservation Area does not permit detailed rules for individual properties to be discussed here. However, the main positive and negative features, which enhance or detract from the appearance of the individual buildings, the street in which they are situated and therefore the Conservation Area as a whole, are common to all of the streets in the area. The buildings which have retained their traditional shopfronts and elevations contribute most to quality and character.



The negative elements, which detract most, comprise:

- large modern shopfronts, oversized fascias and inappropriate signage. There are a number of these in all streets, and in North Street in particular. For details of individual properties, please consult the Conservation Area Appraisal.
- the use of inappropriate materials, particularly uPVC, on the major features of buildings, particularly windows, doors, porches and shopfronts, which can make or mar a property. Regrettably, the use of inappropriate materials has increased in Bourne. It is most intrusive in North Street.



How to play your part

The Conservation Area must not be allowed to deteriorate in character. When repair, restoration and redecoration work is done, care should be taken to ensure that traditional materials of high quality and appropriate character are used. Work done with the good intention of 'improvement' can be highly detrimental unless the rules of appropriateness are followed. Be very sceptical about manufacturers' claims to represent a certain 'style' or age. Inappropriate features are those which are of the wrong materials, or of the wrong character or design for the period of the property; for example, wooden sliding sash windows should never be replaced by casement units.

As a matter of general principle it is always best to retain and repair existing features rather than to replace them, as original features are very difficult to match satisfactorily. Woodwork that is thought to be rotten can in fact often be repaired rather than replaced.

If the replacement of an original feature is unavoidable, care should be taken to ensure that the replacement matches the original and is of the same materials. uPVC, for example, which has a short life span and then has to be completely removed and replaced, is environmentally unfriendly and in any case never looks right on a traditional property.

If an existing inappropriate feature has to be replaced, this is an excellent opportunity to restore the property to its original condition.

Caring for your property in these ways will ensure that the Conservation Area is maintained for the benefit of the community as a whole, and that the property itself retains its character and value.