

# HORNCastle CONSERVATION AREA APPRAISAL

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QuBE<sup>3</sup>



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# PART A: HORNCASTLE CONSERVATION AREA APPRAISAL

## I.0 INTRODUCTION

1.1 Horncastle is the second largest historic market town in the East Lindsey District of Lincolnshire. Situated at the southwestern edge of the Lincolnshire Wolds, Horncastle is often referred to as “the Gateway to the Wolds”.

1.2 The Horncastle Conservation Area was first designated in March 1970 and, as part of a District-wide review of all conservation areas, was amended in November 1989, integrating the three areas originally designated by Lindsey County Council. Today the conservation area covers the town centre and surrounding residential areas and also includes the river floodplains and the former Goods Station Warehouse.

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 September 2007.

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



## 2.0 WHAT ARE CONSERVATION AREAS?

2.1 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’.

2.2 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

2.3 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?**

2.4 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 Horncastle 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 Horncastle'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 Horncastle's built fabric.

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

2.5 Horncastle'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 Horncastle's distinctive historic character. It is important that these elements are protected to ensure that the qualities that make the Horncastle Conservation Area appealing are enhanced, helping to encourage investment in the town and therefore benefiting the local economy.

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

2.6 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.

2.7 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.

2.8 The East Lindsey District Council Local Plan Alteration 1999 sets out the local planning policy background against which development in the Horncastle 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.



Roman Wall, Manor House Street



Market Place



Queen Street

## 3.0 DEFINITION OF SPECIAL INTEREST

3.1 Horncastle is a modest and relatively unspoilt market town in Lincolnshire of 'immense, but discreet charm' (Pevsner). It retains its traditional country market town character and at its heart is the Market Place with the Stanhope Memorial forming the focus of the area. It lies close to the Lincolnshire Wolds (an Area of Outstanding Natural Beauty) and is often referred to as the 'Gateway to the Wolds'.

3.2 Aside from Horncastle's market function, much of its character emanates from its street pattern which has been shaped by its long history. The tightly-enclosed streets clearly reveal the town's development from its probable Anglo-Saxon beginnings and the walled enclosure of the Roman period, remains of which are visible even today, through to its medieval and subsequent prosperity. The influence of the rivers and the later Canal and railway developments has also left their mark on the town's morphology.

3.3 Horncastle's architecture also reflects the development of the town, but especially the late C18 and early C19 which was the town's last boom period. Its modest, but relatively unspoilt architecture is, therefore, largely dominated by buildings from the late Georgian / early Victorian period. Commercial buildings are strongly focussed on the market place and extending along the approach roads, with residential development in the surrounding areas and on the periphery of the town.



Extract from 1889 OS Map



Extract from 1906 OS Map





## 4.0 HISTORY AND ARCHAEOLOGY

4.1 Horncastle's site shows evidence of occupation since the Late Iron Age, although the most notable early remains date from the period of Roman rule. In around 280AD a Roman fortified camp was built alongside the site of the earlier British (Late Iron Age) settlement. Horncastle in Roman times was one of the leading civilian settlements in the Lincoln area, overlooking a trackway across the River Waring. Archaeological finds in the Boston Road area include Roman household pottery, storage and cooking jars and Roman coins. Burials were also found with cremation urns and lead coffins.

4.2 The Roman settlement has been linked to Banovallum, a Roman settlement mentioned in classical documents, but there is no evidence to confirm this. Nonetheless, the walls of the Roman 'fort' were substantial, and their remains are still visible in a number of locations around the town. They also appear to have constrained the later development of the town with most medieval development occurring within their confines.

4.3 Following the departure of the Romans, the town gained its present name, derived from the Anglo-Saxon 'Hyrne Cæstre' which means 'the castle in the corner'. Horncastle flourished, becoming an administrative centre for the Danes and, immediately prior to the Norman Conquest, the manor was held by Queen Edith, wife of Edward the Confessor. The manor was seized by William for the Crown, but was eventually, in 1229, sold to Walter Mauclerc, Henry III's Treasurer and Bishop of Carlisle, beginning a long association between the Bishopric and the town, which lasted until 1856.

4.4 In October 1230, Bishop Walter obtained a Charter from King Henry III, permitting a weekly market to be held. With this, Horncastle began to assume importance as the centre of a rich agricultural area. Horncastle's prosperity ensured that the town grew and its status increased with the introduction of burgage plots and the building of 'permanent' market stalls. For three years from 1389, a charge was levied on items brought to market to raise funds for 'paving' the streets.

4.5 The town also profited from annual horse fairs which could each last up to a fortnight. These fairs brought considerable prosperity to the town, particularly in the late

C18 and early C19, although by the end of the C19, their significance was in decline, and the last one was held in 1948.

4.6 In 1801, the Horncastle Navigation Canal was completed, linking the town via the River Witham to the East Midlands and opening up new markets for agricultural produce. This resulted in a rapid expansion in local industries, especially the processing of hides and wool, and the production of malt from locally grown barley. The canal's construction coincided with the enclosure of the open fields in 1805 which released land for building houses. Horncastle's market increased in size and importance and the town became a thriving market town and centre of local government.

4.7 The two decades around the middle of the C19 were the most prosperous in the town's history and local demand for goods increased. Shops began to spread out along the High Street, Bridge Street, Bull Ring and North Street. This new found prosperity and the general expansion which it brought meant that more accommodation was required. Until this time, Horncastle had expanded relatively slowly with the main "higher class" residential areas built along West Street (originally Far Street) and North Street in the C18, whilst development on the meadowland was constrained by frequent flooding of the two rivers. In the C19, however, the population doubled and two new streets (Queen Street and Foundry Street) were constructed to the southeast of the town on the former commons. Foundry Street was built to house the workers employed in the local industries, whilst Queen Street was built for the foremen, managers and owners of local businesses.

4.8 However, this boom period was soon followed by a prolonged period of decline from the mid-C19 after the construction, in 1855, of the railway which joined the national railway network at Kirkstead Junction. Despite the construction of warehouses and other associated buildings at the Station Yard, the railway brought Horncastle into more direct competition with larger centres of industry which benefited from increasing centralisation and mechanisation.

4.9 During this period of decline, the only significant additions to Horncastle's building stock were the 'quality' residences constructed in the Linden Road / Stanhope Road area c.1900. Most of the town's built fabric dates from the first half of the C19, built during the town's most prosperous period.

4.10 The town's population gradually recovered from the early C20 onwards, and has been rising slowly, but steadily ever since. Some ribbon development has occurred along East Street and Mareham Road, including The Crescent cul-de-sac in the middle of the C20. However, the most significant change to the town in recent decades has been the construction of the Jubilee Way bypass in 1977. This has unfortunately spilt Horncastle in two, and required the demolition of some properties on West Street and East Street.

4.11 In the past 40 years, a number of initiatives have been introduced to preserve and enhance the conservation area. The first was the designation of an Article 4 Direction restricting permitted development rights within the town. Then, in 1983, the Horncastle Town Scheme was established, jointly funded by English Heritage, East Lindsey District Council and Lincolnshire District Council. It has helped to maintain the quality (and preserved the fabric) of many historic buildings in the town, whilst encouraging the reuse and repair of some smaller "at risk" buildings. The Horncastle CAPS was set up in 1995 to deal with some of the more difficult problems of dereliction and underuse in the town.



River Bain



Banovallum House grounds





## 5.0 SETTING

5.1 Horncastle is a historic market town with a population of about 5,000, situated near the south-western edge of the Lincolnshire Wolds at the confluence of two small rivers, the Bain and the Waring. It lies just over 20 miles to the east of Lincoln and a similar distance to the north of Boston.

5.2 Horncastle lies at the southern end of the Caistor High Street, a prehistoric ridgeway which was probably once a major route from the Humber, across the Wolds, to the salt-making sites in the Wash area. The Wash originally extended westwards over a substantial area of the present fenland, the topography of which has undergone substantial changes in the recent past. Horncastle would have been considerably closer to the sea than it is presently, explaining the local tradition that the town was once a seaport.

5.3 The modern town lies on river terrace gravels close to the 30m contour in the valley of the river Bain near the southwest corner of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty) where the valley flattens out in the fenland surrounding the Wash. The Bain is the main river flowing southwards from the Wolds and is joined at Horncastle from the east by a tributary, the Waring.

5.4 The confluence of the Bain and the Waring has had a major impact on the development of Horncastle from Roman times to the present day. The nature of the area and its liability to flooding has created an attractive and important area of meadows and trees which today is an invaluable asset to the town. This green wedge continues into the town centre and forms an attractive setting for the Church and Banovallum House.

5.5 Approaching the town from the B1191 from Langton Hill, an excellent view of Horncastle is gained once past Thornton. The town nestles at the foot of the Wolds, and the wide view across Horncastle allows an appreciation of the town's form and of its attractive roofscape. The main north-south route (A153) runs through the town, very close to the town centre. It is a major route between Boston (south) and Louth (north).

## 6.0 TOWNSCAPE ANALYSIS (see Fig.1)

### Character Areas

6.0.1 Horncastle is a relatively large market town that has developed over many centuries, resulting in a rich and diverse townscape. It is consequently quite varied and several discernible character areas are evident. These zones have been already been identified in previous conservation area studies, notably the Horncastle Conservation Area Partnership Scheme Action Plan, April 1995. This appraisal has identified thirteen character areas within the Conservation Area which approximately correspond with the previous study.

6.0.2 The character areas are defined by the history of the area, its natural and man-made components and its past and present uses, amongst other criteria. Each character area's special interest is summarised and its significance analysed in the context of the conservation area as a whole and of the wider town. The thirteen character areas are shown in Figure 1 with the character analysis below and in Figure 2.

### 6.1 Market Place

6.1.1 This is the heart of the town with the market place and the surrounding commercial streets including High Street, Bull ring and parts of North Street, St Lawrence Street and Bridge Street. Horncastle's character has its basis in its primary function as a market town and this is, obviously, at its most evident, in the market place, the centrepiece of the conservation area.

6.1.2 The market place gained its present form in the late C19 when the buildings and other associated 'clutter' (the market lock-up and Market Cross) that constricted the market area were removed and the Stanhope Memorial was erected. The market place has been the traditional commercial centre since medieval times when burgage plots and 'permanent' market stalls were introduced. However, the town's retail activity



Market Place – view east



Bull Ring

spread along the High Street and Bull Ring (and parts of Bridge Street and North Street) in the 1800s and a number of shops were built at this time.

6.1.3 The horse fairs that brought much prosperity to the town resulted in a substantial increase in the number of public houses; at the fairs' peak in the 1860s, there were 48 licensed inns and public houses. The numbers are now much reduced, but their former uses are often evident in the names of the buildings and yards and courts behind them.

6.1.4 The majority of the buildings in the town centre are grade II listed and this area contains the greatest concentration of listed buildings in Horncastle. The unlisted buildings are also generally of high quality with only a very few detracting from the overall good townscape quality of the area. Many of the town's C18 and C19 buildings have survived and are predominantly 3-storey, although their heights and scales vary significantly, highlighting the narrow burgage plots upon which they stand and which tightly enclose the streets and spaces of the area. This also creates a dramatic skyline.

6.1.5 Many of the later C19 buildings are striking for their ornate detailing, but the form of the new Punch House (which is now The Victorian PH) is particularly attractive. Built on the site of the old Punch House which was demolished in 1868, it makes a feature of its corner site with a curved frontage. It forms an elegant back drop to the eye-catching Stanhope Memorial in the Market Place and the tower of St Mary's Church is just visible above its roofline.

6.1.6 Notable exceptions to the predominant C18/C19 buildings are the Post Office which dates from 1924 and is of two large storeys, and earlier buildings from the C16 and C17 including Nos. 12 -14 Bridge Street, which tend to be smaller at 2 or 2.5 storeys. (Later C20 infill buildings also tend to be of only 2 storeys.) Particularly noteworthy is The Bull Hotel which dates from the C16 with late C18, c1800, late C19 and C20 alterations. It has an assembly room at first floor; its function evident from the street by the large tripartite sash window.

6.1.6 Buildings are generally of red brick which is often painted and/or rendered, with pantile or slate roofs, although clay plain tiles are also found on some properties. Roofs



Market Place – view southwest



High Street – view west

are pitched to varying degrees, sometimes hipped, particularly at the end of rows. Many of the buildings have good traditional shopfronts, a significant number survive from the early C19, with separate entrances to through passages forming part of the overall design.

6.1.7 The Kings Head Public House is one of only a handful of thatched properties surviving in Horncastle and is only 1.5 storeys high with colourwashed mud and stud walls. It is the sole survival in the town centre of the earlier vernacular architecture which existed before the ‘polite’ architecture of the Georgian and Victorian periods swept away most of the local traditions. The new Punch Bowl and Nos. 21 & 23 High Street are notable for being of gault (or yellow/brown) brick.

6.1.8 Decorative eaves, brick or stone coped gables and chimney stacks are good traditional roof features of many of the buildings in the area. Windows tend to be 6/6 sliding sashes in earlier properties, whilst tripartite sashes are a feature of later C19 buildings. Painted or stuccoed lintels and cills are relatively common whilst the late C19 buildings often have highly decorative stone detailing.

6.1.9 Most ground floors are taken up by shopfronts which display a wealth of detailing including pilastered doorcases, traceried overlights, panelled entablature and fielded panelling. Carriage arches allow access to the rear yards of, usually, inns and public houses, whilst smaller arches provide access to the numerous alleyways which run off the main streets, sometimes connecting them, as in the case of Lindsey Court. These alleyways are often lined by groups of outbuildings and many retain their original setts and cobbles which are an important part of their character.

6.1.10 Despite the overall high quality of the area, there are a few discordant features which could be improved upon. The market place, for example, is generally attractive, enclosed by good quality buildings with a contemporary street surface which enhances the setting of the Stanhope Memorial. However, it is little more than a car park on non-market days, and the parked cars detract from this otherwise attractive composition.

6.1.11 The Woolworths store on the corner of Manor House Street is a stark contrast to its traditional neighbours and the opportunity to redevelop this unsympathetic building



West Street – view east



Nos. 2-14 West Street

should be strongly encouraged. The sadly truncated Bridge Street elevation of No.6 Market Place is also unfortunate, and has left an awkward space adjacent to the single storey No.10 Bridge Street, creating a break in the streetscape.

6.1.12 The reinstatement of the poor shopfronts along the High Street and Bridge Street would significantly enhance the buildings and create a more unified streetscape. Traffic is also an ongoing problem, and the Bull Ring particularly suffers from being part of the busy A153 route to Louth.

## 6.2 West Street

6.2.1 West Street forms one of the main approaches into Horncastle and was once called Far Street because of its 'distance' and original separation from the commercial centre of the town. It was, together with North Street and Louth Road, the main area of better quality housing in the town until the C18 and C19 when commercial premises spread along Bridge Street into the former outer fringes of the town's residential areas.

6.2.2 Today, the area is still predominantly residential, although commercial activities are increasingly common once Bridge Street is reached. Bridge Street forms the link between the town centre and the residential outskirts and as a result contains a number of shops. Commercial activity along Bridge Street is mostly limited to workshops which have created gaps in the streetscape. Despite this, West Street, is one of the town's finest streets and is generally strongly defined by the development which lines it until the junction with Lincoln Road is reached.

6.2.3 West Street is a predominantly urban, linear street, although the trees and meadows of the River Bain to the south form a verdant background to views south. The River is an important part of the character of Bridge Street and attractive views along its course allow glimpses of the warehouses and ancillary buildings to the rear of the West Street properties.

6.2.4 The townscape quality is, overall, very good with predominantly two and three storey C18 houses tightly enclosing the streets with traditionally paved yards, ancillary





Rear of No.25 Bridge Street



Bridge Street - view southeast

outbuildings and other ranges of buildings behind the main frontage buildings. Watsons Yard is a good unlisted example of one such rear range, comprising a small grouping of pantiled single storey buildings. Grundy's Court on Prospect Street is a grade II listed example dating from the C18, and a number of other listed outbuildings survive including the stable and cottage to the rear of the grade II\* listed No.2 West Street.

6.2.5 Outside the town centre, the West Street area contains the greatest concentration of listed buildings in Horncastle, reflecting its status as the principal Georgian street in the town. Most buildings are grade II listed, with one grade II\* listed, and the majority of the unlisted properties in the area are of high townscape quality. The workshops and parking areas which break the building line are the only immediately negative features in the area, but many of the rear building ranges which characterise the area are neglected.

6.2.6 Buildings, regardless of their use or scale, are generally of red brick with slate or pantiled roofs although, in common with other parts of the town, the brick walls are often rendered or colourwashed, at least in part. Stone coped gables, moulded eaves and gable stacks are common roof details on the main frontage buildings, whilst walls are decorated with brick banding. Doorcases are frequently elaborately moulded with details such as reeded pilasters, consoles and cornices, overlights and segmental heads. Windows are often bowed, a common detail of the Regency period, and unusually well-preserved in Horncastle.

6.2.7 Of particular interest in the streetscape is the grade II listed Cromwell House, No.31 West Street, which has an imposing 3-storey street elevation with austere detailing. It dates from the early C18 and was once the home of Sir Joseph Banks, an eminent botanist and "Father of Australia", who was a major landowner in Horncastle during the C18 and C19. The Methodist Chapel on Prospect Street has been recently restored with new windows installed, whilst the adjacent warehouse creates a canyon-like feel in views along Prospect Street from West Street.



Nos. 63-67 West Street



Station Lane – view of former corn store

### 6.3 Station Yard

6.3.1 This small area was once dominated by the Horncastle and Kirkstead Railway, but very little of the original form or buildings associated with this part of the town’s industrial and railway past survives. Much of the former Station Yard has been redeveloped and is now occupied by a 1990s housing development. Only the imposing corn store, now sadly dilapidated, and the station house (still in residential use) remain within the former Yard. However, the former Great Northern Hotel (No.67 West Street), now in residential use, marks the former entrance to the station area and there is another former warehouse on the north side of Langton Hill.

6.3.2 Maypole House School is presumably named after the maypole which marked the town’s western boundary in the late C18/C19. The Maypole was located on the corner where the road turned to head north towards Lincoln (seemingly at the junction of West Street and Lincoln Road). Also located around this junction are Nos. 66-74 West Street which are an odd assortment of buildings. No.66 is a good quality C19 detached dwelling which is prominent in the street because of its slightly elevated position, angled towards the main stretch of West Street. To its north is a modern house, but to its south, is what appears to have once been a row of three small cottages, now a single 1.5 storey dwelling.

6.3.3 The sole listed building in the area, is No.63 West Street which dates from the mid C18 and was formerly a school. It has a T-plan and the top of the ‘T’ (side elevation) is visible from Jubilee Way as are parts of its rear elevation over the red brick wall which enclosed its substantial grounds which run down to the river. The C19 3-storey element of the house is prominent in views south along West Street and hides the earlier C18 part of the house.

6.3.4 The eclectic mix of buildings in the area means that there is a wide variety of building styles and details, although they



Jubilee Way – former station house in foreground



Coronation Walk



Banovallum House, Manor House Street

are generally unified by the use of red brick and slate. The main exception to this is No.74 which is rendered with a pantile roof, although the earlier part of No.63 is also rendered with a pantile roof, and the new dwelling No.65 has a pantiled roof. Maypole House School uses contrasting brick detailing to great effect and has margin pane sashes with segmental heads. No.66 has a highly decorated eaves cornice, ground floor bay windows and 2/2 sash windows, whilst Nos. 63 & 67 both have 6/6 sash windows.

6.3.5 Maypole House School is virtually hidden from view by the dense screen of trees that grow behind the red brick boundary wall which encloses its front boundary. These trees together with the trees to the rear of No.65 and its hedgerow enclosing the front combined with the green space and trees on Jubilee Way provide a buffer between the meadows and the built up town.

6.3.6 The modern housing development which surrounds the remaining station buildings is currently within the conservation area boundary. However, these modern houses have little relationship with the vast warehouse in terms of their scale, design and materials. It is therefore proposed to amend the boundary to exclude these houses, but to bring the modern depot at the entrance to Station Lane into the conservation area to encourage its appropriate redevelopment in the future.

## 6.4 Banovallum Meadows

6.4.1 Banovallum Meadows is the name commonly given to the area at the confluence of the Rivers Bain and Waring. This area of meadows and trees is a pleasant contrast to the tightly enclosed town centre which it forms the backdrop to. Unfortunately this area is divided by Jubilee Way, the noise and traffic from which detracts from the enjoyment of this area.

6.4.2 The area has always been floodplain and is still liable to flooding, resulting in a large undeveloped area which the town has historically turned its back towards. Although it is invaluable to the town's setting, allowing views of St Mary's Church and Banovallum House, much of it is in private ownership and thus not open to the public, although Coronation Walk runs along the southern side of Jubilee Way.





Manor House Street – view east



St Mary's Church

6.4.3 Discounting the unattractive workshops and other light-industrial shed type buildings which unfortunately mar views towards West Street, there are only two buildings within the character area, although several others including the unimaginative Health Centre on Manor House Street are visible. Banovallum House is grade II listed and of late C18, early C19 and late C19 construction with colourwashed brick walls and slate and pantile roofs. It is now the headquarters of the Lincolnshire Wildlife Trust which has opened up the property's substantial grounds to the public.

6.4.4 It is proposed to include the Youth Centre which sits on the south side of Jubilee Way within the conservation area. It is a substantial building which marks the beginning of the open meadows and is, as a result quite prominent in the area. It is a former school and displays good detailing typical of its late C19 / early C20 construction and original function.

## 6.5 St Mary's

6.5.1 The St Mary's area has the Church at its centre and covers the surrounding streets including Church Lane, St Mary's Square, Wharf Road and Manor House Street. It includes the majority of the Roman enclosure's Wall and provides welcome open space and tranquility close to the town centre, acting as a transitional area between the tightly enclosed town and the open space of Banovallum meadows.

6.5.2 The wide variety of buildings in the area reflects the mixture of uses that have always characterized the area. The Church dates from the early C13 and its small churchyard was the town's graveyard; the cemetery is now located in the south of the town, off Boston Road, outside the conservation area. The churchyard is enclosed by a variety of buildings with former institutional uses including the old dispensary, the parish workhouse, the old grammar school and another former school, now a Community Centre, behind which is the modern Health Centre.

6.5.3 The western end of the area is characterized by more commercial buildings and the remnants of the industrial area along Wharf Road, once part of the Waring Basin (Horncastle Canal). Today, the modern library and a garage sit alongside the river on



Church Lane – view south



Wharf Road – view east

Wharf Road where the townscape has been degraded with the demolition of most of the former industrial buildings, although views to the rear of the High Street are still possible and a significant stretch of the Roman Wall is visible. The area is unfortunately dominated by car parking and open expanses of tarmac, with little made of the riverside setting.

6.5.4 Church Lane, by contrast is tightly enclosed on its east side by a variety of predominantly 3 storey buildings in office or residential use. This continuous building frontage contrasts pleasingly with the open churchyard on the west side of the road, although the sense of enclosure is maintained by the good boundary wall which returns along Church Lane from Jubilee Way and is continued by the railings of the churchyard.

6.5.5 The churchyard and the charmingly mixed group of buildings which enclose it form an attractive setting to the grade II\* listed church. One of the most picturesque and most photographed views in Horncastle is the view along St Mary's Square towards the church, framed by the cottages that line the lane. These cottages form a small residential group which includes the grade II listed Nos. 11 & 12, formerly three thatched cottages dating from the late C18.

6.5.6 The northern part of the area is almost entirely taken up by the grounds of The Manor House, except to the east where a small area of traditional warehouses survive in good condition. The grounds of the grade II listed Manor House are enclosed along Manor House Street by a brick boundary wall. A gated access at the southeast corner frames a good view of the property which is set well back from the road. Behind the Manor House, is the grade I listed corner of the late C3 – mid C4 Roman enclosure; this is also a Scheduled Ancient Monument together with the other more visible parts of the wall such as the section embedded in the Community Centre wall.

6.5.7 Manor House Street is uncharacteristically open with numerous accesses into yards and grounds of properties. Virtually no properties line the street and none front onto it directly. Manor House Street ends in the open access to the Health Centre and Banovallum House which is outside the character area. The combination of the vegetation in the grounds of The Manor House and the churchyard creates a verdant



Manor House, Manor House Street



Hamerton Gardens, South Street

setting for the buildings along the street and links the area to the open meadows beyond.

6.5.8 The eclectic nature of the uses in the area means that no building type predominates and details, materials and scale vary pleasingly. The oldest structures are the Roman Walls which are of Spilsby sandstone, as is St Mary's Church which is the next oldest structure, although it was heavily restored in 1859-61 from when much of its detailing now dates. The warehouses on Manor House Street are attractive red brick structures with characteristic industrial detailing including multi-paned windows and timber loading doors, but they also have finer detailing such as brick banding, segmental arched window heads and dentillated eaves cornices; one has contrasting gault brick detailing.

6.5.9 The Manor House is of red brick with a plain tile roof and retains its Georgian appearance, whilst the former school opposite is clearly of Victorian date with its characteristic use of red brick, slate roof and faience and stone detailing. The Church Lane properties and those in St Mary's Square and Church Walk are generally of red brick, although the brickwork in some properties including the grade II listed old dispensary and workhouse has been colourwashed and rendered. The Church Lane properties display a wealth of C19 detailing including Italianate decoration, canted windows and sash windows with different pane arrangements. Virtually all the buildings in the area retain their traditional details, and where alterations have occurred, namely along St Mary's Square, they are particularly noticeable as a result.

## 6.6 Hamerton Gardens

6.6.1 The character area gains its names from the public garden on the east side of South Street around which Hamerton Lane runs. The area covers the buildings which surround the gardens and those along South Street, together with Hopton Street, Ingram Row, parts of Waring Street and Cagthorpe, and The Wong.

6.6.2 Hamerton Gardens once formed part of the grounds of The Poplars, now known as No.7 South Street. The other half of these grounds are now taken over by car parking



Nos. 7-10 The Wong



Nos. 4-12 South Street

for the property which is in commercial use. The Phoenix Brewery was located to the east of the gardens and part of the complex survives, accessed off the lane to the south of the public gardens.

6.6.3 Hopton Street presumably gained its name from the Hopton Iron Works which are evident on the First Edition Ordnance Survey map to the east of Ingram Row. Further to the west on The Wong is the grade II listed former Baptist Chapel which subsequently became the Salvation Army Headquarters, and the Police Station and Magistrate's Court. The rest of the area is a mix of commercial properties, along South Street, with residential behind.

6.6.4 There are a handful of listed properties (in three separate list entries), but a large number of unlisted properties of townscape quality including most properties along South Street and The Wong. However, the overall townscape quality of these streets is not as strong as the properties that line them. The Wong is unfortunately let down by the open expanse of the cattlemarket on the south side, although a good line of trees offsets this slightly. Whilst South Street, another of the main approaches into the town, forming the southern continuation of the line of North Street and the Bull Ring, is lined by a mixture of buildings in a streetscape of variable quality which is significantly affected by the traffic flows along the street. Its severance from the main commercial centre is also detrimental to its appearance with less investment into properties which are less viable than those to the north of Jubilee Way.

6.6.5 Nonetheless the area displays details which are characteristic of the town as a whole including the use, predominantly, of red brick (sometimes colourwashed and/or rendered) with pantiled or slate roofs. The area has good examples of quality, predominantly 2-storey C19 housing, complemented by a range of commercial properties with their associated shopfronts along South Street where the approach into the town is softened by the open space of Hamerton Gardens.

## 6.7 Queen Street

6.7.1 The Queen Street area is characterised by its lower middle class housing which contrasts with the modest dwellings immediately to the east in the Foundry Street





Nos. 43 & 45 Queen Street



Bargate Lane – view east

area. The area includes Bargate Lane, parts of Mareham Road and Croft Street, and half of Cross Street which connects the area to its 'lower class' neighbour. This C19 residential suburb is evidence of a key part of Horncastle's history (together with the interconnected Foundry Street area) and is important to the character and appearance of the conservation area.

6.7.2 The houses in Queen Street are predominantly 2-storey, strongly classical in style and form a coherent group despite the great variety of detailing displayed because of the continuous building line and common building language. A cluster of these properties at the north end of the street are grade II listed including the Congregational Chapel and attached Sunday School. The townscape quality is, however, at its best in the central stretch of the road where the majority of the buildings are unlisted, but the strong built frontage and excellent detailing creates a strong townscape.

6.7.3 Bargate Lane by contrast is very open with individual houses set back from the lane in large gardens and the group of large trees gives the lane a very leafy feel at its western end. There are also more modern properties in this part of the character area which is almost entirely in residential use, including the former New Jerusalem Chapel on Croft Street. The occasional outbuildings associated with the grandest properties are the main exceptions to the predominant residential building forms. Other exceptions include the Methodist Church on Queen Street which is just outside the conservation area boundary and is a rather alien feature.

6.7.4 The buildings along Mareham Road are more varied reflecting the transition to the simpler dwellings of the 'workers' in the Foundry Street area, although there are several grand properties along this road too. The most prestigious of these is The Elms located near Hangman's Corner which marks the entry into the conservation area. The Elms is a substantial C19 detached house which defines the southern entrance to Bargate Lane which probably once gave



Nos. 7-13 Croft Street



Paradise Row



Foundry Street – view south

access to its outbuildings. Its large and well treed grounds define Hangman’s Corner in much the same way as the good boundary wall of No.25 Mareham Road defines the corner with Queen Street.

6.7.5 In a variation on the red brick that is found throughout Horncastle, many of the properties in the area, and along Queen Street particularly, have chequered red and brown brick walls. The detailing varies between properties significantly, although they share a classical language, the main exception being the more gothic detailing of the Whelpton Almshouses which, with their strong gables, form a striking contrast with the classical proportions of the other properties.

6.7.6 A significant number of good quality railings survive in the area, providing good enclosure to the street and attractively enclosing the small front gardens of the properties.

## 6.8 Foundry Street

6.8.1 Currently, this entire area is outside the conservation area. However, it is proposed to include it as it is an important area of historic interest showing the C19 development of the town as industry grew and housing was built to accommodate both the managers and the workers of the industry. The area also includes the former Union Workhouse and the site of the gas works.

6.8.2 Foundry Street was established in the 1830s to house the workers from the factories and other industries that had sprung up in the town at the beginning of the C19. It backs directly onto Queen Street which was built at the same time to accommodate the ‘managers’ of the same industries, and it therefore contains ‘better’ quality housing. Foundry Street is lined by small scale terraces with modest detailing, interspersed with some of the remnants of the industries in which the occupants worked, including the Foundry and the Gas Works.

6.8.3 The earliest buildings in the area include Paradise Row and Paradise Place which were built to house the Irish ‘Navigators’ (or ‘Navvies’) who were brought in to construct



Nos. 27-45 Mareham Road



East Street – view east

the Horncastle Canal between 1786 and 1802. The Union Workhouse was constructed behind Foundry Street in 1838 to designs by George Gilbert Scott who also designed the workhouses at Spilsby and Louth. Its design followed Scott's typical plan with an arched single storey entrance block, main block in the middle and infirmary and ancillary buildings to the rear. Only the main block survives and is today part of the Holmeleigh College, having been converted into a children's home in the 1930s when a number of 'cottage homes' were erected to the south of the workhouse. These are also part of the College today.

6.8.4 The old foundry still survives along Foundry Street, as does 'Twells' wheelwright workshop, although both are much altered. The majority of properties in the area have been significantly altered, but these alterations are largely cosmetic. Pantiles and slates survive on a significant number of properties, and there are a handful of original windows in evidence. Although most windows and doors have been replaced, their openings remain with simple brick detailing enlivening the plain elevations.

6.8.5 The area behind Foundry Street is more mixed, with more modern infilling and redevelopment having taken place. However, there are still significant areas of interest which, if brought within the conservation area boundary, would contribute to the understanding of the town's development and could provide the impetus for the area's enhancement.

## 6.9 East Street

6.9.1 East Street is one of the four main approaches into the town and is heavily trafficked because it is part of the A158 which connects Lincoln and Skegness. At its eastern end the substantial well treed grounds of the Trinity Centre and The Old Vicarage (formerly the Holy Trinity Church and its Vicarage) soften the approach into the town centre. The south side of East Street is generally characterized by grander houses which strongly define the road in common with the north side which is lined by more modest properties whose character is derived more from the river behind. The street ends at the busy junction with the Bull Ring, South Street and Jubilee Way.



Trinity Centre, East Street



Congregational Chapel, Queen Street

6.9.2 Holy Trinity Church was completed in 1848 as a chapel of ease to the parish church of St Mary's. It sits in its spacious former graveyard with the former vicarage to the east in equally spacious grounds with numerous TPOd trees. East Street has another ecclesiastical building, the Congregational Chapel and its former Sunday School which are located on the corner with Queen Street. The rest of the street is generally in residential use with grand properties dating predominantly from the early C19 onwards.

6.9.3 Both church buildings (and Sunday School) are grade II listed, as are the houses at Nos. 40 & 42 and Nos. 24-32 (evens). There are a number of other interesting properties which are of good townscape value and contribute to the overall quality of the streetscene. The domestic properties are generally of a high quality with a mass of original features, including the former vicarage which is now used as a doctors' surgery. The Holy Trinity Church is now called the Trinity Centre and is run by Heritage Lincolnshire who restored the building's fabric and run it as a visitor centre.

6.9.4 There are a handful of commercial properties along the street, mostly focused towards the western end, including a former pub on the corner of Queen Street which forms part of one of the most striking buildings along the street. The U-shaped property which forms Nos. 24-32 was formerly one early C19 house built around a front garden which is enclosed by railings with stone piers and a central gate. The house is of red brick with painted stucco and ashlar dressings with some colourwashed render and has a pantiled roof with stone coped gables and gable stacks. The main central section is of 3 storeys with 2 storey wings projecting north towards the street.

6.9.5 The rest of the street is also of 2-3 storeys, again of red brick with some colourwashed and rendered brickwork and generally pantiled roofs. Moulded eaves details and ridge stacks are common roof features, whilst multi-paned sash windows with segmental heads and decorative doorways with features such as triple roll moulded doorcases, entablature, moulded cornices, overlights and panelled doors are details of the grandest houses. Most properties sit on or near the back of the footway so the few boundary treatments that exist are generally low brick walls or railings, although some hedging is also evident.





Banks Street – view east towards Nos. 19/20



Banks Road – view east

## 6.10 Waring Basin

6.10.1 This rather eclectic area has, as its unifying element, the southern basin of the Horncastle Navigation Canal. The area includes part of the Bull Ring, the northern side of East Street and the connecting lanes with Banks Street and Banks Road. The River Waring forms the focus of the area, although much more could be made of the river which is bounded by the backs of properties fronting East Street and by Banks Road to the north.

6.10.2 The area is a mixture of houses and warehouses, interspersed with a handful of commercial properties including the grade II listed Ship Inn which was a posting house. This variety of building types reflects the former activities which dominated the area when the canal was in use. There are several terraces which presumably housed the workers that were employed in the industrial uses for which the commercial properties and warehouses were built. The southern side of the river is lined with various outbuildings and warehouses with the main properties in these plots on the East Street frontage. Francis Lane and Water Lane provide access through to the river from East Street.

6.10.3 Banks Street leads off the Bull Ring, continuing the line of the High Street towards the river. It is very narrow and tightly defined by buildings until the river is reached, where it opens up significantly allowing views of the river, and less attractively, to the rear of the Ship Inn which is a tarmac car parking area. The focus of views eastwards along the street is the grade II listed Nos. 19/20, a red brick house built c.1825. The street is a mixture of dwellings and warehouses including the grade II listed Nos. 5 & 7 (early C19 cottages), the adjacent grade II listed warehouse of 1890, and the grade II listed No.16 which is a house with a bowed shopfront. The large scale of these properties (generally 3 storeys) and their position tight on the back of the footway gives the street a canyon-like feel.

6.10.4 The townscape quality of the street is high with the unlisted buildings retaining the majority of their higher status traditional details. To the north around the corner from No.17 Banks Street, however, is Hodson Green, a neutral area of more recent housing built around a small communal green space which has a small group of good trees. The west and south sides of this area are defined by older properties which have, however, been significantly altered. Continuing along Banks Street, alongside the river, the townscape quality is varied with modern properties and an altered older terrace



Nos. 1 & 3 Linden Road



No. 2 Linden Road

lining the north side and the river and the mixed buildings to the rear of East Street lining the south side.

6.10.5 The northern side of East Street has a dual character, with the main frontage buildings reflecting the grander buildings on the south side, albeit on a more modest scale, whilst the rear of these properties are generally filled with outbuildings and industrial uses going down to the river. The main exception is the grade II listed mid C18 Nos. 35 & 35a East Street which was formerly one substantial house and, unusually, sits on the edge of the river with its grounds enclosed by a grade II listed red brick wall.

6.10.6 Properties are generally of red brick with the occasional one colourwashed or rendered. Roofs are traditionally of pantiles or slate in the later C19 properties, although some, particularly in the modest terraces have replacement concrete tiles. The listed former warehouse on Banks Street has been converted into residential use, but retains its ornate limestone ashlar dressings including its stepped, ashlar coped gable with kneelers and pyramidal ashlar finials which contributes much to the streetscene. It also retains a projecting wood and cast iron pulley at second floor which, together with the casement windows, reflects its industrial beginnings.

6.10.7 Riversby on East Road is rather anomalous along East Street in much the same way as the hall and garages at the eastern end of Banks Road are too. The deep plans and shallow roofs of these buildings contrast poorly with the traditional properties along these streets which have a vertical emphasis and provide good enclosure to the road frontage.

## 6.11 Linden Road

6.11.1 The late Victorian and Edwardian villas and large terraces in the Stanhope Road and Linden Road area were built to satisfy the demand for further 'quality' residences; West Street has until this point, fulfilled this role. They form a coherent residential group in a spacious, verdant setting to the north east of the town centre.

6.11.2 The construction of these properties on previously open land away from the constraints of the town centre meant that the residences could be set out spaciouly,



Park Road – view west



Nos. 55-71 North Street

further back from the road than earlier developments. They are generally laid out in pairs or short terraces, although there are a couple of individual houses. Linden Road (formerly Dispensary Road because of the old dispensary on North Street) and Stanhope Street are connected by two short link roads, Park Road and Stanhope Terrace.

6.11.3 The large gardens and mature trees are a key component of the area's character, and in some cases are more dominant than the buildings themselves; Stanhope Terrace for example are virtually hidden from street views. The buildings are a variety of sizes, with the more modest dwellings fronting Linden Road and the larger ones found towards Stanhope Road, although all are sizeable. They are of simple 'Classical' and 'Gothic' styles in red brick with slate roofs and sometimes with turret-type features on corners. They have attractive detailing typical of their period, including contrasting/expressed brickwork, decorative eaves cornicing, bay windows and substantial chimney stacks. Windows are generally 2/2 sashes set in 'gothic' or segmental arches.

6.11.4 The gardens of the properties are generally enclosed by 'parkland' railings which are simple with a horizontal emphasis, appropriate to their 'suburban' setting. Hedges are another common feature and contribute much to the luxuriant setting of the residences which are surrounded by large grounds with mature trees and other vegetation. The garage on the south side of The Becks and open parking areas of the War Memorial Hospital are the only negative features in the area.

6.11.5 Although of a very different character to the properties in the character area, it is proposed to extend the conservation area to include three properties along Bowl Alley Lane. Nos. 2-8 are an attractive group of lower status buildings which although altered, are of historic interest; No.2 has an infilled carriage arch and Yorkshire sliding sashes at first floor.

## 6.12 North Street

6.12.1 North Street continues the line of the Bull Ring, dividing at the old court house, with the west spur continuing as Southwell's Lane and the east spur continuing as Louth Road. This area marks the outermost limits of the historic core of Horncastle; after this point there



Job Centre, North Street



North Street – view south

is a noticeable transition to more recent buildings. North Street is another of the four main approaches into the town and unfortunately suffers from the same traffic problems as the other routes, but particularly from the speed of traffic as it exits/enters the town.

6.12.2 The street is predominantly in commercial/retail use, at ground floor at least, although there is proportionately more residential use at the northern end despite the presence of the former Court House, now the Job Centre. The War Memorial Hospital also sits at the northern end of the street. This was formerly a public dispensary, built in 1866, but was converted into a cottage hospital in 1924.

6.12.3 North Street is a hard linear space urban space, with views north closed dramatically by the old Court House which sits behind a small triangular shaped parking area with an obelisk marking the southern point. Views along the street are enclosed by the good quality buildings which together with those along West Street formed the main 'upmarket' areas of the town in the C18.

6.12.4 The scale of building also varies along the street, with the more modest, 2 storey properties in predominantly residential use found at the northern end of the street, whilst closer to the town centre, the scale increases to 3 storeys corresponding to the greater number of commercial premises. However, overall the scale is grand with several grade II listed buildings and the majority of the unlisted buildings of high townscape quality.

6.12.5 Aside from the imposing former court house, several buildings vie for dominance in the streetscene including the War Memorial Hospital which together with the old court house is unusual for its use of white/stock brick and ashlar dressings. The Best Western hotel is one of the most dominant buildings in terms of scale with its long red brick street elevation, although this is formed from two blocks of buildings. The hotel's use of red brick is in common with the majority of the street's buildings, although a significant number are colourwashed or rendered.

6.12.6 No.10 North Street has a late C18 shopfront with a bow window typical of the period, whilst No.12 which forms part of the same rendered building has an early C19 shopfront. The street retains a number of other C19 shopfronts and a wealth of detailing reflecting its affluent past.



Watermill Road – view north



St Lawrence Street – view north

### 6.13 Mill Waterside

6.13.1 The second of the two wharves built as part of the Horncastle Navigation Canal, the North Basin was the winding section of the River Bain up to the watermill pool. The former corn mill sits at the northern end of the area, forming the focus of views along Water Mill Road. The rest of the area is predominantly residential with some commercial uses nearer the town centre.

6.13.2 There has been a mill of some description on the site of the current watermill since at least the early C18; a mill is shown on Stukeley's map of 1722. The surrounding area was once predominantly millworkers housing, but has been subject to clearances and ad hoc redevelopment over the years resulting in an eroded townscape. There are no listed buildings in the area and the principle building, the watermill is sadly derelict.

6.13.3 The buildings at the northern end of St Lawrence Street provide a link with the town centre which lies immediately to the south of this character area. Despite this proximity, however, the area has a distinctly edge of town character, emphasized by the two supermarkets which affect the area greatly. The open car park of Tesco on the other side of the river, outside the conservation area, fails to recognize the potential of the river as a destination. The combined effect of the St Lawrence car park, the entrances to which strand Nos. 27-31 in the middle of the street, so that they are little more than an elaborate traffic island, and the Tesco car park and Somerfields supermarket, greatly erodes the positive contribution the river makes to the town's character.

6.13.4 The residential buildings in the area are mostly arranged in small groups, usually short terraces or rows. The traditional buildings are generally set on the back of the footpath, although a few are set back from the road behind small front gardens. The C19 workers' cottages are constructed of the local red brick with pantile roofs, whilst the older properties on St Lawrence Street tend to be rendered. The brick built No.26 St Lawrence Street is noteworthy for the attractive way it turns the corner into the alleyway leading to the Somerfield supermarket. Nos. 1-3 Water Mill Road have well detailed blind windows at first floor.





Mill Lane – view west



Former corn mill, Water Mill Road

6.13.5 Some of the most recent development in the area is traditionally detailed and faithfully reflects the form and details of the remaining historic properties with sash windows, red brick and pantiles, and chimneystacks. The slightly earlier development in Mill View Court is less successful in reflecting traditional detailing, although it does have pantiled roofs; it is of neutral quality.

6.1.3.6 The watermill is the industrial focus of the area, but lies neglected as the focus of this stretch of the riverside. Despite recent public realm initiatives with new paving laid and railings and a bridge installed, the area still has a neglected air because of the 'backland' uses and the dilapidated mill building. The riverside should be enhanced to encourage more visitors to this area of the town.



Banovallum House grounds



St Mary's Churchyard

## 7.0 KEY CHARACTERISTICS

### 7.1 Spaces and trees

7.1.1 There are five key areas of open space within the conservation area, with the area commonly known as Banovallum Meadows forming the largest green space, although the market place is the town's focus and most important space. However, the river and the canal are informal, albeit neglected and undervalued, recreational spaces too.

7.1.2 The market place is central to the town's character and is the centerpiece of the conservation area. It is enclosed by a continuous frontage of commercial buildings which are evidence of the town's wealth in the C18 and C19, but the eye-catching Stanhope Memorial is perhaps the most striking feature of this space.

7.1.3 Banovallum Meadows, although the largest open space in the conservation area, is little used, chiefly because the majority of the land is within private ownership. Some parts are however publicly accessible, notably the grounds of Banovallum House which is now the headquarters for the Lincolnshire Trust for Nature Conservation. Although a pleasant verdant space with trees lining the route of the river, the noise and traffic from Jubilee Way detracts from the enjoyment of this area. However, it does form a green link almost into the centre of the town and is an invaluable part of the town's setting.

7.1.4 Continuing the green link into the town centre is St Mary's Churchyard which, in contrast to the meadows, is a tranquil open space, attractively enclosed by a variety of historic buildings with the church at its centre. This space has a good group of trees and is important to the setting of the surrounding buildings



The Old Vicarage, East Street



Junction of West Street and Lincoln Road



St Mary's Square – view north

as well as providing a breathing space away from the traffic of the town centre and Jubilee Way.

7.1.5 The other two key green spaces are found along two of the main routes into the town. Hamerton Gardens and the former Holy Trinity Churchyard soften the approaches along South Street and East Street respectively. However, the two spaces are very different in character. Hamerton Gardens is an ornamental garden with specimen tree planting, whilst the Holy Trinity Churchyard (together with the grounds of the Old Vicarage) has possibly the best group of trees in the conservation area, many of them subject to Tree Preservation Orders.

7.1.6 Much of the river and the canal basin are under-exploited although they are very important to Horncastle's character in addition to being historically significant. Although the area along Jubilee Way is generally forlorn, the river does form a distinctive feature along Bridge Street allowing views along the river which is lined by attractive warehouses and other buildings. There is a natural break in the townscape at the river and this forms an attractive stopping point along the street.

## 7.2 Views

7.2.1 A good view of Horncastle is gained from the B1191 (Langton Hill). This view provides the observer with an appreciation of the town's form and landscape setting. Other views into the town are more restricted, as the ground is more level, limiting the distance over which the town is visible.

7.2.2 Key junctions sometimes allow good views along the main arterial routes of the town, often terminating at a key space or a monument. The public realm enhancements on North Street and West Street for example, form the focus of most views in these areas, whilst the Stanhope Memorial catches the eye in the Market Place.

7.2.3 The classic 'postcard' view of Horncastle is the view north along St Mary's Square from Jubilee Way towards the tower of St Mary's Church. The river and the canal provide breathing points along streets, in particular Bridge Street, allowing attractive views along the waterways.





East Street



St Mary's Square

### 7.3 Uses

7.3.1 Horncastle, in common with most market towns, has a commercial nucleus centred on the market place. This commercial development, which includes inns and taverns, banks and cafés interspersed between the predominantly retail premises, extends along the main approach roads. The remains of industrial areas are found along the old Canal, albeit much altered, whilst to the west of the town, is the small remnant of the former Station Yard.

7.3.2 There are, of course, residential areas cheek-by-jowl with the commercial and industrial areas in the town centre too, in addition to St Mary's Church. The older residential areas tend to be more mixed in with other uses, whilst later developments are almost exclusively residential and are built on the periphery of the town.

### 7.4 Building Types

7.4.1 Much of Horncastle's built fabric dates from the late C18 and early C19 and very few buildings from before this time survive. The main exceptions are of course the Roman Wall fragments which date from the late C3 to mid-C4 and St Mary's Church which originates from the C13, but was heavily 'restored' in the C19. A handful of early 'vernacular' buildings from the C16 and C17 remain, mostly in the town centre, although most have been remodelled at a later date. Usually originally built as 1.5 storey structures, those that have been remodelled are often of three storeys.

7.4.2 Although in terms of building dates there is much consistency in Horncastle, the form of these buildings varies greatly even within similar uses. In terms of numbers, however, the most common building type is possibly the residential property, although these vary significantly in their scale and form.

7.4.3 The higher status and therefore grander houses tend to be found in the western side of the conservation area which has good groups of 2.5-3 storey properties often of 4 or 5 bay widths from the C18. Later C19 and C20 examples of substantial dwellings of a similar scale are also found in the eastern side of the conservation in the Linden Road



East Street



Foundry Street

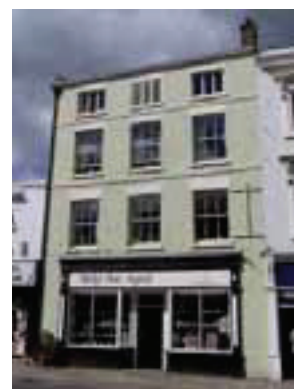
and East Street areas for example. However, this side of the conservation area tends to be characterized by more modest properties overall with more terraced (workers) properties found around the Foundry Street, Water Mill Road and Cagthorpe areas particularly. There is also a good group of small scale 'vernacular' dwellings around the Church; Queen Street by contrast has an excellent group of C19 lower middle class housing.

7.4.4 Commercial properties closely follow the residential properties, in terms of numbers, with most of the town centre and a significant number of surrounding streets containing a variety of commercial buildings. These include inns and hotels, a mixture of shops, banks and building societies, offices, and other uses such as the post office which is, unusually for Horncastle, of Edwardian date.

7.4.5 The oldest inns in the town date from the C16 and C17, although a significant number date from the C18/C19 as well, and many were originally posting houses or coaching inns. They are generally of 2.5-3 storeys and have relatively imposing street frontages stretching from between 3 and 6 bays. Most form part of a continuous built frontage in the main commercial streets, although there are exceptions such as the Punch Bowl PH which has a curved front and forms a block on its own.

7.4.6 Horncastle's shops are generally of 3 storeys with the retail premises on the ground floor and accommodation on the upper floors. Those in and around the market place tend to be narrow frontage buildings reflecting the medieval burgage plots that they are built on, although the built fabric is generally C18 or C19, with a handful of earlier properties. Bank and office buildings generally date from the second half of the C19 onwards and tend to be the more elaborate and grander buildings in the town centre.

7.4.7 Other more 'individual' buildings, in the Horncastle context, are the public / community buildings which, in addition to St Mary's Church, include a number of other religious buildings, namely the Non-Conformist chapels,



High Street



Warehouses, Manor House Street



Window detail at Nos. 15/17 Bridge Street

their associated Sunday School(s) and the former Church of the Holy Trinity. The Non-Conformist buildings generally date from the C19 and are substantial and often relatively plain buildings, whilst the Trinity Centre was built as a Chapel of East to St Mary's Church and is a decorative Victorian building.

7.4.8 There are a number of industrial buildings and other associated buildings such as warehouses, scattered around the river/canal and station areas. These are generally of a much larger scale than the majority of the other buildings in Horncastle. The warehouses are of 3 and 4 substantial storeys, as is the watermill complex at the north of the conservation area. Smaller scale industrial buildings are found in and around Foundry Street.

7.4.9 The Court House on North Street is an imposing 2.5 storey building of 1865 with a 3 bay front which occupies a prominent position at the junction of North Street and Louth Road. At the other end of the conservation area is the Magistrates Court and Police Station. Nearby are two schools (one is now a Youth Centre) and the other on Manor House Street sits near another group of interesting buildings, the former parish workhouse and the old dispensary which both date from the C18 and were both replaced in the C19 with 'newer' buildings. The more recent public dispensary which was converted to a hospital in the early C20 is located on North Street, whilst the George Gilbert Scott designed Union Workhouse was built off Foundry Street.

7.4.10 There are a handful of later C20 buildings such as the library and health centre which tend to be of flat roof construction and contrast poorly with the traditional forms of the majority of the buildings in the conservation area.

## 7.5 Building Details

7.5.1 The handful of C16 and C17 'vernacular' buildings that survive in Horncastle are very simple with decorative features generally restricted to substantial chimneystacks and later alterations such as segmental window heads or wedge lintels. Most buildings that survive from this date have been significantly rebuilt or altered and as a result display detailing more typical of the C18 and C19.



Red Lion PH, Bull Ring



Bridge Street

7.5.2 Residential properties from the C18 and C19 display a wealth of details including banding and quoins, moulded eaves, voussoired wedge lintels, depending on the status of the property. More modest houses may have simple segmental heads or gauged brick arches, whilst the grander residences will often have Classical inspired ornamentation such as doorways with rusticated pilasters, entablature, moulded cornices and overlights. Some of the most decorative examples are found in Queen Street.

7.5.3 Public houses are often recognized by their carriage arches, allowing access to their rear yards. Other typical features are assembly rooms which are visible externally by their large windows, providing a light and airy space internally. Regency bow windows are relatively numerous in Horncastle, and are a distinctive feature of the town. A significant number of traditional C18 and C19 shopwindows survive in Horncastle, and these are often highly decorative with features such as moulded entablature, reeded doorcases, pilasters, headed tracery or fielded paneling.

7.5.4 Some of the most elaborate detailing in Horncastle is found on the commercial premises which, aside from their decorative shopfronts, often display ornamental window and door surrounds with carved stonework, contrasting brickwork, foliate decoration and faience detailing. Rayvens, No.5 Bridge Street displays such detailing and is especially notable for being 4 storeys tall. The Stanhope Memorial in the Market Place is also striking for its mixture of limestone ashlar, red sandstone, pink and grey streaked marble and copper combined in a highly decorative octagonal structure.

7.5.5 A good proportion of buildings retain their original sash windows which are found in a variety of glazing bar patterns, but particularly 2/2 and 6/6. Margin lights are a feature of the later C19 and early C20 properties, and a handful of the smaller properties have Yorkshire sliding sashes, particularly at first floor level. Traditional doors are panelled timber, sometimes partially glazed and usually centrally placed in the elevations of the larger properties which occasionally have double-doors.



Church Lane



War Memorial Hospital, North Street

## 7.6 Building Materials

7.6.1 Horncastle's traditional buildings are generally constructed of, or refaced in, the local red brick which has, in a number of cases, been colourwashed or rendered. Chequered brickwork where the traditional red brick is alternated with a brown brick is also found in the conservation area, particularly along Queen Street. Roofs are generally covered with clay pantiles or Welsh slate following the arrival of the railway; there are also a few examples of plain clay tiles and Westmorland slate being used.

7.6.2 Some earlier buildings still display their original 'vernacular' timber-framed and rendered construction with a thatched roof. However, in the majority of cases, the buildings have been substantially rebuilt and only fragments of the earlier timber-frames survive behind the usual red brick façades.

7.6.3 Yellow or stock brick is usually reserved for building details, but has also been used for a limited number of buildings which, as a result, are notable. The most striking of these is the Old Courthouse (now the Job Centre) which also has ashlar on its front elevation and is complemented by the white brick of the War Memorial Hospital on the east side of North Street. The Punch Bowl PH is also striking for its use of stock brick and its curved frontage with red brick and ashlar dressings.

7.6.4 The use of contrasting brick or ashlar for dressings is common, as is the use of stucco for details such as window surrounds. Brown brick is very occasionally used in traditional buildings, but it tends to be more common in later C20 buildings where the bricks are wirecut. C20 buildings have concrete tiled roofs and many traditional roof coverings have also been replaced with concrete tiles.

7.6.5 St Mary's Church is the only building in the conservation area to be substantially constructed of stone; it is a mixture of green sandstone rubble blocks, some ironstone and red sandstone rubble blocks, some brick and some limestone ashlar, and is roofed with lead. The surviving remnants of the Roman Walls are of Spilsby sandstone rubble, whilst the Trinity Centre has limestone ashlar dressings.





Lindsey Court



Sculpture, West Street

## 7.7 Public Realm

7.7.1 Horncastle retains more of its original paved surfaces than any other town in East Lindsey, although these remains are somewhat fragmentary in places and limited to small areas mostly in the centre of the town. The patches that remain are mostly setts or, in St Mary's Square and some of the yards and alleys, cobbles. These have been supplemented, in a significant number of locations, by concrete paving slabs, but more recently have been complemented by public realm works in the Market Place, North Street and West Street most notably.

7.7.2 As part of the public realm works, several 'objects' have been erected including the 'obelisk' on North Street and the sculpture and noticeboard on West Street. The Stanhope Memorial in the Market Place is the town's main and most eye-catching monument as it is by far the largest and most elaborate.

7.7.3 Surviving traditional railings and walls contribute to the public realm of the conservation area by providing definition and enclosure to spaces. The 'parkland' railings in the verdant setting of the Linden Road area are integral to its character, while the good brick wall on the corner of Wharf Road and Church Lane provides a strong boundary, reflecting the remnants of the nearby Roman Wall and contrasting with the poorly defined spaces further east along Wharf Road.



Foundry Street



Youth Centre, Cagthorpe

## 8.0 PROPOSED BOUNDARY CHANGES

### 8.1 Inclusions

8.1.1 It is proposed to include Foundry Street, the former Union Workhouse, Gas Street and Albert Street within the conservation area boundary. Although these areas have undergone alterations and have been subject to redevelopment in places, as a whole this area forms an important part of Horncastle's history, clearly demonstrating the C19 industrial and associated residential expansion of the town. The Union Workhouse is designed by George Gilbert Scott and the main block survives together with its 1930s development when it was used as a Children's Home. Historically, the Foundry Street area is just as important as Queen Street, the history of which is intertwined with Foundry Street, and Queen Street is currently within the boundary, as is the watermill area with its workers' housing to the north of the town centre.

8.1.2 A few other minor alterations to the boundary are proposed including a small amendment on South Street to include the whole of the Black Swanne's boundary which includes The Dance House. The other small amendment in this area is the proposed inclusion of the former school, now a Youth Centre, on Jubilee Way. This is an attractive building which sits on the edge of the Banovallum meadows and is prominent in the streetscene.

8.1.3 Further west, at the junction of Langton Hill and West Street, it is proposed to include the depot. This site forms the focus of views south along West Street, but the unsympathetic buildings and open parking area do not enclose these views and are an unattractive focus to this end of the street. By including this site within the boundary, it is hoped that any future redevelopment will enhance this area of the conservation area and provide a better 'stop' to this end of West Street. Its inclusion is also necessary because of the boundary exclusion proposed below.

8.1.4 At the northeastern end of the conservation area, it is proposed to include Nos. 2-8 Bowl Alley Lane. These properties form a small group of historic interest



No.2 Bowl Alley Lane



Granary Way

and retain some traditional detailing including Yorkshire sliding sashes and a blocked up carriage arch. They are a modest contrast with the 'quality' housing in the Linden Road and Stanhope Road area.

## 8.2 Removals

8.2.1 The main area proposed for exclusion is the modern housing development on Granary Way which surrounds the former corn warehouse and station house of the Station Yard. These dwellings do not relate to the traditional buildings in the area in terms of their scale, form or detailing. It is proposed to retain the former corn store and station house within the boundary however and this necessitates redrawing the boundary to include the adjacent depot described above.

8.2.2 There are two minor areas proposed for removal from the conservation area boundary, mainly to create a more sensible boundary where alterations to the built form have occurred since the boundary was last amended. It is therefore proposed to remove Nos. 6-8 Waring Street and No.17 Ashwood Close together with adjoining land to the rear of West Street.



Vacant premises along East Street



Poor quality shopfronts along Bridge Street

## 9.0 SUMMARY OF ISSUES

### 9.1 Vacant premises and buildings

9.1.1 Whilst this is not as large a problem in Horncastle as it once was, there are nonetheless a number of properties that are vacant or on the verge of becoming so. Not surprisingly, these tend to be properties on the periphery of the town centre, such as West Street and East Street, usually commercial buildings, or buildings associated with commercial premises. Amongst the most notable are the former Methodist Church on the corner of East and Queen Streets and the former Mill on Water Mill Road. Their appropriate refurbishment and reuse would enhance the character and appearance of these key approaches into the town.

### 9.2 Shopfront Improvements

9.2.1 Horncastle has a good selection of late C18 to mid C19 shopfronts, and in particular those with 'Regency bow-windows', surviving today which are attractive and often listed. However, there are fewer good examples after this date, with most having been replaced or remodeled in the second half of the C20. Unfortunately these, predominantly 1960s and 70s shopfronts are of poor quality and do not respect the traditional proportions of the properties within which they sit. Restoring/reinstating traditional shopfronts would significantly enhance the appearance of the conservation area, hopefully attracting more visitors in the process.

### 9.3 Article 4(2) Directions

9.3.1 An Article 4 direction is in place in Horncastle, but it is limited to the three small areas that were originally designated as a conservation area in 1970. The conservation area was significantly enlarged in 1989, but the Article 4 coverage was not correspondingly increased. As a result there are a number of uPVC windows and doors within the conservation area. An extended Article 4(2) direction could be used to



Contrast between traditional windows and poor modern replacements



Water Mill Road

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.

9.3.2 There are many important benefits to be gained from the receipt of a Historic Building Grant, including:

- 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 quality of the contractor's work by the Conservation Officer who, like the owner, wishes to ensure the work is of a high quality.

## 9.4 Riverside Areas

9.4.1 The Riverside areas along the Rivers Bain and Waring and the former Canal are key to the development of Horncastle in terms of its morphology and its economy. It is therefore important that this role is recognized and appreciated, but currently the waterside areas are rather underutilized and undervalued. Public access to these areas has greatly increased over the past 15 years or so, but the setting of much of the river/canal could still be significantly improved upon, enhancing these areas of the conservation area.



# PART B: MANAGEMENT GUIDELINES

## 10.0 INTRODUCTION

10.1 The following guidance aims to provide the basis of a mid- to long-term management strategy for the Horncastle 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.



Good traditional shopfronts



Conging Street

## 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. [Guiding principles to be used in the design of new shopfronts and signage were produced in the Horncastle Conservation Area Partnership Action Plan produced by East Lindsey District Council in 1995. This guidance is reproduced in Appendix 1.]

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

11.2.1 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



Conging Street

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

11.3.1 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.

11.3.2 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.'



Rear of High Street, from Wharf Road

## 11.4 Public Realm works

11.4.1 Historic paving materials, associated ironwork and street furniture are an important characteristic of Horncastle and should be preserved wherever possible. Similarly, recent enhancement schemes have been carefully designed to enhance the character of the conservation area, building on surviving historic fragments, 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 correctly and that historic and high quality surfaces are protected.

11.4.2 Opportunities to undertake public realm works along the riverside and canalside areas should be encouraged. Walling and planting or other hard and soft landscaping schemes should form an integral part of any development proposals in these areas in order to improve the definition to these areas and to enhance the character and appearance of the conservation area.

## 12.0 ARTICLE 4(2) DIRECTIONS

12.1 Although conservation area designation restricts some 'permitted development' rights, some of Horncastle's unlisted historic buildings have none-the-less been disfigured by the gradual replacement of original and traditional features such as windows, doors, roofing materials, etc. which are still permitted under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. Article 4 directions can be used by a local authority to withdraw further permitted development rights.

12.2 Article 4(2) directions can be used to withdraw permitted development rights for a prescribed range of development that materially affects aspects of the external appearance of dwelling houses and associated buildings and structures that front onto highways, waterways or open spaces in conservation areas.

12.3 The existing Article 4(2) Direction in the Horncastle Conservation Area presently only covers the original three areas designated as a conservation area in 1970. The conservation area was subsequently enlarged in 1989 and further areas are proposed for inclusion in the conservation area review. The Article 4(2) Direction should also therefore be enlarged to cover the whole conservation area, including the proposed boundary additions should they be adopted.

12.4 The existing Article 4(2) Direction was implemented in October 1970 and covers the unlisted residential properties in the following streets:

- Bridge Street
- Bull Ring
- Church Lane
- East Street, Nos. 16-32 (evens)



- Hamerton Gardens
- High Street
- Manor House Street
- Market Place
- North Street
- Prospect Street, Nos. 1&3 and the old Methodist Chapel
- Queen Street
- St Lawrence Street, Nos. 2-14 (evens)
- St Mary's Square
- West Street
- Wharf Road

12.5 It is very important to retain adequate controls over small alterations that can incrementally cause the deterioration of the character and appearance of the conservation area. A significant number of properties within Horncastle 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 such as those along Foundry Street, the uniformity of which is a key element of their character.

12.6 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 of buildings which have not previously been painted
- Building an extension, porch, conservatory, door hood/canopy, swimming pool, garden building or other buildings ancillary to the enjoyment of the main house
- Building, altering or demolishing a fence, wall, gate or railing around a house
- Providing a hard-standing for a property

12.7 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 unlisted residential properties in the following streets are covered by an Article 4(2) Direction:

**Streets / properties to be covered by Article 4(2) Direction (in addition to those listed above)**

NB only those residential properties on the following roads (except those subdivided into flats) that are within the conservation area boundary (or are proposed for inclusion) are to be covered by the Direction.

Albert Street	
Banks Road	
Banks Street	
Bargate Lane	
Bowl Alley Lane	Nos. 2-8 (evens)
Cagthorpe	Nos. 1-5 (consec) and Willow Row
Conging Street	
Croft Street	Nos. 1-15 (odds)
Cross Street	
East Street	Nos. 2-50 (evens) and 31a-77 (odds)
Foundry Street	
Francis Lane	
Gas Street	
Hopton Street	
Ingram Row	
Linden Road	
Mareham Road	Nos. 1-45 (odds)
Mill Lane	Nos. 24-28 (evens) & former Mill
Park Road	
St Lawrence Street	Nos. 27-31 (odds) & Nos. 24-30 (evens)

South Street	including The Court
Southwell's Lane	Nos. 1-3
Stanhope Road	
Stanhope Terrace	
Station Lane	
The Becks	
The Wong	
Waring Street	Nos. 1-21 (odds)
Water Lane	
Water Mill Road	
West Street	Nos. 52a, 52b, 65 & 67 and Watson's Yard

## 13.0 ENFORCEMENT

13.1 Enforcement has a key role to play in the protection of Horncastle 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 Horncastle 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.

13.2 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**

13.3 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.

13.4 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'.

13.5 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 ODPM's '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 Horncastle, 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 Horncastle 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 Horncastle, e.g. traditional sash windows, panelled doors, fanlights, parapets, chimneystacks, and traditional roof coverings such as pantiles and natural slate.

## 15.0 TREES

15.1 In order to preserve the character of the conservation area, the use of further Tree Preservation Orders should be considered in the Linden Road and Banovallum Meadows areas. 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

16.1 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.

16.2 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

- Horncastle & its inns, taverns and pubs In Camera [David N Robinson, 1988]
- Horncastle Conservation Area [Lindsey County Council, March 1970]
- Horncastle Conservation Area Partnership Action Plan [East Lindsey District Council, 1995]
- Horncastle on old picture postcards [Eric Croft, 1999]
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- The Horncastle and Tattershall Canal [JN Clarke, 1990]

## 18.0 CONTACTS

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# Horncastle

Figure 1



KEY

- 1. Contained on Area boundary
- 2. Place Place
- 3. West Street
- 4. South on Yard
- 5. Barrowall Lane Meadows
- 6. St Mary's
- 7. Hurstons Gardens
- 8. Queen Street
- 9. Foundry Street
- 10. East Street
- 11. Working Basin
- 12. Linden Road
- 13. North Street
- 14. Hill Walkend de





# Horncastle

## Figure 2

Key

- Conservation Area boundary
- Listed building
- Scheduled Ancient Monument
- Building of Townscape Value
- Negative Building
- Positive Rooftop
- Negative Rooftop
- Positive View
- Negative View
- Positive Minor Detail
- Negative Minor Detail
- Proposed Boundary Inclusion
- Proposed Boundary Exclusion
- Public Green Space
- Tree Preservation Order
- Group Tree Preservation Order
- Important Tree
- Hedge
- Positive Wallfacing
- Negative Wallfacing





# APPENDIX I

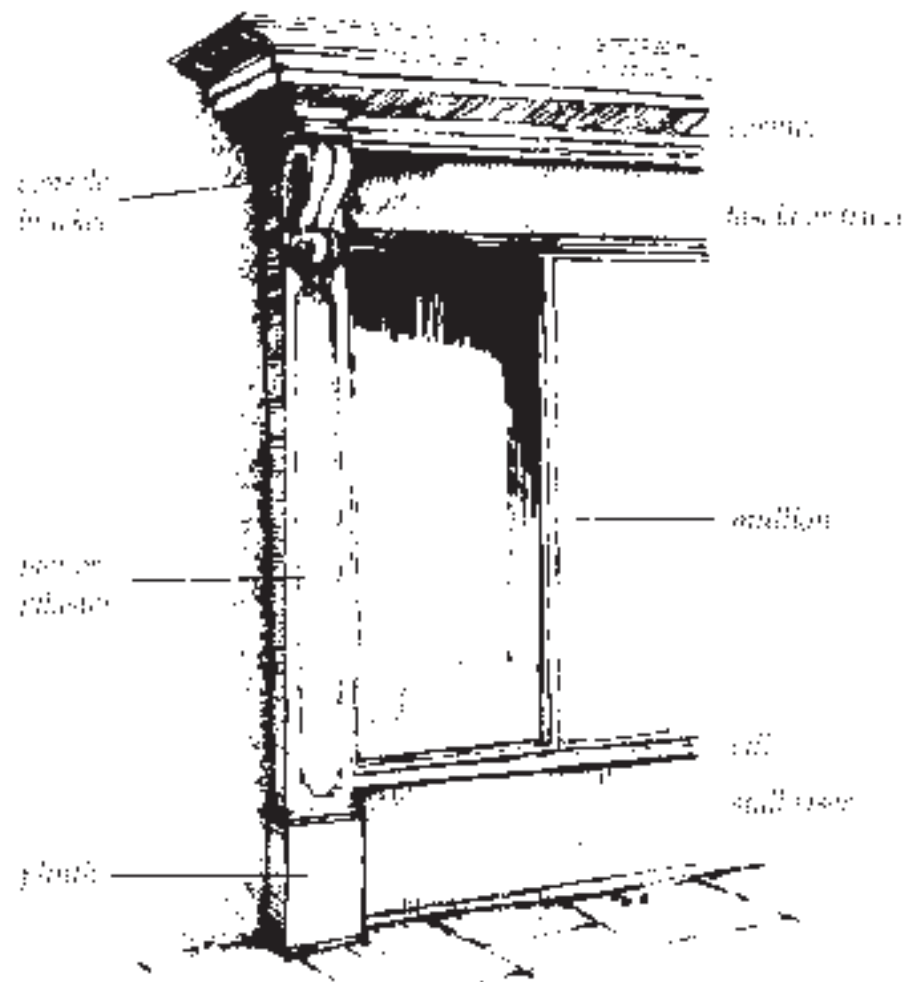
## **The Design of Shopfronts**

Reproduced from: Horncastle Conservation Area Partnership: Action Plan – April 1995  
[East Lindsey District Council]





## Shop Detailing



Classical architecture is in many ways ideally adapted to shop front design, not least because the frieze (tympanum) provides a place to write the name of the shop, and the cornice gives protection to the windows from the weather.

Before the eighteenth century shop buildings were not generally considered as an important part of the tradesman's investment and, indeed, many served only as artisan workshops.

It is therefore only from the mid-eighteenth century that shop fronts, as we know them, begin to survive in reasonable numbers. Their greater elaboration coincided with a definite acceleration in commercial activity and trade, particularly connected with an increase in what we now call consumer goods – articles of luxury and fashion rather than necessity. The appearance of the shops in which such things were bought became increasingly important through the 1700s and beyond.





Within the limits of the typical fourteen- to twenty-foot bay window plot frontage the physical conditions governing shop front design from c.1770 to c.1840 remained remarkably constant, and this makes it hard to date individual examples precisely.

Although protruding bow windows were contrary to strict classical taste, they were a favourite device in the second half of the eighteenth century for making the display more conspicuous, and for getting more light into the shop. Good examples of such windows can be seen in Horncastle at 10 North Street (*Phlog's*) and 11 Bridge Street (*New To You*).

With bow windows, the cornice is generally delicate and slim with a reduced projection. This avoided the reduction of the shop front's overall width by around 2 feet which would have been necessary if the cornice had been returned in the conventional fashion. Thus the neo-classical Adam style, with its miniaturised cornice and pilasters, was a favourite as it permitted liberties to be taken with the proportions of the architectural orders. The bow window at 13 West Street is a good local demonstration of the principle of such minimalist Adam-style detailing.



Fig. 10. Bow window, 13 West Street, Horncastle



The effect of the Greek Revival from c.1810 onwards on shop design was to encourage a return to the use of the classical architectural orders. Doric, Ionic, Corinthian and Composite orders were all used in attempts to add dignity to individual shop fronts. The designer of 1-3 Prospect Street is a good, low key, example of this revival, dating as it does from 1830. The appearance of such shop fronts was further enhanced at this time by marbling and graining. As one contemporary writer:

*"The shopkeeper prides himself on the richness of his shop fronts, including porticoes, arches, pilasters and columns, an ornamental light or suspension, Poppians and Volo's Antea antique capitals."*

The use of console brackets to block off the ends of the cornice was quite rare until the late nineteenth century. If they are appropriately detailed, such features can add much to a shop front's appearance and, indeed, when first encountered just prior to Queen Victoria ascending the throne, they were considered by some contemporary architectural commentators to be *à la grecque*. Good examples of such console brackets can be seen at 12 Bull King (see fig. 14) and 17 North Street (see fig. 15).

Shop fronts in either Gothic or Classical styles would often be further embellished with ornamental cast-iron crests. Unfortunately, although old photographs (see Photo 21) show that there were a number of fine examples of such decorative ironwork in Newcastle, none appear to survive to this day.



Fig. 15. Shop front, 17 North Street.

From the above, it can be seen that the majority of eighteenth and nineteenth century shop fronts were designed very much on an individual basis, utilising a variety of architectural detailing and styles. As the importance of the shop in its own right was recognised, this led to their being purpose-built with increasingly larger frontages.



During this same period, the general appearance of our high streets was underwent a marked change as a direct result of the building of the Crystal Palace in 1851. This necessitated a substantial increase in the capacity to produce plate glass and manufacturers were therefore able to provide glass panes of varying sizes for the new type shop fronts far cheaper than ever before. Thus there was a move away from the small-paned bow windows towards large plate glass windows of varying types, although there was a brief return to small-paned windows with the revival of the Queen Anne architectural style around the turn of the century.

The advent of the so now plate glass windows introduced a different scale to the design of shop fronts, with the stall-riser at the base of the window virtually disappearing, and the front being carried much higher up, thereby increasing the natural internal light. Rural Horncastle is unlikely to have been at the forefront of shop design but some good examples of this type can still be seen in the town, such as 22 North Street (shown to the right).



22 North Street, Horncastle, 1870-80

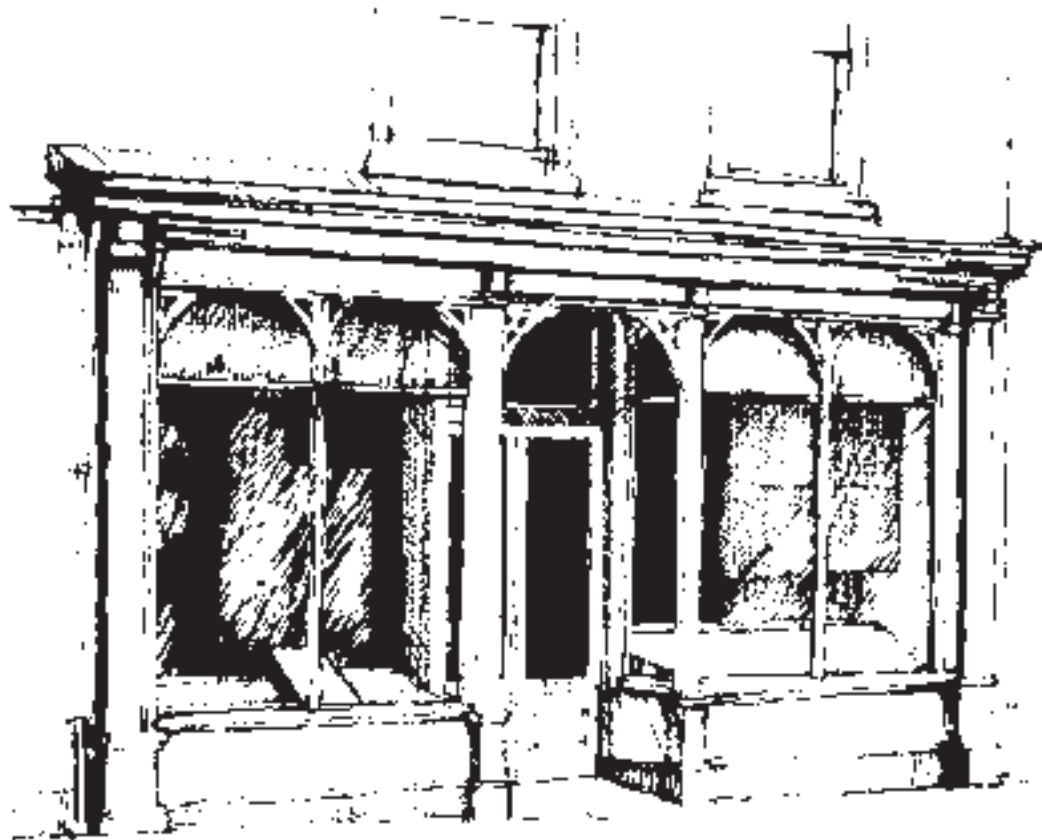
It is difficult to trace the evolution of shop front design past the general introduction of plate glass in the third quarter of the nineteenth century, as so few examples of everyday shop fronts survive.

Another practical aspect of shop front design liable to be forgotten is the use of shutters, which were a universal, if troublesome, feature of the shopkeeper's life. In Horncastle, with its annual Horse Fair, shutters would have been a necessity both for security and in order to prevent accidental damage to the glazing and the contents of the windows which they protected.



The shutters, normally carried in and out by the apprentices at the beginning and end of each day, generally comprised a wooden framework with panes. They were slotted into position in a groove under the architrave and located on the sill with pins. The metal plates with holes for these pins can often be found under the panes on old shop fronts. The whole set of shutters would then be held in place by an iron strap, the fixings for which can also often be found. In some cases, the design of the front permitted the shutters to be kept outside during the day, often hinged and folded back into boxes to the sides of the windows. Shutter boxes can still be seen to the side of the shop window on the corner of Keble Street and Greyfriars Street and the door to 7 West Street retains the locating holes for the panes which would have covered the glazed sections.

Another innovation, probably early on in the nineteenth century, was the introduction of roller blinds on springs which were useful both for shading the customer and reducing reflections and glare in the windows. They could be easily fitted to the cornice, with metal stays fixed to the plaster on either side, and operated by a long bar-hook. The shop at 14 Bridge Street (see Fig. 17) is one of a number in Newcastle of this type although old photographs (see Photo 2) suggest that many shops had fixed awnings stretched over the pavement, supported by posts set in sockets set the kerb, some of which are still visible.



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