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Uffington

Conservation Area Appraisal and Management
Plan (2015 Review)



<u>1.0 Character Appraisal</u>	4
1.1 Background	4
1.2 Location and Context	4
1.3 Boundary Review	4
2.0 Planning Policy Context	5
2.1 Planning (Listed Buildings and Conservation Areas Act) 1990	5
2.2 National Planning Policy Framework	6
2.3 Local Development Framework, Core Strategy	6
3.0 Summary of Special Interest	6
4.0 Historical Development	7
5.0 Character and Appearance	8
5.1 Spatial Character and Townscape Quality	8
5.12 Uffington Park	11
5.2 Architecture and Building Materials	12
5.3 Key Views	13
5.4 Contribution of Trees, Hedgerows and Open Space	15
5.5 Floorscape and Street Furniture	16
6.0 Key Historic Buildings	16
6.1 Listed Buildings	16
6.2 Positive Unlisted Buildings	18
6.3 Locally Listed Buildings	18
7.0 Archaeology	18
8.0 Changes since Designation	19
<u>10.0 Management Plan</u>	20
10.1 Introduction	20
11.0 Effects of Designation	20
12.0 Article 4 Directions	20
13.0 Protection of Trees	21
14.0 Monitoring Condition	21
14.1 Urgent Works Notice	21
14.2 Repairs Notice	22
14.3 Section 215 Notice	22
14.4 Compulsory Purchase Order (CPO)	22
15.0 Enforcement	22
16.0 Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis	23
16.1 Strengths	23
16.2 Weaknesses	23
16.3 Opportunities	24
16.4 Threats	24
<u>17.0 Action Plan</u>	26

18.0 References	31
19.0 Useful Contacts	31

1.0 Character Appraisal

1.1 Background

The conservation area at Uffington was designated in 1975. The purpose of this document is to define the special interest of the conservation area and assess the action needed to protect and enhance the special qualities of the conservation area. The conservation area appraisal and management plan is split into three sections:

- **Section 1:** Conservation area appraisal, which details any proposed changes or extensions as part of the 2015 review.
- **Section 2:** Management plan, which puts forward proposals for preservation and enhancement.
- **Section 3:** Action plan to address those issues drawn out in the appraisal and management plan.

The appraisal and management plan should be read alongside the accompanying map in the appendix.

1.2 Location and Context

Uffington is a small village in the Welland Valley located two miles east of Stamford on the north side of the A16 trunk road.

The village lies on the southern edge of the Kesteven Uplands which extend northwards towards Grantham. The undulating landscape is characterised by a high proportion of historic woodland and fields enclosed by hedgerows. There are a number of country houses set in parks and farms under estate management in the vicinity of the village; these include Uffington Park which lies on the south side of the A16, Burghley House and Casewick Hall. The landscape is an important part of the setting of the conservation area as there are long ranging views to the distant ridges and areas of woodland both within and outside of the boundary.

1.3 Boundary Review

The conservation area at Uffington was first designated in 1975, and as part of the 2015 appraisal process the original boundary has been reviewed in accordance with Historic England guidelines and extended to include Uffington Park. The Charters; No. 6 Greatford Road and Nos. 11-17 School Lane were omitted from the conservation area boundary as they were not deemed of sufficient architectural or historic interest to warrant designation.

2.0 Planning Policy Context

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

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 duty of local authorities to designate such areas in order to ensure that their unique character is preserved and enhanced. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, 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.

2.2 National Planning Policy Framework (NPPF)

In March 2012, the National Planning Policy Framework (NPPF) was introduced that combines all of policies of the Planning Policy Statements (PPS) into one streamlined document. The presumption in favour of sustainable development is the guiding principal of the document and the protection and enhancement of the historic environment is embedded within this approach. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future (5) and the introduction of the NPPF breaks down this definition into three dimensions; economic, social and environmental. Within the environmental dimension sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment' (7). According to the NPPF, a conservation area is a 'designated heritage asset' and has been defined in Annex 2 as

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'. Great weight is given to the conservation of designated heritage assets. Heritage assets are an irreplaceable resource and any harm or loss requires clear and convincing justification (132).

In developing this strategy, the following needs to be taken into account (131):

- The desirability of sustaining and enhancing the significance of heritage assets

- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of place

2.3 Local Development Framework, Core Strategy

The South Kesteven Council Core strategy was adopted in July 2010 and is one of the most important parts of the Local Development Framework. It sets out the key principles for development management and the conservation of the historic environment is detailed within policy EN1: The protection and enhancement of the character of the district. Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape. The development must also contribute to its conservation, enhancement and restoration.

3.0 Summary of Special Interest

- Linear plan form with a low density of development.
- Defined building line along the streets. Buildings typically front onto the highways and are aligned to the rear of the narrow footways or set back within small gardens with boundary walls.
- Formal rural character that is influenced by the historic parkland of Uffington House. The Parkland lies on the south side of Main Road and extends westwards as far as the River Gwash with uninterrupted views across the open countryside towards Burghley House and Stamford.
- Former estate village of the Bertie family with a unified quality derived from distinctive architectural style and cohesive material palette.
- The location of the conservation area within the Welland Valley, with a number of significant heritage assets contributing to far reaching views and the wider landscape setting of the conservation area.
- The inter-visibility between Uffington Park and Burghley House and Park are particularly important to the setting of the conservation area.
- Limestone quarried from nearby Barnack and Collywestern roofs are a key characteristic.
- Grass verges, the small green planted with mature trees which lies between Main Road and The Bertie Arms together with the enclosed field adjacent to Casewick Lane contribute towards a rural open character.

- The Church of St Michael and All Angels is the focal point of the village and contributes towards a number of key views.
- Greatford Road has an enclosed character due to its narrow width, the absence of footways and the presence of trees.

4.0 Historical development

Archaeological evidence indicates that there is a long history of settlement in the area. To the south east of the village are Bronze Age barrows which survive as crop marks; a Neolithic causewayed enclosure lies 200 meters to the north east whilst to the east are the crop mark remains of a prehistoric or Roman double ditch enclosure and a Romano-British rectangular enclosure. In 1993 an excavation of part of the Uffington Estate revealed the remains of a Mesolithic hearth, a Neolithic pit, evidence of an Iron Age settlement and enclosure, a Roman or early medieval inhumation cemetery and what appeared to be a medieval moat.

The name Uffington is Anglo Saxon in origin and translates as “Uffa’s estate”. In the Domesday Book it is recorded as Uffintone. The Church of St Michael and All Angels’ dates from circa 1200, although it is likely that there was an earlier church on the site, contemporary with St Leonards Priory, and dating to circa 600. The church has 13th-15th century alterations, and was restored in 1864-6 by Bryan Browning of Stamford.

There is a strong association with the Bertie family who held the title of Earls of Lindsey. Charles Bertie purchased the Uffington estate in 1673 and Uffington House was constructed 1675-1688 in the Restoration style. It was at this time that improvements were also made to the gardens and ash, oak and walnut trees were planted in the grounds of the estate. The house was destroyed by a fire in 1904; however the gates, stables, garden buildings and park have survived. Evidence of the family’s patronage can be found in the form of plaques, crests and the Bertie Wildman emblem on buildings throughout the village including the estate cottages along Casewick Lane, the School House, the north and south gate lodges to Uffington Park and the church gates. The parish was enclosed in 1792.

The village was a prosperous agricultural community which in the 19th century had a railway station on the Midland Railway network and access to the Welland canal which now survives as earthworks to the south of the village adjacent to the River Welland. The Welland Canal, is believed to be the oldest in the Country and was opened in 1620 and closed in 1863. The village has retained three working farms within the boundary of the conservation area although it is primarily a commuter village to the neighbouring towns of Stamford, Bourne, Spalding and Peterborough.

5.0 Character and Appearance

5.1 Spatial Character and Townscape Quality

The historic core of the village is characterised by a linear plan form with a low density of development. A defined building line exists along the streets as the buildings typically front onto the highways and are aligned to the rear of the narrow footways or set back within small gardens with boundary walls.



Fig.1 Main Road, with an open character with Uffington Park making a strong contribution.

pastoral setting of the church and the village.

Main Road has an open character as Uffington Park, which is a managed estate lies on the south side and extends westwards as far as the River Gwash. The park allows uninterrupted views across the open countryside and Burghley House and Park.

To the north side of Main Road, detached houses, farmsteads and terraced cottages directly address the highway with views directly onto Uffington Park and large narrow plots to the rear, which are important elements of the historic plan form of the village.

The buildings have a cohesive character and it is likely that some of them are former estate buildings, such as Nos. 49 and 51 Main Road. The presence of grass verges, the small green planted with mature trees which



Fig.3 The Old School and School House, School Lane. Dating to 1848 constructed of limestone rubble and ashlar, with a boundary wall creating a formal sense of enclosure.

lies between Main Road and The Bertie Arms together with the enclosed field adjacent to Casewick Lane contribute to the rural, open character of the conservation area. The high brick boundary wall and monumental gates to Uffington House and the smaller scale walls and gates to the churchyard on the north side create a contrasting sense of enclosure. The formal garden avenue to Uffington House can be

St Michael's Church stands in the centre of the historic core within a small churchyard to the west of the enclosed field which contributes to the



Fig.2 The North and South lodges form the focus of views upon entrance into the conservation area from the direction of Tallington from the A16. They also contribute to a formal sense of arrival into the conservation area.

glimpsed through the wrought iron gates.

The buildings to the south of The Bertie Arms are large scale detached dwellings, set back from the roads which mainly date to the post war period. However, there are remnants of an older historic character, for example, the historic stone boundary walls to 'The Little Spinney' and the presence of older buildings such as No. 95 Main Road and No.87 Main Road. Buildings occupy large plots and are set back from the highway enclosed by boundary walls with mature hedges and trees which largely obscure them from view.

To the west of the church, buildings are generally smaller in scale, with a greater variety of building types ranging from small terraces to semi-detached cottages which occupy smaller plots and detached farm buildings set in larger plots. Boundary walls are an important enclosing feature along the street. As Main Road progresses in the direction of Tallington, the character becomes more open with the parkland of Uffington House on the western side of the road and open fields on the eastern side of the road. The north and south lodges demarcate the end of the conservation area, and contribute towards a sense of arrival when approaching the



Fig.4 View across the paddock towards The Church of St. Michael and All Angels. The church is a focal point in the village.

village from Tallington on the A16.



Fig.5 Greatford Road, high boundary walls creating an enclosed character.

Casewick Lane and School Lane are characterised by a low density of development. The eastern side of Casewick Lane has an attractive harmonious character and comprises four pairs of estate workers cottages, with a defined layout in the street and built to a similar design.

The mature trees in the field on the west side frame the westward views towards the church, whilst the curving alignment of the road restricts the northern views

along its length.

The ornamental drinking fountain erected for Queen Victoria's Jubilee forms a focal point in the southern view and the trees in the grounds of Uffington Park form an attractive backdrop. The north side of School Lane has a more fragmented character as it comprises two pairs of small scale brick bungalows which stand adjacent to the limestone detached school. The school features strongly, and the enclosing boundary



Fig.6 Open space to the north of the footpath at the end of Bertie Lane.

wall to the front unifies the character along the street. Nos. 18 – 20 Casewick Lane make a particular contribution, built in the decorative estate style of the Earls of Lindsay. They are bounded by a stone wall and set within spacious plots with an attractive range of barns to the rear. There is an open field to the east of the house which is an important area of open space, and contributes to a pleasing entrance into the

conservation area.

The church forms the focal point of the village; it is set back from the highway with the eastern elevation facing the field and is enclosed by a low stone boundary wall. The boundary of the churchyard is demarcated by mature trees which enhance the setting of the church and contribute to the overall public amenity of the conservation area. There are open views towards the church and across the field to the buildings along Casewick Lane. There are also important structured views between the Church and the listed gates on the opposite side of Main Road.

In contrast with the rest of the conservation area, Greatford Road has an enclosed character due to its narrow width, the

absence of footways and the presence of mature trees. The slightly curved alignment of the road and the high stone boundary walls to Home Farm and the Old Rectory constrain the views along its length. It has a low density of development and the large scale



Fig.7 Nos. 36 and 37 Bertie Lane, Formerly two cottages, but now appears to be one Lane; although the property has been altered by changes to the windows it makes a positive contribution through its use of traditional design and local cream stone.

detached buildings on the east side typically occupy large plots whilst to the west are the grounds of Home Farm.

Bertie Lane has a fragmented character as it comprises mainly modern dwellings, including two ranges of bungalows together with larger detached residences constructed of brick. The buildings are set back from the highway and the absence of boundary walls is at variance with the established character of the historic core. However, there are a small number of traditional buildings, with some historic character that make a positive contribution, such as Bertie House and Bay Cottage. At the footpath to the east of Bertie Lane there is an area of open space with a new play area that makes a positive contribution.

5.12 Uffington Park

Within Uffington Park are a number of trees that are covered by TPOs. The parkland makes a strong contribution to the character and appearance of the conservation area, in terms of its historic association with Uffington House, the historic development of the village and also its amenity and landscape value. To the south of Main Road, the parkland contributes towards a sense of spaciousness as well as forming the basis of attractive views in a south westerly direction and long ranging views towards Burghley Park and beyond. Included within the parkland is a an ice house and spring which are Grade II listed and a number of other non –designated ornamental features such as a garden archway. At the south eastern tip of the Parkland is the Grade II listed Uffington Bridge, Barnack Road which forms part of an attractive entrance to the conservation area from Barnack.



Fig.8 Grade II listed Uffington Bridge



Fig.9 Trees and Parkland of Uffington House make a significant contribution to the character and appearance of the conservation area.

5.2 Architecture and Building Materials



Fig.10 One of the four estate cottages on Casewick Lane with an attractive mix of coursed banded limestone rubble walling, stone mullions and gable ends topped with Ball finials. The decorative 'estate' style confers visual harmony across the

conservation area.

The post war buildings are generally larger in scale and are mainly constructed of brick with clay or concrete pantile roofs. The more recent developments, such as Turnstone and Poplar House located to the rear of The Bertie Arms, are more reflective of the traditional character of the village as they are constructed of stone with slate roofs.

Boundary walls are a significant feature of the conservation area which link buildings and outbuildings and maintain the continuity of the building line along the streets. Those of particular importance include the stone metre high stone wall that encloses Uffington Park to the south of Main Road, the one metre high wall that encloses the field to the east of the Parish Church, the three metre high stone wall that encloses The Old Rectory, Greatford Road and the high brick wall to the south of

The traditional buildings range in date from the 17th-19th centuries. They are primarily constructed of coursed limestone rubble masonry with stone quoins and Collyweston slate roofs. The Bertie Arms, Village Hall and No. 15 Casewick Lane have thatched roofs. The buildings are generally built in a simple vernacular style which, together with the common palette of materials creates a harmonious street scene. The loss of traditional timber windows and doors and the inappropriate replacement with UPVC to standard designs detracts from the appearance of the individual buildings and from the overall character of the



Fig.11 Thatched roofs are a common feature of some of the older properties within the village, such as the Bertie Arms, above.

Main Road together with gate piers that once formed the entrance to Uffington House (now demolished).

Chimneys and finials at roof level are a common characteristic of the village. It is important that these features are retained, and that any works to the roofs or chimneys are undertaken in a sympathetic manner, with repairs undertaken on a strictly 'like for like' basis.

5.3 Key Views

Views out of the conservation area

The long ranging views from the conservation area towards the distant ridges and woodlands and heritage assets are extremely important to the setting of the conservation area.

Significant examples include views across Uffington Park towards Burghley House and Park from Main Road, views towards the distant tree belts of Casewick Park (a conservation area) from Main Road and views towards Uffington Park, Pilsgate and Barnack (Pilsgate and Barnack are conservation areas within the boundary of Peterborough City Council) from the south of the village core just before North and South Lodge, Main Road. At the western end of Main Road, there are distant views of Stamford with the spire of All Saints Church featuring strongly. At the southern edge of the conservation area, from Uffington Road towards Barnack are pleasant views down the valley that confers a rural, open character. The boundary wall that encloses Uffington Park to the west creates a sense of formal enclosure.

Views into the conservation area

The long ranging views from outside the conservation area from key vantage points, and heritage assets are extremely important and contribute to the setting of the conservation area. The mature trees of Uffington Park and those within the historic core of the village alongside the spire of the Church of St Michael and All Angels, a key landmark, feature strongly within these views.

Significant examples include the view from the entrance of Casewick Park, Casewick Lane towards the conservation area, views from the approach into the conservation area from Greatford Road and views from the approach into the conservation area at Main Road, from the direction of Stamford. Further afield there are attractive views across the Welland Valley towards Uffington Park and the conservation area from Barnack and at various points along the B1443. Additionally, there are important views across the Welland Valley towards Uffington Park and the conservation area from Burghley House and Park. The inter-visibility between Uffington Park and Burghley

House and Park are particularly important and contribute greatly towards the significance of the conservation area as a designated heritage asset.

Views within the conservation area

There are a number of important views within the boundary of the conservation area, some of these are informal, influenced by the historic layout of the roads, trees hedgerows and built features and some of these are formal, influenced by the intentional inter-visibility between heritage assets or a fundamental design aspect of a heritage asset.

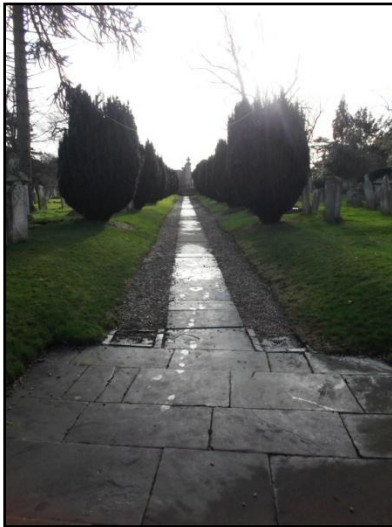


Fig. 12 Structured view of the gates of the former Uffington Hall from the Parish Church

Important examples include the structured view between the Parish Church and the Gate of the former Uffington House which are Grade II* listed with gate piers described by Pevsner as 'quite the best in the County'. The wall which flanks the gates is at least 4 metres tall and is visually dominant within this part of the conservation area. The paddock to the east of the church also features strongly within views. Examples include the view from the estate cottages at Casewick Lane towards the Parish Church and views from the Primary school towards Casewick Lane, views from the Primary School towards the Gates of the former Uffington House and views from the Primary School towards the Parish Church. The Jubilee fountain, Main Road forms the focus of views along

Casewick Lane in a southerly direction.

Within the historic core of the village the curving alignment of the bypass, together with grouping of the houses on Bertie Lane, the central green and mature trees contributes towards attractive views in both directions. At the southern end of Main Road, just after the coach house are immediate views in a westerly direction towards the trees and open space of Uffington Park. On the approach into the conservation area from Greatford Road, the



Fig. 13 View into the conservation area from the approach at Casewick Lane.

curving alignment of the road, together with the listed buildings of Nos. 15 and 20 Casewick Lane and the Parish Church create an attractive entrance into the conservation area from the direction of Greatford.

The Church and spire of St Michael and All Angels, a key landmark, features strongly and forms the focus of many views within the conservation area.

5.4 Contribution of Trees, Hedgerows and Open Space



Fig.14 The trees within Uffington Park looking in a westerly direction from Main Road. The parkland is a defining feature of the conservation area.

Trees are a significant feature within the conservation area which frame key views or form the backdrop to important buildings. Many of the trees are specimen varieties, and form part of Uffington Park or have been arranged within groups at focal points in the village which are likely to have been planted by the Bertie family and include a number of Redwoods and Wellingtonia.



Fig.13 Sequoia trees, a Californian redwood variety to the front of the Bertie arms confers a rural character. The trees are protected by TPOs.

The trees and open space within Uffington Park make a significant contribution to the character and appearance of the conservation area, particularly to the south of Main Road, where the parkland contributes towards open views to the south. Many of the trees within the park are protected by Tree Preservation Orders (TPOs), and are specimen varieties which add to the formal estate character of the village. There are other smaller areas of open space within the village, many of which are studded with trees that create shelter belts such as at the green opposite the Bertie Arms and the field to the east of the parish Church. To the west of West Hall Farm is an

important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area from the direction of Stamford.

The trees in the gardens on the north side of Main Road create an almost continuous linear tree belt along the roadside which contributes to the visual interest along the road and partially obscure views of the buildings.

5.5 Floorscape, Street Furniture and other features



Fig. 14 Ornamental gates at the entrance to Home Farm, Greatford Road.

other more formal examples which are listed in their own right, such as those at the North and South Gate lodges (Grade II) and the demolished Uffington House (Grade II*). At the entrance to the Parish Church are some historic paved surfaces, which form part of the structured view towards the gates of the former Uffington House.

6.0 Key Historic Buildings

6.1 Listed Buildings

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

There is a fountain located on Main Road, which was erected in 1897 to celebrate Queen Victoria's Diamond Jubilee which is Grade II listed and there is a milestone to the north of Uffington Manor, on Main Road which is Grade II listed. There is an ER pillar post box at Casewick lane within the grounds of Croft Farm. There are some ornamental gates at the entrance of Home Farm, Greatford Road that are an attractive feature. Cast iron ornamental gates are a common feature and create a sense of formal arrival to many of the properties within the village. Examples include, Garden Lodge Cottage (Grade II) and

formal arrival to many of the properties within the village. Examples include, Garden Lodge Cottage (Grade II) and



Fig.15 Fountain, Main Road, erected to celebrate Queen Victoria's Diamond Jubilee, and forms a focus to views from Casewick Lane.

List descriptions are available online via the Heritage Gateway website
<http://www.heritagegateway.org.uk/gateway/>



Fig. 16 West Hall Farm and outbuildings are a significant group of building within the conservation area.

There are 31 listed buildings within the boundary of the conservation area which reflects the high historic and architectural quality of the village. The Church of St Michael and All Angels, built in the Early English Style, is Grade I listed, the gates, piers and walls to the churchyard, which date from the late 17th century, and those to Uffington House which date from circa 1700 with 19th century wrought iron gates, are Grade II*. The

remaining are Grade II listed and include former estate cottages and farmhouses, such as Croft Farm, 20

Casewick Lane, that dates to the 17th century. There is a Grade II listed tomb to the south of the Parish Church with a draped urn flanked by cherubs that dates to 1799.



Fig. 17 No.87 Main Road, Uffington. This detached red brick and slate property, set back within fairly large gardens dates to the late 19th century and contrasts to the more traditional cottages and stone houses found in the village core.

West Hall Farm is an important example. The house dates to 1731 with a pretty three bay front and Collywestern roof, the barn to the east dates to the 17th century and was raised in the 18th century, the smaller range to the north is the Old Bakehouse, a former barn which was converted to a Bakehouse in the 18th century. Within the grounds of the former Uffington House are a number of buildings associated with the Hall that still remain, including The Old Coach House (Grade II) and The Creamery (Grade II) which have been converted for residential use, The Garden House (Grade II) and a variety of ornamental garden features and structures such as an ice house, gateway and garden feature which are all Grade II listed. The

listing descriptions are available online via the Heritage Gateway website
www.heritagegateway.org.uk

6.2 Positive Unlisted Buildings

In addition to listed buildings, the conservation area contains a number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the townscape appraisal map as “positive buildings”. This follows advice provided by Historic England and the National Planning Policy Framework (2012), both of which stress the importance of identifying and protecting such buildings.

The criteria used for selection of positive buildings are those set out in Appendix 2 of Historic England’s “Guidance on conservation area appraisals”. Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded. Examples include, No.87 Main Road, a detached red brick and slate property, set back from the road with an attractive lawn to the front, Nos. 79-81 Uffington Road, two terraced estate cottages built of crème stone, with hooded moulds above the windows and doors, a collywestern roof with dormers and a boundary wall to the front.

To the west of the conservation area, along Main Road are a group of attractive limestone buildings that look out onto Uffington Park. This includes The Village Hall, which has a thatched roof, Yew Cottage and Nos.47-51. It is likely that Nos.49-51 are former estate cottages, and have architectural details that are found elsewhere within the village, such as the hooded moulds above the windows and doors and dormers.



Fig. 18 Nos.79-81 Uffington Road – positive unlisted buildings. It is unfortunate that the windows to No.81 have been replaced with UPVC windows of a bulky design. However, these attractive estate cottages stand prominently behind the central village green and make a strong contribution to the quality of the village core.

6.3 Locally Listed Buildings

Currently there are no locally listed buildings in the Uffington conservation area. Buildings identified on the conservation area map as ‘positive unlisted buildings’ are recommended for consideration for inclusion on any future Local List of buildings of architectural or historic interest.

7.0 Archaeology

Lincolnshire County Council holds the historic environment record (HER) for the County that contains records on historic buildings, sites, structures and below and above ground archaeology. Currently in 2015, there are 39 records on the HER within Uffington Conservation Area. There is a mill mound to the rear of West Hall Farm, which

is an important archaeological feature, set within an important area of open space. Within Uffington Park there are a number of important archaeological features such as the earthwork remains of The Welland Canal, the remains of Uffington House which was burned down in 1904 and medieval earthworks such as ridge and furrow. Mesolithic and Neolithic flints have also been found during fieldwork that took place in 1991 at the western edge of Uffington Park.

Just outside the conservation area boundary, at the western edge of Uffington Park are the remains, in earthwork form but possibly with some masonry survival of what is a very rare feature on British Canals and Navigations; a level crossing of waterways, where the River Gwash crossed a new navigation channel of the Welland.

8.0 Changes since Designation

Since designation there has been relatively little development within the boundary of the conservation area apart from small scale changes such as householder development for rear or side extensions. The historic integrity of the conservation area is very good however there is evidence of incremental loss of features such as windows and doors.

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.

10.0 Management Plan

10.1 Introduction

In addition to a definition of special interest, local authorities have a duty to formulate and publish proposals on the preservation and enhancement of their conservation areas as specified in the Planning (Listed Buildings and Conservation Areas Act:71).

The aim of the management plan is to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced.

As part of the management proposals, the conservation area appraisal and management plan will need to be reviewed periodically and updated or modified where appropriate.

11.0 Effects of Designation

The national legislative framework for guiding development in conservation areas is provided by the Planning (listed building and conservation areas Act) 1990. The main effects of conservation area designation are:

- Planning Permission required to demolish a building in a conservation area. It is a criminal offence to demolish a building without first obtaining consent.
- Six weeks written notice is required prior to any work being carried out to uproot, fell, lop or top (the removal of the crown and natural structure) trees in a conservation area, not already protected by Tree Preservation Orders. Small trees which are less than 75mm in diameter, fruit trees and bushes are exempt.
- Applicants will need to demonstrate that any development proposal preserves or enhances the character or appearance of a conservation area. Extra publicity is given on planning applications affecting the character or appearance of conservation areas.
- The general permitted development order 2015 (GPDO 2015) requires planning applications for certain types of development that do not require planning applications elsewhere and are 'permitted development'.
- Local planning authorities can further restrict permitted development rights on dwellings where the development fronts a public area through Article 4 (2) Direction.
- Permitted Development Rights of non residential properties can be restricted using Article 4 (1) Directions.

12.0 Article 4 Directions

Article 4 (1) and (2) directions can be introduced by a local authority to protect important features of a heritage asset that are at threat from incremental erosion. These directions withdraw permitted development rights of the GPDO 2015.

Article 4(1) directions can be used to withdraw permitted development rights on any type of building or land, whether or not fronting onto highway, waterways or open space.

The amendment to the GPDO, made in April 2010, removes the requirement for the Secretary of State to approve all Article 4(1) directions which will make their implementation simpler. The amendment requires that these directions will need to be made subject to public consultation (except for certain types that can be made immediately); and requires site notices to be made for all types of directions.

Article 4 (2) directions relate to dwelling houses, buildings and structures that front onto a highway, waterway or open space. The direction is confirmed once it is advertised locally and a notice served to residents.

13.0 Protection for Trees

Many trees are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required for any works involving lopping or felling a tree greater than 75mm in diameter and 1 m above ground level.

14.0 Monitoring Condition

A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly known as 'Buildings at Risk'. This survey provides a useful means of monitoring many significant historic buildings within conservation areas and elsewhere and indicates when the action may be required to halt or reverse deterioration.

The local survey covers only Grade II and significant local interest buildings at risk. The Council's At Risk Register is not yet available on-line but it is intended that it will be following the next survey. The national Heritage at Risk Register covers Grade I and II* buildings at risk and is available through Historic England available at <http://www.english-heritage.org.uk/caring/heritage-at-risk/> . The Church of St Michael and All is saints is on the national heritage at risk register, however a number of repairs to the roof were undertaken in 2013 and are due for completion soon.

The condition of buildings will be monitored and appropriate action instigated where necessary. The Planning (Listed Building and Conservation Areas) Act 1990 gives the local authority powers to protect significant buildings through the following measures:

14.1 Urgent Works Notice

If the condition of a historic building is at imminent risk, the Act enables the Local Planning Authority to carry out urgent works for the preservation of listed buildings

following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings in conservation areas. In the case of the latter, this can only be employed by agreement of the Secretary of State, advised by Historic England. The powers are used to address emergency repairs to ensure the building is weather tight and safe from collapse.

14.2 Repairs Notice

If the Local planning Authority considers that a listed building is not being properly preserved it may serve a repairs notice on the owner. The notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutory listed buildings.

14.3 Section 215 Notice

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the costs. This can be particularly affective at addresses amenity issues within conservation areas.

14.4 Compulsory Purchase Orders (CPO)

This affords local authorities with the power to compulsory purchase land or buildings that are required to secure development and are normally used as part of a wider regeneration scheme.

15.0 Enforcement

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area. An obvious example of this is unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with UPVC or poor modern imitations, can be detrimental to the buildings intrinsic special interest. It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings can all erode the special character of conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering). It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. Anyone can report suspected planning breach by contacting the Council's Enforcement

Team. The District Council will follow up reports of unauthorized work and this may lead to enforcement action being instigated.

16.0 Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

16.1 Strengths

- Strong linear plan form.
- Trees, many of them specimen examples with TPO status that form part of the formal parkland of the now demolished Uffington House together with greens and grass verges make a significant contribution to the character and appearance of the conservation area.
- Significant areas of formal historic parkland.
- Many views in and out of the conservation area, with a strong inter-visibility between the heritage assets such as the historic parks and gardens of Burghley House and Casewick Hall.
- Strong contribution of structured views.
- Creme coloured Barnack limestone and Collywestern roofs creating a unique material palette.
- Buildings of exceptional significance such as The Church of St Michael and All Angels (Grade I) adding to the historic and architectural value of the conservation area.
- Unity of scale and massing.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Generally well maintained private buildings and land.
- Good contribution of open space
- Former site of Uffington House and associated features contributing to archaeological significance of the conservation area.
- Boundary walls, gate piers and railings are common features that provide visual consistency, create a sense of formal arrival and delineate plot boundaries.

16.2 Weaknesses

- Loss of character arising from inappropriate alterations (windows, doors, rendering and boundary treatments).
- The gravel drive at 8 Casewick Lane would benefit from replacing with a material that is more in keeping with the buff limestone material palette of the conservation area.
- Traffic and heavy goods vehicles along Main Road detracting from a village that has a fairly quiet character.
- Post war cul-de-sac developments are at variance with the traditional arrangement of the historic buildings within the conservation area.
- Condition of the listed and non listed structures within Uffington Park are of potential concern.

- The Church of St Michael and All Angels is on the national heritage at risk register.

16.1 Opportunities

- There are many buildings in the conservation area; some of which are recognised as being ‘positive unlisted buildings’ that have level of significance that also contributes towards local distinctiveness and identity. In the absence of a local list many of these buildings are unrecognised for the special contribution they make not only to the conservation area but to the community and locality as a whole.
- The presence of overhead power cables detracts from the setting of the conservation area. Should the opportunity arise, the possibility of underground cabling would significantly enhance the character of the conservation area.
- The first storey of No. 43 Main Road has a concrete render which detracts from the overall appearance of the terrace. If the opportunity arose, it would be beneficial reveal the brickwork below or replace with a lime render which would be more in keeping with the material palette of the conservation area.



Fig.19 Nos.33 – 43 Main Road. The terrace has suffered from incremental erosion of original features such as windows and the use of render on the first storey of No.43 is not in keeping with the material palette of the conservation area.



Fig.20 UPVC windows, such as at The Old Shop Cottage detract from the traditional character of the conservation area.

- action should be taken.
- Subdivision of plots for residential infill development.

- The timber fence to the gardens of Nos. 33-43 Main Road and the bollard and chain link fence to The Bertie Arms are at variance with the traditional use of stone or brick boundary walls. If the opportunity arose the appearance of the conservation area could be enhanced by a more appropriate boundary treatment.

16.2 Threats

- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area and appropriate enforcement

- Further erosion of character through loss of fabric and original architectural details.
- Further erosion of character and setting through inappropriate new developments, particularly on the fringes of the conservation area boundary.
- Incremental erosion of boundary features including walls, hedgerows and railings.
- Erosion of special character of the area through loss of important trees or open space.

17.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
1- To develop a list of buildings and monuments that have a significant local heritage interest for Uffington.	Undesignated heritage assets that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.	The Council to work together with the parish council, local residents, The Heritage Trust of Lincolnshire and the Lincolnshire Historic Environment Record to nominate and develop a 'local heritage list' of buildings and monuments that are valued as distinctive elements of the historic environment of Uffington.
2- Ensure that any highway works respect the Conservation Area.	The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the Conservation Area.	Liaise with highway authority prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the Conservation Area. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.
3- Removal of overhead cables and replacement of underground cables.	The uses of intrusive overhead cables have a negative impact on the character and appearance of the Conservation Area.	The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.
4- Ensure that heritage assets within the Conservation Area are maintained to a high standard.	Heritage assets are an irreplaceable resource and make a valued contribution to Uffington and need to be conserved and enhanced for now and future generations.	The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.

Proposed Measure	Issue Addressed	Action Required
<p>5- Any proposed changes must have regard to the historic context in terms of scale, alignment, height, form, style, design and materials.</p> <p>The impact of change upon other important elements including the existing street pattern, trees, views and open spaces is also an important material consideration.</p> <p>Proposals should seek to promote or reinforce local distinctiveness.</p> <p>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.</p>	<p>The negative effect on the character of the Conservation Area through the use of inappropriate materials and design.</p> <p>Development within a designated Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.</p>	<p>The Council will strive to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers in accordance with its statutory obligations.</p>

Proposed Measure	Issue Addressed	Action Required
6- To ensure that alterations to the conservation area (windows, doors, chimneys, rendering and boundary treatments) seek to preserve and enhance its character.	Unsympathetic features contribute to incremental erosion of character within the Conservation Area.	Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners, developers, property owners and agents. Consider the introduction of article (4) directions to restrict permitted development rights. Article 4 directions will result in planning permission being required for changes to roofs, vent pipes, boundary walls, gate piers, doors and windows.
7- Ensure that new development seeks to retain and enhance original plot and historic field boundaries.	Subdivision of plots for residential infill development.	Consideration will be given to the contribution that plots and historic field boundaries make to the character and appearance of the Conservation Area when dealing with development proposals.
8- Any proposals for development will have consideration to the above and below archaeological potential of the Conservation Area.	Inclusion of a site on the HER means it is a material consideration in the planning system.	Guidance/consultation should be sought from Lincolnshire Heritage Trust for any proposals that affect the site or setting of a record on the HER. This may also incur a requirement prior to a decision for a field evaluation or historic building survey where there is substantial demolition or alteration to a heritage asset.
9- All historic floorscape features to be retained.	Historic street furniture and floorscape contribute towards the local distinctiveness of and are at risk from inappropriate development and maintenance works.	Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the Conservation Area. If the opportunity arose, to investigate, better reveal and enhance any historic floorscape that has been identified in the appraisal.

Proposed Measure	Issue Addressed	Action Required
10-To monitor the condition of heritage assets in the Conservation Area.	Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels.	Heritage assets that are unoccupied or not in active use may be deemed 'at risk' and consideration must be given to their inclusion on the local authority 'at risk' register, or Historic England's 'at risk' register, where appropriate.
11-Chimneys are an important feature which should be retained.	Removal of chimneys that make a positive contribution harms the significance of the Conservation Area.	The local planning authority to continue to use its enforcement powers in accordance with its statutory obligations to address unauthorised works to chimneys.
12-Remove unauthorised satellite/TV antenna.	Satellite/TV antennas are visually intrusive and create a cluttered appearance within the streetscene.	Develop an enforcement strategy to address unauthorised works.
13-Preserve and enhance important trees and tree groups including distant tree belts.	Loss of trees that make a positive contribution to the character and appearance of the conservation area.	<p>Consideration will be given to the contribution that individual trees and tree groups make to the character and appearance of the conservation area (including setting) when dealing with development proposals.</p> <p>Encourage replanting of trees and positive tree management where appropriate, eg, pollarding.</p>

Proposed Measure	Issue Addressed	Action Required
14-Preserve and enhance important areas of open space.	Loss of open space through infill development.	Consideration will be given to the contribution that important areas of open space make to the character and appearance of the conservation area when dealing with development proposals.
15-Preserve and enhance existing hedgerows and boundary walls.	Removal of hedgerows and important boundary features.	<p>Consideration will be given to the contribution that hedgerows and boundary walls make to the character and appearance of the conservation area when dealing with development proposals.</p> <p>Encourage regular maintenance and repair of existing boundary features through the production design guidance. Encourage replanting of new hedgerows.</p> <p>The Council will strive to ensure existing hedgerows and boundary walls are retained by using its enforcement powers in accordance with its statutory obligations, where there have been any planning breaches.</p>

18.0 References

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Historic England, 2011 *The setting of heritage assets*

Pevsner, 1964 *The Buildings of England: Lincolnshire*, Penguin

National Planning Policy Framework, 2012

National Planning Practice Guide, 2015

Planning (Listed Buildings and Conservation Areas) Act 1990

South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*

Whites, 1856 Lincolnshire, 1969, Redwood Press Limited

Goodwin, J. Martin, *Uffington in Lincolnshire, 1997, Spiegl Press*

Chilvers, Alan H, *The Berties of Uffington, Stamford, 2003, Spiegl Press*

19.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please ask to speak to the Council's **Conservation Officer**:

Telephone 01476 406080

For enquiries relating to development proposals and planning applications please contact the Council's **Duty Planning Officer**:

Telephone 01476 406080

For enquiries related to the Historic Environment Record for Lincolnshire please contact the Lincolnshire **Historic Environment Record**:

Lincolnshire Historic Environment Record
Lincolnshire County Council
Witham Park House
Waterside South
Lincoln LN5 7JN
Telephone: 01522 782070
Email: Dev_PlanningEnquiries@lincolnshire.gov.uk

For any enquiries relating to Archaeology please contact **Heritage Trust Lincolnshire**:
Heritage Trust of Lincolnshire

The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW
Telephone: 01529 461 499
Email: info@lincsheritage.org

Historic England
East Midlands Office
44 Derngate
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NN1 1UH
Telephone: 01604 735 401
Email: eastmidlands@english-heritage.org.uk

The Georgian Group
6 Fitzroy Square
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Telephone: 020 7529 8920
Email: office@georgiangroup.org.uk

The Victorian Society,
1 Priory Gardens,
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Email: admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings
37 Spital Square
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E1 6DY
Telephone 020 7377 1644
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Ancient Monuments Society
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2 Church Entry
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Email: office@ancientmonumentsociety.org.uk

The Twentieth Century Society
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