

# SPILSBY CONSERVATION AREA APPRAISAL

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DRAFT



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Fig.1 Townscape Analysis Map



# SPILSBY CONSERVATION AREA APPRAISAL

## **1.0 Introduction**

1.1 Spilsby is a small market town in the East Lindsey District of Lincolnshire. Situated on the southern edge of the wolds, it is approximately 10 miles from the coast. The town and its market serve the surrounding, mainly agricultural villages.

1.2 The Spilsby Conservation Area was first designated in September 1972 and was amended in November 1992. The conservation area covers the entire commercial and civic core of the town along with some residential areas on West End, Spence Street, Queen Street and Halton Road, as well as the tree lined Eresby Avenue. It is roughly rectangular in shape with projections to the north-east, south-east and south-west, encompassing the whole of Spilsby's historic core.

1.3 This document aims to fulfil East Lindsey District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of the area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. The survey was undertaken in May 2007.

1.4 This section to describe the public consultation that has been carried out. ....

## 2.0 What are Conservation Areas?

21 Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

22 When a conservation area has been designated, it increases the Council's controls, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed whilst the rights which owners have to do works to their properties without planning permission (known as 'permitted development rights') are reduced or can be taken away

23 Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a conservation area must be advertised on site and in the local press to give people the opportunity to comment.

### What are the benefits of Conservation Area status?

24 There are a number of environmental and economic benefits of conservation area status, including:

- Spaces which contribute to the area's character will be protected;
- Trees within the area will be protected;
- Locally valued buildings will be protected;
- Retaining and enhancing buildings, features, and spaces that make Spilsby special will ensure that residents, workers and visitors continue to enjoy a unique area;
- Property values are generally improved within conservation areas;
- Opportunities for grant aid to repair and reinstate traditional buildings;
- Retaining and enhancing building features and details contributes to Spilsby's special character and benefits the value of property;
- Opportunities to improve the streetscape with appropriate materials; and,
- Greater economic confidence leading to investment in Spilsby's built fabric.

### **Why are special Conservation Area controls necessary?**

25 Spilsby's special interest derives from a combination of elements that together form the town's well-established character and appearance. These elements include the topography, historical development, prevalent building materials, character and hierarchy of spaces, quality and relationship of buildings in the area, and trees and other green features. Architectural features, such as distinctive windows, doors and fanlights or other characteristic details, are also very important to Spilsby's distinctive historic character. It is important that these elements are protected to ensure that the qualities that make the Spilsby Conservation Area appealing are enhanced, helping to encourage investment in the town and therefore benefiting the local economy.

### **What is a Conservation Area Appraisal?**

26 There is a duty on the Local Planning Authority to determine what parts of their district are areas of special architectural or historic interest and then to designate them as conservation areas. Having established a Conservation Area they are also required to regularly review the designation and boundaries of the area. This is to ensure the area is still considered to be of value and to consider whether any areas have been overlooked or changes have occurred which need the boundaries to be redrawn. Any pressures for change in the area can thus be identified and enhancement opportunities highlighted.

27 This appraisal document sets out the historical and economic context for the locality and identifies what it is that makes the conservation area of special interest. It serves to provide clear guidance on what should be conserved in the area, with specific policies devised to preserve and enhance the character and appearance of the area.

28 The East Lindsey District Council Local Plan Alteration 1999 sets out the local planning policy background against which development in the Spilsby Conservation Area will be assessed. Of particular relevance is Chapter 4 which contains the Conservation and Design Policies; special notice should be taken of Policies C1 – 6 and C8 & 9. It should be noted, however, that the Government has recently changed the way planning policy is to be prepared by local planning authorities. A Local Development Framework (LDF) will replace East Lindsey's Local Plan by 2009. The LDF will be a portfolio of documents that set out the land use strategy for the District through policies, inset maps and action plans.



High Street



The White Hart PH



Eresby Avenue



St James's Church

### 3.0 Definition of Special Interest

31 Spilsby is one of the smallest of Lincolnshire's market towns with a population of around 2300 and still follows its Medieval street pattern of four streets centred on its extended market place. It is this diminutive rural nature and the linear morphology that gives Spilsby its charm, although there are several interesting and grand individual buildings which tend to belie the town's otherwise modest, but varied, built environment.

32 The eastern end of the conservation area contains the elongated rectangular market place which is the town's centre of trades and services and also has the former Market Hall and the medieval Buttercross. The spaces of the Market Place are well enclosed by the surrounding streets and buildings. The more open western half of the conservation area predominantly comprises residential buildings, but with a number of civic buildings. Eresby Avenue to the south west is a striking green space of a very different character to the rest of the town; along with a gate pier and the former stables (now Eresby Hall) which lie outside the conservation area, it is the only remaining trace of the fire-destroyed Eresby House.

33 The conservation area is well preserved with very little modern development. Buildings are mainly C19 with a good smattering of C18 and earlier buildings. There are a number of noteworthy buildings such as the former Court House, St James' Church and the Methodist Church, and the Old Grammar School. Many of these are concentrated along the tree-lined Church Street which is the civic backbone of the town. The linear nature of the town centre means that there are a number of good views possible.





Extract from 1889 OS Map



Extract from 1906 OS Map



Extract from 1971-72 OS Map

## **4.0 History and Archaeology**

### **4.1 Pre-medieval**

It is said that the name Spilsby comes from Spillir the Dane who owned a 'by' or settlement here. The manor of Spilsby was given by William the Conqueror to Walter de Beke, and in the 1300s it passed to Robert Willoughby de Eresby by marriage. The Eresby/Bertie family dominated the town right up to the C20 and the church has many monuments to them. Their home was originally a fortified monastery, but in the 1530s they built Eresby House, at the end of a long avenue to the south-west of the town. The house burnt down in 1769 and little is known about it, though Eresby Avenue survives.

### **4.2 Medieval**

Throughout its history Spilsby's main function has been to provide a market place for surrounding villages and agricultural communities. It is surrounded by fertile agricultural land, and for over 700 years has held a weekly market for the buying and selling of produce and, until the C20 livestock. The importance of this function is emphasised by the market area being the focus of the town centre which still adheres to the medieval street pattern of four streets uniting in the extended market place. The C15 Butter Cross was probably originally the centre of the market, with its steps being used to display wares for sale. Most of Spilsby's earliest buildings are in the market area, including the C17 White Hart PH.

The Church of St James originates from the C14 (although it was much altered in the C16 and C19) and is of a generous size for a small town, emphasizing Spilsby's prosperity at this time. It contains many fine monuments to the Eresby/Bertie families.

The grammar school was founded in memory of Edward VI in 1550 but had no home until 1611 when the lord of the manor granted an acre of land and buildings, which were converted into a school. The grammar school later moved into the fine buildings on Church Street which were built for it in the C18. One source estimates that the town's population was around 330 in 1676.

### 43 18th century

In the C18 Spilsby was one of Lincolnshire's smaller market towns. The population was probably dormant at around 500-600 during the agricultural depression of the 1730s and 40s; it then started to grow slowly, but rose steadily from the 1760s. The area served by the market was not large because the larger market towns of Horncastle and Alford were only a dozen miles away to the south, and the fen settlements looked towards Boston. The town was, however, a useful stopping point on the Louth to Boston road, which was turnpiked from 1765. Turnpiking greatly improved the town's communications, and by the 1790s there was a regular daily coach service through Spilsby from Louth to London, the coaching inn being the White Hart. It was also, along with Louth, the centre for the Lindsey Quarter Sessions, from its Court House on Church Street, now the theatre, built in 1826. The Quarter Sessions held here served the whole of southern and eastern Lindsey.

Georgian Spilsby was small but was distinguished from a village by the professional classes found there. A number of elegant buildings from this time survive. Its relative prosperity led to the building of the Town Hall in 1764, which was originally a covered market with the Town Hall, Council Chamber, Court and gaol in the upper storey, raised on arches. Below were the Corn Exchange and Market Stalls. There was also an elementary school and the first bank, the 'Boston and Spilsby' opened on the High Street (close to Barclays) in the agricultural boom years of the French Wars.

The town was very compact and focussed on the market place, with shops, cottages, workshops, houses, inns, tan yards and dairies all closely built together. Sheep were very important to Spilsby's prosperity, and the pride of the Lincolnshire farmer. The principal farmers were graziers and sheep farmers, and the importance of pastoral farming is indicated by the strength of the leather trade in the town. The long history and location of this trade are indicated by the original name of Queen Street, which was Leather Lane. Sir John Franklin, the explorer who died trying to find the North-West Passage and whose statue stands in the western side of the market place, was born in Spilsby in 1786.

### 44 19th century

White's Directory of 1842 describes Spilsby as a 'small, but thriving and well-built market town.... Pleasantly seated on an eminence, which overlooks an extensive tract of marshes and fens.' The population in 1801 was 932, which grew rapidly until 1841 when it was 1456. Growth then slowed down, and in 1901 the population was 1483. Many of Spilsby's existing

buildings are from this period, and much of the Conservation Area would have looked very similar at the end of the C19 to how it does today.

Many civic improvements resulted in building; the first Wesleyan chapel was built in the 1830s and the grand Methodist Church at the eastern end of the market place replaced it in 1878. The Independent Methodists built a new chapel in 1866 and used the old one as a Sunday School. The Primitive Methodists also had a large chapel in the town. A House of Correction was built in 1826 occupying about two acres, and in 1882 Spence Street was built on its site. Gasworks were constructed in 1853 and the railway, to the south of the market area, arrived in 1868. Old maps show dedicated cattle and pig markets near the railway, for ease of transport. The Seventh Spilsby Rifle Volunteer Corps was formed here in 1860 with about 100 members, and a Drill Hall was built in 1899 now the Franklin Hall on Halton Road. The Catholic Church of Our Lady and the English Martyrs was built at the very end of the century. Late 19th century maps also show a rope walk which indicates another industry.

#### **45 20th century and after**

Edwardian Spilsby continued to serve the hinterland with its markets, fairs, shops, crafts and services, and it became a minor centre for processing agricultural products such as milling, baking, malting, brewing and curing.

Changes in agricultural practices and improvements in communications over the C20 mean that Spilsby's market is now a domestic rather than agricultural one. The railway and the cattle market are gone, and the Court House is now a theatre. However, Spilsby still has a weekly market and still fulfils the function of providing central services for an agricultural hinterland.



Church Street looking west



View of St. James's Church from Ashby Road



Eresby Avenue looking south

## 5.0 Setting

51 Spilsby is situated on the southern edge of the Lincolnshire Wolds, in the central eastern part of the county of Lincolnshire, and is approximately 10 miles from the coast at Skegness. It is one of the small market towns that ring the Wolds, lying close to their foot. It lies just outside the Wolds Area of Outstanding Natural Beauty, to the south west of the area defined as 'ridges and valleys'. Around the Wolds lie relatively flat fens, the Lincoln Clay Vale, and towards the sea is coastal marsh.

52 Spilsby lies on Spilsby sandstone, at its thickest in the southern wolds, which contains the unusual green mineral Glauconite, which has a blue-green colour when fresh but weathers to a khaki-green and rusty colour. It is surrounded by Jurassic clay soil which is much used in brick making. The area is rural in character with agriculture being the predominant industry; Spilsby is surrounded by fertile agricultural land.

53 Spilsby stands on relatively higher ground with the land falling away to the south. It has an open rural aspect although the variety of buildings that line its streets and the comparative lack of large individual properties provide good enclosure to the historic centre of the town.

54 Although very little modern infill development has occurred within the conservation area boundary, outside this, Spilsby has a number of modern housing estates of very little interest. Fortunately, although these are generally bland and make no reference to the variety of detailing found on Spilsby's traditional buildings, they are mostly out of sight from the main approaches into the town and are generally not detrimental to the setting of the conservation area.

55 The A16 effectively forms the western edge of the conservation area and the town, and it separates Spilsby from Hundleby which lies to the east of this road. Approaching Spilsby from this major route, the town is mostly hidden behind trees until turning into Church Street. The A16 and its associated highway clutter is an unfortunate approach to the conservation area.



Queen Street



Nos. 2-4 Queen Street

## 6.0 Townscape Analysis (see Fig.1)

### 6.1 Queen Street (including Wellington Yard)

6.1.1 Queen Street runs north-south from the north eastern edge of the conservation area to the High Street in the market place at its southern end. The majority of the street is in the Conservation Area, which begins at the garden boundary of No.34. The street has a transitional feel as one moves into the centre of the town, with buildings initially set back from the road behind hedges and fences and views east showing open fields. Moving south, the character of the street changes with buildings fronting the street.

6.1.2 The north end of the street terminates in a narrow lane leading out of the conservation area, which means that the modern development beyond is not visible and the vista is closed by the boundary hedge of No.34. This section has plenty of greenery, some good hedges and trees and green or planted verges which, along with the lack of pavement, lend it a semi-rural feel. The walls and hedges provide a strong boundary and give the area a private rather than public feeling. The predominant building material is red brick with pantile roofs.

6.1.3 No. 35 is a listed building in brick which has been colourwashed green, standing out from the consistently red brick in the rest of this part of the street. The adjacent Nos. 21-33 are a late C19 2-storey terrace of two-bay houses. Unfortunately, a number of the houses have UPVC windows and satellite dishes on the fronts eroding the homogeneity of this group. On the opposite side of the road these houses are mirrored by similar terraces which have also had their windows replaced with UPVC. No.26 is more substantial than the others with a brick-walled yard to its north and a lower range of agricultural or light industrial buildings of similar materials and age behind it. This yard and group of buildings form an attractive space off the side of the street.

6.1.4 Between Nos. 22 and 20 is Wellington Yard, a lane which widens out at the south-eastern end containing a mix of buildings, some facing the yard, some gable end on. The buildings are mainly domestic but include garages and out-buildings and the yard has a very informal feel, with the buildings being irregularly spaced, some with small front gardens. They are mainly red brick, however, and are mostly of similar height. At the end of Wellington Yard



The cinema on Reynard Street



Franklin Hall, Halton Road

is Welham Gardens, formerly a Methodist Chapel. No.1 is in the conservation area while no.3 the other half of the Chapel building, is not, nor is No.2 the building behind along with various outbuildings. Also excluded are the gardens to the east of the building which look out onto open fields. These properties and gardens should be included within the conservation area.

61.5 Returning to Queen Street at its junction with Reynard Street the character changes as the road widens and there is more of a mixture of building styles. The proximity to the town centre is clear as the houses are replaced by shops and offices. Nos. 2-4 are late C17 buildings (with later alterations), lower in height than the northern section of the street and of whitewashed brick. Queen Street narrows quite tightly at the junction with the High Street. The view south is closed by buildings on Market Street.

## 62 Reynard Street

621 Currently only Reynard Street's junction with Queen Street and No.47 Reynard Street are within the conservation area. However, a pair of houses and a terrace of similar character to the rest of the conservation area (albeit altered) lie just outside the current boundary. The small section proposed for inclusion also contains Spilsby's only art-deco style building, the former Franklin cinema, now the derelict Phoenix cinema. Past these buildings, the road curves slightly to the north; the view east is enclosed by No.10 Queen Street.

## 63 Halton Road

631 Halton Road runs approximately north-south from the eastern end of the market place, and dog-legs to the east at its southern end. The street contains a mixture of building types, ages, heights and materials and a number of gaps in the street increase the sense of a lack of uniformity. The north/south stretch, which is closest to the market place, is predominantly in retail use on its eastern side, after No.1 Halton Road which is the manse to the south of the Methodist chapel. Unfortunately Nos. 7-15 have unoccupied shops on the ground floor and appear in a poor state of repair which gives this part of the street a somewhat neglected air, although Nos. 11& 15 (Vulcan Place) are an imposing pair of 3-storey houses which retain a number of original features. After this the building line is interrupted by a garage at Nos. 17-19 in two low, single storey buildings with a poor garage forecourt. No. 21 is a large and





Nos. 35-39 Halton Road



Simpson Street

handsome C19 building in red brick and turns the corner into the eastern section of Halton Road.

632 The west side of the north/south section is bounded by the east side of Nos. 20-22 Market Street and a series of walls hiding modern bungalows behind, which are outside the conservation area. The outbuildings behind Nos. 20-22 Market Street create an opening at this point and form an attractive group in brick along with the wall enclosing them. These outbuildings have pantiled roofs. Near the corner on this side there is a good view of the top of the Church tower with trees in front. The view north is closed off by the shops on the north side of High Street, whereas the view south is less attractive with an electricity sub-station in the foreground.

633 The west-east section of the road has some interest. The south side, as far as the end of the conservation area, is dominated by two civic buildings, the red brick and tiled Franklin Hall, with slate roof which was formerly the Drill Hall, and another building of Arts and Crafts style built in 1913 with red brick on the ground floor and a white painted first floor.

634 Looking out of the conservation area southwards down the side of the Franklin Hall is a lane bounded to the east by a series of trees forming a tall hedge. The corner on the north side is rather ill-defined, with the entry to Simpson Street at this point and the small-scale of Nos. 25-29 Nos. 31-39 are well set back from the road with long front gardens making an attractive group. They are elegant early C19 properties in red brick with slate roofs and low walls and railings forming a boundary with the road. Nos. 33-39 are a terrace, each of two bays, and also have sashes with brick segmental heads with keystones, except for No. 33 which has most unfortunate replacement windows which do not respect the original openings.

#### **64 Simpson Street**

641 Simpson Street is really a courtyard to the north of Halton Road, accessed from Halton Road just after it bends to the east. This 'courtyard' narrows at the eastern end and becomes two lanes, one leading east out of the conservation area, the other going north. The courtyard has the feel of a service area with the backs of houses, walls and fences, and car parking, although there are also a number of houses facing the street.



Simpson Street with Nos. 2-8 on left



High Street

642 Most of the buildings here have pantiled roofs which add to the sense of informality created by the somewhat irregular layout of the buildings with a number of gaps between them. Red brick is the main building material, colourwashed in some places. Unfortunately many of the houses have replacement plastic windows. The modern surgery is a single storey building with a low pitched roof, but its red brick and pantiles help it to blend in and it is partially hidden by a hedge. However, the portacabin and the cars parked in front of the surgery are not concealed and do not enhance the area. The road surface is also untidy (a pitted tarmac) with bent yellow painted metal posts designating parking areas.

643 Simpson Street does have some positive features, however. The backs of Nos. 11-15 present a strong weathered red brick boundary wall with a pantiled roof and where the lane turns northwards, the attractively treed corner and 2-storey cottages on either side of the unmetalled road give it an almost rural feel. Robinia, a red brick house behind a wall and hedge, closes views north. Views out of the conservation area are of modern housing developments and car parking to the north east and east. More positively, views of the rear of the Methodist Church can also be glimpsed from several points on Simpson Street.

## 65 High Street /Cornhill /The Terrace /Market Street

651 These four streets form the elongated market place which is the heart of Spilsby. The High Street and Cornhill form the north and west sides of this rectangle respectively whilst the south is formed by The Terrace and Market Street which continues northwards to form the eastern end. Two building blocks in the middle of this space divide the long rectangle into three smaller, more intimate market areas and also separate High Street from The Terrace and Market Street.

652 This part of the town still follows the medieval street arrangement and the medieval Butter Cross stands at the north-east corner of the easternmost market space. Forming the east side of the westernmost space is the market hall, now a garage. The north-side of the High Street is lined by a compact row of buildings in retail use, of varying styles and heights, but unified by their consistent frontages. Many have good traditional shopfronts (mostly C19 or restored).



653 The attractive street frontage and the building line are rather spoilt by No.13 (NFU) which is a single storey modern building in a garish red brick. Its scale, which is out of proportion with the rest of the street, does not define the street line and its brick is in contrast with the softer hue of the weathered older brick along the rest of the street. To its right two brick pillars announce an opening which reveals an unattractive view. Looking west along the High Street from this point there is a good view with the expansive white-rendered façade of the White Hart on the right. As the road curves south the buildings step back along Cornhill, with the White Hart's bay front hiding part of No.8

654 The White Hart is imposing due to its width and because of its doorway with a Tuscan portico. It also has a canted single storey addition which is half-hexagonal, and another doorway to the left of this. It is of C17 construction with later additions, in lined stucco with a concrete pantile roof, a rendered plinth and first floor band, and multi-paned sash windows. It is a notable feature at this point of the High Street and an important part of the Spilsby streetscape. To the right is a C19 carriage way to a yard behind which is enclosed on the east side by a long, partly 3-storey, range of buildings behind No.1 High Street, and some single storey outbuildings to the White Hart. They form an attractive informal group unified by their brick walls and pantile roofs.

655 Cornhill is the short section of street which begins where the north side of the High Street ends, after the White Hart. It curves attractively to the south to close off the end of the market place area and is the subject of views down the High Street and Market Street/The Terrace. Nos. 1-2 actually face south towards the George Hotel and the beginning of The Terrace. The C19 buildings are of 2 storeys, with tiled roofs and some original windows. No.7 has three street-facing elevations and thus neatly turns the corner between No.8 and the rest of the street. Nos. 3 & 4 are set further back from Nos. 5-8 creating a wide area from which to view the statue of Sir John Franklin. This short street offers a positive frontage and good views at this end of the market area. The street surface and furniture on this corner underwent regeneration recently as part of the Spilsby HER scheme and the new paving, bollards and bench around the statue of Sir John Franklin combined with the lampposts and ironwork details contribute greatly to the streetscene.

656 The south side of the High Street (and the north side of The Terrace and Market Street) consists of two blocks of buildings, a possible early encroachment into the market



Nos. 4-7 The Terrace



Market Street and Methodist Church

place, separated by the central open space of the market. The westernmost block contains C18 and C19 retail premises, the central section being of three storeys in brick, flanked on either side by two storey sections painted white. The buildings are built tight up against the back of the street, and indeed overflow onto the pavement in some cases. Nos. 22 and 20 High Street are possibly late medieval and have a good frontage which would benefit from repair. No. 1 Market Street which forms part of the same block of buildings is also in a poor state of repair with its brown painted render peeling and its windows boarded up. This key building in the market place is desperately in need of improvement to enhance the hub of the town.

657 Nos. 20 and 22 High Street turn the corner to face the car park in the central market space which has recently been much improved with good street furniture, tree planting and a mural in stone adding interest to the public lavatories. The former Market Hall, now shops and a garage, and its adjacent building, looks over the westernmost market space. This imposing building, part two storey and part three storey, should be the centerpiece of the Market area of Spilsby but its original shape and function are now somewhat disguised by its current uses. Restoration, particularly the opening up of the arches on the ground floor and the improvement of the west frontage gable end, would be of great benefit to the townscape.

658 **The Terrace** is a short section of street on the southern side of the market place, running west-east. It becomes Church Street to the west and Market Street to the east. The western end contains some elegant buildings but moving eastwards the street becomes a collection of fairly ordinary C19 shops. The elegance of the C18 section of The Terrace is enhanced by the width of the road at this point, as it faces the Town Hall and adjacent building, which are set well back. The pavement on the south side of the street is slightly raised, with restored railings and brick piers at the openings to the steps down to the road, adding a slight element of grandeur. These railings and the York stone paving to The Terrace were improvements carried out under the Spilsby HERS scheme and replace rusting railings and a poor floor surface. The north side of The Terrace is unfortunately a rather messy mixture of cars at the garage and in the adjacent car park, along with the flank wall of the public conveniences. The original form and function of the Market Hall are largely disguised by the garage which also hides the rear of Wilsons.



Ashby Road from Church Street

659 **Market Street** continues along the southern side of the market place where The Terrace ends and runs west-east to the top of Halton Road. It then dog legs to the north to form the eastern side of the market area rectangle, connecting Halton Road with Queen Street. Market Street is considerably narrower than The Terrace and has the feel of a busy town street. The buildings are not homogenous, but form an interesting mixture of styles and heights, in retail use with two public houses

6510 The south side of Market Street does not have a consistent street frontage, as there are three openings (Stones Lane and the rear accesses to the two pubs) and the buildings towards the southern end are set back from the road. Nos. 4 & 6 are anomalous within the street; the Pine Shop has excessive signage and is a modern infill building whilst the adjacent building is single storey. No.12 (Little Italy), a low rendered building with pantiles, also seems slightly out of place due to its informality. However, together with the adjacent Nelson Butt PH, No.12 is one of the earliest surviving buildings in Spilsby's market area.

6511 The street opens up at the eastern end with the easternmost market space and the wide pavement in front of Nos. 14 and 16. This allows a grand view of the dramatic set piece of the Methodist chapel flanked by a pair of manses. They were built in 1877-8 by Charles Bell in the geometric style, of yellow brick with ashlar dressings and slate roofs, of three stories and have their gable ends to the street. Recently the low wall, railings, gates and gate posts in front of this group, which had disappeared, have been replaced, which greatly improves their group appearance.

## 66 **Boston Road**

661 Boston Road lies at the cross roads of Cornhill, Church Street and Ashby Road; it is the southerly road of this junction. Only a very short section of Boston Road lies within the conservation area and it is proposed to shorten this further by excluding the recent Somerfield supermarket development from the boundary. In addition to the modern supermarket, only the George Hotel and St James' Church are currently within the conservation area. The road once led to the pig and cattle markets, and the railway station.

662 The Church and its churchyard which has some good trees and an attractive gateway set in a hedge, and the George Hotel, with an array of sash windows on 2-storeys, form an



Church Street

attractive entrance to the road. However, the area behind the George Hotel, consisting of a mixture of low semi-industrial buildings, a garage and a tarmac car park presents a negative streetscape. Behind this the Somerfield development and the 1970s housing behind the Church are also of little interest.

## **67 Ashby Road**

67.1 The conservation area boundary extends north along Ashby Road as far as the rear of the White Hart Hotel to the east, and to the car park at the rear of Nos. 1-9 Ashby Road to the west. The road runs north east out of the centre of Spilsby. The west side presents a good frontage of 2-storey red brick C19 houses; No.9 has oriel windows on the first floor and No.1 Ashby Road has a regular 3-bay frontage, with sash windows and door with segmental brick heads with keystones, and turns the corner neatly into Church Street. The street curves to the right shortly after Nos. 3-5 and is neatly closed off by No.21 Ashby Road and No.2 Poole's Lane, both of similar materials to Nos. 3-5 Ashby Road

67.2 On the east side the corner with Cornhill is rather untidy with a grassy area and poor definition to the street. Views of the mostly attractive red brick rear ranges of Cornhill and the White Hart Hotel are possible, although a brick wall encloses these buildings. Looking into the conservation area from the boundary on Ashby Road there is a good view of the church tower and pinnacles, as well as the backs of buildings on Church Street.

## **68 Church Street**

68.1 Church Street runs from the cross roads with Boston Road, Ashby Road and Cornhill westwards to the junction with the A16. The conservation area ends on the north side at the Shades Hotel/Beijing Dragon and, on the south side, at Avenue Cottage. This western end of the conservation area has a different feel from the eastern section. The buildings, apart from a short stretch on the north-east side, are mainly large and set back from the tree-lined road, separated from each other by their large plots. The mature trees and the church are the focus of good views looking east. On the whole the street feels well maintained and prosperous.

68.2 The line of good trees on either side adds to the elegance of Church Street, and where they have been felled in front of the Beijing Dragon/former Shades Hotel there is a



King Edward VI Grammar School, Church Street



Former Court House, now Spilsby Theatre on Church Street

sense of bareness, a break in the street's continuity that emphasises the stark inappropriateness of this building's frontage. Church Street has a mixture of public or ex-public buildings (Parish Church, Catholic Church, theatre, old Grammar school) which provide a link between the retail area of the market and the residential areas to the north and south of Church Street.

683 The building line at the east end of the north side of Church Street is tight on the back of the footway. Nos. 2-6 are a collection of small 2-storey C19 shops whilst the adjacent Nos. 8-10 are two C18 houses with stucco, an unusual material in Spilsby, and pantile roofs. An alleyway to the west of these houses leads to an area behind with the backs of houses, garages and views of Spilsby High School's buildings and the new development on Poole's Lane.

684 After this break in the street frontage lies a terrace of fine red brick buildings, set a little further back behind railings. These include the C18 King Edward VI Grammar School and its single-storey gabled extension of 1896. Nos. 12 & 14 are two C18 2-storey houses also behind railings. Next is an Arts and Crafts house well set back from the road of 2-storeys with a large dormer protruding from the roof.

685 From this point the street changes considerably with the grand theatre, originally the Court or Sessions House, set well back behind mature trees, with an impressive Doric Portico fronting an otherwise massive but plain brick building. Moving westwards, after a gap for West End Road, is another massive building, this time a Victorian red brick three-storey pile, part of which houses the library, set behind a low red brick wall.

686 This side of the street deteriorates somewhat from this point, continuing with two single storey buildings, gable end to the street, separated by a space for garaging which breaks the street's definition. This is followed by the yard of the Beijing Dragon, behind a modern red brick wall. This C19 building has been much altered, including the construction of a third storey which has resulted in a shallow pitched roof and inappropriate positioning of windows. A mock-Chinese porch and single storey extension to the left have also been added. After this the view west is of the A16 junction which is outside the conservation area.

687 The south side is dominated by St James's Church at the eastern end, in an impressive position at the top of the incline that is Boston Road. It is set in a churchyard of mature trees



Spence Street and Poole's Lane

with a war memorial at the north-west corner. It is largely of Victorian appearance because of heavy rebuilding in 1879 but is actually late C14 and C16 with a tower of unusual greenstone. The south side continues with large buildings in large plots half hidden by trees, including the Vicarage, an elegant C18 house and the Catholic Church, a low, late Victorian building with a mini turret at the western end. After Eresby Avenue, Avenue House lies hidden by a brick wall and then the conservation area ends abruptly just after Avenue Cottage, just short of the junction with the A16. Avenue Cottage is a small estate-type cottage with attractive painted barge boards.

## **69 Spence Street/Poole's Lane**

691 Spence Street is a fairly narrow side street running north from Church Street to Poole's Lane and was built on the site of the former House of Correction. Poole's Lane is shown as Prison Lane on maps right up until the 1950s. The southern end is quite open as it has the side elevation of Spilsby theatre on the west side, the flank of the large arts and crafts house on the corner on the east side and a number of walls and spaces through which the backs of other streets are visible. The east side has buildings of Spilsby High School hidden behind walls, and the west side has a stand-alone pair of C19 yellow brick houses, in the same materials as the back of the theatre.

692 The northern part of the street has much more definition and is more tightly enclosed, with a charming and well kept Victorian terrace on the west side, echoed on the east and north (Poole's Lane) by part of the new Chestnut Homes development (St James Court) which is still under construction. These new terraced houses have been very well built with great attention to detail, even matching the glazing patterns of the sash windows of the existing terrace which is of red brick with tiled roofs. They have also matched the yellow segmental brick arches over the windows and doors and the stretcher bond of the original. However, at the east end of Poole's Lane the new houses have plastic windows. On the older houses, most of the original windows and doors survive and the woodwork on all of them is painted the same shade of green. A central stone paved alleyway leads to the back of the houses with a datestone above the arched opening of 1882.





West End looking towards Church Street

## 610 West End

6101 This street runs north-south from Poole's Lane down to Church Street. It is a residential side street, Victorian in character, and well enclosed along most of its length. At the north end two Victorian terraced cottages sit opposite each, whilst at the southern end there is a row of imposing Victorian villas on the west side facing the side elevation of the theatre on the east side. The southern end has a transitional feel between the civic and retail area of Spilsby and the residential area at the northern end.

6102 The terraces at the northern end are late C19 2-storeys, of red brick with tiled roofs and those on the west side retain many original features including the remains of railings and gates that have been removed. Their reinstatement would greatly enhance the character of this already attractive terrace, and of the whole street, as would the restoration of No.19 which has unfortunately had its windows replaced with modern styles that do not respect the original openings. This is very noticeable in the otherwise well-preserved terrace and the street would benefit greatly if it were restored to its original appearance. The terrace on the east side is also red brick with tiled roofs and 2-storeys, but has quite a number of replacement doors and windows.

6103 Nos. 1-7 at the south-western end of the street form a much grander, taller late Victorian terrace, also in red brick, and are linked to No.2 Church Street, of the same build, which houses the library on its eastern side. They also show the fixings for railings that have been removed and would benefit from these being replaced. The houses are set back from the road with trees and shrubs in the front garden.

6104 The view south along West End takes in the greenery on either side which links it with the south side of Church Street opposite, where the Catholic Church, a Victorian red brick building of 1902 is visible set behind a wall in a treed setting. The view north is less positive, looking out of the Conservation Area past the junction with Poole's Lane with the garaging and parking area visible. However, the view east along Poole's Lane itself is now a very good one, with the new St James Court development of terraced houses enclosing the view.



## **611 Eresby Avenue**

611.1 Eresby Avenue is a broad tree lined road running from the western end of Church Street, slightly south-eastwards. It slopes gently down southwards and has broad, raised grassy verges. The mainly modern housing and school which surround the avenue are set well back from the road and largely hidden by the trees. Only the street and the trees on the grass verges are within the conservation area, except at the upper end of the street where the properties facing Church Street are included. The avenue ends with the road giving way to a broad grassy swathe of land, and a view of open fields beyond a gate providing an attractive view southwards.

611.2 The view north is less attractive as it is closed off by the mock-Chinese frontage of the Beijing Dragon (the former Shades Hotel). At the northern end the side elevations of Avenue House and No.9 Church Street are not easily visible through the trees. The lane that runs along the southern boundary of Avenue House on the west side of the avenue has some notable trees on the north side, in particular a spectacular cedar. Within the Conservation Area nothing breaks the tree line along the length of the avenue, although the modern housing lends it a rather suburban air.



Market Place and Butter Cross



St James's Churchyard and war memorial

## 7.0 Key Characteristics

### 7.1 Spaces and trees

7.1.1 There are two key areas of open space in the Spilsby Conservation Area and they are very different from each other; one is the urban space of the Market Place and the other is the 'green finger' of Eresby Avenue. There is also a smaller, informal quiet area around the Parish Church.

7.1.2 The Market Place is a connected series of three spaces tightly enclosed by buildings on the High Street, The Terrace and Market Street. It is a hard landscaped urban space which provides a break in this built up area and allows a series of views up and down the streets, as well as glimpsed views through the spaces in the buildings in the central section. The western edge has the statue of Sir John Franklin as its focal point and provides a sitting-out area for the White Hart. It has recently benefited from improved streetscaping following the HERS scheme. The backdrop to the statue is the western edge of the former Market Hall, which is very much in need of enhancement. The central section is mainly given over to car parking and suffers from the very poor western façade of No.1 Market Street and Nos. 22-20 High Street, but has benefited from improvements to the public conveniences and bus shelter, and some recent tree planting. The eastern section also has car parking but is on the whole very attractive with the medieval butter cross, the façades of Nos.42 and 44 High Street, some good trees and recent streetscaping enhancements. On its western side is the striking façade of the Methodist Church and its flanking symmetrical Manses. It is, however, situated at quite a busy junction, with Queen Street running north and Halton Road running south from this point.

7.1.3 Eresby Avenue is a peaceful and shady route running south from the western end of Church Street, flanked by mature trees, many of which are the subject of Tree Preservation Orders. The road ends to the south in a grassy area and the avenue of trees continues southwards. This grassy space is linked back to Church Street by the wide, slightly raised grassy verges running along the roadside. The avenue is lined by modern building on both sides but this is fairly well hidden by the trees. The avenue also hints at Spilsby's history, as it is the only remaining physical reminder of Eresby Hall.



View of old Market Hall between Nos. 7&8 The Terrace



High Street

7.1.4 The Churchyard of St James's Church is a more intimate and peaceful green space on the corner of Church Street and Boston Road, with an imposing tree of good shape on the corner of Boston Road and Church Street and the war memorial on the Church Street side.

## 7.2 Views

7.21 Within the built up part of the town, the linear nature of the main streets means that long views are possible, particularly along the High Street and The Terrace/Market Street. At the eastern end, the landmark building of the Methodist Church and its symmetrically flanking Manse buildings form the focus of views, and at the western end the newly streetscaped area around the statue is the focus. There are also sneak views along alleyways through the built up central section of the Market Place and the High Street.

7.22 The western section of the conservation area has some very attractive views along Church Street, enhanced by the many mature trees on this street and the imposing landmark buildings of the Church and the Court House. The Catholic Church is also the focus of good views along West End and there are delightful views down the leafy, gently sloping Eresby Avenue, towards green fields. The careful attention to detail in the new St James's Court development has resulted in well enclosed views from Poole's Lane and Spence Street. The landmarks of the Church tower and the tall Methodist Church building can be seen from some distance away, from behind other buildings.

7.23 Negative views include those into Simpson Street with its poor road surface and a jumble of a mixture of building types, and the area behind the George Hotel and down Boston Road. The view north up Eresby Avenue of the Shades Hotel/Beijing Dragon is also extremely disappointing, given its prominent position at the end of the very attractive tree-lined avenue.

## 7.3 Uses

7.31 The Spilsby Conservation Area contains a variety of retail and commercial buildings, public houses, restaurants and public buildings, concentrated particularly tightly around the Market Place and along Church Street. There are three churches, all significant buildings;



High Street



Houses and shops in The Terrace

the Parish Church and the Methodist Church are in prominent locations. The dramatic and notable Court House is now a theatre, and the C18 former Grammar School is in private ownership whilst the former Drill Hall on Halton Road has become a community hall. There are also several garages unusually located right in the centre of the town. There is very little industry within the conservation area, and little or no evidence of earlier industries, such as tanning, that were significant in the town. The central area contains few residential buildings; these are mainly concentrated around the edges of the conservation area.

## 7.4 Building Types

7.4.1 Although there is great variety of building within Spilsby, there are some unifying features and the most common building type in Spilsby can be said to be the C19 2-storey property often in a terrace or closely built to its neighbours, and either a house or in commercial or retail use. There are quite a number of 3-storey variations on this theme. Roofs are usually simple gabled and sometimes hipped forms with ridgestacks.

7.4.2 Around the Market Place many of these buildings have shopfronts; some are original, but many are replacements or restorations. There are a larger number of 3-storey buildings in this area. The residential areas of Queen's Road, West End and Spence Street are mainly terraces of 2-storeys, although the houses on Church Street are in different styles, and are set in fairly large plots back from the road. They include a large Arts and Crafts house on the north side.

7.4.3 There is also a small, but significant number, of C18 buildings which are, on the whole, more formal than their C19 counterparts and add elegance to the town. Notable examples are Nos. 2-3 The Terrace, Nos. 18-22 Market Street, No.1 High Street and several low-scale properties on the north side of Church Street adjoining the King Edward VI Grammar School which also dates from the C18 with later additions, and has some lovely detailing.

7.4.4 Earlier buildings include Nos. 20-22 High Street and No.1 Market Street which are possibly of late medieval origins, and No.39 High Street which is timber framed and of C16 origin, although encased in red brick in the C19. There are several public houses in the conservation area including the White Hart which originates from the C17. This is the largest pub in the Spilsby Conservation Area and has a carriageway for access to stables at the rear.



Nos. 2&3 The Terrace



Nos. 39 High Street

7.45 Civic buildings include three churches, all of very different types; the Catholic Church is of red brick, St James' Church is of C14 origin, and the Methodist Church is in the high Victorian style. A surprising building for the town is the Courthouse of 1826 now a theatre, with its Doric Portico. The Drill Hall is now used as a public venue. The Market Place has the fine but dilapidated former Market Hall of 1764, now in inappropriate use as a garage.

7.46 There is little modern building in the conservation area; the central market area has only a very few infill buildings. Industrial buildings are also few and far between but there are a number of agricultural or storage type buildings, as well as garages, found at the rear of houses, for example, on Stones Lane, Simpson Street, Wellington Yard and in the yard of the White Hart Hotel. On the whole these are low in scale.

## 7.5 Building Details

7.51 The handful of C17 and earlier properties which survive in Spilsby display relatively simple detailing with plinths, banding and tumbled brickwork on the gables. However, many have been altered in the C18 and C19 when they were often refronted and cased in red brick resulting in details such as segmental arched window heads, pilasters, dentillated cornices, sash windows and bay windows being added. Bands and window heads, etc. are usually picked out in matching red brick or in gault brick and, very occasionally, stone.

7.52 Such details are typical of the C18 and domestic properties often have fanlights above central panelled doors. Doric porticos are evident on a couple of properties and most notably on the Spilsby Theatre. This has a giant tetrastyle portico with a pediment, fluted Doric columns and a frieze of triglyphs. Sash windows of this period are multi-paned, whilst C19 sashes tend to be plate glass (without glazing bars). There are a limited number of examples of dormer windows and these are usually small and simple and clad in lead. Those on earlier buildings tend to be more substantial as the roof was probably originally thatched.

7.53 A number of C19 shopfronts survive on the buildings surrounding the market place and these are often well decorated with details such as cast iron arches, decorative spandrel panels, latticed stallrisers and fascias and cornices supported on elaborate console brackets. A number of well detailed doorcases are evident on the few larger properties of the town. No.31 Halton Road for example has a central 6panel door with traceried overlight, panelled



Former Market Hall in use as a garage



Wilson's, adjoining the old Market Hall

reveals, a fluted plastered doorcase with roundels, a triglyph frieze and a narrow hood.

7.54 Terraced properties have identical or virtually identical details within each terrace and this uniformity serves to emphasise the differences in detailing between terraces; it also unfortunately highlights where the rhythm has been interrupted by unfortunate alterations. A number of the terraces have arched passageways through to the rear, whilst some larger properties have carriage arches. The Spence Street properties have yellow brick voussoirs.

7.55 Most properties in the east side of the conservation area sit on or very near the back of the footpath and boundary treatments are therefore relatively rare, although a couple of good brick boundary walls and examples of traditional iron railings survive. The west side of the area is more open and a number of walls and railings enclose the boundaries of properties. The remains of ornate railings and gates are evident along West End.

## 7.6 Building Materials

7.61 The local red brick is by far the predominant wall material for buildings within the conservation area, although some buildings are colourwashed (e.g. the old Market Hall) and a number have been rendered, particularly around the market place and along Halton Road. Even the few more recent buildings are of red brick, including the new development on Poole's Lane. There are a few examples of yellow brick; notable examples are the Methodist Church and its manses and the rear of the theatre (formerly Courthouse), as well as the two houses behind this building.

7.62 There are a few examples of stucco also to be found, including the White Hart on the High Street, No.27 High Street and Nos. 8-10 Church Street. The Church of St James is unusually built of greenstone or Spilsby sandstone, with ashlar dressings, and has a lead roof. Spilsby sandstone is a poor building material which explains why it is not widely used. The façade of the theatre (formerly Courthouse) is of sandstone ashlar.

7.63 Red clay pantiles were the traditional roofing material until the arrival of the railway when natural slate became easily available. The conservation area is therefore a mixture of the two, which in some cases have been replaced with artificial versions or modern replacements such as concrete. The exemplary new residential development on Spence Street / Poole's Lane respects the existing terraces by using natural slate.



No. 31 Halton Road



Decorative shop front at No. 1 High Street



West End



Stucco used at Nos. 8-10 Church Street



King Edward VI Grammar School



Green stone or Spilsby sandstone in use on St. James's Church Tower





Methodist Church



Lavatories and bus shelter in Market Place

## 7.7 Public Realm

7.7.1 Very few historic surfacing materials appear to survive in the town, and few historic items of street furniture. Exceptions include the railings and chains in front of the old Grammar School and Nos. 12-14 Church Street which are Grade II Listed and have cast iron fluted columns with mushroom knops and chains. There are also cobbles outside the old Grammar School and a few places about the town where some York stone or brick paving or edging survives. There were cobbles in many other areas, but these have been lost over time and those outside the Grammar School is the last surviving area of note. There is also a Grade II Listed 1930s K6 type telephone kiosk on The Terrace.

7.7.2 Some recent enhancement projects are worthy of mention. The low wall, railings and gates in front of the Methodist Church at the east end of the market place have been restored and this has greatly improved the frontage and group appearance of these buildings. The area around the statue of Sr John Franklin has been resurfaced in red brick paviors, the circular pattern echoing the shape of the statue's base. Large cylindrical stone bollards have been used here and on the west side, Cornhill, which can be used as seating, and smaller square bollards with pyramidal tops have been used to prevent traffic encroaching on the open space around the statue. Benches have also been installed. Most of the conservation area has traditional-style streetlights.

7.7.3 The central section of the market place has seen improvement with an inscribed stone plaque on the public conveniences. Here, and along the High Street and the eastern end of the market place improvements have been made with bollards, seating and tree planting to delineate open areas and improve the streetscape.



Welham Gardens



New development on Spence Street

## 8.0 Proposed Boundary Changes

### 8.1 Inclusions

81.1 The conservation area currently circumvents the yard to the north of No.26 Queen Street, running along the street edge, and then hugging the buildings on Wellington Yard tightly. Oddly it includes No.1 Welham Gardens but excludes Nos. 2 and 3. It is therefore proposed to include the yard to the north of No.26 Queen Street and the whole of Wellington Yard including Welham Gardens (the former Methodist Chapel) and the attractive gardens of these houses. This will rationalize the boundary in this area and include the entire building plots of Nos. 1-3 Welham Gardens, bringing an important part of Spilsby's history within the Conservation Area.

81.2 On Reynard Street, the conservation area currently runs down the backs of the houses on the West side of Queen Street and then runs along the backs of the buildings on the High Street, excluding any buildings on Reynard Street itself. It is proposed to change the boundary to run from No.17 Queen Street to include Nos. 33-43 on the north side, and Nos. 42-44 on the south side as well as the old Cinema building. The houses to be included are red brick Victorian terraces similar to many in other parts of the conservation area and the cinema is a unique (within Spilsby), if dilapidated, example of Art Deco. It is hoped that including it in the conservation area may aid its restoration/reuse.

81.3 In the north-western part of the conservation area the boundary currently includes the western side of Spence Street, and then runs along the backs of the houses on Church Street. It is proposed to include the whole of the new development by Chestnut Homes on Poole's Lane and Spence Street. This development has been built with great attention to detail and high quality materials, in the style of the terrace on the west side of Spence Street, and is an enhancement to the town. Bringing this within the conservation area should help to retain the details that give them their character and help unify the area.

81.4 At the western edge of Church Street it is proposed to include the tree area to the west of Avenue Cottage, up to the A16 cutting back east to the current boundary by Avenue House. This will include the garden area of Avenue Cottage, thus rationalizing the boundary and including the whole plot of Avenue Cottage within the conservation area.



## 82 Removals

821 At the northern end of Boston Road, the area to the south of the George Hotel has been redeveloped as a supermarket in a commercial style that has little in common with the traditional buildings and forms of Spilsby in terms of architecture or streetscape and it is therefore proposed to remove this area from the conservation area.

822 On Stones Lane the boundary currently includes part of a modern bungalow, 'Melita', while excluding other modern properties further south. It is proposed to make a small change here to exclude this modern building whilst retaining the surviving traditional outbuilding in order to rationalize the conservation area boundary.

823 It is proposed to adjust the boundary of the conservation area behind the buildings on Market Street to exclude the area to the south of the rear outbuildings of the Red Lion PH, upon which a new house has been constructed. This property does not have the same character as the traditional buildings of the conservation area and it is therefore proposed to remove it from the boundary.



## 9.0 Summary of issues

### 91 Vacant premises and buildings

91.1 While this is not a major problem in Spilsby, there are some key vacant buildings in the Conservation Area which detract from the character of the town. The most notable example in the centre of the town is No.1 Market Street, which is boarded up and currently something of an eyesore. Also empty are Nos. 7-9 and Nos. 11-15 Halton Road, and Nos. 7-9 Market Street. Their appropriate refurbishment and re-use would help to preserve these key areas of Spilsby.

91.2 The former Market Hall, currently in use as a garage and a shop, is a prominent grade II listed building of 1764, which once had a very important function in the town. This has had its arches glazed over on the ground floor and its C20 shop front removed. The first floor fenestration has also been altered. The south side is obscured by petrol pumps and parked cars. Restoration of this building should be a high priority.

91.3 The (Franklin) cinema on Halton Road is a lovely example of a small Art Deco cinema and it is proposed to bring this into the conservation area. Restoration and an appropriate use for this building would enhance this back area of the town.

### 92 Shopfront Improvements

92.1 A number of shopfronts of poor quality or inappropriate modern replacements are interspersed amongst some good traditional shopfronts (both original and recent restorations). The poor quality shopfronts detract from the central hub of the Conservation Area and from the traditional buildings and streetscape that they are seen within. The appropriate repair of traditional shopfronts or replacement of unsympathetic shopfronts should continue to be encouraged.

92.2 No. 14 Market Street has an inappropriate modern single storey box-like extension stuck onto a Victorian building. The signage and shop front at Nos. 20-22 Market Street are somewhat garish and do not respect the rest of the building. The Franklin Centre on the



Franklin Centre, High Street



West End

north side of the High Street has a highly unfortunate modern brick ground floor and opening in an older building. There are just a few examples of the shopfronts that could be restored to improve the appearance of the retail area.

### 93 Reinstatement of features

931 A number of buildings in Spilsby would benefit from the restoration of features, which would have an enormously beneficial impact on the town's streetscape. The houses on the west side of West End for example all retain the original post holes for railings and gates and their reinstatement would enhance the appearance of this side street.

932 The Beijing Dragon (former Shades Hotel) on Church Street is the focus of views up Eresby Avenue, as well as being a prominent building on entering the town. It has a mock oriental style porch and a single storey addition at the front which seriously detracts from this building which has been a part of Spilsby life for over 100 years. There is currently enforcement action in progress to remove the front additions.

933 There are a number of plastic replacement windows and doors in the town, and in some cases, original window openings have been altered. Encouragement to restore original windows, doors and openings would considerably enhance a number of streets. This is a particular problem on Queen Street, Halton Road, Simpson Street and West End.

### 94 Article 4(2) Directions

941 No Article 4 direction is in place in Spilsby and as a result there are a number of uPVC windows and doors within the conservation area. An Article 4(2) direction could be used to help prevent the further use of plastic windows before it becomes too widespread. This should be used in conjunction with education about the pros and cons of timber versus other materials, perhaps in the form of an information leaflet. Proactively encouraging owners to reinstate original features, perhaps through the offer of grant aid, could also benefit the town.

942 There are many important benefits to be gained from the receipt of a Historic Building Grant.



Tree-lined Church Street

- Advice on the practical rescue, rather than replacement of historic features.
- To check and advise on specification or estimate details.
- Financial input of a proportion of the costs of repair and preservation for the owner.
- Regular inspection of the work by the Conservation Officer to assess the quality of the contractor's work, who like the owner wishes to ensure the work is of a high quality.
- To support and encourage the work of local skilled craftsmen and suppliers of traditional materials, thereby encouraging inward investment
- To educate owners and contractors in conservation techniques.
- To pump-prime investment in an area and match-fund other sources of grant

## 95 Trees

The loss of trees from, particularly the western end of, the conservation area is damaging to its character and appearance. The felling of the trees in front of the former Shades Hotel (now the Beijing Dragon) in particular has eroded the continuity of the tree-line along Church Street and the connection with Eresby Avenue. Replacement tree planting would help to integrated Church Street and Eresby Avenue, whilst screening the front of the former Shades Hotel which is the focus of views north up Eresby Avenue.

# MANAGEMENT GUIDELINES

## 10.0 Introduction

101 The following guidance aims to provide the basis of a mid- to long-term management strategy for the Spilsby Conservation Area. It should be read in conjunction with the East Lindsey District Council Local Plan Alteration 1999 and the Local Development Framework which will replace it in the next couple of years. In addition to the appropriate planning policies, other statutory requirements such as the Building Regulations and Fire Precautions Act should be carefully considered as they may also have implications on the external appearance of buildings and areas.



Traditional shop front (right) and inappropriate modern shopfront (left)

## 11.0 Policy guidance

### 11.1 Shopfronts and signage

11.1.1 Where traditional shopfronts and signage, or elements of them, survive, they should be retained and used as the basis for the restoration of the original frontage or incorporated into an appropriate new shopfront design. Removal of original features will only be permitted if they are beyond repair or are incapable of being successfully incorporated into a new shopfront.

11.1.2 The replacement of inappropriate shopfronts (and signage) will be encouraged provided that the replacement respects the character of the building, adjacent buildings if part of a group or terrace, or the area as a whole. Signage should also respect the character of the building and area as a whole. Signs should always be designed for individual buildings; 'off the peg' designs are not appropriate.

11.1.3 Where change of use is sought for the conversion of a shop back to residential use and elements of an original or appropriate shopfront survive, these will be retained in any conversion unless they are completely beyond repair. Historic signs or name boards should also be retained where possible.

### 11.2 New buildings and alterations to existing buildings

11.21 When considering the design of new buildings or extensions to existing ones, the Council will take into account the impact of the proposal on the setting of Listed Buildings and the character and appearance of the conservation area. Section 7 of this document sets out some of the key characteristics which need to be considered if a design is to fit comfortably with its neighbours. Any application to extend a building or build a new one must be accompanied by a Design and Access Statement which explains how the proposal conforms to the key characteristics identified in the appraisal, or if it does not conform, why this particular approach is felt to be appropriate.



### 11.3 Demolition

11.31 In line with national planning policy, there will be a general presumption against the demolition of Listed Buildings (including their outbuildings) and buildings of townscape value which are identified in the Conservation Area Appraisal.

11.32 The demolition of other buildings in the area will only be approved if:

- The building(s) is/are identified as making either a negative or insignificant\* contribution to the character or appearance of the area.
- Any replacement building or feature will preserve or enhance the character and appearance of the conservation area. Any application for a replacement building must be accompanied by a design and access statement which describes how the new building respects the 'Key Characteristics' of the area as defined in the Conservation Area Appraisal.
- To avoid unsightly gaps in the conservation area, a condition will be imposed on any grant of Conservation Area Consent which prevents the demolition taking place until a contract has been let for the redevelopment of the site.

\* Paragraph 4.26 of PPG 15 states that: 'In the case of conservation area controls [over demolition] account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.'

#### **11.4 Public Realm works**

11.41 Where historic paving materials, associated ironwork and street furniture survive in Spilsby, these should be preserved wherever possible. Similarly, recent enhancement schemes have been carefully designed to enhance the character of the conservation area and should also be preserved wherever possible. The District Council will work with the Highway Authority and other statutory undertakers to ensure that reinstatement works are undertaken and that historic and high quality surfaces are protected.

## 12.0 Article 4(2) Directions

121 A significant number of properties within Spilsby have had original features such as sash windows, timber-panelled doors and roof coverings removed under permitted development rights. These alterations are particularly disfiguring in terraces, the uniformity of which is a key element of their character. The erosion of the verdant setting of many of the properties in the west side of the conservation area by the creation of hard standings and extensions that protrude forwards of the existing building line would also erode the character of the conservation area.

122 It is therefore suggested that an Article 4(2) direction should be considered to restrict the following types of development, currently allowed under permitted development rights:

### Types of work

- Installation of one or more rooflights
- Replacement of natural slates or clay pantiles with artificial materials
- Taking down, altering or building a chimney
- Replacement of windows and doors
- Changes to window and/or door openings
- External painting or rendering of buildings which have not previously been painted
- Building an extension, porch, conservatory, door hood/canopy (on elevation(s) facing a public highway)
- Building, altering or demolishing a fence, wall, gate or railing around a house
- Providing a hard-standing for a property

123 These restrictions would only apply to dwelling houses as flats and commercial premises do not have permitted development rights and thus already require planning permission for

the works described above. Listed Buildings are not covered either as any alterations that would affect the historic or architectural interest of the building would require Listed Building Consent. It is therefore proposed that the residential properties in the following streets are covered by an Article 4(2) Direction:

**Streets /properties to be covered by Article 4(2) Direction**

|                         |  |
|-------------------------|--|
| <b>Ashby road</b>       | Nos. 3-9 (odds)  |
| <b>Church street</b>    | Avenue Cottage, Avenue House, The Coach House,<br>The (new) Vicarage, Nos. 7, 9 & 20 |
| <b>Franklin passage</b> | Nos. 1, 2, 8 & 9   |
| <b>Halton road</b>      | Nos. 7, 9, 14, 25-39 (odds)  |
| <b>Poole's lane</b>     | St James Court (new Chestnut Homes development)                                      |
| <b>Queen street</b>     | Nos. 3, 5, 15-33 (odds), 18-26 (evens) & 34  |
| <b>Reynard street</b>   | Nos. 33-43 (odds), 40-44 (evens) & 47  |
| <b>Simpson street</b>   | Nos. 2-8 (evens), 5, 7, 17, 23, 31   |
| <b>Spence street</b>    | Nos. 5, 7, 11, 15, 17 & 21-29 (odds), 22 & 24  |
| <b>Stones lane</b>      | The Old Granary, The Coach House   |
| <b>Wellington yard</b>  | (excl. No.24) including WELHAMGARDENS  |
| <b>West end</b>         | Nos. 3-7 & 17-31 (odds), 10-24 (evens)   |



Beijing Dragon (former Shades Hotel) - subject of successful enforcement notice

### 13.0 Enforcement

131 Enforcement has a key role to play in the protection of Spilsby Conservation Area, in particular with regard to the proposed Article 4(2) Direction. Enforcement of such directions is often reactive, only resulting in investigation once a formal complaint is made. For the Spilsby Conservation Area, a more proactive approach should be considered, including monitoring development activity and ensuring compliance with the terms of planning permissions. A positive and active approach to enforcement will help to keep contraventions to a minimum and secure sustained improvements in environmental quality.

132 Consideration should be given to taking forward an Enforcement Strategy based upon the principles of good enforcement set out within the Cabinet Office's Enforcement Concordat. Such a strategy should consider the potential use of urgent works and repairs notices, details of which are set out below.

#### Urgent Works and Repairs Notices

133 Where emergency or immediate repairs to arrest the deterioration of a building are needed, the local authority can serve urgent works notices on the unoccupied parts of both listed and unlisted buildings in conservation areas (although in the case of the latter, only with the agreement of the Secretary of State for Culture, Media and Sport, advised by English Heritage). Repairs Notices requiring works that are reasonably necessary for the proper preservation of an occupied building to be undertaken, can only be served by the local authority on statutorily listed buildings.

134 Urgent works and Repairs Notices can be very effective in helping to secure the future of listed buildings and unlisted buildings that contribute positively to the special interest of a Conservation Area. Further details of these notices are available from English Heritage's guide 'Stopping the Rot'.

135 If the condition of any land or building in the conservation area is adversely affecting the amenity of the area, the local authority can serve a Section 215 notice on the owner or occupier, requiring the person responsible to clean up the site or building. Further details can be found in the ODPVs 'Best Practice Guidance' on the use of Section 215 notices.

## **14.0 The Role of Property Owners**

14.1 Conservation area designation restricts the permitted development rights of property owners within the boundary. Planning permission is therefore required for certain types of development including the addition of dormer windows to roof slopes, various types of cladding and the erection of satellite dishes fronting a highway; the size of permitted extensions is also reduced. In addition, if Article 4(2) directions are applied to properties in Spilsby; these will withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in conservation areas.

14.2 By restricting permitted development rights, East Lindsey District Council is seeking to preserve those features which are important to the character and appearance of Spilsby Conservation Area. However, property owners also have a responsibility to preserve and enhance the character and appearance of the conservation area.

14.3 East Lindsey District Council will work with property owners to encourage them to undertake regular and appropriate maintenance. Property owners should also take the opportunity to consult the local authority over proposed alterations to their properties to ensure that they do not, however unintentionally, harm the character or appearance of the conservation area.

14.4 Without careful consideration, many seemingly minor and insignificant alterations, particularly those undertaken under permitted development rights, can result in the loss of architectural features which are important to the special interest of Spilsby, e.g. traditional sash windows, panelled doors, fanlights, parapets, chimneystacks, and traditional roof coverings such as pantiles and natural slate.

## 15.0 Trees

151 In order to preserve the character of the conservation area, the use of further Tree Preservation Orders should be considered on the trees that contribute to the appearance of the conservation area, particularly on Church Street and Eresby Avenue. The District Council will produce management plans to direct any works proposed or required on these trees. The District Council will also encourage and work with owners towards the production of management plans for those trees in private land.

## **16.0 Resources and Monitoring**

161 Resources, both financial and in terms of staffing, are often limited, and must therefore be directed in the most efficient manner to ensure that maximum benefit is gained. Spending priorities and budgets are under constant review and these will obviously influence the level of success achieved.

162 The Conservation Area Appraisal will be reviewed every 5 years and updated as necessary. In order to be effective, the Management Proposals will also need regular reviews at intervals to be decided.



## 17.0 References

- Edwardian Spilsby [Richard Gurnham, 1987]
- Georgian Group Town Report: Spilsby, Lincolnshire [The Georgian Group, November 2006]
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- History and Events of Spilsby, Partney & Langton [Freda Royle]
- Smiling Spilsby [H.D. Martineau, September 1972, Lincolnshire Life]
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- The Market Towns Initiative: Spilsby Challenge Action Plan [East Lindsey District Council & The Countryside Agency, September 2005]
- Spilsby Heritage Economic Regeneration Scheme: Implementation Plan [East Lindsey District Council, April 1999]
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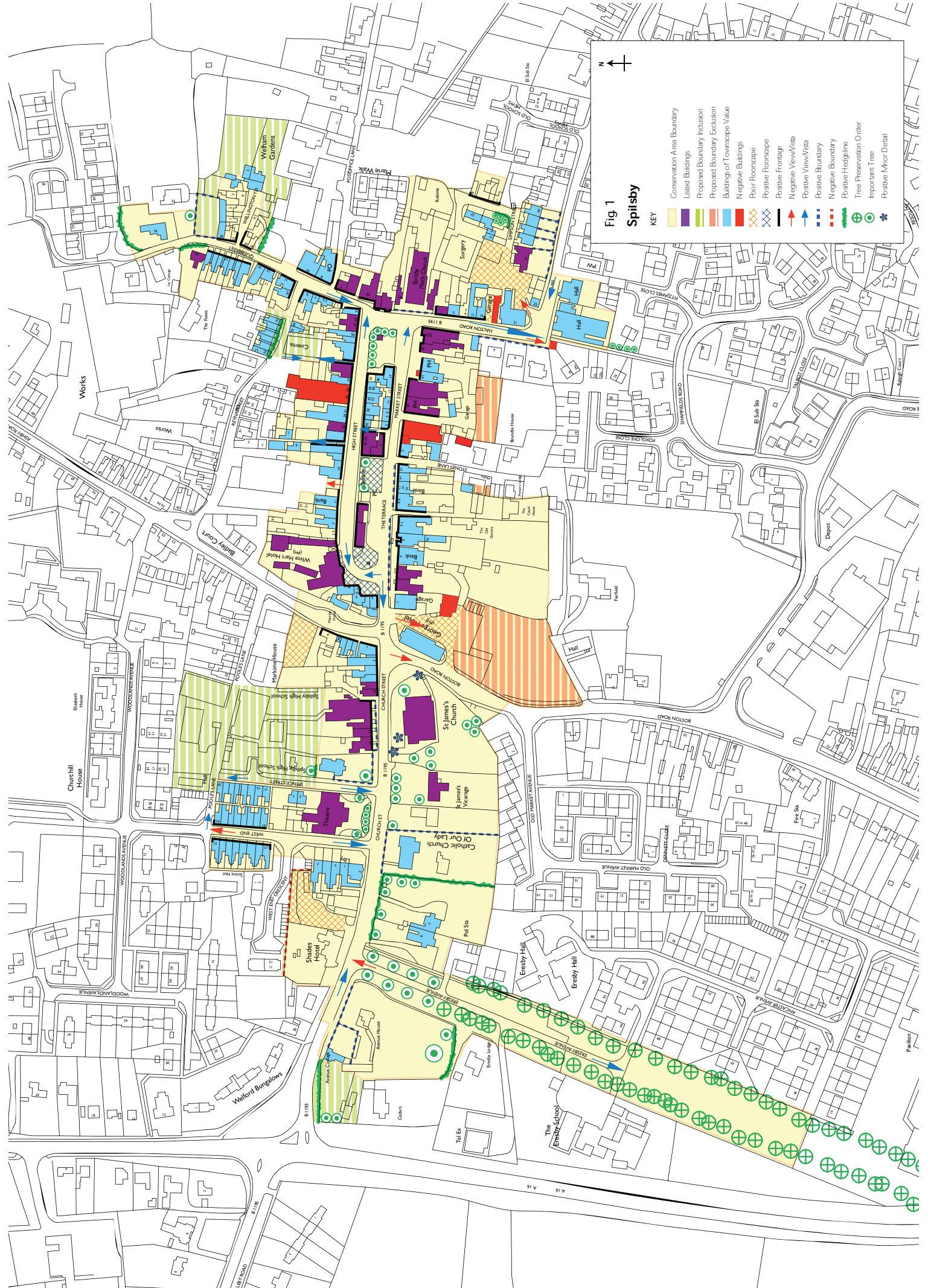
## 18.0 Contacts

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**Fig 1  
Spisbury**

- KEY**
- Conservation Area Boundary
  - Listed Buildings
  - Proposed Boundary Inclusion
  - Proposed Boundary Exclusion
  - Buildings of Townscape Value
  - Negative Buildings
  - Poor floorscape
  - Positive floorscape
  - Positive Frontage
  - Negative View/Visa
  - Positive View/Visa
  - Positive Boundary
  - Negative Boundary
  - Tree Preservation Order
  - Important Tree
  - Positive Minor Detail