

### Opportunities and Constraints

- ◆ Any new development, including extensions should be carried out in natural materials appropriate to its location.
- ◆ Any new developments should have regard to the scale, sitting and detailing of surrounding existing development.
- ◆ Existing highway boundary features (walls and hedgerows) should be retained and reinstated where possible.
- ◆ New boundary features in traditional form or materials should be provided along the highway frontages.
- ◆ Important individual trees and groups of trees should be retained.
- ◆ Land at the western end of Newton Way would benefit from attention, possibly including a new building of suitable design and materials and appropriate boundary treatment.
- ◆ The boundary to the commercial site fronting the south side of Newton Way would benefit from improvements to screen walling and planting.

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:

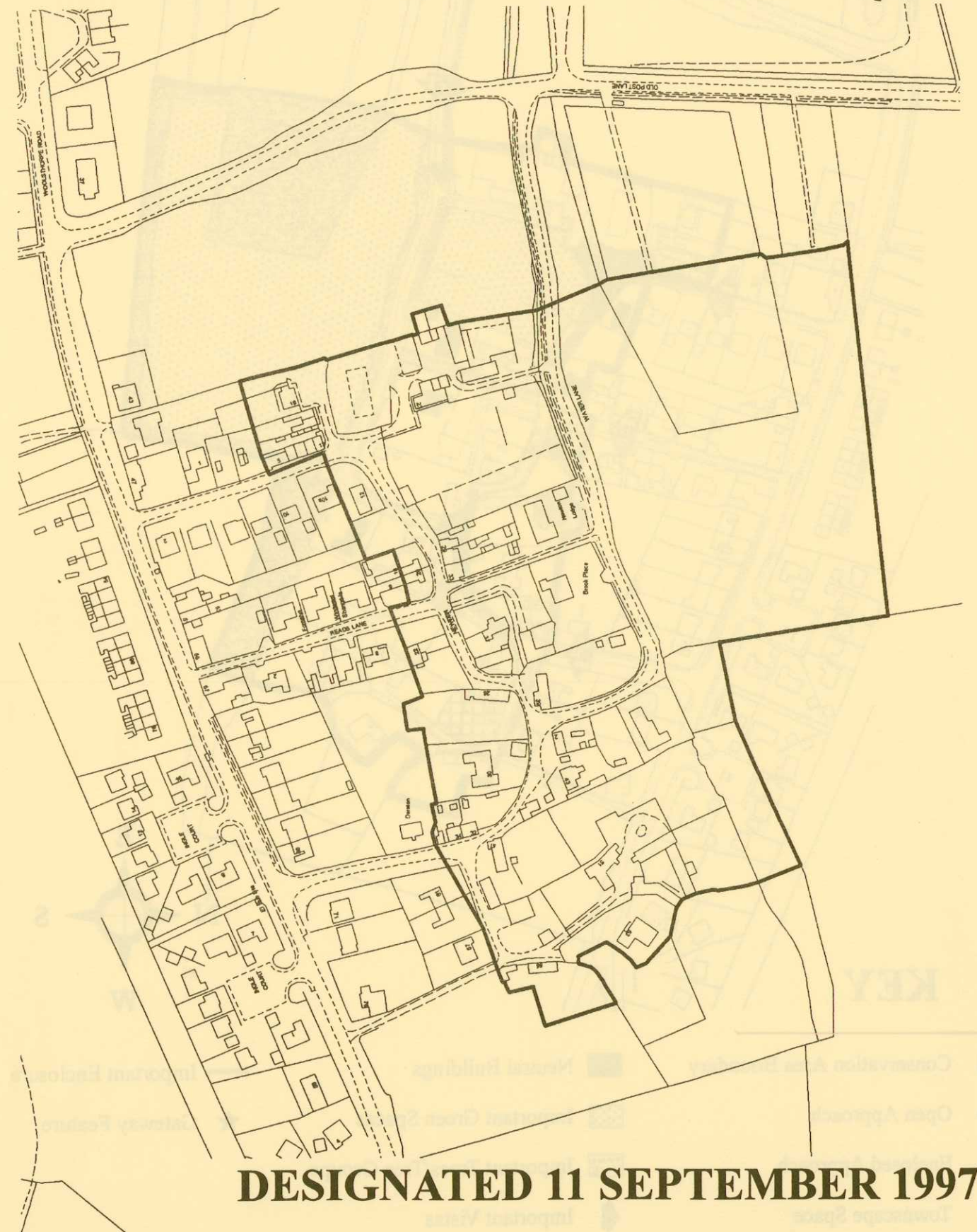
*Land Use* Planning Services Department

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

Telephone: Grantham (01476) 591591

706050

# WOOLSTHORPE BY COLSTERWORTH CONSERVATION AREA



**DESIGNATED 11 SEPTEMBER 1997**



# CHARACTER APPRAISAL

## Location and Context

Woolsthorpe-by-Colsterworth is a settlement half a mile west of the A1, 7 miles south of Grantham and 13 miles north of Stamford. As the name implies, it is closely associated with the adjacent, and much larger, village of Colsterworth on the eastern side of the River Witham. The historical core is located on the northern slope of a small valley and, despite the growth of modern development further to the north and the inevitable infill development, still retains its essential traditional character. The village has historical significance as the birthplace of Sir Isaac Newton at Woolsthorpe Manor in 1642.

## The Conservation Area Boundary

The Conservation Area is principally based around two roads which run east-west through the valley. Water Lane runs mainly along the valley base and Newton Way is situated further up the northern face.

The northern boundary of the Conservation Area largely defines the line between the old and new developments in an east-west direction and includes properties forming the enclosure along Newton Way. The eastern edge is defined by the boundary of Woolsthorpe Manor, to the north of Water Lane, beyond which it extends up the southern slope of the valley to include a small woodland and open field. The continuation of trees and hedges along the horizon defines the southern boundary and the western boundary, as far as the valley bottom, beyond which the limits follow the boundaries of the existing properties.

## Spatial Character and Townscape Quality

The historic core of the Conservation Area is only effectively approached from the north and east. There are three roads into the Conservation Area from the north, each of which follows a closed street pattern passing through the more recent development. Arrival at the older part of the village is clearly defined by the sudden change in building materials and styles. By contrast, the eastern approach to the Conservation Area along Water Lane has open views. The vista is deflected at the end as the road leads up into the core of the older part of the village.

The predominant features of the Conservation Area are largely concentrated around the Water Lane and Newton Way junction, extending in an east-west direction along the latter. At the western end of the Conservation Area, the layout is mainly informal with buildings being set within their own grounds. By contrast, the rest of Newton Way, whilst still maintaining its informal nature, is significantly more enclosed. It comprises three distinct spaces which combine to form a continuous route through the older part of the village. The gateways within the area are formed by the coursed limestone rubble properties, creating identifiable gateways to the open space at the Newton Way/Water Lane junction.

Beyond the gateway to the east, Newton Way becomes more narrow, the arrangement of the buildings deflecting the view along this meandering linear area. Beyond the Read Lane intersection, the aspect becomes wider once again, opening into another distinct space with open views to the Manor House and across the valley. Following the base of the valley, Water Lane is fronted by modern buildings juxtaposing the open countryside which lies on the south facing slope of the valley.

Within the Conservation Area the highways, in most instances, are enclosed through the use of walls, buildings, hedgerows or a combination of both. The continuity of the street pattern becomes disrupted where the boundary features are removed or missing.

## Quality and Character of Buildings

Woolsthorpe by Colsterworth has 12 listed buildings within the Conservation Area boundary. With the notable exception of the Woolsthorpe Manor House, in this mainly residential area, most of the traditional buildings are small in scale and constructed of coursed limestone rubble with steeply pitched, pantile roofs and gables. They are generally two storey, traditionally with two or three casement windows and often having first floor dormers positioned on the eaves.

In contrast, the more recent developments are of mixed style and form, comprising both single and two storey properties, often being constructed from a variety of red and buff bricks and generally larger in scale than the original dwellings.

## Natural Elements

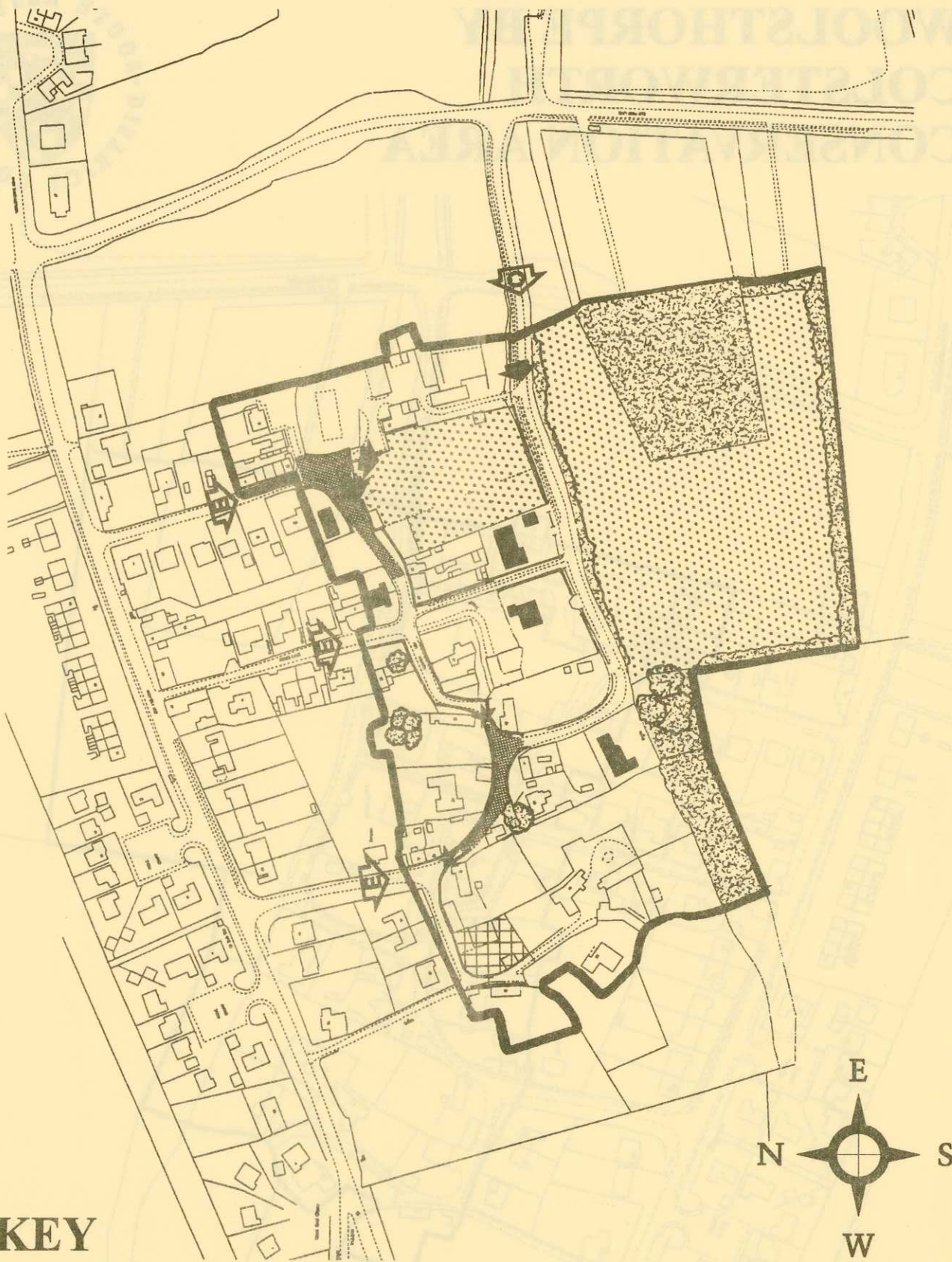
The trees and hedgerows within the Conservation Area contribute to its character, softening skylines, screening and in certain instances, defining the streetscape. Seasonal variations in tree cover affect the enclosures within the area, particularly at the western end of Water Lane.

The green verges to the north and south of the Woolsthorpe Manor and the grounds associated with the curtilage to the west, create the setting for the listed building, distancing it from the rest of the properties within the Conservation Area, which, by contrast, are more closely grouped. The combination of field and woodland on the valley slope complete the enclosure of the settlement on its southern side.












## 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. They mostly occupy infill sites many of which are screened by either the surrounding properties, hedgerows or walls.

At the western end of Newton Way is a small yet prominent open area occupied by a small storage building and farm machinery. The appearance and materials of the buildings, together with the open nature and use of the site contrast with character of this part of the village.



## KEY

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