

#### 4. Woodland

The woodlands found within the conservation area play a dominant role, providing not only a green backdrop, but also shaping the area, giving the otherwise flat terrain vertical natural features. This is particularly evident to the north, east and south of the conservation area where dense woodland shelters the area, creating a horseshoe within which Casewick Hall is located.

#### Opportunities and Constraints

- ◆ Central to the character of Casewick Hall conservation area is the fact that the area has remained essentially unchanged by new development, and no further buildings should be erected within the conservation area boundary. Because of the sensitive nature of the landscape, any additional development is likely to be intrusive and distract from the character of the conservation area.
- ◆ The character of the landscape features identified should be respected and maintained.

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 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 or appearance 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

# CASEWICK HALL CONSERVATION AREA



**DESIGNATED 31 MARCH 1998**



# CHARACTER APPRAISAL

## Location and Context

Four miles north east of Stamford, beyond Uffington, lies Casewick Hall. The history of Casewick can be traced as far back as the Norman Conquest and the Hall has changed hands a great many times over the years. In 1621 William Trollope of Thurlby and his son Thomas Trollope of Bourne purchased the estate and Casewick remained in the ownership of this family for over three centuries. The last member of the Trollope family to live at the Hall died in 1975 after which, the subdivision of the estate occurred.

In 1621, Casewick Hall was said to comprise "the Manor of Casewick, one messuage and 500 acres of land of which 450 acres were pasture" (Country Life, Dec. 1964 p1765). Following its purchase, extensive alterations were undertaken, most significantly during the early 17th century, when the Jacobean block was built on at right angles to the main Hall, and towards the end of the 17th century, when a new Gothic style facade was given to the west of the main building. More recently, during the late 1970's the buildings were converted and adapted to single dwellings, creating a unique residential environment. Despite these changes, the remoteness of Casewick Hall, the small number of residents and the minimal external alterations, have enabled the area to retain the character of an historic country house.

## The Conservation Area Boundary

The conservation area comprises Casewick Hall itself together with its associated buildings and landscape features. The boundary is clearly identifiable on all sides where the built and natural elements meet the surrounding parkland which originally formed part of the estate.

A strong line of mature woodland forms natural boundaries to the north and east of the proposed area. A continuation of this woodland defines the southern boundary which narrows alongside the moat. Although now dry, the moat remains clearly definable to the south west of Casewick Hall. The ha-ha, which extends from the moat to the entrance gates, forms a physical boundary to the west, separating the Hall's gardens from the open parkland. Beyond the ornate wrought iron gates, further boundaries to the west are found in the form of mature hedgerows and trees.

## The Character of the Conservation Area

The character of the conservation area is derived as much from its landscape forms as from the buildings themselves. Historically, estate owners would plant exotic trees forming Arboretums. Casewick Hall is no exception to this, with trees and shrubs ranging from native species such as Oak and Ash to species as diverse as Turkish Hazel and Caucasian Wing-Nut. These elements create space, form enclosures and provide a source of interest and colour throughout the year. Given the variety and quality of trees, many are covered by Tree Preservation Orders either individually or for their group value.

Within the boundary, four distinct areas may be identified, creating the unique blend of spaces and enclosures that give Casewick Hall its special sense of place. These may be identified as:

### 1. Casewick Hall and its associated buildings

The main concentration of buildings lie to the south of the access drive which subsequently turns northwards, and appears enclosed at the northern end by a prominent obelisk. The dwellings are mainly set back from this drive and screened by the abundant natural growth characteristic of Casewick Hall.

The well proportioned Hall and ancillary buildings are arranged around a courtyard which has remained largely unchanged, and forms the focus of the conservation area. In addition to the Hall, the courtyard comprises the original Coach House, Stables with Granary over, Kitchen, Brew House and Dairy. The courtyard combines both stone setts and gravelled surfaces creating an area of traditional hard floorscaping which contrasts strikingly with that of the surrounding soft areas of natural vegetation.

Further to the east, is a range of less formal, stone buildings originally serving the main Hall. Whilst some have now been converted to dwellings, the scale and disposition of the buildings still reflect their bygone use in association with the original country house.

The buildings are of traditional coursed limestone construction, mostly with Collyweston slate roofs, although thatch and blue slate have also been used. Concrete tiles are also evident which, if the opportunity arises, should be replaced with Collyweston slate. With the exception of the Hall which has a variety of intricate chimney stacks, those of the surrounding properties are generally more simplistic, being mainly single ashlar ridged stacks.

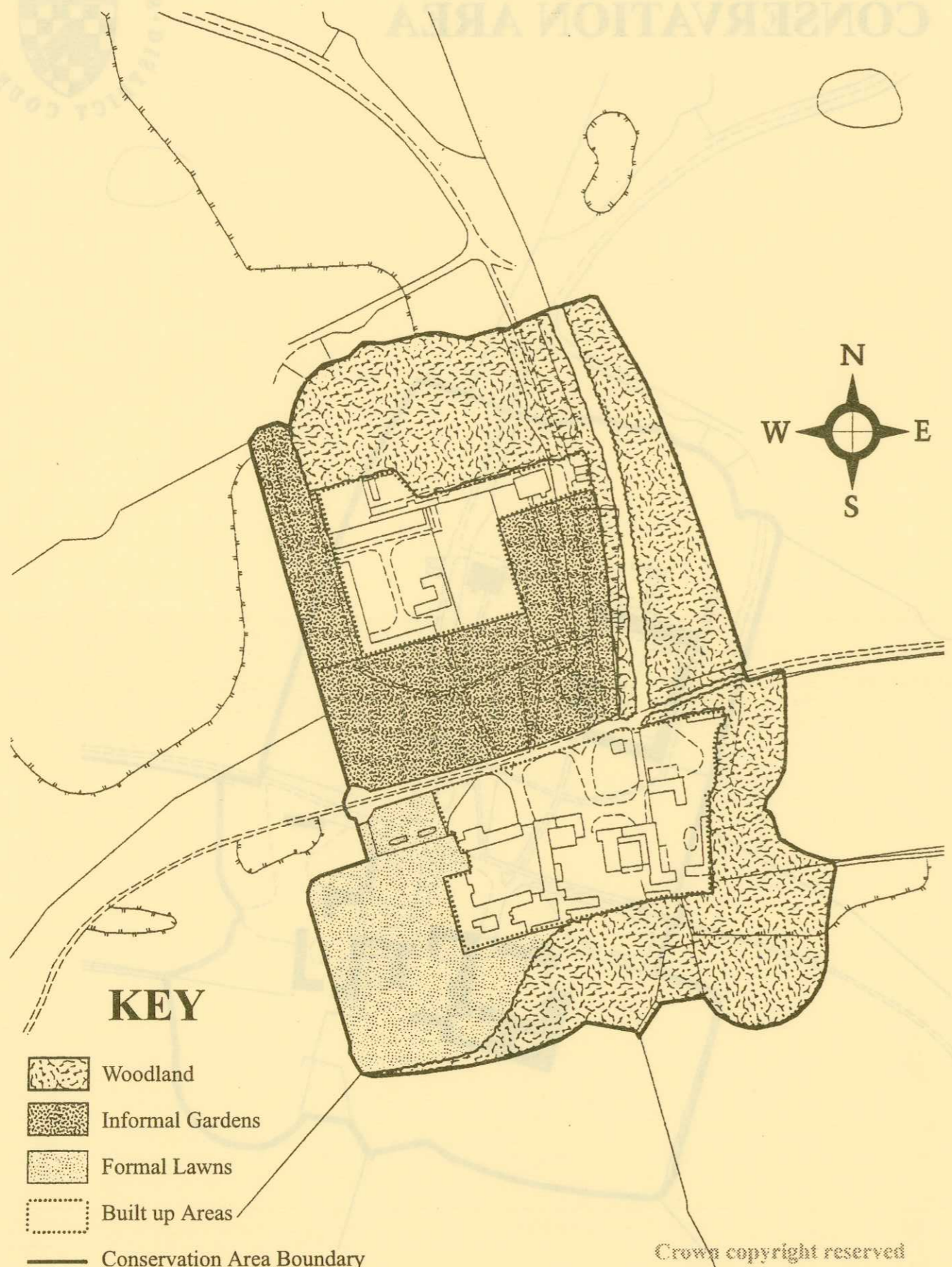
### 2. Formal Lawns

The formal lawned gardens to the south-west of the Hall play a principal role in creating the unique setting within which the magnificent west facing Gothic facade may be viewed. The nature of the lawns compliments the formality of the Hall itself and links smoothly with the parkland beyond, the ha-ha forming the dividing feature. Indeed, the purpose of the ha-ha was to enable the landscape to be perceived as a single entity from the Hall, whilst preventing the livestock from getting too close to the residents.

### 3. Informal Gardens

The informal gardens are characterised predominantly by grassed areas interspersed with areas of bushes and a number of specimen trees. These gardens are well maintained and add amenity value to the conservation area on both a private and communal basis. Adjoining the informal gardens is another group of buildings comprising the former Gardener's Cottage and a high brick wall identifying the former kitchen gardens. This wall screens more recent development which includes a bungalow, stables and training enclosure. This informal area therefore performs an important function, distancing the properties from the main body of Casewick Hall, thereby retaining and reflecting their previous roles as ancillary buildings.

Well maintained, mature hedgerows, enclose the driveway at the south-west entrance. Whilst this strong line continues along the northern side of the drive, the southern enclosure gives way to a less formal arrangement, with grass verges leading into private driveways, offering a softer, more fluid form of enclosure.



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