

Opportunities and Constraints

- ◆ Any new development, including extensions and replacement buildings, should be carried out in natural materials appropriate to its location.
- ◆ Any new development should have regard to the scale, siting and detailing of surrounding existing development.
- ◆ Existing highway boundary features (walls, hedges, fences) should be retained.
- ◆ New boundary features in traditional form or materials should be provided along the highway frontage.
- ◆ Important individual trees and groups of trees should be retained.
- ◆ Existing views to Belvoir Castle should be safeguarded.
- ◆ The garage/workshop area at the junction of Chapel Hill and Main Street would benefit from additional screening and landscaping.
- ◆ The area would benefit from a co-ordinated approach to the provision of street furniture.

The effects of designation include the following;

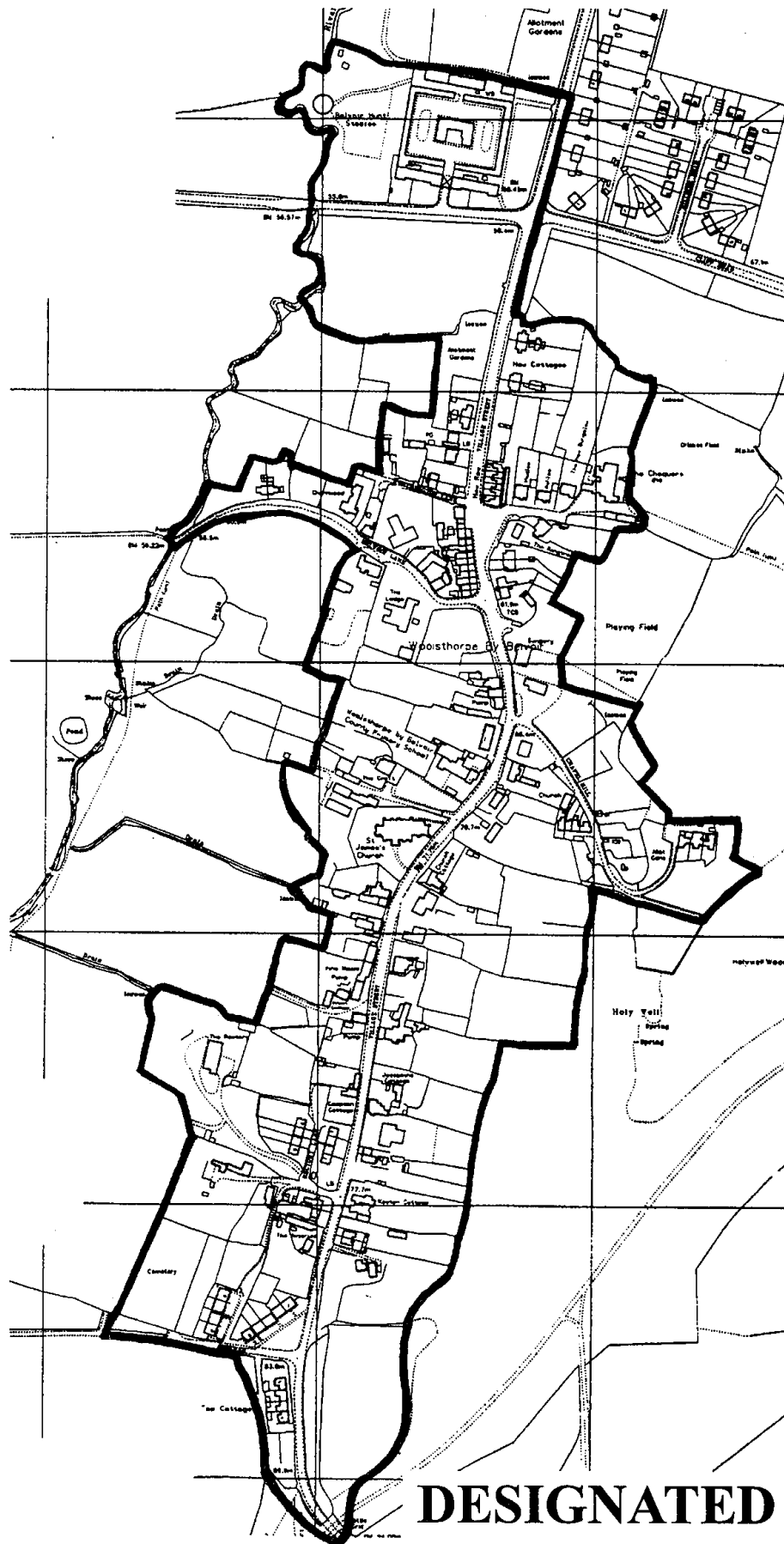
1. Subject to certain exemptions, the prior approval of the local planning authority is required for the demolition of buildings within the Conservation Area.
2. Subject to certain exemptions, six weeks prior notice must be given to the Council of any proposals to top, lop, fell or uproot any trees within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

For further help and advice please contact:

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

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WOOLSTHORPE BY BELVOIR CONSERVATION AREA



DESIGNATED 29 MAY 1997

CHARACTER APPRAISAL

Location and Context

Woolsthorpe by Belvoir lies 6 miles south of Grantham. The village runs along the side of a hill immediately opposite the higher hill on which towers Belvoir Castle. Woolsthorpe has been closely associated with the Castle over the years, particularly in terms of Estate land and property ownership. The village is linear in form (running north to south) and is located between the River Devon on the west and Holywell Woods to the east.

The Conservation Area Boundary

The Conservation Area comprises most of the older part of the village extending northwards on the western side of Main Street to include the Belvoir Hunt Stables. The boundary of the Conservation Area follows the line of the development around the village terminating after the bridge to the south.

Spatial Character and Townscape Quality

On the approach to the Conservation Area long vistas can be enjoyed across the Vale of Belvoir and towards Belvoir Castle. Glimpses of these aspects can also be seen between the buildings and across gardens between the Church of St. James and Cobleas on Main Street. The chimneys and roofs on the skyline, including the prominent roof and tower of the church form attractive views from the approaches.

The predominant use of the buildings is residential and this has shaped the overall character of the Conservation Area. Enclosures built around the properties (fencing, walls and hedging) accentuate the street pattern and its direction. Boundaries to frontages of these properties are usually well-defined.

The Belvoir Hunt Stables, to the north of Belvoir Road, and the associated paddocks to the south have historic links with the Belvoir Estate and village. The stables form an impressive terminating feature northwards out of the village contrasting with the more open views and informal development to the north of Cliff Road. The northern part of the Conservation Area comprises predominately semi-detached houses and terraced cottages placed in an informal manner along the road. The semi-detached properties characteristically incorporate large overhung gables, steep roofs and dormers across the line of the eaves. Worthington Lane, Chapel Lane and Belvoir Lane with a mix of new and old houses feed off this road.

The road narrows at the church, where a gateway is formed by the building and trees adjacent and opposite, the area beyond being framed by the canopies of the trees. Beyond this point, the properties are significantly closer to the road, terminating at Compton Cottage, which abuts the highway. Beyond this point there is a further change, and the aspect becomes more open. The woodlands on the east side draw in and a bank forms after a delay. Development has only occurred on the west side of the street and Rectory Lane and Cobleas off Main Street where a number of properties are located.

Quality and Character of Building

The buildings in this village consist of a mix of ages and styles. The older buildings dating from the C17 and C18 are constructed in coursed ironstone whilst, later buildings have been built with red brick. In some cases both materials have been used where first floor brick additions have been added to single storey stone buildings. Many of the buildings have casement windows. The roofing materials are a mix of slate, clay pantiles or plain tiles. The buildings are generally two storey on various plot sizes.

The properties built in the immediate post war period have been inconsistent with the typical character of the village, whereas more recent infill developments, have attempted to reflect the scale, materials and details of the Conservation Area.

The Conservation Area has 7 listed buildings including the Church of St. James (with gate and railings), built in the nineteenth century. The former County Primary School and Schoolmaster's House also take on the style of the Church. The remaining listed buildings include Compton Cottage (C17), Devon Cottage (C17), Privet Cottage (C17), The Rectory (C18) and Woolsthorpe House (C18). Although not listed, many other buildings share in the vernacular building traditions of the village and contribute to its character.

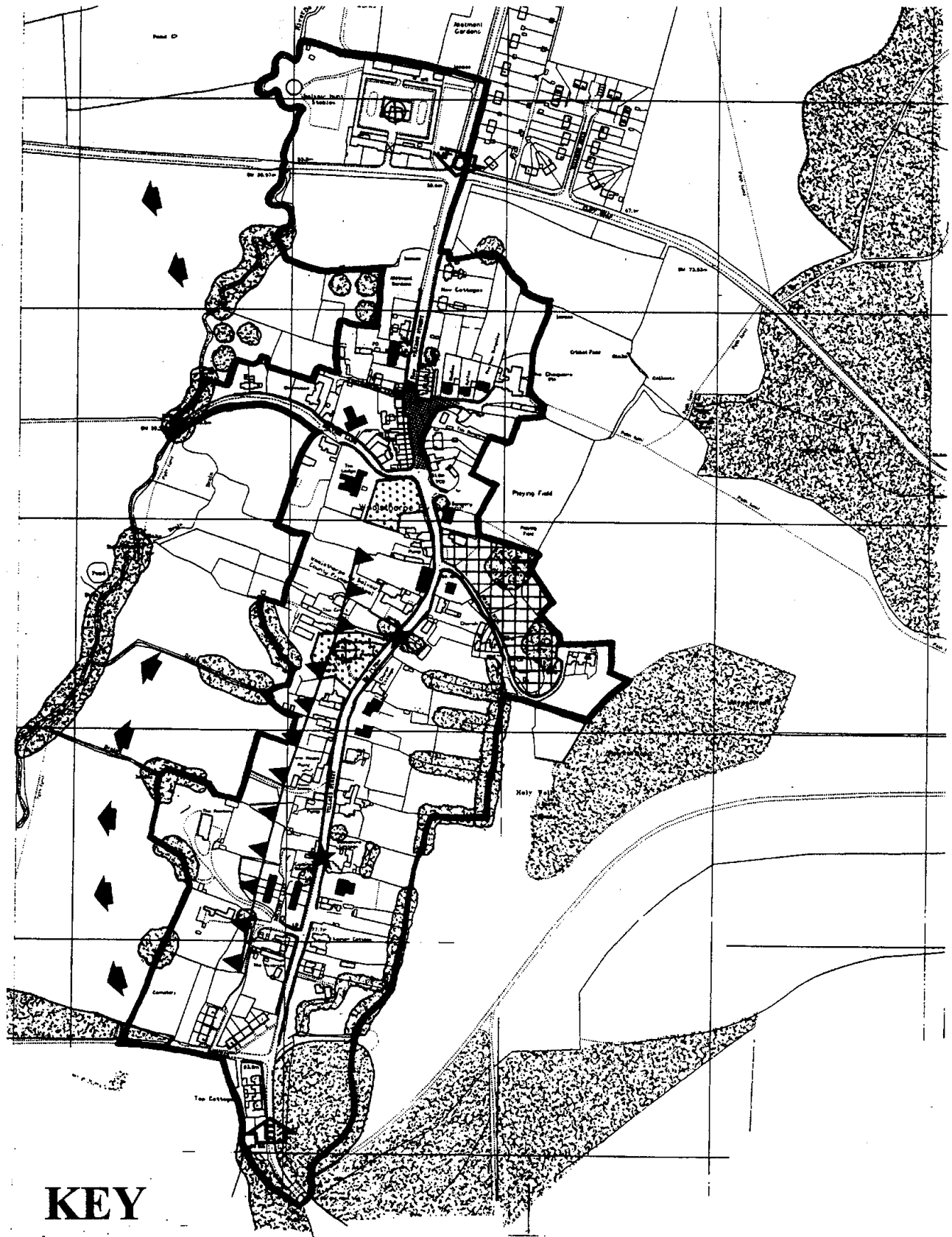
Natural Elements

The contrasting contribution made by the natural elements of trees and hedges draws a distinction between the northern and southern parts of the Conservation Area. The northern part includes a number of significant individual trees with the Holywell Woods serving as a backdrop. In the southern part, woodlands encroach into the village which, combined with the topography, have restricted scope for development, although some houses have been interspersed into the woodland. The importance of hedges and trees in parts of the village is also reflected in their use for enclosures. At various points grass on verges beside the enclosures further defines the street pattern. The area on Main Street, south of Belvoir Lane, provides an important open space between the line of buildings situated along the road, whilst the open area to the west of Main Street, south of Belvoir Road, provides the setting and context for the Belvoir Hunt Stables.

Neutral Buildings and Sites/Negative Areas

There are a number of buildings which, although not necessarily reflecting or contributing to the historic character of the area, are nevertheless an established part of the local scene, and do not detract from its appearance. In terms of their effect on the Conservation Area therefore, such buildings may be considered to be neutral. These have been identified on the accompanying plan.

There are a few areas which detract from the character of the village and which as a result have a negative effect on the Conservation Area. The area of land to the east of Chapel Hill consists of a number of individual plots associated with the neighbouring properties. These plots are enclosed by hedges and fencing along the highway. In parts, however, this continuity is broken and open frontages reveal some modern outbuildings with unsympathetic materials and overgrown open areas. The garage/workshop, and associated land on the corner of Main Street and Chapel Hill, is prominently located in the village. The buildings are simple and functional in design, and the plain corrugated walls and roofs contrast with the natural materials and domestic scale of other buildings in the locality. The use of street furniture on Main Street is a mix of styles and condition and therefore not altogether complementary to the streetscape.



KEY

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| Conservation Area Boundary | Neutral Buildings | Important Enclosure |
| Open Approach | Important Green Spaces | Landmark |
| Enclosed Approach | Important Trees/Tree Groups | Gateway Feature |
| Townscape Space | Important Vistas | |
| Negative Area | Skyline Interest | |