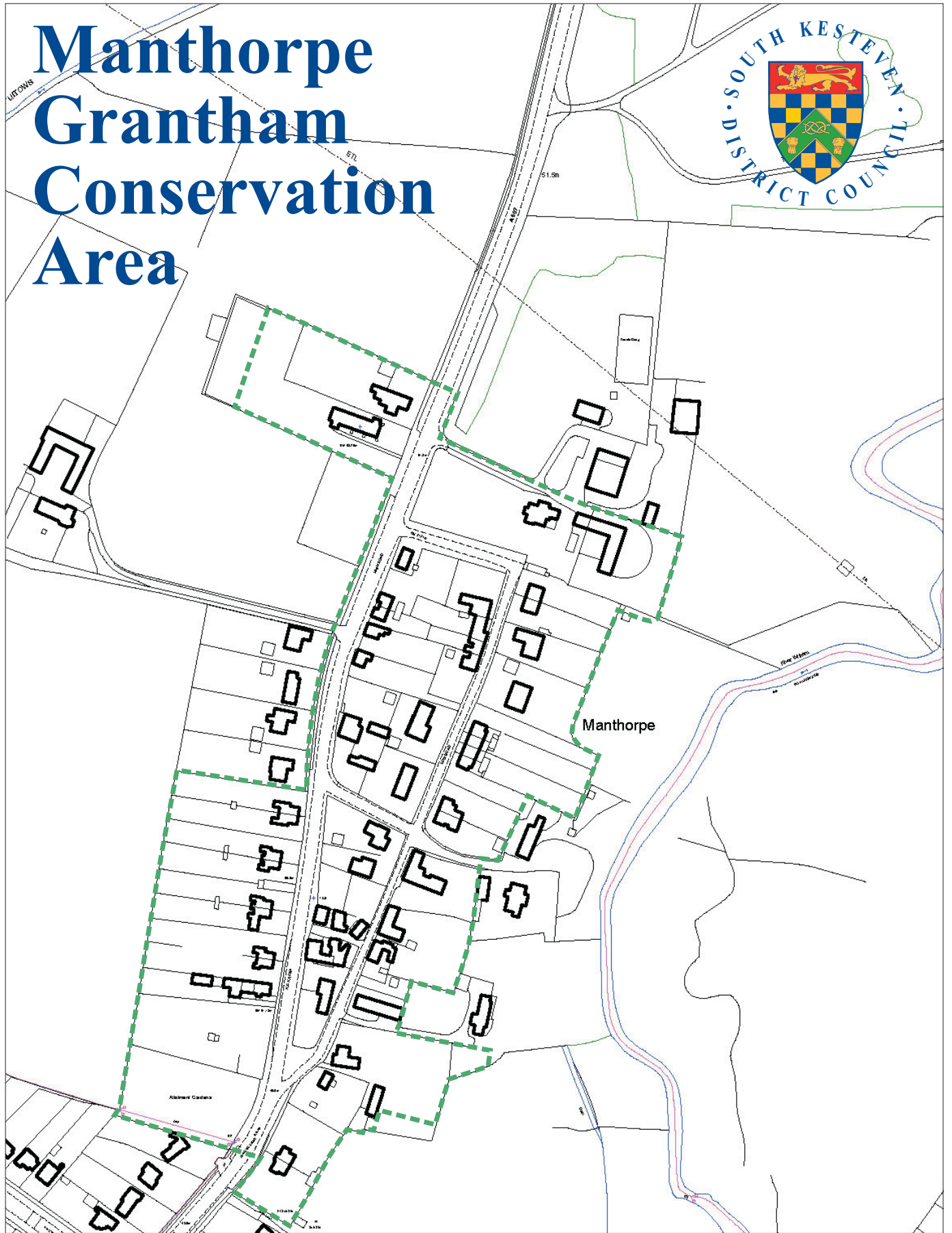


Manthorpe Grantham Conservation Area



**DESIGNATED DECEMBER 1970
APPRAISAL & AMENDMENT AUGUST 2007**

MANTHORPE CONSERVATION AREA

Location and context

The village of Manthorpe is located to the north east of Grantham, some 2 miles from the town centre, and together with Little Gonerby, formerly formed one of the four townships of the parliamentary borough. The area historically formed part of the extensive Belton estate, and in the early 19th century comprised mainly a continuous row of closely-grouped buildings fronting the western side of Low Road, with those along the eastern frontage being more widely spaced. Many of these buildings have since disappeared, however.

Around 1850 the Brownlow family erected a number of additional cottages and remodelled the remaining buildings to provide accommodation for workers on the Belton Estate. At the same time various communal facilities were provided for these employees, including a school, reading room and church. Evidence that their physical needs were also catered for can be seen in the provision of a wash house, well head and pump house which still remain today.

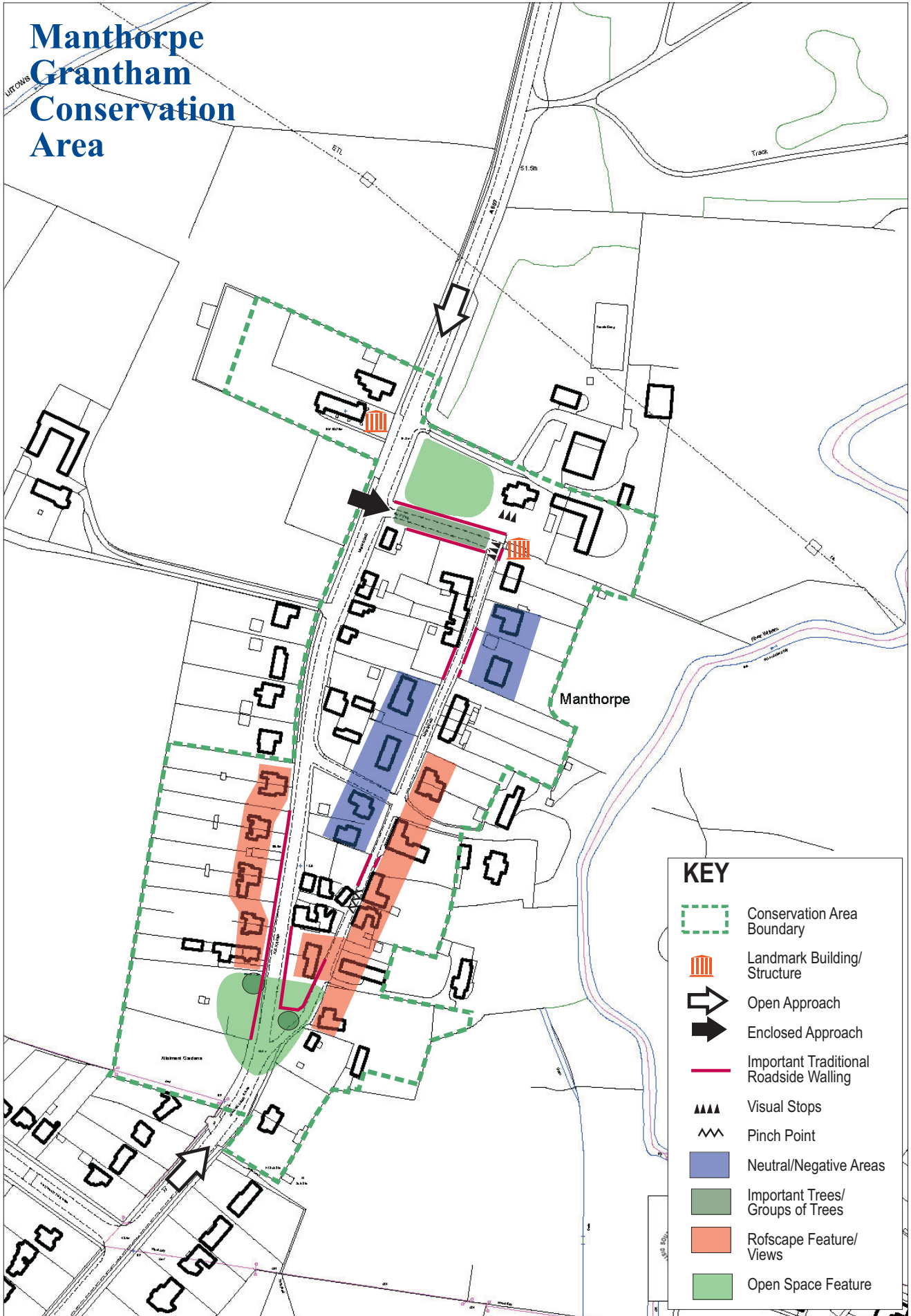
Spatial character

The conservation area is basically linear in form, enclosing the buildings fronting either side of High Road and Low Road, which converge at the southern end. To the north, Low Road turns westwards to provide a narrow and enclosed link to High Road. A further lane midway connects the two roads, and extends eastward to the village hall, but originally provided access to a former riverside mill.












From the south, the approach is essentially open, leading to an attractive open space stepping down on different levels from west to east, created by the convergence of the roads and the gardens of the enclosing buildings. The dominant building here is 1 High Road, a substantial brick and stone building extending westwards from High Road, in an elevated position.

Along the eastern side of High Road, the properties have historically been built abutting the road, mostly linked by low stone walling with brick capping. The western side is characterised by a narrow crescent of distinctive semi-detached brick cottages on generous plots, providing a more spacious feel on this side. The long view northward is enclosed by St. John's Church, a landmark building which, together with the adjacent former rectory, also marks the beginning of the conservation area from the open northern approach.

Manthorpe Grantham Conservation Area



KEY

-  Conservation Area Boundary
-  Landmark Building/Structure
-  Open Approach
-  Enclosed Approach
-  Important Traditional Roadside Walling
-  Visual Stops
-  Pinch Point
-  Neutral/Negative Areas
-  Important Trees/Groups of Trees
-  Rofscape Feature/Views
-  Open Space Feature

Low Road is narrower and more enclosed at its southern end where the older buildings either abut, or are close to the road. At its narrowest point, the eaves level gables at no.20 (west) and 34 (east) provide an element of unity in design and height beyond which the road has a more open aspect, due mostly to the larger more modern buildings being set further back from the highway. Traditional walling along the footway edge still maintains the enclosure of the road itself.

Manor House provides a substantial termination to the view northwards, and looking south, the spire of St. Wulfram's church some 2 miles distant can be glimpsed on the skyline.

The link between High Road and Low Road at its northern end presents a stark and sudden contrast with the building-dominated parallel roads. The narrow lane is flanked by an avenue of mature trees, and enclosed at the east end by the unique former pumphouse building.

Quality and character of buildings

The older buildings in Manthorpe are largely of Ironstone or brick construction, used both separately and in combination, and for an estate village, display a large variety of different detailing and design features. Steep gables, mostly with plain stone copings feature prominently on many of the more modest buildings, particularly along the eastern side of High Road, and the use of prominently displayed stepped gabling and brick tumbling on individual buildings adds interest to the street scene. By way of contrast, the west side of High Road is more formal in appearance, comprising 4 pairs of semi-detached brick cottages built in a shallow arc around the wash house and well head.

The scale, variety and design of chimneys is a distinct characteristic of the village. Although the "twisted brick" stacks along the west side of High Road are immediately recognisable, a rich mix of styles is evident along both roads. Together with the ball or spiked finials at the apex of the steep gables, these add interest not only to the individual buildings but also to the skyline along both roads.

The majority of traditional windows in the village are casements, in many cases set into stone mullions particularly towards the south end. The openings are frequently given extra emphasis by the use of differing materials for the dressings – stone on brick buildings and vice versa.

Orange pantile is the dominant traditional roofing material, and is particularly prominent at the south end, emphasised by the steepness of the roof pitches, low eaves levels and the difference in level between High Road and Low Road.

The continuity of the estate architecture has, however, been compromised in recent years by the erection of several large detached houses of a design and scale which is not consistent with its historic character and form.

Street lighting is modern and functional, and is a particularly prominent feature of High Street, due to the relative straightness of the road and the height of the lamp columns.

Management – opportunities and constraints

- * The open character around the south junction of High Road and Low road should be maintained.
- * Any new development within the conservation area should complement the scale design, materials and appearance of the traditional buildings in the village, with particular reference to the immediate context.
- * Any alterations to a building in the conservation area should be carried out in natural materials appropriate to its location, and be of a scale and design consistent with its overall character.
- * Existing brick-capped stone walls along the road frontages should be retained. Wherever possible, new highway boundary walls should be constructed to a similar design, height and with matching materials.
- * The existing avenue of trees framing the eastward view of the pump house from High Road should be retained. Any individual tree which needs to be removed should be replaced with a semi-mature specimen of the same variety
- * Existing chimneys and finials at roof level should be retained, and missing features reinstated where possible.

- * Views across the existing historic roofscape of the village should be maintained, and not obscured. Wherever possible, alternative locations should be sought for modern roof level features such as television aerials.
- * As and when the opportunity arises, the existing street lighting should be replaced with a design more appropriate to the area

CONSERVATION AREAS

Current legislation imposes a duty on local planning authorities to designate as conservation areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

[Planning (Listed buildings and Conservation Areas) Act 1990]

The main effects of such designation are:

Alterations to dwellings

Planning permission is required for certain types of development in conservation areas which elsewhere would be classified as “permitted development.” Most commonly, these include external cladding, the insertion of dormer windows into roof slopes, and the erection of satellite dishes on walls, roofs or chimneys fronting a highway.

The size of house extensions which may be carried out without planning permission is also more restricted for semi-detached and detached properties, although there is no change in respect of terraced dwellings.

Curtilage structures exceeding 10 cubic metres in volume are treated as extensions to the house

Demolition

“Conservation Area Consent” is required for the demolition of any building larger than 115 cubic metres, or any part of such a building. It is also required for the demolition of walls, gates, fences or railings more than 2 metres high, or where abutting a road footpath or public open space, 1 metre high.

Trees

The Council must be given 6 weeks notice of proposals to lop or fell trees with a diameter exceeding 75 millimetres. This is increased to 100 millimetres if the work is required to help the growth of other trees.

New development

Development proposals affecting the character or appearance of the conservation area must be advertised in the local press, and a site notice displayed. Any representations received must be taken into account when a decision is made.

In considering development proposals, special attention must be paid to the desirability of preserving or enhancing the character of the area.

For further help and advice please contact:

Planning Policy

Council Offices, St. Peter's Hill, Grantham, Lincolnshire, NG31 6PZ

Telephone: Grantham (01476) 406080

E-mail: planningpolicy@southkesteven.gov.uk

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