



Caythorpe and Frieston Conservation Area



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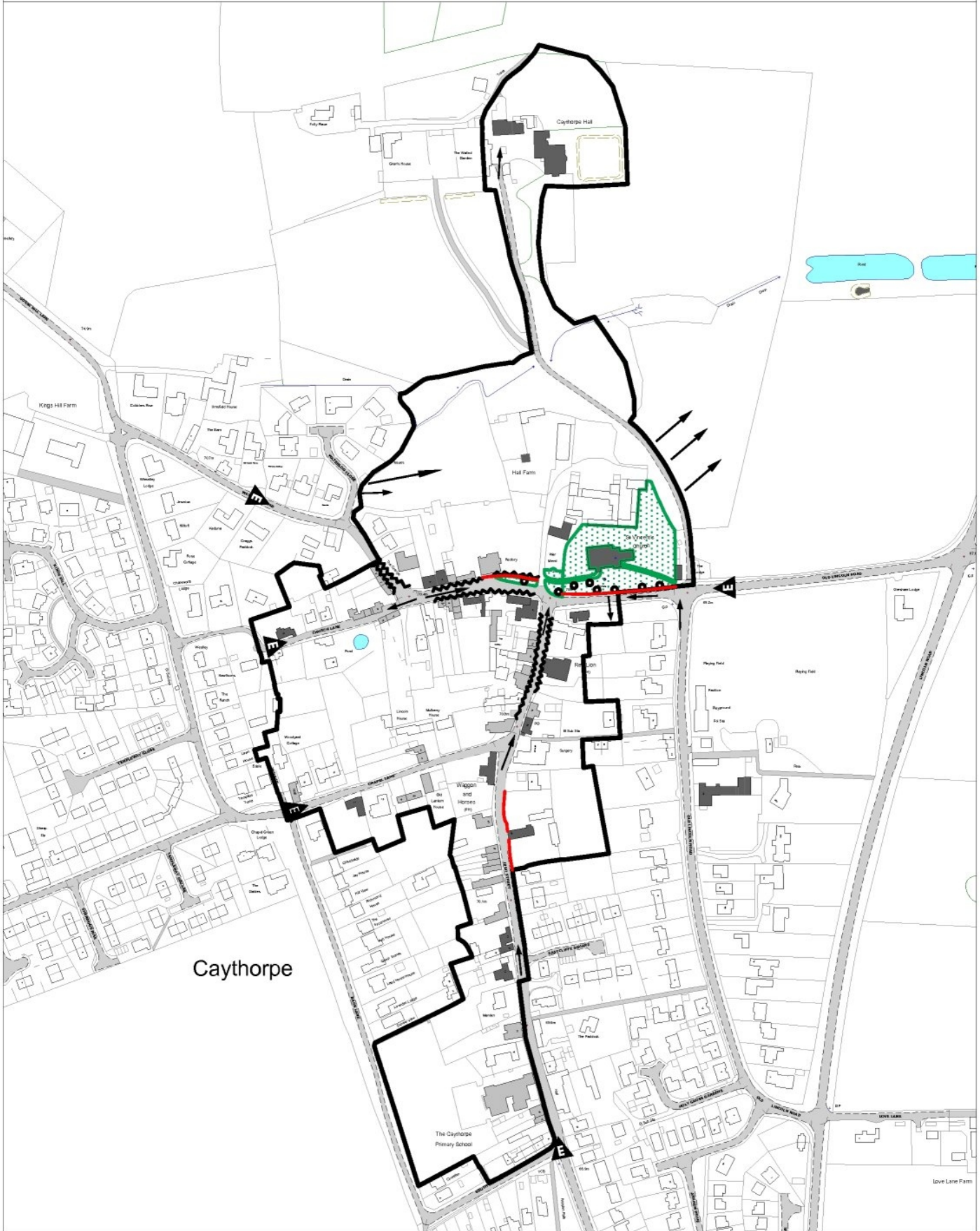


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Caythorpe Conservation Area






Caythorpe

-  Conservation Area
-  Listed Building
-  Positive Building

Map Key

-  Important Open Space
-  Important View
-  Important Tree

-  Enclosed Approach
-  Deflected View
-  Important Enclosing Feature



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Caythorpe and Frieston Draft Conservation Area Appraisal

Location and Context

Caythorpe is located midway between Grantham and Lincoln on the A607 which bypasses its eastern edge. To the west of the village lies the River Witham and the broad Trent River valley, to the east is an open area of upland known as the Cliff. Frieston, a large hamlet located to the south of Caythorpe also forms part of this Conservation Area and will be discussed separately within the appraisal.

Archaeological evidence indicates that the village and surrounding area has been inhabited since the Neolithic period. Finds include examples of Bronze Age pottery and prehistoric flint artefacts discovered in the vicinity of Caythorpe Hall. High Dyke and Pottergate are two Roman military roads which run through the parish to the east of the village. Romano-British coins and parts of a statue were discovered adjacent to Pottergate in the 1850s. Although the roads do not form part of the Conservation Area, they are an important aspect of Caythorpe's historical development.

The village was well-established prior to the Norman Conquest of 1086. The Domesday Book records that it was owned by the Norman lord Robert de Vesci and comprised of two churches, a hall with a deer park and a mill which it shared with the nearby hamlet of Frieston. All traces of these buildings have subsequently vanished.

During the 14th century the lordship of Caythorpe and Frieston was owned by Lady Elisabeth de Burgh, niece of King Edward II, who founded the parish church of St Vincent's. The church had largely been completed by 1348 and is one of only four in the country to be dedicated to Saint Vincent. The Hussey family, who have a long association with Caythorpe, purchased the lordship from the Duke of Suffolk during the reign of King James I (1603-1625). Sir Giles Hussey was born in the village in 1505; he was knighted following the sacking of Morlaix in 1552 during the Hundred Years War between England and France. Sir Giles owned a medieval moated manor house which stood in the vicinity of the present Caythorpe Hall, built in 1823 for Colonel Hussey Packe.

Caythorpe was a prosperous farming community; the agrarian economy was supplemented by the rich seams of iron ore which was mined in the surrounding area from the Roman period to the 19th century. The common lands to the west of the village were enclosed in 1657 followed by the Heath land in 1762. The enclosures brought an end to the medieval method of open field farming and the common rights of villagers in favour of private ownership and more efficient farming methods. By 1850 Colonel Hussey Packe owned half of the land in the village with the remainder divided amongst smaller landowners.

Caythorpe has expanded in the post war period with the construction of modern housing estates. However, the historic centre has largely retained its traditional character due to a lack of commercial development. Agriculture remains an important economic activity and the village supports a number of local businesses in addition to the Mid-UK Recycling site along Station Road on the eastern outskirts.

Planning Policy Context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as *"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment.

Listed Buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. The interiors and exteriors of these buildings are protected by law and consent is required from South Kesteven District Council before any works of alteration, extension or demolition can be carried out.

Key Unlisted Buildings

In addition to listed buildings, the Conservation Area contains a large number of listed buildings that make a positive contribution to the character or appearance of the Conservation Area. These are identified on the townscape appraisal maps as "positive buildings". This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG 15), both of which stress the importance of identifying and protecting such buildings.

Conservation Area Boundary

The Conservation Area encompasses the historic core of the village and is effectively divided into northern and southern sections by the orientation of Church Lane. The southern section comprises of High Street, which is characterised by a mix of residential and commercial uses, together with Chapel Lane and the north side of South Parade which are primarily residential. The northern section is primarily residential in character and includes Church Lane and the east side of Waterloo Road to the junction with Waterloo Close. The boundary also incorporates the open farmland associated with Hall Farm, situated to the north of Church Lane, and Caythorpe Hall.

Spatial Character and Townscape Quality

The northern section of the Conservation Area can be approached from the east along Old Lincoln Road and from the west along Waterloo Road.

Old Lincoln Road is enclosed to the north by the high ironstone boundary wall to Caythorpe Hall and to the south by a screen of mature trees. The wall has been partially reduced in height at the junction with the A607 which allows views across open farmland towards Caythorpe Hall. The upper storeys of the hall can be glimpsed through a screen of mature trees. The tower and spire of St Vincent's Church is a prominent landmark and forms the backdrop to the linear western views along the street. As the Conservation Area is approached, there is an attractive view of the front elevation of Caythorpe Residential Home, situated at the junction with High Street and Church Lane, which is framed by the mature trees within the churchyard.

The western approach along Waterloo Road from the junction with Gorse Hill Lane is enclosed by tall hedges and mature trees which partially screen the modern houses from view. The spire of St Vincent's Church can be glimpsed in the distance. As the Conservation Area is approached, the road curves sharply to the south which deflects views along the stone elevations of the buildings on the west side of Church Lane and the ironstone boundary wall to The Grange on the east.

The southern approach along High Street, beyond the junction with South Parade, has an enclosed character as the buildings on the west side abut the narrow footway whilst those on the east abut directly onto the roadside.

Caythorpe Hall is located on the northern periphery of the Conservation Area. It is accessed via a private driveway to the east of The Lodge on the north side of Church Lane. The Lodge is separated from the roadside by a modest garden which forms an attractive setting for the building and contrasts with the hard landscaping of the road surface. The gently curving drive is

enclosed to the west by a hedgerow whilst the low metal boundary fence on the east side allows views across open farmland to the undulating countryside beyond. The drive terminates at the attractive limestone stable block and the Grecian style hall can be glimpsed between a screen of mature trees to the east of the stables.

The eastern section of Church Lane, from the junction with Old Lincoln Road to the junction with High Street, is dominated by St Vincent's Church. The tall octagonal spire is a significant landmark within the village and is also visible from outside the boundary of the Conservation Area. The church is located centrally within the irregularly shaped churchyard which is elevated above street level and enclosed on three sides by an ironstone boundary wall. The top of the wall is parallel with the level of the churchyard which emphasises the church's physical separation from the street and reinforces its historical importance. The boundary wall and the irregularly spaced mature trees around its perimeter are an important enclosing feature along Church Lane. The north side of the churchyard is enclosed by the outbuildings to Hall Farm and there are attractive views of the upper storeys of Hall Farm House from the churchyard.

The green to the west of the church contributes to the open character of this part of the Conservation Area. It is bisected by the York stone footway which leads to the churchyard and provides an attractive setting for the War Memorial, which stands within a niche formed by the curved boundary wall to Hall Farm. The mature tree which stands opposite the junction with High Street contributes to the visual interest of the green.

The former village school, now used as a meeting room, and schoolmasters house on the south side of Church Lane, is separated from the roadside by a narrow grass verge. It is enclosed by a low brick boundary wall which allows open southern views across the gardens of the buildings which front onto the east side of High Street.

To the west of the junction with High Street, the character of Church Lane becomes more enclosed. The road narrows beyond the junction as far as the Rectory due to the projection of the large grass verge on the north side of the road. There is a higher density of development and the buildings occupy irregular sized plots which abut directly onto the narrow footways. The high brick boundary wall to the Rectory on the north side of the road is an important enclosing feature of this part of the Conservation Area. To the west of the Rectory, the road widens and curves gently to the south which deflects views along the building frontages and boundary wall. The large mature tree outside the Rectory contributes to the visual interest along the street. Beyond the wide junction with Waterloo Road, the road narrows to a single carriageway and is enclosed by traditional buildings which abut directly onto the roadside whilst the post war buildings have modest front gardens enclosed by boundary walls.

Waterloo Road extends in a north-west direction from the broad triangular junction with Church Lane. The narrow road is enclosed on the west side by buildings which abut directly onto the roadside and to the east by boundary walls. The road curves gently to the west which deflects views along the building frontages on the west side. There are attractive views from Waterloo Close across the open farmland to the Pigeoncote at Hall Farm to the rear of Church Lane.

High Street extends southwards from the wide junction with Church Lane and is enclosed on both sides by buildings which abut the narrow footways. The west side has a higher density of development and the buildings occupy smaller plots than those on the east side. The slightly westerly alignment of the road from the junction with Church Lane to Chapel Lane deflects views along the building frontages. To the south of the junction with Chapel Lane, the continuity of building frontages on the east side is interrupted by the post war buildings which are set back from the roadside with car parks situated in front. The boundary wall to Number 46 restores the enclosure along the street and the adjacent mounting block is an attractive historic feature which contributes to the visual interest of this part of the Conservation Area.

Chapel Lane extends westwards from High Street. It has an enclosed character derived from the narrow width of the road and the footway on the north side. It has a low density of development, the buildings are mainly set back from the roadside enclosed by stone coursed boundary walls or fencing. There are visual connections between Church Lane and Chapel Lane; the pantile

roofs of buildings along Church Lane and the open land which separates the two streets can be glimpsed between the buildings.

Quality and Character of Buildings

There are 22 listed buildings within the Conservation Area, the majority are located at the northern end of the village along Church Lane and include St Vincent's Church (Grade I) and Caythorpe Hall (Grade II*).

The traditional buildings date from the 17th-19th centuries and are generally domestic in scale, consisting of two storeys, and are mainly built of limestone rubble or ironstone in a 17th century vernacular style. The Lodge, Caythorpe Hall and the west end of St Vincent's Church are constructed of limestone ashlar, which reflects their high status. There are examples of brick buildings located towards the west end of Church Lane and the southern end of High Street, these buildings typically date from the late 19th century or are 20th century infill developments. The village school is an attractive 19th century red brick building with stone detailing and gate piers with decorative ball finials.

Sash windows are a particular feature of the traditional buildings within the village. There are a significant number of buildings along Church Lane and a smaller number along High Street which have stone window mullions. Clay pantile roofs are another key characteristic of the village. The Lodge, Number 3 Church Lane and Hall Farm have attractive curving Dutch gables which contribute to the visual interest of the northern part of the Conservation Area. The appearance of some buildings has been affected by the installation of inappropriate uPVC windows and doors.

Boundary walls are a significant feature of the Conservation Area and make an important contribution to its enclosed character. The walls are typically constructed of ironstone rubble, with the exception of the attractive brick boundary wall to the Rectory and the village school, and are either capped with clay pantiles, brick or stone copings.

There are attractive examples of different materials used for footways, such as the use of York stone to pave the churchyard and the diamond patterned paving on Church Lane outside Corner House Cottage, which contributes to the visual interest of the street.

Post war developments within the Conservation Area do not reflect the vernacular details of the traditional buildings. The modern houses at the west end of Church Lane are constructed of a pale brown brick which is inconsistent with the characteristic use of stone or red brick. However the houses are constructed on a similar scale to the adjacent traditional buildings and therefore do not dominate or detract from their appearance. Numbers 48 and 52-56 on the east side of High Street are single storey buildings constructed of pale brown and painted brick which is inconsistent with the overall character of the Conservation Area.

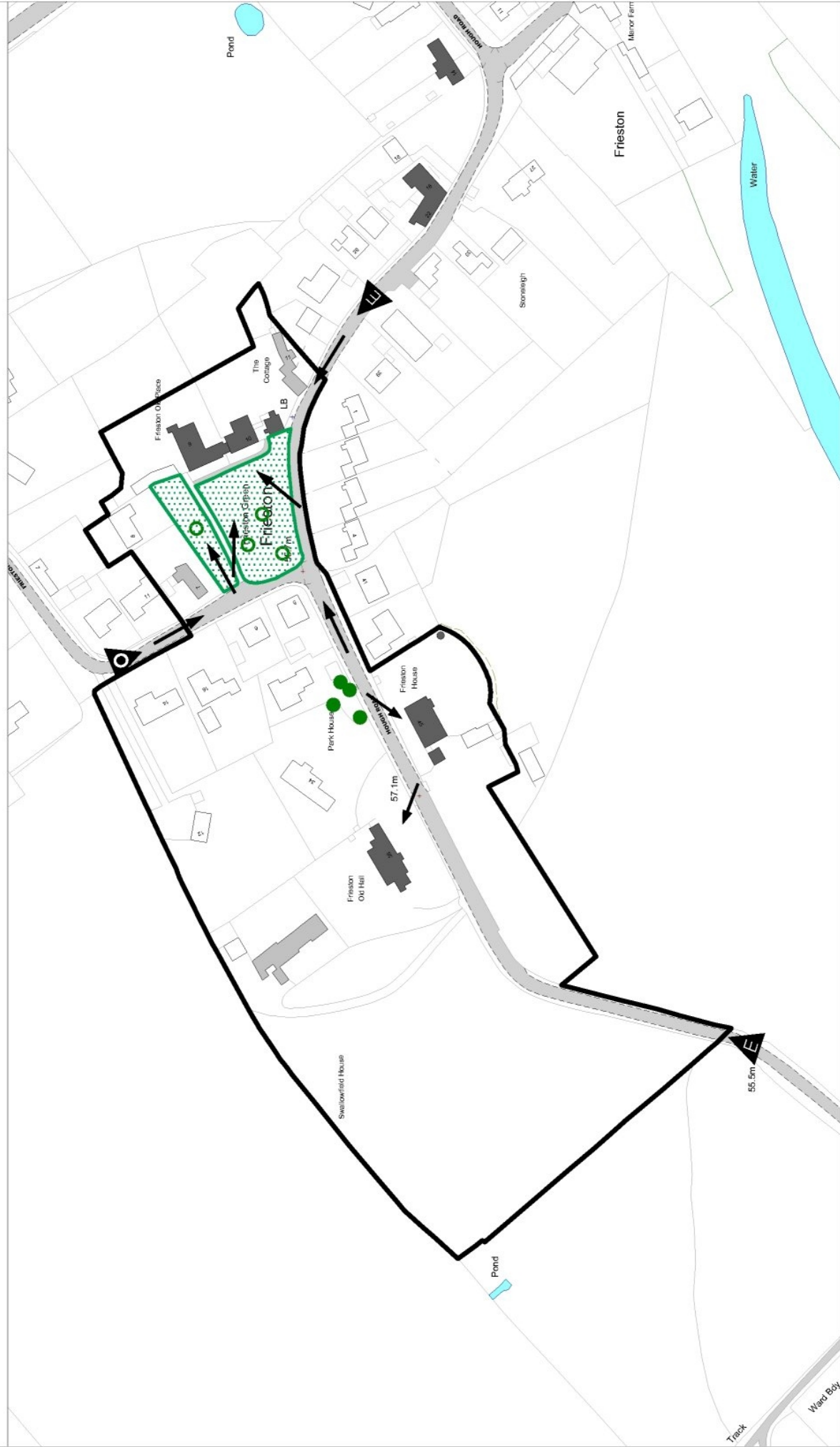
Management Opportunities and Constraints

- * Any new development, including extensions and replacement buildings, should have regard to the historic context in terms of scale, height, form, style, design and materials.
- * Important trees and open green spaces which contribute to the character of the Conservation Area, highlighted on the map, should be retained.
- * Existing boundary walls and hedges along the street frontages should be retained.
- * The open views from the churchyard across the rear gardens of High Street should be preserved to maintain the open character of this part of the Conservation Area.
- * The area of diamond patterned paving on Church Street in front of Corner House Cottage and the York stone footway through the churchyard should be retained as it contributes to the visual interest of the Conservation Area.

- * The mounting block on the east side of High Street to the south of Number 46 is an interesting historic feature which contributes to the visual interest of the street and should be retained.

Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Frieston Conservation Area



Map Key

- Conservation Area
- Important Open Space
- Important View

- Listed Building
- Positive Building

- Enclosed Approach
- Open Approach

- Important Tree
- Tree with Tree Preservation Order



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Frieston

Location and Context

Frieston is a large hamlet located ½ mile south of Caythorpe. Historically it consisted of several scattered houses upon a heath, which was enclosed in 1762. The construction of modern housing estates to the south of Caythorpe has encroached upon Frieston which has largely lost its identity as a geographically separate hamlet.

Conservation Area Boundary

The Conservation Area comprises of Frieston Green and the buildings on the west side of Frieston Road. The north side of Hough Road from The Cottage as far as the paddock to the west of Frieston Old Hall and Frieston House on the south side are also included within the boundary.

Spatial Character and Townscape Quality

The Conservation Area can be approached from the west and east along Hough Road whilst Frieston Road provides an alternative eastern approach from the junction with Caythorpe High Street.

The western approach along Hough Road has a rural character as the narrow lane is enclosed by hedgerows and grass verges, with glimpses of open farmland beyond. In contrast, the eastern approach from the junction with the A607 is enclosed by a mix of traditional and post war buildings. Beyond the junction to Manor Farm, the road curves gently to the north which deflects views along the boundary walls and hedges towards the large mature tree situated on the southern edge of Frieston Green.

The eastern approach along Frieston Road has an open character as the narrow road is flanked by broad grass verges and there is a low density of development. The buildings are set back from the roadside and are enclosed by stone boundary walls or hedges. The road bends sharply to the south as the Conservation Area is approached and the mature trees on Frieston Green dominate the southern views along the street.

Frieston Green is the historic core of the hamlet and forms the focal point of the Conservation Area. The large open green is enclosed on the north and east sides by buildings which date from the 17th–19th centuries. The green occupies a gently rising south-north incline which elevates the buildings on the north side above those on the east. The buildings on the north side are separated from the green by ironstone boundary walls capped with clay pantiles and are partially screened from view by mature trees and vegetation in the private gardens. The buildings on the east side front directly onto the green with the exception of Denver House which is enclosed by a low brick boundary wall. The large mature trees contribute to the visual interest of the green and frame attractive views of the buildings clustered around its perimeter.

The modern houses on the west side of Frieston Road are set back from the roadside within modest gardens enclosed by stone coursed or brick boundary walls. Numbers 14 and 16 to the north of the street occupy large plots and are elevated above street level which contributes to the open character of the Conservation Area.

The buildings on the north side of Hough Road are set back from the roadside within large grounds enclosed by stone or brick boundary walls. The buildings are partially screened from view by tall, mature trees which frame attractive views along the street. Frieston House on the south side of the road is set slightly back from the roadside and is enclosed by decorative railings with stone piers and a boundary hedge.

Quality and Character of Buildings

The traditional buildings date from the 17th century with later alterations and are constructed from coursed limestone or ironstone rubble with ashlar dressings. Frieston Hall and Denver House have stucco frontages which date from the 18th and early 19th centuries respectively. The buildings are domestic in scale with wide frontages, comprising of two storeys, with the exception of Frieston House which has three. Common features include stone coped gables and pitched roofs with clay pantiles or slate coverings.

Swallowfield House, a former stable block to the rear of Frieston Old Hall, has been sympathetically converted into a private dwelling. The use of red brick and stone together with Gothic arch windows which reflect those of Frieston Old Hall, make a positive contribution to the character of the Conservation Area.

The post war houses along Frieston Road and Hough Road do not reflect the vernacular details of the traditional buildings, although they do not dominate the historic buildings as they are domestic in scale.

Management Opportunities and Constraints

- * The low density of development is a key characteristic of the Conservation Area, therefore new dwellings should not be erected unless a substantial overriding need can be established and the location, scale, materials and design of the building do not detract from the character or appearance of the Conservation Area.
- * Individual trees and open green spaces highlighted on the map, are an important element of the Conservation Area and should be retained.
- * Boundary walls are an important feature of the Conservation Area and should be retained.

Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Effects of designation

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 County 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:

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Alternative formats and languages

South Kesteven has a rich and diverse culture – a community made up of people from different cultures, with differing backgrounds, beliefs or experiences. This diversity is one of the things that make South Kesteven such a great place to live and work.

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