

ADOPTED VERSION

Metheringham Conservation Area Appraisal



22 NOVEMBER 2018



North Kesteven
DISTRICT COUNCIL

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Introduction

Metheringham Conservation Area was designated in July 1976. The purpose of this document is to evaluate and record the special character of this conservation area and identify potential areas for enhancement of that character.

A comprehensive survey has been carried out and a photographic record compiled. After extensive consultation with the public and other interested stakeholders, this revised appraisal was formally adopted on 22 November 2018

Scope of appraisal

The purpose of the appraisal is to assess the qualities which make the area special and identify opportunities to enhance them. The appraisal:

- Identifies and records the special character of the conservation area
- Reviews and revises the boundaries of the conservation
- Identifies and records buildings and structures of local interest
- Provides a framework against which future development can be assessed
- Identifies any negative factors which harm the special character of the conservation area

Planning policy context

National policy

Section 69 of the 'Planning (Listed Buildings and Conservation Areas) Act 1990' states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest.

Paragraph 186 of the National Planning Policy Framework (NPPF) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 200 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 201 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Further, more detailed guidance is available from the Planning Practice Guide which accompanies the NPPF and can be found at www.planningguidance.planningportal.gov.uk

Local Policy

Central Lincolnshire Local Plan (2017)

Policy LP25 of the Central Lincolnshire Local Plan also refers to conservation areas and requires that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and enhance or reinforce it as appropriate, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

- a. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- b. Retain architectural details that contribute to the character and appearance of the area;
- c. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- d. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- e. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- f. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against'.

Additional planning controls within conservation areas

Planning permission

Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting. Planning permission is normally needed to demolish all or the very substantial majority of any building with a total cubic content exceeding 115 cu m within a conservation area. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere in a conservation area.

Works to trees

Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks' notice to the district planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.

Article 4 Directions

The Local Authority may also decide to adopt extra planning controls within Conservation Areas by the use of an Article 4(2) Direction. Article 4 Directions are not automatically applied when a conservation area is designated. An Article 4 Direction removes the normal Permitted Development Rights from a building, group of buildings or piece of land, meaning that planning permission is required for works that would normally be exempt from planning control, for example comprising the extension, enlargement, improvement or other alteration of a dwelling house, works to roofs, the provision of freestanding buildings within the curtilage of a dwelling and the erection or demolition of walls, fences, gates or other enclosures.

Article 4 Directions can be used selectively, for example to remove permitted development rights relating to certain works (such as changes to glazing) while leaving the remainder intact.

Boundary changes

As part of the appraisal process the boundaries of the Metheringham conservation area have been reviewed.

The following areas and/or buildings have been removed from the conservation area as they do not meet the criteria for inclusion due to development and/or changes to property boundaries since the conservation area was designated:

Bona Close

1, 2, 3 and 4

Fen Road

Village Hall and public lavatories

Squash Club

Lynwood

14, 16, 18, 20, 22, 26, 26a, 28

Drury Street

A small parcel of land in front of Rossmore

Hall Yard

Land behind 7a and 9a

High Street

2b, 3, 5, 7, 9, 31a, 58, 63

Lincoln Road

A small parcel of land to the rear of 69

Middle Street

2, 4, 6, 13, 15, 20, 22 and 37

The following areas have been included within the conservation area due to their special architectural or historic interest.

Lincoln Road

15, 17, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 45 and 47

The following small areas have been included in the conservation area due to changes to property boundaries since the conservation area was designated.

Drury Street

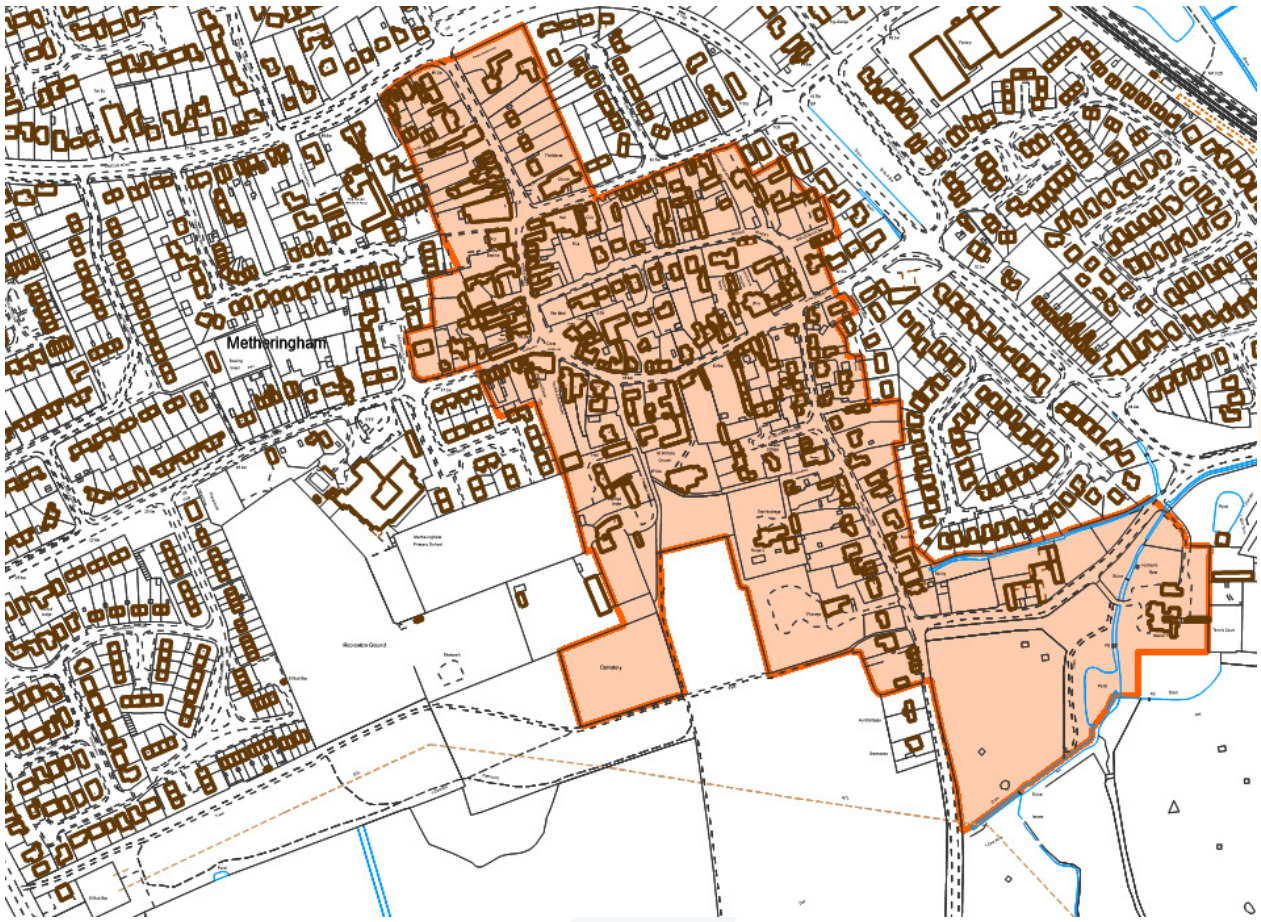
Land at Victoria Cottage

High Street

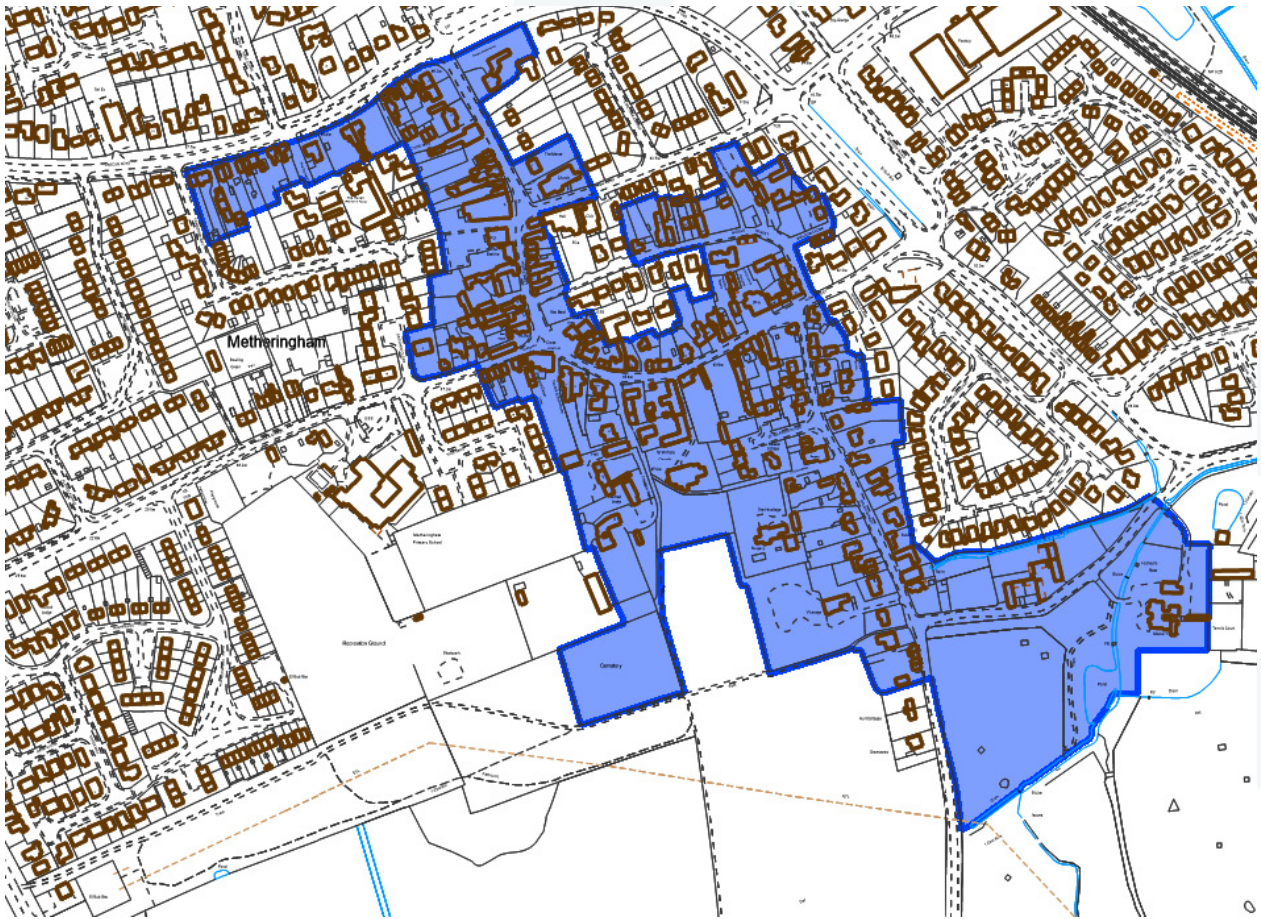
Land to the rear of the Post office (26-28)

The maps on the following pages shows the previous and revised boundaries of the Metheringham conservation area.

Previous Conservation Area



Revised Conservation Area



Overview

Metheringham Conservation Area was designated in July 1976 at around the same time that the village-wide appraisal was published. A revised version of the Metheringham village appraisal was published in 1980. The conservation area covers an area of about 15 hectares (37 acres) and encompasses the historic core of the village and part of the grounds of the Manor House.

In the twentieth century, the village expanded enormously to the west, north and east, but the boundary of development to the south has remained largely unchanged since the late 19th century. The historic core of the village is still readily discernible while what were once isolated farms can also be identified within the twentieth century developments, so that the earlier form and extent of the village is still easily understood.

Metheringham is not simply a residential dormitory and has an unusual range of facilities for a village of its size. These included not only a variety of shops, cafes and pubs, and community halls, but also a bowling green and even an open air swimming pool. All contribute to a sense of bustle and liveliness – as the architectural historian Nikolaus Pevsner remarked, Metheringham is a “village with a town-like atmosphere.”



Location and setting

Metheringham lies just off the main B1188 Lincoln to Sleaford road, about nine miles from each. The land to the south and east forms the fringe of the fens and is very flat, while the village itself rises gradually towards the wide plateau of the Heath which stretches west for five or six miles to the steep Lincoln Cliff.

The main road follows the higher ground along the eastern edge of the Heath, and the centre of the village nestles a little further to the east, along a road which leads eventually to historic crossings of the River Witham, itself formerly an important transport artery, then to Billingham, and to the fens.

Historical development and archaeology

The Lincolnshire Historic Environment Record notes several possible Bronze Age burial mounds at Metheringham Barff, east of the present village, on land which at the time (some three thousand years ago) would have been at the edge of a large tidal marsh.

The Romans were active in the area, constructing the Car Dyke around 120AD either as a canal or as a boundary marker, which runs for 60 miles from Lincoln to Peterborough along the edge of the same marshes. Though various Roman artefacts have been recovered in and around Metheringham, to date there has been little evidence of a significant Roman settlement.

Medrichsham, "the homestead of Medrich" was already established at the time of the Domesday survey in 1086. It is believed that Medrich, probably a Saxon from what is now Germany, arrived about 500AD and that the present village traces its origins to this period.

By 1086, there was a church, and three mills, serving 66 households – a large settlement by comparison with most recorded in Lincolnshire, and also paying more tax than many – evidence of the relative prosperity of the local agriculture. Of 661 acres in the two manors and two berewicks (outlying farms belonging to other manors, in this case Waddington and Branston) that made up Metheringham, less than a third was woodland and the seventeen plough teams would have been kept busy on the remainder.

The locations of the manor houses are not known with certainty (the present Manor House is 19th Century), though it seems likely that one was on the site of Metheringham Old Hall, finally demolished in the 1960s and replaced by Hall Yard. A moated platform south east of the village centre, known as Hall Garth, may have been the location of the other, but it too disappeared in the 1960s when Londesborough Way and Skipwith Crescent were built over the site.

The first appearance of the name "Metheringham" comes in a document of 1314. The fourteenth century saw the erection of the Market Cross, but also saw the Black Death which clearly had a devastating effect. The 66 households of the village in 1086 must have fallen dramatically, and had only risen to 48 in 1563, 200 years after the plague had struck.

There was another disaster, right at the end of the sixteenth century, when "upon the 9th day of July this year [1599] the greatest part of Metheringham with the church was all burnt down to the ground". That most of the village was destroyed suggests that thatched roofs and timber buildings were much more in evidence up to that date, and also perhaps that buildings clustered more closely round the church than they do today.



Rebuilding of the church occurred quickly, since the present building bears dates of 1601 and 1602. A few other buildings still standing in the village today probably date from shortly after the fire, though the external evidence for their dates can sometimes be hard to spot. There was another fire sixty years later but the extent of damage on that occasion was more limited.

There were around 75 families in the village by the early eighteenth century. The common land around the village was enclosed in the 1780s and the characteristic straight boundaries and rectangular fields that resulted are still evident in the surrounding countryside, in contrast to the more informal and naturalistic layout of the parkland around the Manor House and to the south at Blankney Hall. The straight boundaries also mark the edge of the village in many cases, since twentieth century development has extended across the enclosed fields. Many of the long, straight roads in the surrounding area are also a legacy of this period.

By 1821 the population had risen to 626, and that number was to treble within fifty years. Despite this, the built-up area of the village remained concentrated and compact. The railway arrived in 1882.

At the turn of the twentieth century the population of the parish had fallen a little, the 1901 census recording 1517 people. Numbers continued to fluctuate around that level until after the middle of the century when there was a large rise which has continued to the present day.

The humourist H F Ellis was born in Drury Street in 1907, the son of the local doctor. He went on to be co-editor of "Punch" magazine and the creator of the accident-prone schoolmaster, A J Wentworth, later portrayed on television by Arthur Lowe.

Changes in farming practices in the mid nineteenth century, a general move away from a dependence on agriculture at the beginning of the twentieth century, and a significant increase in population throughout the rest of the century, have led to the construction of small groups of bungalows on infill plots within the centre of the village, while the continuing demand for new housing has resulted in modern estates being developed on the settlement edges to the north, west and east.

The new areas have been designed in accordance with modern living requirements and both the plan-form and scale of development differ markedly from those of the earlier parts of the village. The pressure of traffic that these newer developments have brought led to the construction of the short bypass, linking Station Road to Lincoln Road, in the late 1960s. The present population is around 4000.

The growth of Metherringham, 1829-2018



1829



1856



c.1900



c.1920



1954



2018

Character Appraisal

Landscape and open spaces

The core of the village, round the High Street, is quite tightly built up with buildings set at the back of the footway. There are many views out of this area, however, which are closed by a sight of trees on the skyline, while low buildings and the garden around the war memorial to the east of the cross do not give a sense of tight enclosure.



On the fringes of the historic centre, development is looser and there are larger front gardens and trees which are an important part of views along the streets. To the north, though Lincoln Road is busy, its relatively greater width, more open views, and the presence of grass verges and tree and hedge boundaries create a strong contrast with the centre of the village. To the south, there are long views of open countryside, bounded by woodland, from the churchyard and at the bottom of Drury Street, while the lane between Drury Street and Lincoln Road, passing the grounds of the Manor House, offers a more enclosed sense of a natural landscape, closely enfolded by trees and with glimpses of parkland beyond.

Public Realm

Roads, footpaths and lighting are generally in good condition, albeit usually of standard materials and design. There are, however, examples of public art and specially-designed street furniture, for example around the library, which contribute to a specific sense of place. Two "lion head" standpipes, one on Cross Hill and the other on Drury Street, installed when mains water arrived in the 1930s, are earlier examples of distinctive street furniture.

The 1976 Metheringham Village Appraisal drew attention to overhead wires, particularly along Lincoln Road, and suggested that undergrounding these should be seen as a priority. Forty years on, this has not happened and in an age where underground wires have become the norm, it might even be argued that the unusually dense, festooned, wirescape along Lincoln Road in particular has a certain historical interest of its own.



Sense of Enclosure and Boundary Treatments

Most of the older buildings in the historic centre are set at, or just behind, the back of the pavement and along the High Street form part of continuous, or near-continuous, forms – significant gaps between buildings are infrequent right in the centre but further out there is a greater degree of separation. A sense of enclosure is generally maintained, by boundary walls or hedges.

In a few locations, post-war developments have very open frontages with only dwarf boundary walls, or no physical boundary at all. Where such developments form a discrete enclave they sometimes achieve a distinct character of their own, however where they abut or interrupt an older streetscape the effect can be visually disruptive.



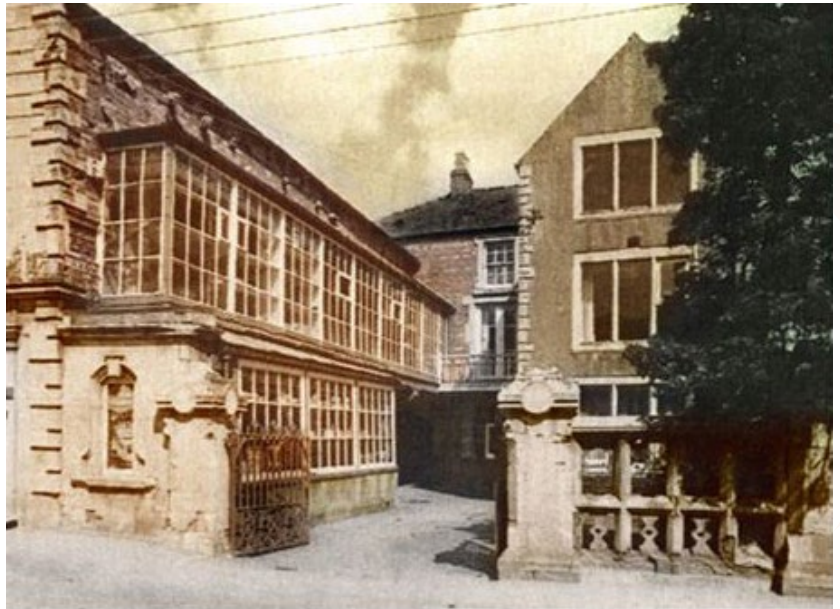
Boundary walls are varied in materials and detail. Most common are coursed local limestone rubble, with brick, pantile, or stone copings. There are also a few brick walls, though these tend to be in the outer parts of the historic centre. Cast-iron railings are also found, usually supported either direct from the ground or from only a very low dwarf wall of stone or brick with no masonry piers interrupting the run. Concrete blocks are also used surprisingly frequently – though a relatively modern material, the use of local stone as aggregate in the mix and their dull tone mean that they are not visually intrusive and almost pass for stone at first glance.

Architectural details

Details are generally simple and robust, as befits a farming village with a historic tradition of nonconformity. Roofs fit tightly with little overhang, gable ends do not have barge boards and rarely end in parapets. Window openings are simple and only have ornament beyond what is structurally necessary in the very grandest cases.

This simplicity was not always the rule. Until c.1970 there was an interesting group of ornate 19th century buildings in the centre of the village, on High Street and Prince's Street. Most of these were associated with the local businessman

Alfred Cooling (later Townsend's), whose showroom and shop in Prince's Street dealt in a wide variety of goods, from agricultural machinery to fine china and glassware.



Landmarks, Listed Buildings, Scheduled Monuments and buildings of local interest

Landmarks

Some buildings and structures stand out from their surroundings because of their height, scale, design or location. They may also stand out because they have particular significance to the community. They can act as focal points and navigation aids. There are a number of such buildings within the conservation area and they are explored in further detail in the sections dealing with the individual character areas.

Listed Buildings and Scheduled Monuments

A map showing all the listed buildings within the conservation area is on the following page. It was correct at time of going to press but for up to date information on listed buildings please see <http://www.historicengland.org.uk/listing/the-list/>.

In addition, there is one Scheduled Monument in the conservation area, the remains of the old (pre-1911) village cross in the alcove on the east side of Cross Hill (this is also a listed building)

Listed Buildings in the Conservation Area

Church Lane

- Church of St Wilfrid
-

Drury Street

- 1
 - 29
-

High Street

- Pair of cottages to rear of No8
 - Methodist Church and Hall
 - War Memorial
 - Market Cross
 - Nook House and No36
 - 38
 - 46
 - 56
 - White Hart Public House
-

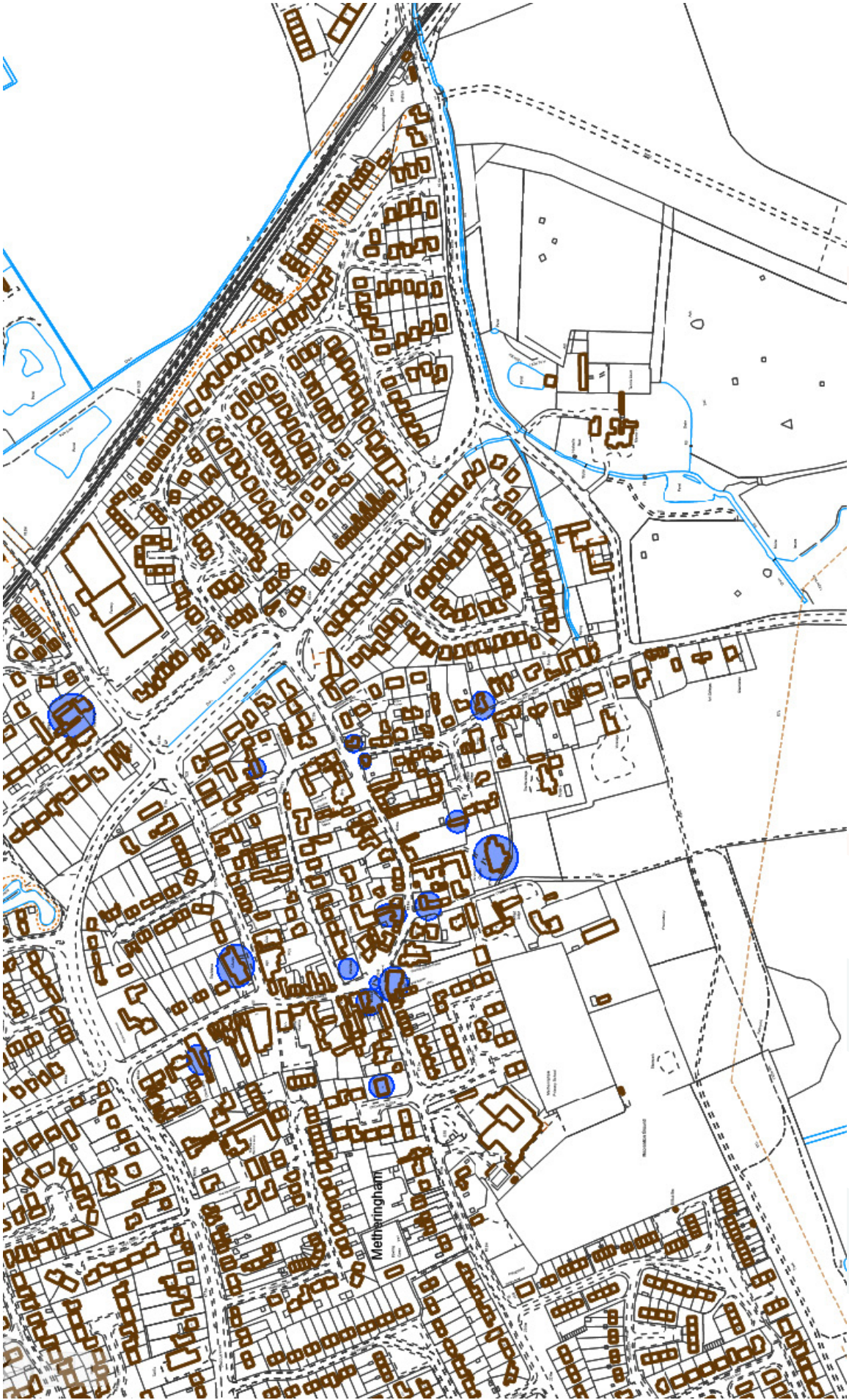
Middle Street

- Pitts Farmhouse
-

Princes Street

- Orchard House
- Star and Garter Public House

Conservation Area: Listed Buildings



Buildings of local interest

As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area was reviewed against the Councils' draft assessment criteria. The following buildings and structures in the conservation area were identified as suitable for inclusion having regard to those criteria:

The following list only shows sensitive buildings (non-designated heritage assets) that are inside the boundary of the conservation area (as proposed).

Building which have been added to the local list are shown underlined.
Buildings which have been removed from the local list are shown in *italics*.

Church Walk

Ivy House, 20 Church Walk
Church Hall
The Hermitage, 22 Church Walk
24 Church Walk, (Salaam)

Drury Street

2
3
Stonegable, 4 Drury Street (4)
Chalby Cottage, 5 Drury Street (5)
6
The Laurels, 8 Drury Street (8)
Hallam House, 11 Drury Street (11)
19, 21,
22, 24, 26, 27, 28, 34, 36
The Vicarage, 38 Drury Street (The Vicarage)
43,
52, 54, 56

Fen Road

20
22 (*this has been demolished since 1976*)

High Street

1 High Street & The Old Coach House (1)
2, 4, 6
Parkers Store 8 High Street (8)
The Manse, 11 High Street (11)
12 – 22 (even)
Shop at the corner of High Street and Fen Road (part of 13 High Street)
24 (Co-op) (demolished since 1976)
The Old Post Office, High Street (Post Office) (28)
17 and 19
Railings to numbers 25 and 27
29
31 (now incorporated in to the White Hart, which is Listed)
Lcs Pharmacy, 34 High Street (34) (now a statutorily Listed building)
1 & 2 The Old School House (Primary School)
40, 42
43,
49 (J A Andrews, Butchers)
Scarf & Goggles PH (now Lincolnshire Poacher Public House)
48, 50, 52, 55, 57

Lincoln Road

15, 17, 27, 29,
31, 33, 35, 37, 41, 45, 47

Manor Road

Manor House & Outbuildings
Farm Buildings on the north side of the road.

Middle Street

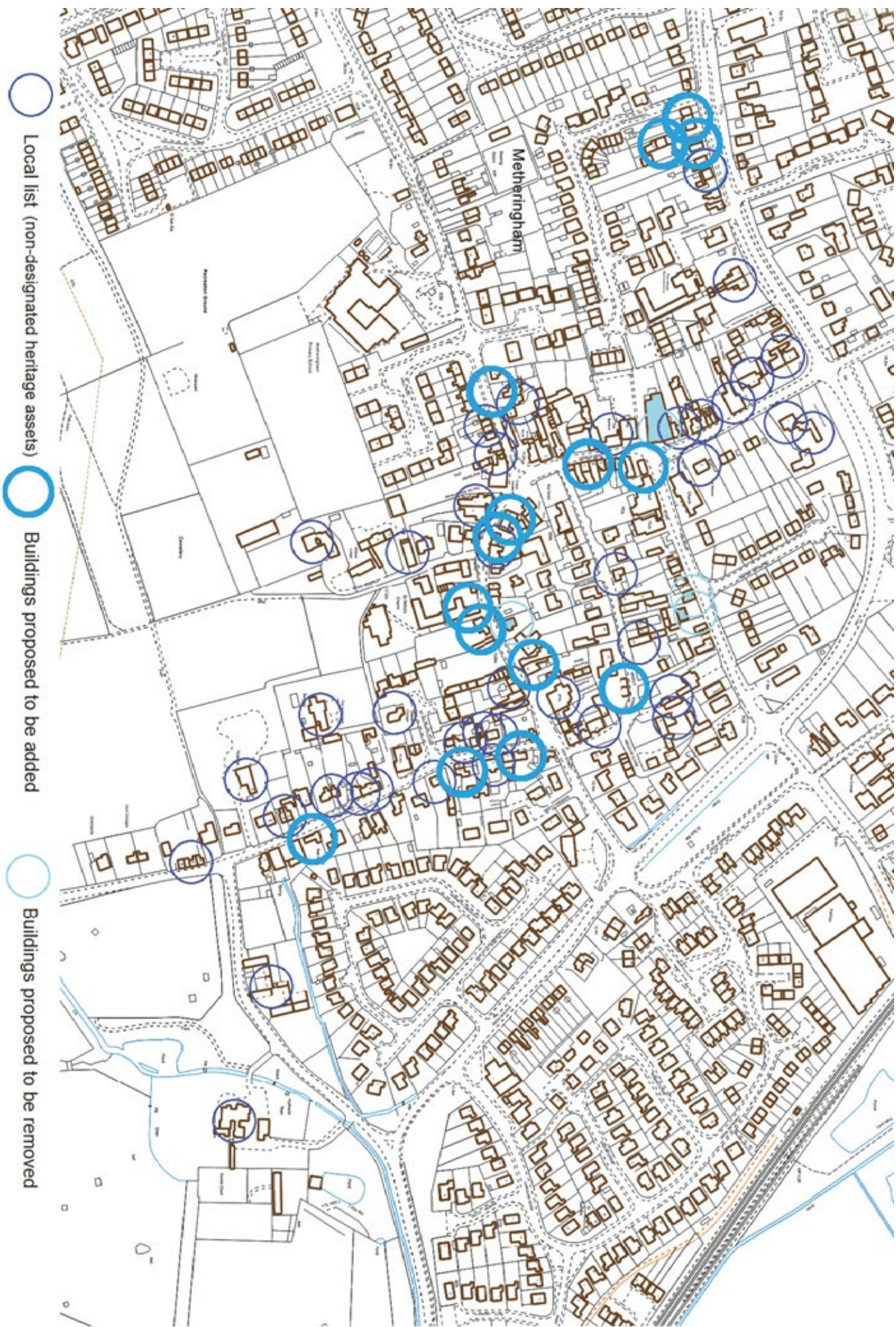
17, 33, 41
Londesborough Arms Public House & Outbuildings
Outbuilding to 24
34 Middle Street (Disused Chapel)

Prince's Street

1, 2, 3, 5, 7, 9
Boundary walls, gatepiers, and gates to the south, west and east of Number 4

The criteria for assessment are included at Appendix 1

Inclusion on the list does not impose any additional restrictions on the owners of these buildings but allows careful consideration of the impact of any development affecting them or their setting as set out in policy LP25 of the Central Lincolnshire Local Plan and Paragraph 135 of the National Planning Policy Framework. The Council has taken the view that it is preferable to identify these assets in advance rather than reacting once a planning application has been submitted.



Key views and vistas

Views and vistas are explored in more detail in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance and a thorough analysis of views affected by any proposed development will be required to accompany a planning or listed building consent application.

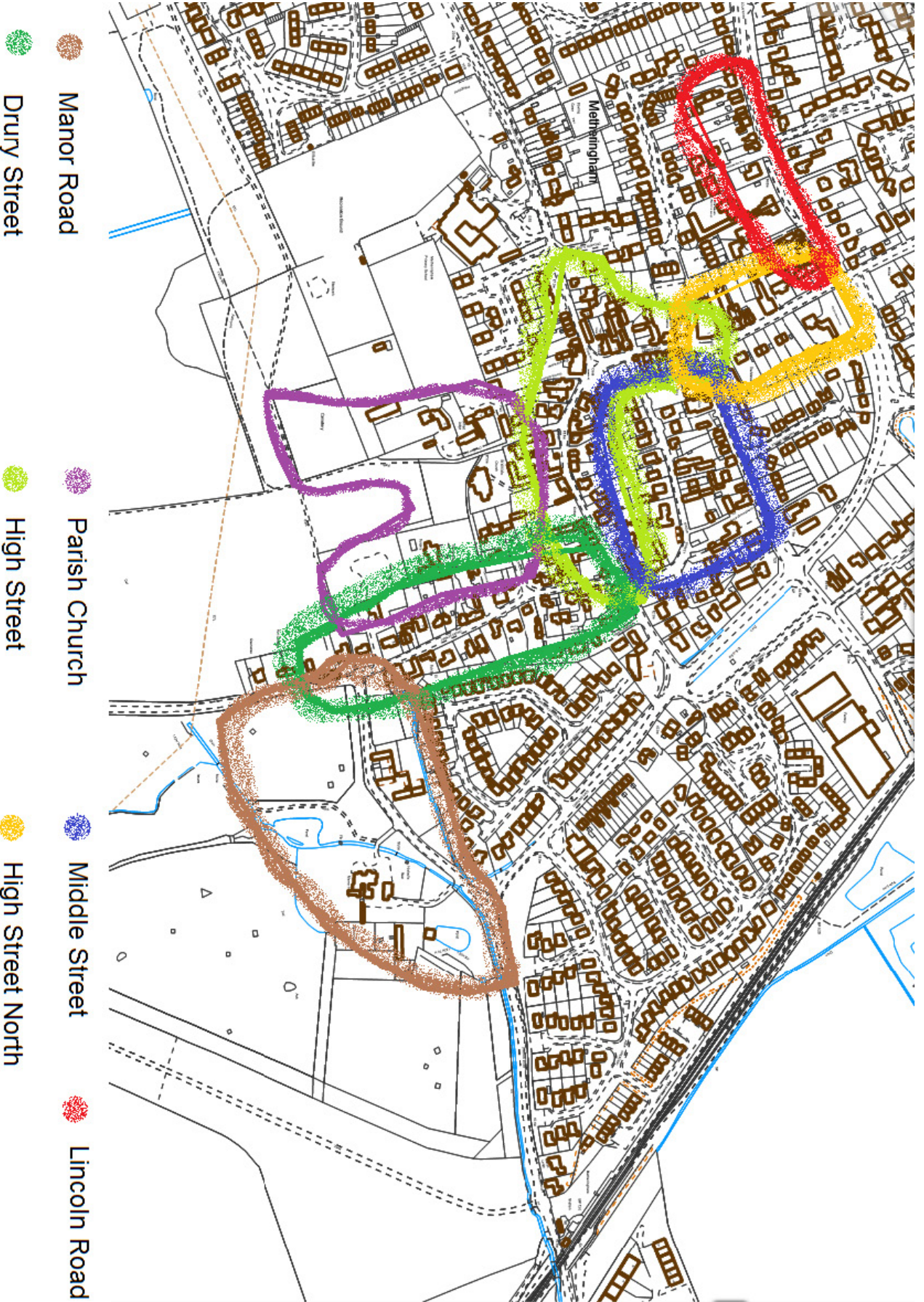
The tower of Metheringham windmill is the striking focal point of long views along Princes Street from the centre of the village. Views along other streets in the historic centre often end with a glimpse of trees or with a landmark older building placed slightly off the centre line of the view – this is particularly evident in the views from the both the north and east ends of the High Street.

From the churchyard there is a view south across open countryside which comes as a surprise if the viewer approaches from the more enclosed spaces of the village centre. Lincoln Road, defining the edge of the conservation area, has sequential views along its sweeping curve which are closed either by vegetation or by older houses.



Character Areas

Within the conservation area are smaller areas each with their own distinctive character. In order to simplify the appraisal process and make the final document easier to read the conservation area has been broken down into a number of smaller character areas.



Manor Road Character Area

Summary description

The park and woodland around the Manor House, and the wooded lane leading from Station Road to Drury Street.

Landscape and routes

Manor Road is an attractively wooded lane which connects the south end of the historic village centre at Drury Lane with Station Road, where there is 20th century development. It has a rural character despite the proximity of the 1960s bungalow estate immediately to the north (outside the conservation area). To the southeast is the Manor House, standing in well-wooded grounds with an area of more open parkland to the southwest. This area also contains a former secondary driveway to (now demolished) Blankney Hall, which formed a private route to the railway station.



Key views and landmarks

The boundaries of the Manor House grounds are densely planted and there are only very limited views of the building, which was constructed in the Tudor style in the middle of the nineteenth century. Although it has been suggested that there was an earlier house on the site, it does not seem to be shown on the 1856 Ordnance Survey map.

Much more important, visually, is the group of barns and stables on the north side of the lane, which are still in agricultural use. A stream flows along the side of these and adds a further dimension – that of sound – to the rural character of the area.

The road curves, and views along it are generally short and closed by trees and hedges. At each end, the lane opens to wider views but in both cases these are not particularly extensive and are not well-defined either by buildings or by vegetation. A new house on Drury Street, however, is a fairly well-executed essay in the traditional local style and helps to make a satisfactory “stop” to the view in this direction.

Predominant material palette

The Manor House and the barns are both built of local stone. While the Manor has a slate roof, the barns have red clay pantiles and also incorporate red brick details to door and window openings and to wall tops and gable ends.

There is no footpath, but instead a grass verge on both sides of the road.

Predominant scale and massing

The barns are of one, one-and-a-half, and two storeys and are arranged around courtyards which face the road but are separated from it by a boundary wall. Gable ends front the street.

Positive features

The rural atmosphere of the lane is a pleasant contrast to the centre of the village and the limited views into the park of the Manor House reinforce the impression that this is the edge of the settlement. The group of barns is particularly attractive.

Negative features

To the north there are views of the backs of the post-war development on the site of Hall Garth, though these are screened by trees for most of the year.

Drury Street Character Area



Summary description

Drury Street is the road south from the village centre to Blankney. Surprisingly, as late as the 1850s the southern part of the road, from the edge of the village did not exist, and there was no direct route to Blankney.

Running from open countryside to the south, the density of development gradually increases until it reaches the High Street to the north. Many formerly open sites have been developed in the last forty years and include St Wilfrid's Close, a residential cul-de-sac opening of the west side of the street.

Landscape and routes

A fairly straight street, with a slight curve towards the northern end. The ground rises slightly to the west. The road is bounded by stone walls and hedges, the latter usually associated with the more recent houses and bungalows.

Key views and landmarks

The view to the south ends in trees, in the grounds of the Manor House. There are other prominent trees on the skyline behind the houses to the west of the road.

To the north, the character is more urban and the view is closed by the Chinese takeaway on the High Street, framed by the houses at the junction.

The parish church, on the higher ground to the west, is visible between modern houses where St Wilfrid's Close opens into Drury Street and its tower in particular also appears in other gaps between houses along the street.



Predominant material palette

Most of the older houses in the street are of coursed limestone rubble and have pantiled roofs though there is also some slate, and there are attractive brick houses (both red brick and “white” – i.e. yellow – brick) near the north end of the street. Two of these have ornate cast-iron railings between brick piers as their front garden boundaries.

More recent buildings are either of buff brick or stone, and generally have roofs covered with concrete interlocking tiles. The buff brick is quite a good tonal match for the local stone, but the design and layout of the buildings that use these is often not close to the form and appearance of the older properties, so they can look alien in the streetscene as a whole.

Predominant scale and massing

Older properties are two stories high though a few have single-storey outbuildings. Most are close to the road and several form the back edge of the pavement. Several are turned at right-angles to the street and their gables are prominent. Nearly all the older houses are formed from simple rectangular units with no significant projecting elements – a notable exception is the semi-detached pair of Victorian cottages at 34-36.

Positive features

Older buildings generally retain a good deal of original detail, including boundary treatments. The most recent new building, opposite the end of Manor Road, is quite a well-executed exercise in the local vernacular, though it looks a little too tall in proportion because of its deep plan and steeply pitched roof.

Negative features

More recent developments are frequently set too far back from the street or are too small in scale to have much presence. In addition the use of imported materials and standardised designs undermines local distinctiveness.

The entrance to St Wilfrid’s Close breaks a large gap in the street frontage and, while it gives a limited view of the church, also looks rather unplanned, especially at the junction with Drury Street where there are garages and ruinous remnants of an older building.

Immediately opposite, there is a wide gap between street-front buildings which opens into a view of rear yards and garages that is not very attractive.

There has been some replacement of historic timber windows and doors with badly-proportioned equivalents in modern materials.

Overhead wires are prominent in views along the street.

Parish Church Character Area

Summary description

The immediate surroundings of the mediaeval parish church, a quiet area with many mature trees, views south to open countryside and only a few, mostly very secluded, residential properties. This character area also includes the village cemetery.

Landscape and routes

The area is crossed by a network of pedestrian routes which start as narrow lanes and alleyways off the main village streets, and become rural footpaths after they pass the church and run out into the countryside. One of these has become part of the long-distance "Spires and Steeples Trail".

The church is sited on a modest hill which slopes gently down to the north, east and south.

Key views and landmarks

The key landmark is the mediaeval parish church of St Wilfrid, substantially rebuilt after the disastrous fire of 1599. It sits on one of the highest points in the village centre and although the slope is only modest, it has a long view of open countryside to the south, framed by trees on either side.

Predominant material palette

Stone predominates. The church has a slate roof but other properties are mostly roofed in pantiles.

Predominant scale and massing

On the north side of the church, towards High Street, a mixture of one- and two-storey houses and outbuildings closely enclose Church Walk and Church Lane. More recent infill bungalows on Church Walk, set back from the road, dilute this effect.

Boundary walls continue the enclosure closer to the church and St Wilfrid's Lodge, set back to the west of the church, is a good recent house which uses the local vernacular style very successfully. It is one of several properties which have a secluded character, partly hidden by boundary walls and planting, which also include Ivy House, the large early Victorian yellow-brick house to the south west, and The Hermitage to the south east, a building of various periods with an informal character.

Positive features

The character area has a number of well-preserved traditional buildings, extensive mature tree planting framing attractive rural views and some recently-constructed properties which reinforce a sense of local distinctiveness

Negative features

Some 1960s and 1970s bungalows are out of character in scale and their relationship to the street.



High Street Character Area



Summary description

The High Street curves from north to east, passing through the identifiable centre of the village at Cross Hill. The openness of this area contrasts with the narrowness of the street further north, where it is lined with (mainly) commercial properties. To the south and east the roadside development is less dense though still typically opening onto the pavement, and at both ends of the character area, the junctions of High Street, with Fen Road and with Drury Street, create other more open spaces.



Landscape and routes

The principal route is the High Street itself, its broad curve falling slightly as it runs from the north end of the historic village centre to the east. The change in level is more pronounced to the south and east of Cross Hill as the road runs to the junction with Drury Street.

Key views and landmarks

The views along the High Street in all directions, often ending with groups of mature trees, are pleasantly varied by the curve of the road and the gradual change in the form of development.

The tower of St Wilfrid's Church is a key landmark in side views off the street. From Cross Hill, the view west along Prince's Street to the tower of the windmill is attractively framed by stone buildings in the foreground and partly screen by the mature trees in front of the school.



The most prominent landmark inside the character area is the cross, reinstated in recent years. The cross has a rather complicated history and has gone through several different incarnations since the Middle Ages. Parts of a previous cross, believed to be the mediaeval one, are preserved in an alcove between the War Memorial and the Library. This cross had been reconstructed in the 1830s and was removed to the alcove in 1911 to be replaced by a new cross commemorating George V's coronation. The 1911 cross was destroyed by a US Army lorry in 1945 and replaced by a low stump, crowned with a streetlamp. The present cross is a replica of the 1911 one, erected in 2009.

A curiosity in Prince's Street is the remains of the former Cooling / Townsend shop premises. Although the showroom building with its glazed first floor gallery was demolished in the 1970s, the ornate front boundary wall and gateposts survive, while a collection of what appear to be mediaeval corbel heads that were built into the showroom walls have been reset in the side boundary walls.

Predominant material palette

Walls are mostly of stone or render, though at both ends of the street there are some brick buildings, both red and buff brick – those at the east end being nineteenth century, those at the north end late twentieth century. There are also a number of smaller mid-twentieth century buildings constructed from concrete blocks.

Roofs are of pantiles or Welsh slate, though there has been some replacement with concrete tiles. Old photographs show that there was previously also some thatch.

Predominant scale and massing

Surprisingly, for the centre of the village, many buildings are of only one and a half storeys, particularly along the narrowest stretch between Cross Hill and Fen Road where the built frontage to the street is almost continuous. Despite the lower building heights, this area feels dense and townlike. Cross Hill is a triangular space which on two sides is nicely enclosed by two-storey buildings. On the east side, however, the garden around the War Memorial and the weakly-defined frontage of the Library both serve to undermine this sense of enclosure and also open up views over the rooftops of modern bungalows beyond.

Further east, two storeys predominate. A couple of recent houses in this area show how two “modern” storeys are taller than two “historic” storeys with the result that the more modern houses look out of scale. Almost all roofs run parallel to the road.

The less dense development in the eastern part of the High Street, with houses set back at a higher level and wider green gaps between them, was important to its character, and it is unfortunate that infill development has been pursued here.

Positive features

The character area contains a number of well-preserved traditional buildings, often creating well-enclosed streets and spaces with a distinctive character.

The recent reconstruction of the cross is evidence of a strong interest in local history and in enhancing the character of Metheringham.

Negative features

There has been extensive replacement of historic windows and doors, often with new examples in openings of completely different proportions to the originals. Shopfronts and signage are frequently poorly designed and do not relate well to the buildings on which they appear.

The use of render and concrete blockwork often adds a dull and sometimes rather worn note to the streetscene. In some cases the render completely conceals interesting evidence for a building’s history. Some more recent buildings, particularly the Library, are badly-sited, of crude design, use poor materials, and make a negative contribution to the townscape.

Developments of the last fifty years, including the Post Office, while trying to reflect local traditions in terms of materials, are often out of scale with genuinely historic neighbours.

Middle Street Character Area



Summary description

Middle Street runs east to west behind the High Street and Fen Road (formerly Back Street). At its east end there are groups of traditional houses and farm buildings, most of which are now converted to residential use. To the west, nearest the High Street, what were formerly open gardens, orchards and yards have been developed with bungalows in the later twentieth century.

The character area also includes the south side of Fen Road, which has mainly twentieth century houses, with one much-altered older house, the former fire station (which appears to have been converted from a farm building), and the village hall which has been greatly altered and extended in recent years.

Landscape and routes

Middle Street and Fen Road both slope slightly downwards to the east. Middle Street runs from the High Street near the war memorial, curving back round to meet the High Street again near its junction with Drury Street.

Lincoln Road, which at this point is a modern bypass, cuts across Fen Road at its east end, but Fen Road continues as Metheringham Fen Lane, across the fen to Metheringham Barff, Sots Hole and originally (having become a footpath) to Southrey ferry.

Key views and landmarks

The route north along Middle Street from the east end of the High Street presents a sequence of traditional buildings interspersed with large garden areas, often bounded by high stone walls with pantile copings.

Predominant material palette

Older buildings are generally of stone or render with pantile, slate or concrete tile roofs. The more modern bungalows towards the west end of the street are of brick with concrete tile roofs.

Predominant scale and massing

The older buildings are mostly of two storeys though there are several single-storey outbuildings which make an important contribution to the streetscene. There is no particular uniformity in the relationship of buildings to the street, some being set gable end on and some with roofs running parallel. Older buildings are generally set either at the back of the pavement or behind small front gardens.

Positive features

The character area has a number of attractive traditional buildings which have retained much of their historic character.

The more open nature of the street, with several large gardens, provides an attractive contrast to some of the more densely built up areas along the High Street.

The formerly overgrown outbuildings behind the Londesborough Arms public house have recently been converted and extended, with considerable sensitivity, for residential use.

Negative features

Much of the more recent development is of a form, scale and density which does not reflect the historic character of the area.

The car park behind the village hall presents a break in the street frontage which also exposes the rear of buildings on the High Street, where there have been piecemeal extensions and alterations which are not very attractive.

There has been quite extensive replacement of traditional windows and doors.

North High Street Character Area



Summary description

North of the village centre, the High Street takes on a more residential and suburban character, with houses set back from the road in gardens with large mature trees. The transition is marked by the Methodist Church of 1907 on the east side of the street.

On the west side of the street, the "townish" character of the High Street continues with a row of shops and houses set at the rear edge of the pavement, and the large former Primitive Methodist Chapel, beyond which there are nineteenth century houses set back behind large gardens.

On the east side, beyond the Methodist Church and its former Manse, there are two pairs of mid-twentieth century former council houses and a good nineteenth century villa which has a modern house in its garden.

Landscape and routes

The street runs in a straight and level line from south to north. Boundaries are a mixture of rubble stone walls, historic railings, and hedging towards the north end.

Key views and landmarks

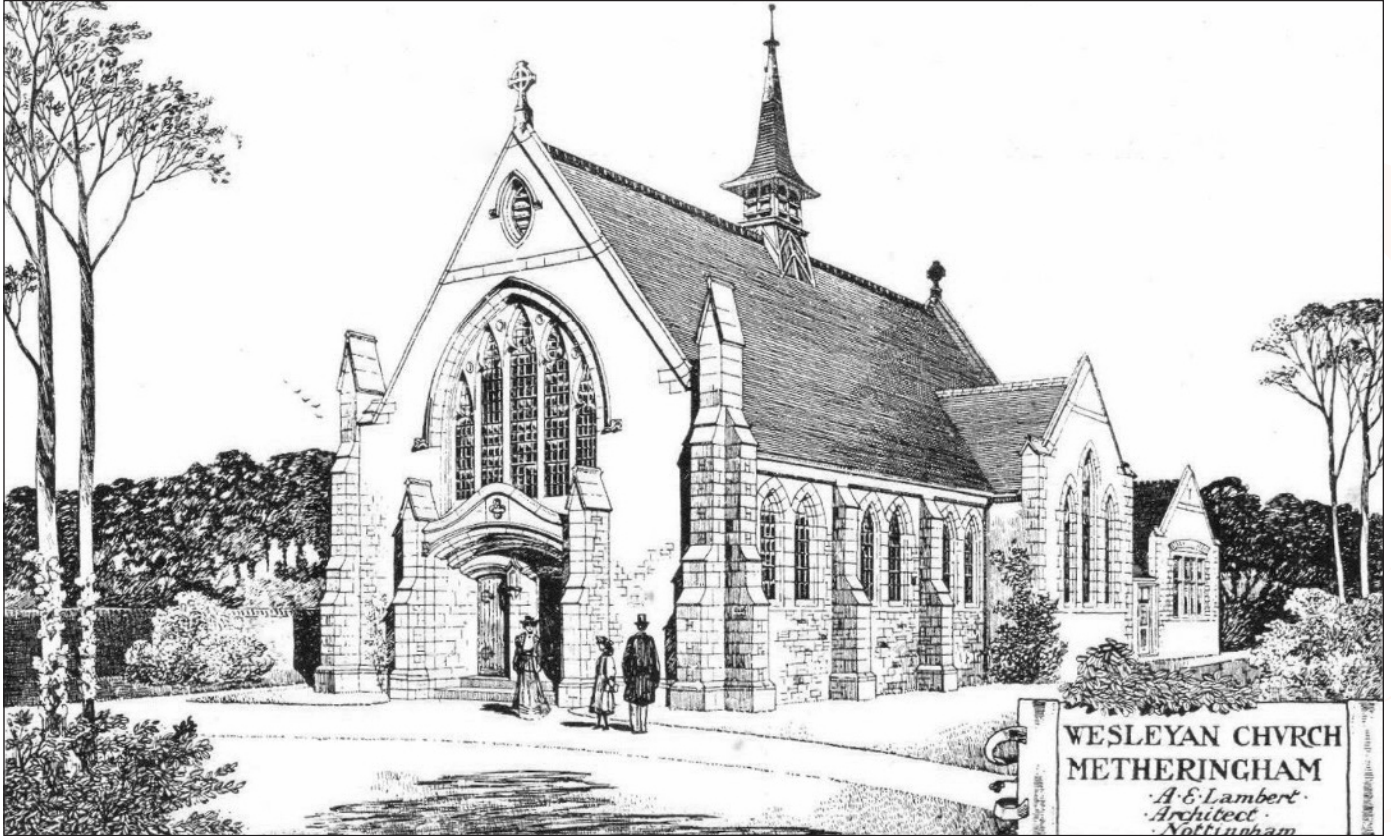
The two Methodist Chapels, one converted into a shop and the other still in use, are prominent and important landmarks. The views along the street are closed, to the south by the shops on the corner of Fen Road and High Street, and on the north by an early nineteenth century farmhouse on the opposite side of Lincoln Road (outside the conservation area).



Predominant material palette

Brick, both red and buff, predominates though there is also painted render (some of it original and some added to what were originally exposed brick or stone buildings). The two church buildings are of stone as are the three houses at the north end of the street.

Red clay plain tiles, an unusual material in Metheringham, are used on the Methodist Church and Manse. Most other roofs are of slate or concrete tiles.



Predominant scale and massing

With the exception of the Co-op store and the Methodist Church, all the buildings in this character area are of two storeys. Roofs generally run parallel to the street.

Positive features

The character area presents an attractive and leafy contrast to the more densely built-up area to the south.

Several prominent mature trees play an important role in wider views from the centre of the village.

There has been a good level of survival of historic boundary treatments, particularly iron railings.

Negative features

There has been extensive replacement of original windows and doors.

The Co-op building is too small in scale, and too weakly designed, to be an effective feature of the streetscene on such a prominent site.

The demolition of properties immediately south of the former Methodist Chapel has left an ugly gap in the street frontage, and the conversion of the Methodist Chapel into a shop in the mid-twentieth century was not done with a great deal of sympathy.

Lincoln Road Character Area

Summary description

A broad, open, and gently curving road running from the post-war bypass up to the Sleaford Road. Though mostly lined by twentieth century housing, to the west of the junction with High Street there is a good group of earlier, mostly stone, houses which were identified as having a strong visual value in the 1976 village appraisal but were not included in the conservation area at that time.

Landscape and routes

Lincoln Road runs east to west along the northern edge of the historic village centre. As it curves northwards it is defined by an irregular group of nineteenth century houses set behind a grass verge and small front gardens with low boundary walls of stone, brick or concrete block. Further east, property boundaries are taller close-boarded fences which are not as attractive and have a somewhat "unfriendly" character.

Key views and landmarks

The view west from the junction with the High Street is important. With wide grass verges on both sides of the road, this character area has a much more open feel than the village centre. While there are no landmarks as such, the pair of Victorian villas, 15 and 17 Lincoln Road, are particularly striking and one retains a glazed porch which is probably original. The group of houses further west "steers" the view around the curve of the road.

Predominant material palette

Coursed rubble stone walls, with slate, pantile and concrete tile roofs. Some properties are rendered and painted white. Boundaries are a mixture of close-boarded fences, metal railings, and low stone and concrete block walls.

Predominant scale and massing

All the properties are of two storeys, with the exception of a bungalow at 21 Lincoln Road. Those to the west are detached, semi-detached and terraced cottages, all set quite closely together so as to read almost as a single terrace from a distance, with roofs parallel to the road. Set well back behind these is a long terrace, at right angles to the road. Nearer to the High Street, the later Victorian houses are on L-shaped plans and have gable ends facing the road.

Positive features

The character area has a good and varied group of traditional buildings which, visually, form an almost continuous frontage to the road as seen from the east.

Negative features

There has been extensive replacement of traditional windows and doors. The abundance of overhead wires was identified as a negative feature in the 1976 appraisal. There is certainly an unusually dense network of cables but it might be argued that these have become quite a distinctive feature of the character area in their own right.

Appendix 1

Draft Local List methodology and criteria

The Draft Local List of non-designated heritage assets has been compiled in order to act as a planning tool. Heritage assets are usually included in a list because they are the best of their kind within a local authority area. Other assets are included because of the contribution that they make to the character of the local area.

By their very nature, buildings will make up the bulk of the list as they are the most visible of the historic assets and contribute greatly to the character of an area.

Conversely, archaeological sites will be greatly under-represented on the list due to the difficulty in establishing the nature and extent of any individual assets without first excavating, particularly within the urban environment. Designed Landscapes, pieces of art and other assets are low in overall number and so will make up a minor part of the list; they are also the least likely to be affected by development.

The District Council's draft criteria for local listing requires a candidate for local listing to meet all four of the following general criteria:

1. They must be a building, monument, site, place, area or landscape and should retain the majority of their original fabric, external design style and character.
2. They must possess heritage interest that can be conserved and enjoyed.
This can include physical things such as appearance and materials as well as associations with people or past events. The physical features of an asset can help illustrate these associations.
3. Their value for the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.
4. They must have a level of significance that is greater than the general positive character of an area.

To be added to the local list a heritage asset must possess heritage value to a level that merits consideration in planning. Registered heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

There are a number of other 'basic requirements' for local listing, namely that:

Buildings must retain the majority of their original fabric, external design style and character.

Archaeological Sites must be definable in extent and origin and be likely to retain well preserved deposits.

Designed Landscapes must be identifiable through aerial photography and at ground level. They must also be significant features in the wider landscape.

Memorials must commemorate events of national or significant local significance and be of architectural or artistic interest.

In addition, candidates for local listing must also satisfy at least one of the 'general' or 'thematic' criteria below:

General:

- 1a – The asset is rare or unique, in terms of the District, due to the period it represents, extent, architectural style or technological method of construction.
- 1b – The asset has the potential to contribute to our information on, understanding of, and appreciation of the District's history and development.
- 1c – The asset makes a significant contribution to the historic character of an area, and conforms to thematic criteria.
- 1d – The asset is part of a group of similar examples which, together, make a significant contribution to the character of an area or have the potential to provide high quality and/or quantity of historic environment data.

Thematic:

- 2a – Assets which exemplify a previous character type in a settlement or areas which retain sufficient structure to inform on the previous character.
- 2b – Assets which are/were essential infrastructure associated with the Railways that retain a good proportion of their original extent.
- 2c – Assets which form an integral part of the character of the settlement.
- 2d – Assets which exemplify the rapid expansion and wealth of the District in the 19th and early 20th centuries.
- 2e – Assets which exemplify the early development of settlement in the District.
- 2f – Post 1850s Urban Housing that retains the majority of its original structure, components and is of a high standard of design.
- 2g – Ecclesiastical, Manorial, Educational, Social and Agricultural assets representing the historic functions and practices of the villages.







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