

Opportunities and Constraints

- ◆ Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.
- ◆ Existing boundary walls and hedges along the street frontage should be maintained and restored where possible and new boundary treatment should be appropriate to its location within the conservation area.
- ◆ New dwellings should not be erected unless a substantial overriding need can be established related to the use of the land or local agricultural need, no suitable alternative site is available, and the location, scale, materials and design of the building do not detract from the character or appearance of the Conservation Area.
- ◆ The existing wooded and orchard areas shown on the plan should be maintained as such.

The effects of designation include the following:

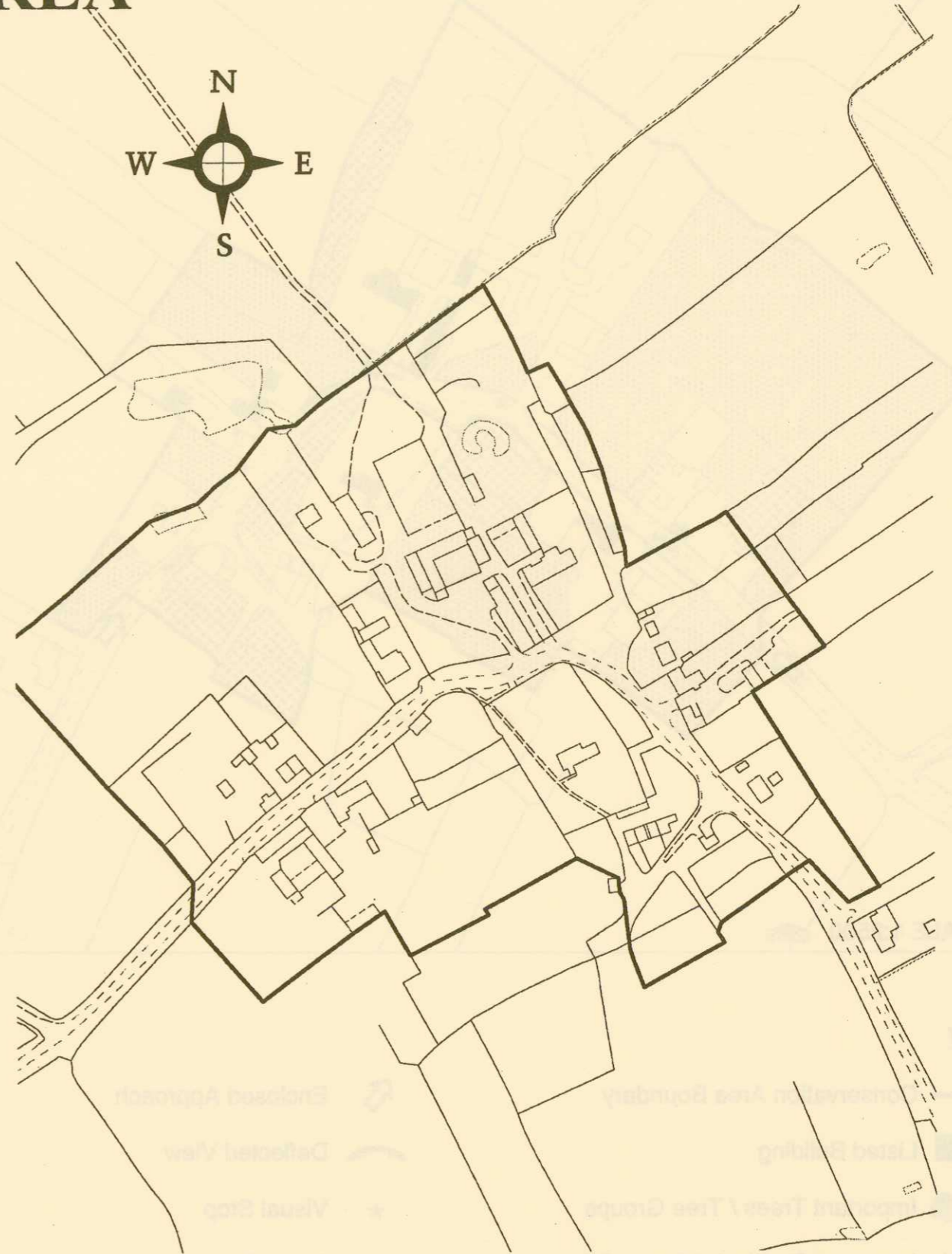
1. Subject to certain exemptions, the prior approval of the Local Planning Authority is required for the demolition of buildings within the Conservation Area.
2. Subject to certain exemptions, six weeks prior notice must be given to the Council of any proposals to top, lop, fell or uproot any trees within the Conservation Area. The wilful damage or destruction of such trees may also result in an offence having been committed.
3. Certain forms of development, which, by virtue of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended or superseded) could otherwise have been undertaken without planning permission, cannot be undertaken without formal approval from the Local Planning Authority.
4. Applications for planning permission for development which would affect the character of the Conservation Area will be advertised.
5. In considering proposals for development within the Conservation Area, the Local Planning Authority will have regard to the desirability of preserving or enhancing its character or appearance.

For further help and advice please contact:

Planning Services Department
Council Offices
St. Peter's Hill
Grantham
Lincolnshire
NG31 6PZ

Telephone: Grantham (01476) 406080

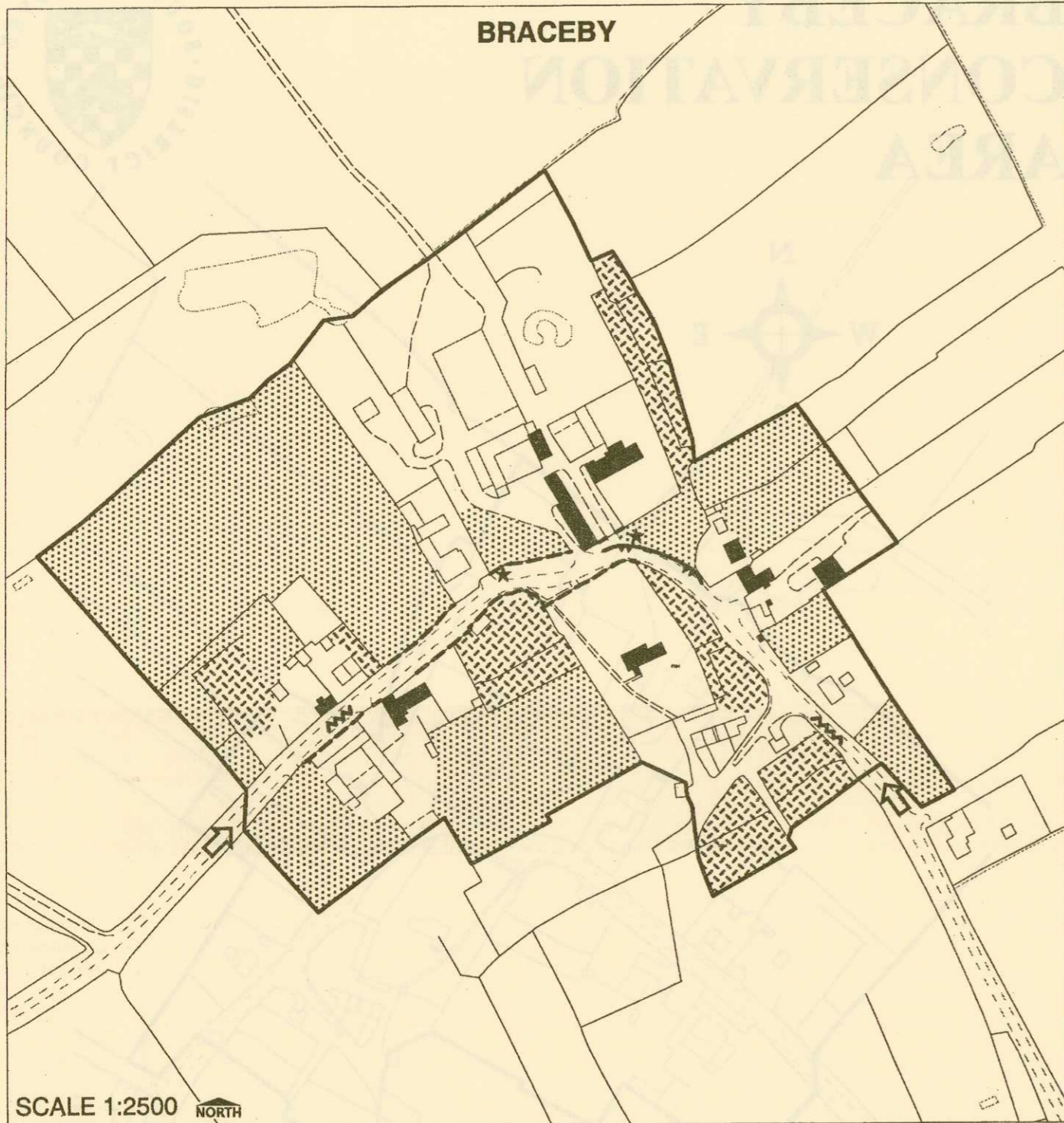
BRACEBY CONSERVATION AREA



DESIGNATED 13 APRIL 2000

CHARACTER APPRAISAL

BRACEBY



KEY

- | | | | |
|--|----------------------------------|--|---------------------------------|
| | Conservation Area Boundary | | Enclosed Approach |
| | Listed Building | | Deflected View |
| | Important Trees / Tree Groups | | Visual Stop |
| | Important Paddock / Green Spaces | | Pinch Point |
| | Orchard / Tree Dominated Areas | | Important Enclosing Stone Walls |

Location and Context

The hamlet of Braceby is located some 7 miles east of Grantham, occupying an elevated position in the undulating landscape of the Kesteven Uplands, where small settlements of this nature, with mature woodlands and linked by narrow lanes are common. Perhaps originally known as Brezbi, it is mentioned in the Domesday Book, with finds of medieval glass indicating the presence of a very early settlement, and parts of St. Margaret's Church dating back to the 13th Century. Historically a small farming community linked to the Welby Estate, the hamlet largely retains its agricultural character, with recent building work confined to sympathetic extensions and farm buildings conversions.

The Conservation Area Boundary

The boundary of the Conservation Area follows as far as possible the natural field boundaries around the hamlet taking in land associated with the adjacent farm buildings and built environment. The southern and eastern boundaries are less clearly defined, but relate to existing and projected features enclosing former orchard areas and land and buildings fronting onto the road. The Conservation Area includes the majority of buildings in Braceby and important trees and orchards. The enclosed nature of both entrances to the hamlet, create an identifiable start to the Area at either end.

Spatial Character and Townscape Quality

Both approaches to the hamlet are characterised by large hedges which restrict views of the fields beyond. The character of Braceby is derived from three distinct groups of buildings which centre upon farms dating from the 17th Century. Church Farm is at the western end and falls on both sides of the road. The buildings are close to the road frontage and associated limestone boundary walls form an enclosed approach from the west. Given the open nature of the foreground, buildings in this part can be seen in depth, including associated buildings behind. This group is separated from the second group, Manor Farm, by a paddock area and mature orchard.

Manor Farm occupies a central position along with the Church as the road curves south. The large sycamores along the roadside create a visual stop from the western approach and the hedge fronting Manor Farm terminates the view from the southern side. Buildings here, set back from the road frontage, present a more informal grouping and the landscape is more dominant.

College Farm is separately identifiable in the streetscene. Here, the houses and associated buildings are also set back from the road. However, in contrast, they lie behind hedged gardens which soften their frontages, hedges having replaced stone walls as the main form of boundary treatment, and the buildings are generally more domestic in scale.

The open spaces have different characters, although two predominant types can be identified. The paddock areas afford the hamlet wide open space, whilst the gardens and mature orchards create formal open spaces between the groups of buildings. The prevalence of large trees, mainly mature sycamore and horse chestnut, mature orchards and small tree groups are one of the key characteristics of Braceby. These important features separate individual dwellings and building groups along Main Street and together create a settlement that has intimate character and serenity. Given the importance of vegetation in the hamlet, its character will be affected by seasonal change.

The hamlet essentially follows the arc of Main Street which restricts continuous views. This bend is softened at the corner by an attractive triangular open green. The trees enclose the view at the bend and encourage exploration from both ends. The Church and its churchyard - the graveyard and mature groupings of trees - dominate this corner of the hamlet and provide a focal point in the landscape. The limited presence of street furniture is appropriate for the size of the hamlet and presents an uncluttered streetscape.

The western part has attractive and well maintained limestone walls, standing at around 1m in height, the survival of which adds greatly to its character. The hedges and walls enclose views and create pinch points at each entrance to the hamlet. The predominant features of Braceby are its village green, landscape setting and numerous old buildings of quality, the pattern of which has changed little over time.

Quality and Character of Buildings

Braceby has eleven listed buildings and all of these are included within the Conservation Area. Manor Farmhouse and St. Margaret's Church are at the centre of the community and date from the 17th and 13th Century respectively. The houses are all two storey, constructed from local coursed limestone rubble with pantile roofs with typical decorative features including ashlar quoins and dressings, moulded stone ridge or gable stacks. As well as the Church and a number of residential buildings, other listed structures include barns, a dovecote, a telephone box and a water pump.

Braceby has no significant 20th Century intrusions, however, there has been a recent grey lean-to addition to Manor Farm that does not reflect its historic character. Whilst this is a modern building, it is of a neutral hue and does not detract from the visual appearance of the hamlet.

Natural Elements

The character of the area is strongly influenced by its long history of farming. Hedges and hedgerow trees, together with scattered woodlands, help enclose the landscape - providing a wooded feel to the hamlet.

Braceby is dominated by small copses and paddocks that separate individual and groups of houses from each other. The orchard of Church Farmhouse includes a mature walnut, a species relatively uncommon in the area. Pockets of mature trees and orchards, medium scale fields bordered by hedgerows and pasture dominate but soften the landscape, contribute to its character and screen buildings from the road. Large mature orchards are a common and important feature, although some appear neglected and would benefit from sympathetic management. The mature copses and their canopies restrict views in and out of the hamlet, creating an enclosed environment. Adjacent fields are interspersed with mature species of sycamore, ash and horse chestnut. The small triangular area of public open space lies in front of Manor Farm and occupies a central position.