



Stamford Conservation Area Draft Appraisal



South Kesteven District Council
STAMFORD – GRANTHAM – BOURNE - THE DEEPINGS

Character Appraisal

Introduction

Stamford has long being regarded as one of England's finest towns. The architectural historian Nikolas Pevsner regarded it as "the English country market town par excellence" in terms of its architectural and historical significance. It has over 600 listed buildings, including eight at Grade I and 101 at Grade II*, and in 1967 it was the first conservation area to be designated in Britain. In 1977 the Royal Commission published a study of the major listed buildings within the conservation area.

This is the first appraisal which seeks to define the special character of the conservation area and to set out proposals for its management and enhancement. It closely follows the framework outlined in the English Heritage document "Guidance on conservation area appraisals" published in 2005. The survey work for the appraisal was undertaken between May-July 2010 with a further review in May 2011.

Planning Policy Context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation areas) Act 1990. A conservation area is defined as "*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*". It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Statement 5 (PPS5) – Planning for the Historic Environment and the accompanying Historic Environment Planning Practice Guide issued by the Department for Culture, Media and Sport in conjunction with English Heritage.

Listed Buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from South Kesteven District Council before any works of alteration (to the interior or exterior), extension or demolition can be carried out. List descriptions are available online via the Heritage Gateway website www.heritagegateway.org.uk, although it should be noted that these are not exhaustive and are a means of identification only.

Key unlisted buildings

In addition to listed buildings, the conservation area contains a large number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the townscape appraisal map as “positive buildings”. This follows advice provided by English Heritage and PPS5, both of which stress the importance of identifying and protecting such buildings.

The criteria used for selection of positive buildings are those set out in Appendix 2 of English Heritage’s “Guidance on conservation area appraisals”. Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded.

Summary of Special Interest

Stamford shows the physical remains of at least a thousand years of continuous human occupation. Roads such as Broad Street and High Street persist from the time of the settlement’s foundation in the 9th century. The town is characterised by a well-preserved medieval core comprising of stone buildings largely dating from the 17th-18th centuries interspersed with earlier timber-framed buildings. It has retained five medieval parish churches; All Saints’, St Mary’s, St John’s, St Martin’s and St George’s are all Grade I listed and St Michael’s, which was rebuilt in the 19th century, is Grade II. Beyond the confines of the medieval town are elegant examples of 19th century residential developments.

Location and Setting

Stamford is a small market town located in the southwest corner of Lincolnshire in the district of South Kesteven. It lies approximately 25 miles south of Grantham and 11 miles northwest of Peterborough. The A1 trunk road bypasses the western edge of the settlement.

The main nucleus of the town stands on a small hill which rises gently from the north bank of the River Welland. The parish of St Martin’s lies on the on the south bank of the river and is bounded to the south by Burghley House and Park estate. The town has a population of over 20,000 and the expansion of the northern suburbs during the 20th century has begun to encroach upon the neighbouring village of Great Casterton. It is primarily a dormitory town due to its proximity to the industrial city of Peterborough and is also a popular tourist destination due to its unspoilt character.

General character and plan form

The overall form of the conservation area is derived from the irregular street pattern and high density of the medieval core. The street pattern was established by the Danes in the 9th century and was influenced by the topography of the river. The wide, level east-west roads follow the valley terraces, in contrast the north-south routes comprise of short, narrow lanes which often have sharp bends or end abruptly. Linear streets with a high density ribbon pattern of development radiate from the medieval core, these include St Peter’s Street and High Street St Martin’s which pre-date the Norman

Conquest, and Empingham Road and Tinwell Road which date from the late 19th century.

The conservation area encompasses the medieval core and 19th - 20th century housing developments along Rutland Terrace, Scotgate, Priory Road, and the west end of Ryhall Road. The Town Meadows on the north bank of the Welland are also included. The boundary also incorporates the parish of St Martin's on the south bank and extends along Water Street, the western end of Barnack Road, and the area between Station Road and Kettering Road.

Geology, topography and setting

Stamford stands on an outcrop of Jurassic rock which generates and supports a well drained fertile loam soil. It is located within 4 miles of quarries at Barnack and Ketton and 7 miles from Clipsham. The Barnack quarries produced hard shelly limestone from the Upper Lincolnshire Limestone which was used as rectangular blocks and for architectural features such as tympana until the end of the Middle Ages. The majority of buildings in the town are constructed of Inferior Oolite Lincolnshire limestone, an even grained stone quarried in Ketton which supplied most of the freestone and ashlar used in post medieval buildings. Collyweston slate is a widely prevalent roofing material. The use of materials is a significant and unifying characteristic across the conservation area.

Masonry is generally coursed rubble and varies from roughly dressed to squared and accurately shaped blocks, although the higher quality houses were faced with ashlar from the late 17th century onwards. Quoins and dressings were used in all but the poorest houses, and a distinctive masonry style developed in the 18th century which used decorative flush freestone dressings for doors, windows and quoins which continued into the 19th century.



Fig. 1. Stamford Arts Centre with flush freestone dressings.

Stamford lies within the Kesteven Uplands which stretch northwards towards Grantham. It is characterised by an undulating landform of heathlands and historic woodlands which are dissected by several stream and river valleys of the Welland. The largest valley is that of the River Gwash which flows into the Welland and forms the eastern boundary of the town. To the west the landscape is bisected by a valley which runs along the line of Casterton Road. The southern edge of St Martin's lies adjacent to Burghley Park which confers a more rural character on the parish. The

landscape forms the backdrop to distant vistas from various vantage points within and outside of the boundary of the conservation area and is an important part of its setting.

Historical development

1st - 10th century

Stamford is derived from the Old English “Stanford”, which translates as stone ford and is named after the Roman ford where Ermine Street crossed the River Welland. The ford is still visible in the meadows to the west of the town, and the line of Ermine Street is defined by the modern streets of Water Furlong and Roman Bank.

Archaeological evidence indicates that the town was established by the Saxons in the second half of the 9th century. Excavations undertaken in the 1970s prior to the construction of the Warrenne Keep housing estate revealed the remains of a double ditched enclosure with an internal palisade which may have enclosed a Saxon manorial hall. A coin of King Alfred of Wessex (871-899) and evidence of late 9th century pottery kilns were also found. It is possible that St Peter’s Church, the site of which is preserved on St Peter’s Hill following its demolition in the 16th century, formed part of the Saxon estate.

In 877 following the Danish conquest of the Anglo Saxon kingdom of Mercia, a rival Danish settlement was established to the east of the Saxon village on a terrace overlooking the River Welland. It became part of a military confederacy and a controlling borough of Danelaw along with Leicester, Derby, Nottingham and Lincoln. The street pattern established by the Danes has largely survived; High Street follows the line of the main axial road and the extent of the settlement is defined by the sharp bends connecting St John’s Street to St Mary’s Street and Broad Street to Star Lane.

The Danes established iron smelting industries to the east of the town and pottery kilns on the periphery of the settlement, including the site of the castle and St Paul’s Street. The local estuarine clay produced high quality glazed pottery known as Stamford Ware which was widely exported throughout the Continent.

In 918 the Danes submitted to the Saxon king Edward the Elder in return for protection against Viking raids and conflict with the Saxon kingdoms of Wessex and Mercia. Edward established a settlement on the south bank of the river opposite that of the Danes. The main axial road ran along the line of High Street St Martin’s and the extent of the settlement was defined by Park Lane and Pinfold Lane to the east and west. It is not known when a connecting bridge was constructed but it was some time prior to 1086.

1066 – 13th Century

By the time of the Norman Conquest of 1066, Stamford was the second largest town in the East Midlands after Lincoln. The Domesday Survey compiled in 1086 records that it comprised of 412 houses with 2,000-3,000 inhabitants, 5 parish churches of which only All Saints’ and St Peter’s were named, and a mill. The survey did not

include the parish of St Martin's which was owned by Peterborough Abbey and administered by Northamptonshire.

The Normans constructed a motte and bailey castle on the crest and slope of the Welland valley which commanded the river crossing and main roads to the north. The castle had fallen out of use by 1340 and had largely vanished by 1600. In 1936 the remains of the motte were demolished for the construction of the bus station. Relics of the castle are still upstanding, the most substantial being the remains of the great hall and a postern gate on Bath Row together with part of the castle wall on the east side of Castle Lane, all of which date from the 14th century.



Fig.2. Remains of the great hall, Bath Row.

Stamford became an established centre for local trade and services between the 12th-13th centuries due to its strategic location on major lines of communication. The Great North Road from London to York passed through the town along High Street St Martin's and Scotgate whilst the navigable River Welland allowed access to the North Sea ports for trade to the Continent. Grain and wool from the rural hinterland was collected in the town for export, together with haberget, a locally manufactured high quality cloth. The mid-Lent fair, which ran for three weeks, was of international importance and attracted merchants from Holland, Italy, France and Germany, some of whom settled in the town.

The fortified town walls were constructed in the 13th century in place of the earlier timber and earth defences. Outlying suburbs, including St Martin's, Scotgate and St Paul's Street lay outside of the town walls. Fragments of the wall survive along North Street together with a complete bastion at the junction of West Street and Petergate.

The character of the town began to change as stone began to replace timber in the construction of domestic buildings. Merchants built large stone houses with vaulted undercrofts which had independent access from the street where goods were traded, No. 13 St Mary's Hill is a surviving example. Large town houses with communal open halls, some with storeyed cross gables, began to be built in the 13th century, examples of which can be seen on the north side of St Paul's Street. The churches were also rebuilt and embellished; the soaring tower of St Mary's Church is one of the finest examples of Early English Gothic architecture in the country.

The town's high status and prosperity attracted six religious orders which established houses on the periphery of the town centre; St Leonard's Priory, Greyfriars, Blackfriars and the Carmelites stood to the east, Austin Friars to the west and St Michael's Nunnery stood on the south bank on the periphery of St Martin's.

Following the Reformation in the 16th century, the buildings were quarried for their stone and have largely disappeared; only the church of St Leonard's Priory survives.



Fig. 3. Medieval buildings on the north side of St Paul's Street.

14th-16th Century

The 14th century marked the start of a period of decline which lasted until the 17th century. The wool and cloth trade moved to new centres of production in East Anglia, West Yorkshire and the West Midlands. The mid-Lent fair declined in popularity due to the impact of the Hundred Years War which imposed export restrictions and prevented the attendance of large numbers of French merchants. There was a general decline in the sale of wool and the town's role as a collection centre diminished. Outbreaks of the plague accentuated the economic problems and contributed to a decline in the population which led to the merger or disappearance of several peripheral parishes.

There was still considerable private wealth in the town, mainly amongst the merchant families and trade guilds, which financed the rebuilding and embellishment of the churches in the 15th century. The Brownes were a prominent wealthy family in the town and have left a rich architectural legacy; No. 6-7 Red Lion Square was the family's woolhouse and William Browne founded the almshouse on Broad Street in the mid 1470s as an act of piety.



Fig. 4. Browne's Hospital, Broad Street.

During the 16th century Stamford's role as a market for the surrounding area diminished due to competition from other towns and much of the local produce went to the London markets. The river became silted up which impeded river transport and the export of goods. A number of almshouses were established to alleviate the conditions of the poor, including Lord Burghley's Hospital on Station Road founded

in 1597 followed in 1604 by Snowden's Hospital in Scotgate. Timber was the prevalent building material during this period which reflects the impoverished state of the town; Nos.19 and 40 St Mary's Street are surviving timber framed buildings from this period.

The Reformation of 1536 dissolved the friaries and provided an opportunity to close or amalgamate poorer parishes. St Peter's was amalgamated with All Saints'; the site of the church is preserved on St Peter's Hill. The monastic lands in Stamford were mainly acquired by the Cecil's, a family of wealthy merchants who held Crown offices the most notable being William Cecil who was Secretary of State to Elizabeth I. William, later Lord Burghley, built Burghley House to the south of the town which is regarded as one of the finest Elizabethan mansions in the country. The Cecil's were the major landowners in the town and exercised a tight control over its affairs until the late 19th century which inhibited development and expansion.

17th – 18th Century

The town reasserted its role as the commercial centre for the region in the mid-late 17th century. The construction of the Welland Navigation Canal reopened access to the North Sea ports for the export of locally produced barley, malt, grain and stone and the import of cheap supplies of coal, timber and groceries. By 1714 there were six major fairs and four large cattle markets held in the town per year. The main industries such as brewing, iron founding, agricultural engineering and silk spinning continued to operate on a small scale workshop or cottage industry basis.

Stamford was a major stage on the Great North Road which provided a vital boost to the local economy during the 17th- mid 19th centuries. Improvements to the road network by the Turnpike Trusts encouraged long distance coach travel and large inns were built along the line of the road including The George, the Bull and the Red Lion near All Saints' Church.



Fig. 5 .No. 32 St Paul's Street.

running up into the gable ends which have finials and kneelers often decorated with a date slab. Examples can be seen throughout the medieval core and include Nos. 32 Broad Street, 12 and 32 St Paul's Street.

The character of the town began to change in the 17th -18th centuries; formerly derelict sites were redeveloped and timber framed buildings were re-faced with stone or laths and plaster to cover the exposed woodwork and Collyweston slates replaced thatched roofs. The Stamford Vernacular style evolved and was the dominant style until the late 17th century. The facades were marked by bays which extended up each floor, sometimes finishing below the eaves but usually

New social institutions and public buildings were established in the 18th century, including the theatre in St Mary's Street (1766-8) and the bath house on Bath Row (1722). The sheepmarket was moved from Barn Hill in the 1780s to a less affluent area of town near to the site of the castle. The population began to increase as a result of the renewed prosperity and had doubled to 5,000 by 1801.

The common land in St Martin's parish was enclosed in 1796 and was mainly acquired and assimilated into Burghley Park by the Cecil family who also owned the land to the west of the parish which had belonged to St Michael's Nunnery. This prevented the southern and westward expansion of the town and all new housing in St Martin's was confined to Water Street and the area around Church Street.

19th - 20th Century

The town had mixed fortunes during the 19th century. The Great Northern Railway Line from London to Doncaster was constructed in the mid 19th century. The line bypassed Stamford in favour of Peterborough but the town was connected to the main line by two branch lines, the Syston and Peterborough line which opened in 1846 followed in 1856 by the Stamford and Essendine Branch Railway Line. The railway was built in a deep cutting on the south bank of the river in St Martin's and a tunnel was constructed beneath High Street St Martin's which minimised the visual impact. Two stations were built on Station Road and Water Street in the Victorian Gothic and Jacobean style respectively.

The railway signalled the collapse of the coaching trade which impacted on the town's service industries and forced the closure of a number of coaching inns. However the railway did benefit industries associated with the agricultural market such as J C Grant which manufactured agricultural implements on Wharf Road and the agricultural engineering company Blackstone's. In 1858 John Marriot Blashfield transferred his terracotta business from London to premises on Wharf Road as the estuarine clay produced high quality terracotta which was widely exported. The company closed in 1875 due to competition from cheaper mass produced terracotta. Industries continued to operate on a small scale due to the lack of space for expansion and immediate access to a main railway line, and also the influence of the Cecil's who strove to maintain the status quo in the face of liberal reform and the radical political ideas associated with industrialisation.

The town was surrounded by common land and open fields to the north, meadows to the west and the friary lands to the east which prevented expansion beyond the medieval walls prior to the Enclosure Act of 1875. Overcrowding became a serious problem as gardens and courtyards were built upon to accommodate the expanding population which had increased from 5,000 in 1801 to 11,000 by 1851. Some attempts were made to provide decent housing; Robert Newcomb, proprietor of the Stamford Mercury, built the Cornstall Buildings in 1870 for his employees. The buildings comprise of two terraces constructed at a right angle to St Leonards Street built on the site of the former St Michael of Cornstall Church. Following the Enclosure Act, the common land was developed for villas and terraced housing with provision for open spaces and playing fields and the Town Meadows were preserved as common land.

A number of civic improvements were undertaken during the 19th century; a portico was built in High Street as the entrance to the shambles, the new corn exchange was opened on Broad Street in 1839 and St Michael's Church, which had collapsed in 1832, was rebuilt in the Early English Gothic style. A number of schools were established in the town following the Education Act of 1870; Browne's School on All Saints' Street and a boy's school on St Paul's Street opened in 1875 followed by a girl's school on High Street St Martins' in 1877. The cattle market was moved from Broad Street to the south bank of the river in 1896. There was also a period of chapel building; the Roman Catholic Church on Broad Street was opened in 1865 followed by the Methodist Chapel on Barn Hill in 1886.



Fig. 6. The portico entrance to the shambles on High Street, converted to a library in 1906.

The construction of council houses in the 1920s along Melbourne Road and New Cross Road meant that many of the slum courts in the centre of town were demolished and there was an expansion of the suburbs to the north and east of the historic core although the west side remains relatively undeveloped. The A1 bypass constructed in 1960 relieved the town of traffic congestion although traffic remains a problem. The unspoilt character of the town makes it a popular tourist and retirement destination with outward commuting to Peterborough.

Archaeology

The historic centre is an area of archaeological sensitivity, a full inventory of archaeological finds is maintained by the Lincolnshire Historic Environment Record which is available via the Heritage Gateway website (www.heritagegateway.org.uk). The sites of the castle, friaries, St Peter's Church and the remains of the medieval walls are Scheduled Ancient Monuments which lay within the boundary of the conservation area.

Excavations of the castle site, which was redeveloped in the 20th century, have yielded a number of finds associated with the Saxon and Norman phases of settlement. The remains of a 12th century hall, solar and undercrofts together with the remains of an earlier Saxon kiln and pottery sherds were found on the site of the bailey.

The Whitefriars site was partially excavated in 1971 prior to redevelopment; several architectural fragments, a late 14th – early 15th century stone coffin lid and a well were discovered. There are a small number of unintelligible earthworks associated with the friary in the gardens of Holwell, Friary House and The Pantiles. The late 14th century outer wall of the friary gatehouse forms the entrance to the Stamford and Rutland Hospital. It has been included on the English Heritage Buildings at Risk register due to concerns over maintenance.

The Austin Friary on the south side of Rutland Terrace is preserved as a series of earthworks; the most prominent is a large rectangular depression up to two metres deep which could be the remains of a pond. Excavations undertaken in 1712 revealed a square plan form with a central courtyard, remnants of windows, stone pillars, floor tiles and human remains. It is possible that some of the earthworks may be the remains of the spoil heaps from this excavation.

The site of St Peter's Church is preserved on St Peter's Hill. The church had an early foundation, possibly in the 9th century but was closed after the Reformation in the 16th century and demolished circa 1560.

The gardens of Barn Hill House are scheduled as it is the last remaining undeveloped area of the medieval town and is therefore of great archaeological potential. The north west part of the site is believed to be the site of the early St Clement's Church.

Remnants of the medieval defensive walls are visible along North Street and a complete bastion survives at the junction of West Street and Petergate. The remains of a 12th century Norman arch, believed to be the entrance to an earlier house, is located at the south end of No. 11 St Mary's Hill.

Spatial Analysis

Character of spaces

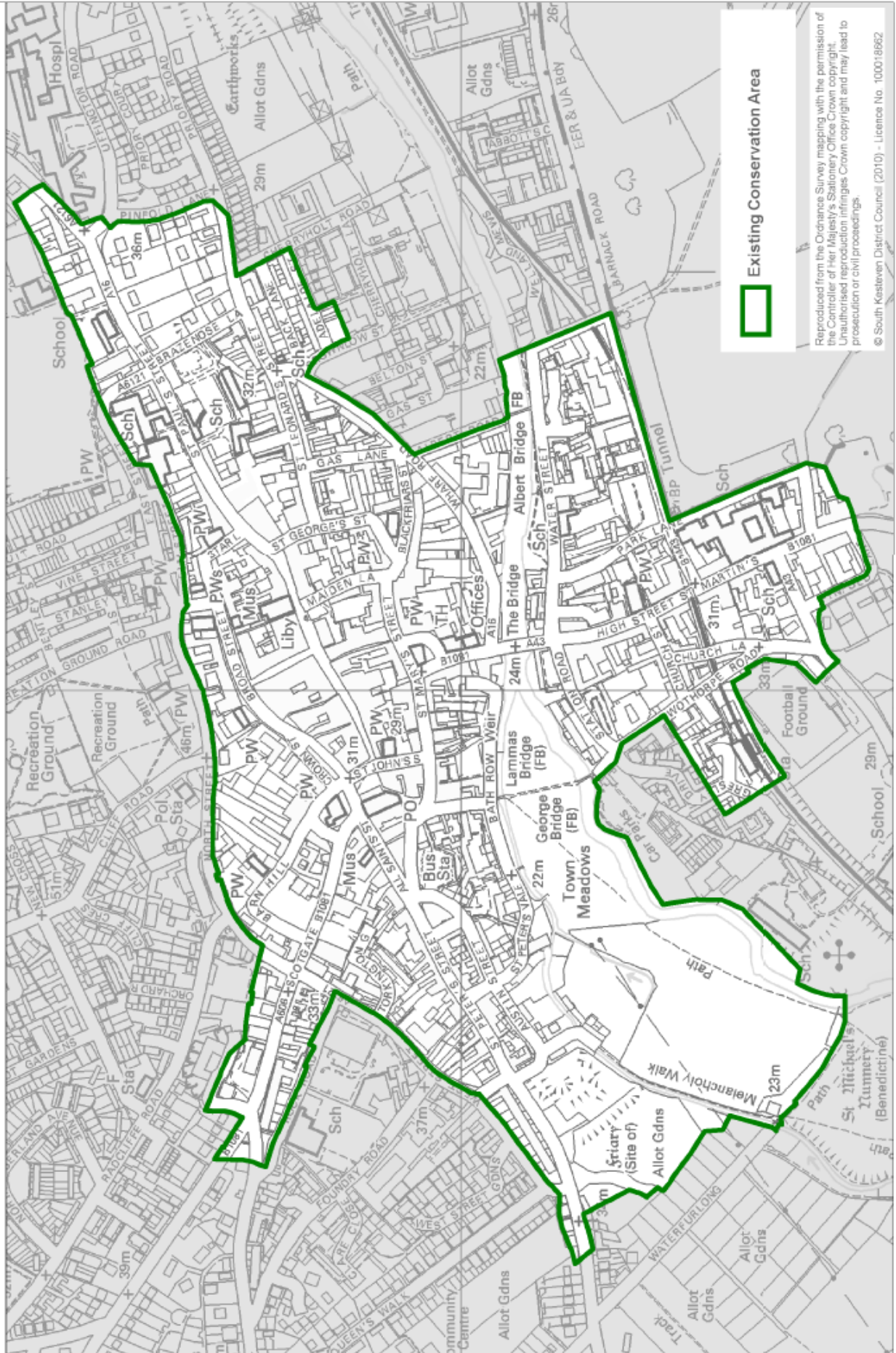
Moving through the conservation area is an ever changing experience due to the complex and organic nature of the street pattern. The principal thoroughfares of High Street, St Mary's Street, Broad Street and High Street St Martin's are continuously unfolding linear spaces enclosed by tightly packed two and three storey buildings. The feeling of enclosure is heightened along the narrow connecting streets of Church Street, Church Lane, Maiden Lane and Ironmonger Street which have gently sloping gradients.

There are a series of small informal urban squares, mainly created by the precincts of churches, which open up abruptly and unexpectedly from the enclosed approach routes. Red Lion Square and the adjacent All Saints Place form a focal point for the town centre which is dominated by All Saints' Church. The church stands in an elevated position and the spire is a prominent landmark which appears in views within and outside of the boundary of the conservation area. In contrast, St George's Square is surrounded by a high density of development and opens up suddenly from the approach routes of St George's Street, Blackfriars Street and Maiden Lane. The relatively squat St George's Church is obscured from the wider view by the surrounding tightly knit development.



Fig. 7. All Saints' Church.

Map 1: Existing Boundary for Stamford Conservation Area



Key views and vistas

The position of Stamford on the rising slopes of the Welland Valley affords good panoramic views of the town. Views from the south bank of the river towards the main nucleus of the town reveal the densely packed buildings rising in successive tiers and the historic skyline punctuated by church spires and towers. The large scale former Stamford Hotel surmounted by the statue of Justice on St Mary's Street is also prominent within the views. The return views towards the south bank of the river are more rural in character, particularly from Rutland Terrace which has views across the Welland Valley. St Martin's Church is the prominent landmark around which the buildings are clustered and the mature trees in the grounds of Burghley Park form the backdrop to views.

Views within the conservation area are generally narrow and constrained by the building frontages. There are intimate views into the enclosed alleyways and courtyards which are a key feature of the historic core. Throughout the conservation area there are glimpses of the church spires, particularly those of All Saints' Church and St Mary's Church, between the buildings.

Character Zones

Stamford is a large conservation area covering a densely packed area which has evolved over 1,000 years and its character is difficult to summarise except in general terms. There are three broad character areas, the boundaries of which overlap and display a unity of character derived from a shared palette of materials, a vernacular style of architecture and history.

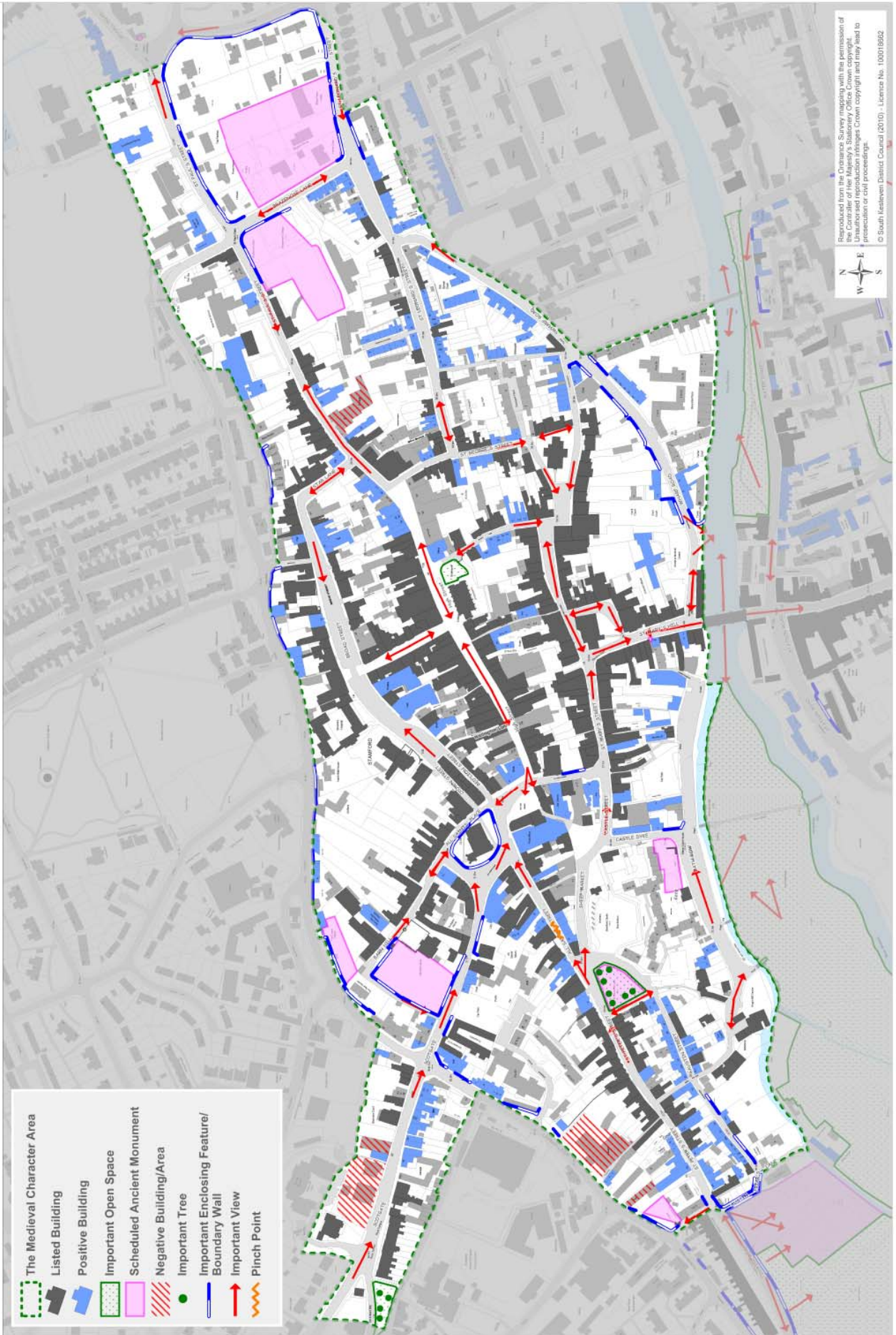
The medieval core

The medieval core is defined by the line of the medieval town walls and is the largest character area within the conservation area. It encompasses the area enclosed by North Street, West Street, Wharf Road, Petergate, Bath Row and Brazenose Lane.

Summary of key characteristics

- The medieval street pattern and burgage plots remain intact.
- There is a high concentration of listed buildings.
- The buildings are aligned to the rear of the footways, are tightly packed along the streets and create a continuity of frontage which contains the views.
- The predominant building material is local Lincolnshire limestone with either coursed rubble masonry or ashlar for the higher status buildings.
- The buildings vary in terms of plot width and are mainly two or three storeys in height.
- The topography and slightly curved alignment of the roads means that views along the streets are constantly unfolding.
- Chimneys, dormer windows, historic shop fronts and traditional surface materials are important features.

Map 2: Analysis Map of Medieval Core Character Area



Activity and grain

There is a historical continuity in terms of the current mix of uses in the medieval core which contributes to its character and vitality. It is the primary retail and commercial heart of the town, with residential, spiritual and educational uses in close proximity.

The organic development of the medieval core has resulted in a complex and tightly knit street pattern which has remained relatively unchanged since the medieval period. The strong east-west orientation in the street pattern is derived from the plan form of the Danish settlement which, in turn, was influenced by the topography of the river valley.

The line of the town walls and streets conform to a roughly rectangular pattern. The principal streets of Broad Street, High Street, St Mary's Street; St Paul's Street, St Leonard's Street and Blackfriars Street are all roughly parallel with rectangular islands between the streets. The buildings front onto the street with the land behind divided into narrow burgage plots of 100-150 feet in length which were used as gardens, stabling, workshops or brewhouses. As the population began to expand during the 17th-19th centuries, houses were built in the rear courtyards, which have largely been demolished or redeveloped in the 20th century, although examples such as the Cornstall Buildings to the rear of St Leonard's Street have survived. The burgage plots are still largely intact and are a key characteristic of the medieval core.

The buildings are aligned to the rear of the footways and create a continuous frontage along the streets. The building line is broken only where side streets and entrances to the alleyways or courtyards occur.

There are examples of 19th century street surfaces throughout the historic core comprising of York stone with granite kerb stones. Recent public realm works undertaken in Red Lion Square, All Saints' Place and the Sheep Market have upgraded the paving and enhanced the setting of the historic buildings. However, there are places where the paving has been replaced with inappropriate concrete flagstones and kerbs which are inconsistent with and detract from the historic context.

Building qualities

The gradual evolution of the town over the centuries has resulted in an organic character of development. Each building has its own individuality resulting in variations in height, the pattern of openings and detailing. This variety is balanced in several ways; through the proximity of each property to each other and broad similarities in scale, width, design and materials. Buildings are predominantly 2-3 storeys and the change in roof heights and the presence of chimneys contributes to the visual interest of the historic core.

Building materials are a key characteristic of the area as the use of limestone walls and Collyweston slate roofs creates a unity of character which transcends variations in architectural style or detailing. There are also surviving examples of timber framed buildings, most notably No. 6-7 Red Lion Square which dates from the 15th century, No. 10 High Street which is medieval in origin although the frontage was restored in 1849 and No. 40 St Mary's Street, a large 16th century timber framed building.

The town has retained five of the medieval parish churches, all of which are Grade I listed buildings, and the towers and spires are a key feature of the historic skyline. Remnants of the 12th century St Paul's Church are incorporated into the Stamford School Chapel. The churches were in existence by the 12th century and All Saints' was founded in the pre-Conquest period, although they have subsequently been rebuilt. St Mary's is an outstanding example of Early English architecture and the 48 metre 14th century broach spire dominates the skyline. All Saints' Church has unusual blind arcading on the south wall; the spire and tower were added in the 15th century under the patronage of the Browne family. St George's Church was rebuilt circa 1450 and the bell tower was added in the 17th century. St John's and St Martin's Churches are complete examples of 15th century architecture. St Michael's Church is Grade II listed and dates from 1836. It was rebuilt in the Early English style following the collapse of the medieval church during restoration and has since been unsympathetically converted into retail units.



Fig. 8. St. George's Church.

There are few examples of unified terraces or building groups and these exist only on a small scale. This was due to the pattern of land ownership; the Earls of Exeter were the major landowners and most new work was undertaken on building leases, therefore houses were rebuilt as individual tenements rather than as part of a large scheme. The earliest example of a conscious street design dates from 1700; Nos. 15-17 High Street was built as a terrace of three buildings and No. 14 deliberately matches them in style. In the 18th century pairs of houses were constructed to give the impression of a large house, examples include Nos. 18-19, 25-26 High Street and 66-67 High Street St Martins. The 9th Earl attempted a programme of systematic rebuilding to a uniform design which was undertaken on a piecemeal basis between 1780-1795. It resulted in a series of individual buildings with an overall unity of scale and style along St Mary's Street (Nos. 27, 31-32, 34-36) and St Mary's Hill (Nos. 11-12, 14-16, 1-2). The lack of resources and the compact blocks of property prevented similar building schemes.

The architectural character of the town is mainly derived from the 18th and 19th centuries, although the classical facades mask earlier medieval buildings. St Paul's Street has many ancient houses, the earliest dating from the 13th century, and its character is derived mainly from the 17th century buildings which line it. The vast majority of buildings within the medieval core are listed due to their outstanding historic and architectural interest. There is a high concentration of Grade II* listed buildings in St George's Square and Barn Hill which comprise of large town houses and represent unspoilt pieces of 18th -19th century townscape.



Fig. 9 Southern view along Barn Hill to St Mary's Church.

North Street and West Street

- The streets demarcate the line of the medieval town walls.
- Only the south sides are included within the boundary.
- The character is fragmented as the buildings vary in terms of quality.
- Boundary walls are important enclosing features.
- From the junction with Rutland Terrace, the south side of West Street is enclosed by a high stone boundary wall which allows glimpses of the upper rear elevations of Rutland Terrace. The surviving defensive bastion stands at the junction with Petergate. The northern end of the street has retained its traditional buildings and has a more harmonious character.
- North Street is enclosed along most of its length by a high stone boundary wall which largely obscures the buildings from view, although the rear elevations of buildings along Broad Street can be glimpsed. There are medieval carvings on its rear side adjacent to the access to No 14 Barn Hill.

Negative features

- The Vauxhall garage and car dealership on West Street is inconsistent with the character of the street. The large scale building with flat roof is set back from the footway and the absence of an appropriate boundary treatment breaks the enclosure along the street.

Broad Street

- The irregular shape and width of the road indicates that it originated as a market place in the Danish settlement.
- The road broadens from the narrow junction with Star Lane at its eastern end and culminates in a rough square at the west end. On the south side, the buildings to the west of the cinema are set back from the established building line and the façade of No. 52 partially encloses the west side.
- The narrow width of the footways contrasts with the width of the road.
- There is a concentration of three storey buildings at the west end of the street.

- There is a high concentration of listed buildings; 26 Grade II and nine Grade II* which includes Browne's Hospital founded in 1475-6 with 1870 alterations and is described as the finest medieval almshouse in England. The chapel stands in an elevated position above the highway with attractive large arched stained glass windows.
- The Stamford War Memorial is mounted on the boundary wall to Browne's Hospital below the chapel and is an important element of the street scene. The setting of the memorial has been enhanced by the installation of the Memorial Gates in 2002 together with seating, planting and mosaics set into the paving.
- There is a broad mix of commercial, retail and residential uses.
- The bell tower of the Roman Catholic Church, the turret of Browne's Hospital and the spire of All Saints' Church are prominent landmarks in the westward views along the street which terminates with the façade of No. 52. There are intimate views down the narrow side streets of Red Lion Street and Crown Street with the tower of All Saints' Church forming the backdrop. The eastward views are more constrained and terminate with the facades of the buildings at the north end of Star Lane.
- The enclosed view down Ironmonger Street terminates with the northern elevation and bell tower of St Michael's Church.
- The former Central Cinema and the gables of the outbuildings to the Crown Hotel are constructed of terracotta and brick respectively.
- The paving is a mix of traditional York stone with granite kerbs and modern concrete paving slabs which detract from the historic context of the street.
- The trees in the rear garden of North Wall House are visible in the western views along the street and soften the appearance of the urban environment.



Fig. 10. View westwards along Broad Street towards Browne's Hospital.

Negative features

- The street is dominated by traffic and on street parking which detracts from an appreciation of its spatial character.
- The footways have been built out at the pedestrian crossing for reasons of highway safety which obscures the original line of the carriageway. York stone has been used on the north side with small

concrete pavers on the south side and the inconsistency of materials is detrimental to the character and appearance of the street.

- The fascia on No. 38 (currently occupied by Barnados) detracts from the quality of the individual building and character of the street.
- No. 36, currently occupied by Honda, was unsympathetically rebuilt in the 1960s. The ground storey comprises of large glass windows which contrasts with the simple vernacular style and small windows of the upper storey.
- The façades of some buildings are marred by visually intrusive cabling.

High Street

- Originated as the main axial road of the Danish settlement and is the primary shopping street which was pedestrianised in the 1970s.
- It has a distinct character created by the shallow curves along its length and the narrowing and sloping topography towards its west end.
- It is enclosed mainly by three storey buildings with retail units on the ground floors.
- The junction with Ironmonger Street breaks the continuity of the building frontages and provides a visual link with Broad Street, the view along the street terminates with the façade of No.7-8.
- There is a high concentration of listed buildings, including nine at Grade II* and 29 Grade II.
- The character of the street is derived from 18th-19th century classical buildings. No 21 (currently occupied by Cafe Black) is a classic example of the early 18th century Stamford style whilst No. 58, which dates from 1872, is an example of the Gothic polychromatic style. The library was built in 1808 by William Legg based upon a design by Inigo Jones as an open portico which formed the entrance to the shambles and was converted to a library in 1906.
- Interspersed amongst the stone buildings are examples of late 18th - early 19th century brick buildings. No. 10, currently occupied by Walkers Books, is an attractive timber framed building, whilst No. 30 has an attractive façade with Dutch gables and Blashfield terracotta detailing.
- In the westward view, the tower of St John's Church is visible above the buildings on the south side and terminates with the façade of No. 6



Fig. 11. Western view along High Street towards St John's Church and Red Lion Square.

Red Lion Square. The tower of St Michael's Church on the south side

of High Street is a landmark in the eastward and westward views along the street.

- Surviving traditional 19th century shop fronts contribute to the character of the individual buildings and that of the conservation area. Examples include No. 7 which is early 19th century and Nos. 26, 18-19.
- The precinct of the church is an important open space within the town centre which is enhanced by the presence of trees.

Negative features

- Pearl Assurance House at the north end of the street, which dates from the 1960s, and the adjacent modern retail development are incongruous within the historic context. The large footprints, flat roofs and the continuous pattern of openings on the upper storey across both buildings introduces a horizontal emphasis, which contrasts with the vertical emphasis and individuality of the traditional buildings.
- Inappropriate shop fronts detract from the character of individual buildings and the street. The large fascia of No. 63 (currently occupied by Millets) detracts from the traditional shop front, whilst the fascia on No. 42 (currently occupied by Johnson's Dry Cleaners) extends across the width of the building which has been badly mutilated by the insertion of a large glass shop front.
- The conversion of St Michael's Church to retail units with glass frontages between the buttresses at ground level and the unsympathetic ramped and stepped access, has deprived the building of much of its character. The car park to the rear detracts from the integrity of the churchyard and the setting of the church.

Ironmonger Street

- Is a short broad pedestrianised street between Broad Street and High Street with a commercial character.
- The buildings date from the 17th-19th centuries and all are listed, Nos. 7 and 9-10 are Grade II*.
- The straight alignment of the road allows clear views along its length but views to the east and west are constrained by the building frontages. The northward view along the street terminates with the façade of No. 7-8 Broad Street, whilst the southern view terminates with the façade and bell tower of St Michael's Church on High Street.
- No. 9 (currently occupied by Energy II) has an early 19th century shop front which has the potential to be fully restored.

St Mary's Street

- Formed the southern boundary of the Danish settlement.
- It is a narrow road which broadens towards the junction with Maiden Lane. The road narrows to a pinch point at the junction with St Mary's Place and the sense of enclosure is heightened by the large scale buildings of St Mary's Church and the former Stamford Hotel.

- It has two distinct characters; the eastern half is predominantly residential whilst to the west of the junction with St Mary's Hill it has a more commercial character.
- All of the buildings are listed, with the exception of No. 41, and includes 15 at Grade II*.
- The buildings on the south side diminish in scale towards St Mary's Church which exposes more of the church to view.
- No. 28 is a good example of a medieval cross wing house which incorporates 12th-15th century masonry including a small window; No. 40 is a late 15th- early 16th century half timber framed building; Nos. 13-14 are identical buildings built by Richard Newcomb as the gateway to a grand terrace to connect St Mary's Hill to High Street which was never completed.
- The former Stamford Hotel, begun in 1810, is a prominent landmark in western views along the street due to its large scale and the statue of Justice which stands on top. The spire of St Mary's Church is visible rising above the buildings on the south side. To the west of the junction with St Mary's Hill the view terminates with the façade of No. 8 Sheep Market. The mature trees on St Peter's Hill are visible above the building line which softens the urban character of the town centre.
- There are several attractive examples of traditional 19th century shop fronts, including Nos. 11-12 (currently occupied by Sinclairs), 13, 14 and 31.
- The surface treatment of York stone footways enhances the setting of the buildings, although the original carriageway surfaces at the entrance to buildings have been obscured by tarmac.



Fig. 12. Western view along St Mary's Street with the Stamford Hotel on the right.

Negative features

- The traffic lights and presence of on street parking at the eastern end of the street intrudes upon the views and detracts from the appearance of the street.

St Mary's Hill

- Is a busy commercial street and, as a principal thoroughfare through the town centre, is dominated by traffic.
- The Town Hall and Municipal Offices are Grade II * and there are 11 Grade II listed buildings.
- St Mary's Church stands at the north end in an elevated position above the highway. The church is an important landmark building which can be seen from various vantage points throughout the town. The small churchyard is elevated above street level enclosed by a stone boundary wall planted with mature trees which soften the urban environment.
- The east side is dominated by large scale buildings of St Mary's Church and the New Town Hall, built in 1776 in a simple unadorned classical style. The west side is characterised by smaller scale buildings. The buildings on both sides diminish in scale as the Bridge is approached.
- No. 10 incorporates the remains of a 12th century house and a mid 12th century archway can be seen from the street which leads into St Mary's Passage. No. 13 (currently occupied by Fratellis) has a 13th century undercroft.
- There are panoramic views southwards across to St Martin's with St Martin's Church prominent within the views. The return view northwards along the street is dominated by St Mary's Church. There are attractive views eastwards and westwards along the River Welland from the Bridge with the meadows prominent in the westward views whilst the buildings along Wharf Road and Water Street frame the eastern views.
- There are attractive examples of 19th century shop fronts; No. 11 has an early 19th century shop front, Nos. 14 -15 have late 19th century shop fronts, with an early 20th century example at No. 12.
- St Mary's Place built around the precincts of the church is medieval in origin. It is enclosed to the east and south by large scale early-late 18th century buildings with medieval undercrofts. The buildings are all Grade II* listed and create an intimate space and informal square with the church at its centre. The traditional paving and cobbled carriageway enhances the setting of the buildings.



Fig. 13. East side of St Mary's Hill.

St John's Street

- Is a short, narrow street which is primarily commercial in character.
- There are four Grade II listed buildings and St John's Church is Grade I.

- The east side is dominated by St John's Church and the high stone boundary wall and mature trees within the churchyard.
- There is a mix of masonry and brick buildings.
- The northern view along the street terminates with the frontages of the buildings on the east side of Red Lion Square, whilst the buildings on the south side of St Mary's Street form the backdrop to the return view southwards.

Negative features

- The small concrete paving stones have been removed in places and infilled with tarmac which detracts from its appearance.

Red Lion Square

- Originated as a market place during the Danish occupation. It has a vibrant commercial character.
- The buildings on the west side and south sides are "L" shaped in plan form with the open square in front and All Saints' Church encloses the north side.
- The broad junctions formed by the confluence of All Saints' Place, All Saints' Street and Scotgate contribute to the open character.
- The square is dominated by All Saints' Church which stands to the north and is complemented by the more modest St John's located at its south east corner.
- The buildings are generally large scale with wide frontages, comprising of three storeys on the east side and two and three storeys on the west and south sides.
- The buildings on the west and south sides are Grade II listed with the exception of No. 6, originally a timber framed medieval hall dating from the 15th century which is Grade II*.
- The recent public realm improvements around the square and All Saints' Place have enhanced the setting of the buildings and made the square an attractive focal point.
- There are examples of attractive shop fronts; No. 6 has the remains of an 18th century shop front whilst that on No. 2 dates from the early 19th century.



Fig. 14. East side of Red Lion Square.

Barn Hill

- Is a tranquil residential street on the periphery of the town centre.
- The road is aligned in an inverted "L" shape and leads from All Saints' Place to Scotgate. It forms a broad junction with All Saints' Place at its east end. There is a marked change in the building alignment from Nos.14-9a on the east side which causes a narrowing of the carriageway.

- All of the buildings are Grade II* listed with the exception of Nos.1, 1a and the Methodist Church which are not listed.
- The west side has a lower density of development as Barn Hill House stands in large grounds which occupies approximately half of the street. The large detached house is medieval in origin and was rebuilt in the 17th century with a classical façade added in the 19th century; the walls and gate piers are also listed in their own right.
- The buildings are classical in style with elegantly proportioned facades and decorative details such as eaves cornices, doorcases and window surrounds. No. 13 is a prime example of the Stamford style and has retained its original ornate railings.
- The south elevation of No. 14 is prominent in the northern views along the street from All Saints' Place which terminates with the rear elevation of The New House on North Street, a post war building which contrasts in character with the traditional buildings. The unspoilt southern view of 18th century buildings set against a backdrop of two medieval churches is particularly attractive.
- The high stone boundary wall which encloses the northern end of the street to Scotgate is an important enclosing feature.
- The traditional surface treatments of York stone paving and granite sett carriageway enhances the setting of the buildings.
- The trees in the garden of Barn Hill House add interest to views along the street.



Fig. 15. Classical façade, No. 9 Barn Hill.

Negative features

- On street parking intrudes upon the views along the street.

Scotgate

- Is one of the principal entry routes into the town and has a primarily commercial character.
- It has a lower density of development to the east of the junction with West Street. The stone boundary wall of Barn Hill House on the east side is an important enclosing feature.
- There are 31 Grade II listed buildings, the majority of which are located at the northern end of the street. These include Rock Terrace, a terrace of small but substantial houses of one composition built in 1841-2 by Richard Newcomb. The elegant terrace is set back from the footway with small front gardens, the two central houses project slightly forwards. The buildings have overhanging eaves and attractive cast iron balconies to the ground floor windows. Rock House on the north side is a Victorian Italianate style villa built for Newcomb; No. 31 on the south side was originally the stables to Rock House. The Scotgate public house has an attractive decorative terracotta front by Blashfield. Truesdale Hospital on the west side dates from 1832-3 and was designed by George Basevi in the Tudor-

Gothic style with two ranges to the rear of the decorative façade. Snowden's Hospital was founded in 1604 and rebuilt in 1823.

- The large brick cylindrical chimney of All Saints' Brewery is a prominent landmark in the southern views along the street with the tower of St John's Church and spires of St Mary's and All Saints' Churches visible in the background. To the west of the junction with West Street, the northward view along the street terminates with the Clock House, an attractive Grade II listed 19th century house located at the junction of Casterton Road and Empingham Road which fronts onto Scotgate.

Negative features

- The setting of Rock House is adversely affected by the adjacent petrol station which also breaks the continuity of the building frontage along the street.
- No. 48, currently occupied by Jackson Building Centre, is inconsistent with the character of the street in terms of design and materials.
- Some of the buildings have lost their traditional window designs, and in instances have replacement upvc windows which detract from the character of individual buildings and that of the street overall.
- The car park adjacent to Truesdale Hospital breaks the continuity of the frontage along the street.



Fig. 16. Rock House and adjacent petrol station.

St Peter's Street, All Saints Street and St Peter's Hill

- St Peter's Street and All Saints' Street run concurrently and create a long linear approach into the town centre.
- St Peter's Street is one of the oldest streets within the town. It is primarily residential and is characterised by small scale buildings. All Saints' Street has a mix of uses including residential, commercial and educational and is characterised by a mix of small and larger scale buildings.
- The continuity of frontage along St Peter's Street is broken by the entrance to Kings Mill Lane, Exeter Court and Foundry Lane. There is a significant break in the frontage at the junction of St Peter's Street and St Peter's Hill where the site of St Peter's Church is preserved as an open space.
- There are 23 Grade II listed buildings, located mainly on the north side of St Peter's Street and there are two listed at Grade II*: No. 35-36, a late 16th - early 17th century building with an attractive early 19th century shop front and No. 3, a single storey 18th century cottage.

- Nos. 21-21a St Peter's Street are 20th century brick buildings set back from the footway with small front gardens enclosed by a stone boundary wall which maintains the building line along the street.
- Some of the buildings have bay windows or gables fronting the street. The former Literary and Scientific Institution built in 1842 in an Egyptian and Grecian style by Bryan Browning, projects beyond the building line and is prominent in the eastward views along the street as the junction with St Peter's Hill is approached.
- Exeter Court, on the north side of St Peter's Street, is an early 19th century courtyard development. It was built to the rear of No. 24 and comprised of two rows of cottages across a narrow yard. The east range was modernised in the 1980s and is Grade II listed; the western range was demolished in the post war period.
- The surviving defensive bastion is visible at the junction of Petergate and West Street.



Fig. 17. Eastern view along St Peters Street.

- The spire of All Saints' Church rises behind the buildings on the north side and is prominent in eastern views along St Peter's Street, whilst the towers of St John's Church and St Michael's Church become prominent as All Saints' Street and the Sheep Market is approached.
- The westward views along St Peter's Street terminate with a view of Rutland Terrace on the north side with a backdrop of the large mature trees on the south side of Tinwell Road.
- St Peter's Hill is a short connecting street between St Peter's Street and Austin Street with a relatively steep gradient. It is enclosed on the west side by a terrace of stone buildings, three are Grade II listed whilst No. 6 is a Grade II* half timber framed building.
- The site of St Peter's Church marks the transition between St Peter's Street and All Saints' Street. The site is demarcated by a low boundary wall and is planted with mature trees which form an attractive focal point and a pleasant green space in the heart of the urban environment.

- All Saints' Street is demarcated from St Peter's Street by the wide junction with the Sheep Market on the south side. The gable of St Peter's Callis is the focal point to the eastern approach to the street.
- The road narrows to the east of the junction with the Sheep Market and is enclosed by tightly packed buildings which rise in height to three storeys as the junction All Saints' Place is approached.
- The projection of the building line from No. 16 to the junction with All Saints' Place constricts the highway and footway on the north side creating a pinch point but the road widens towards the broad junction with All Saints' Place.
- There are 12 Grade II listed buildings which date from the medieval period to the early 19th century.
- The gently descending topography of the street affords good views towards All Saints' Place and All Saints' Church and across the roofscape of the town centre.
- The churchyard of All Saints' Church is the focal point in the eastward view. The westward view from the junction with All Saints' Place is constrained by the curving alignment of St Peter's Street with the trees on St Peter's Hill visible between the buildings on the south side.

Negative features

- The shop front on No. 3 All Saints' Street (currently occupied by Harrison and Dunn) extends across the façade and side elevation which severs the relationship between the ground and upper storey and is inconsistent with the character of the street.

Sheep Market

- The character is derived from the irregularly shaped square rather than the buildings which front onto it.
- The western end of the street has a disjointed character. The bus station is elevated above the highway on the south side and is enclosed by a high stone boundary wall. The rear elevations of the buildings on All Saints' Street and off street car parks face the north side.
- The eastern end has an open character derived from the width of the road and the two large pedestrianised spaces on the north and south sides which have recently been upgraded in terms of paving. The modern interpretation of the Eleanor Cross, which incorporates the double rose motif of



Fig. 18. East side of Sheep Market.

the original cross, is an elegant piece of modern public art which provides a focal point for the area.

- There are four Grade II listed buildings clustered around the central space which date from the 18th –mid 19th centuries. The remains of a 14th century stone archway, which is also Grade II listed, is set into a modern brick wall on the north side of the street at the rear of No. 15 All Saints' Street.
- The buildings on the north side of St Peter's Street form the backdrop to the northward views along the street, particularly the former Stamford Institution building. The southern views terminate with the facades of the buildings on the east side of the square and the frontages of the buildings on the south side of Castle Street. The tower of St John's Church and the spire of St Mary's Church are visible rising above the building line.

Negative features

- The rear elevation of Nos. 9-10 St John's Street is a large four storey building with horizontal bands of windows across three storeys which is inconsistent with the character of the historic core and dominates the adjacent listed building.

Austin Street, Kings Mill Lane and St Peter's Vale

- The narrow residential streets are characterised by tightly packed small scale buildings and boundary walls which maintain the continuity of the building line.
- There are four Grade II listed buildings on Austin Street which date from the 18th – early 19th centuries. No. 4 is a large 18th century three storey building with a curved oriel window at the second storey on its rear elevation which extends into a dormer window and is a landmark feature along the street.
- Kings Mill Lane is built on a steep gradient which runs north-south from St Peter's Street to St Peter's Vale and bisects Austin Street. The slightly curved alignment restricts the views along its length. The traditional granite setts of the carriageway enhance the setting of the buildings and the character of the narrow lane. It is enclosed by buildings on the west side and the boundary walls of No. 11 Austin Street on the east.
- St Peter's Vale has a more open character due to the width of the road and the buildings are set back from the highway with small front gardens. The buildings



Fig. 19. Southern view along Kings Mill Lane to St Peter's Vale.

of the Kings Mill complex are aligned with the gables facing the street which contributes to the visual interest of the street. There are five Grade II listed buildings which date from the 17th-early 19th centuries.

- The views are constrained by the building frontages, although the tower of St John's Church is visible rising above the buildings in the eastward view along Austin Street. At the junction with Austin Street and St Peter's Hill there is a broad view of the Warrenne Keep residential development and the buildings on the north side of the Sheep Market with All Saints' Church rising above the building line. The Town Meadows are visible in the views southwards from the foot of St Peter's Vale.

Bath Row

- Is a broad street with a low density of development on the north side and open views southwards across the meadows to St Martin's on the south bank, whilst the spire of St Mary's Church is prominent in the eastward views along the street.
- It has a fragmented character and is primarily used as a car park.
- There are seven Grade II listed buildings which include the remains of the 14th century postern gate and castle.
- The buildings are large scale and aligned with the gables fronting the street with the exception of the Bath House. The rear elevations of Warrenne Keep are partially obscured by a high stone boundary wall. The Bath House dates from 1772 and is an attractive Grade II listed building in the Gothic style. The remains of the castle stand at the junction with Castle Dyke.
- The traditional York stone footway on the north side enhances the character of the street.



Fig. 20. The Bath House

Negative features

- The insensitive location of rubbish and recycling facilities in front of the remains of the castle detracts from the setting of this significant building.
- The car park detracts from the character of the street, particularly on the north side which has a detrimental impact upon the setting of the listed buildings.

Star Lane

- Is a short, wide street characterised by large scale buildings on the east side. Three are Grade II listed the most notable is the simple but attractive United Reform Church of 1819. The juxtaposition of the buildings and contrasting use of stone and brick is a defining characteristic. The west side is currently being redeveloped.

- The views are constricted by the building frontages. The northern view terminates with the facades of Nos. 19-20 Broad Street whilst the southern view is constrained by the facades of Nos. 42-43 St Paul's Street.

St George's Street

- Is a narrow street with a mixed commercial and residential character. The commercial functions are located in larger scale buildings to the north of the junction with St Leonard's Street.
- There are eleven Grade II listed buildings dating mainly from the 18th – early 19th centuries. There are examples of projecting bay gables on Nos. 26 and 24 on the west side of the street. The projecting stack with circular chimney to No. 11 is an unusual feature which contributes to the visual interest along the street.
- St George's Church can be partially seen in the southern views along the street with the trees of Burghley Park rising above the roofline. The spire of St Mary's Church can be glimpsed in the break in the building frontages on the west side.



Fig. 21. Southern view along St George's Street.

Negative features

- The shopfront of No.8, (currently occupied by the CLC Bookshop), is unsympathetic to the character of the Grade II listed building. The large fascia and shop windows are not in proportion with the small scale building.
- The gated development of Danegeld Place is a barrier to connectivity and blocks pedestrian access to Gas Street.

St George's Square and Blackfriars Street

- St George's Square is formed by the convergence of St George's Street, and Blackfriars Street. The precinct of St George's Church stands at the heart of the attractive informal square which is enclosed by 18th century buildings, particularly on the south side.
- The church is relatively squat and surrounded to the east, north and south by large scale buildings which largely obscure views of the church beyond the confines of the square.
- The buildings to the east of the church are Grade II listed and are separated from the churchyard by a narrow lane which has a traditional surface treatment of York stone and cobbles that enhances the setting of the buildings.

- The buildings to the north of the church are Grade II listed with wide frontages and are two storeys with attics.
- To the south the buildings have wide ashlar frontages in the Classical style and are two storeys with attics which generally date from the 18th century. There are seven Grade II* and two Grade II listed buildings. Nos.14 and 15 (Grade II*) were originally a medieval manor and incorporate medieval masonry, whilst the Assembly Rooms (Grade II*) is a single storey building with a central rusticated doorcase. The square is partially closed to the west by the forward projection of the Stamford Theatre and Arts Centre which forms a narrow junction with St Mary's Street.
- Blackfriars Street has a wide junction with Wharf Road but is a narrow, mainly residential street which opens out into St George's Square.



Fig.22. South side of St George's Square.

The church is not visible from the junction with Wharf Road due to the scale of the buildings and the alignment of the road.

Negative features

- The presence of car parking and traffic signs outside the churchyard gates detracts from its setting and the overall appearance of the square.

Maiden Lane

- Is a short narrow street with a gently curving alignment which restricts the views along its length and contributes to the enclosed character.
- The buildings date mainly from the 18th-19th centuries. Six are Grade II listed, which include Nos. 5-6 which date from the late 16th - early 17th century and Nos. 9-10 which is medieval in origin with 18th -19th century alterations and an unsympathetic cement rendered facade.
- The granite setts which run alongside both sides of the carriageway and the granite kerbstones are important features and contrast with the modern concrete paving slabs.

St Paul's Street

- It was the main road east of the Danish settlement and was of early importance.
- The junction with High Street and St George's Street is broad, although the street is narrow and enclosed by tightly packed buildings.

- It has a concentration of commercial functions at its western end, whilst at the east end there is a concentration of accommodation associated with Stamford School.
- There are 22 listed buildings including Brazenose College Gate and Retaining Wall which is Grade I and incorporates an early 14th century gateway, and four at Grade II*. The buildings date mainly from the 18th century although there are surviving medieval buildings, including Nos. 7 - 9 which are 15th century, Nos. 10-11 are early 16th century, No. 16 includes the remains of a 13th century open hall building and the Chapel of Stamford School incorporate the 14th -15th century remains of St Paul's Church. The buildings on the north side originated as 13th century hall and cross wing houses with the hall parallel to the road and the gables of the crosswing facing the street, notable examples include Nos. 7-12. The Conduit Head (Grade II) on the south side of the street is an unusual feature and supplied water to the town during the 18th century.



Fig. 23. Westward view along the north side of St Paul's Street.

- At its west end it is characterised by small scale buildings, to the east of the junction with Star Lane the buildings increase in scale with generally wider frontages.
- Stamford School on the north side of the street is set back from the footway within formal gardens which introduces a more open character to the street. The tree lined low stone boundary wall maintains the building line and contributes to the visual interest.
- No. 7 has an attractive 19th century shopfront.
- To the east of Brazenose Lane there is a distinct change in the character of the street. The buildings on the north side are set back from the footway with small front gardens which creates a more open character. The buildings on both sides of the road are enclosed by stone boundary walls which maintain the building line along the street.
- The uses are mainly residential and educational as Stamford School occupies a number of the buildings on the north side.
- The buildings date from the late 19th -20th centuries and there is a greater diversity of architectural styles, materials, and scale.

- The site of the Greyfriars which lies between the south side of the road and the north side of Priory Road was developed in the post war period and is enclosed by a stone boundary wall which partially obscures the buildings from view. The buildings are set back from the highway within large plots.
- The gatehouse of the Greyfriars is a scheduled monument which dates from circa 1350 and forms the backdrop to the eastward views along the street.
- The presence of trees in the gardens softens the urban grain and contributes to the visual interest.

Negative features

- Replacement upvc windows detract from the character of individual buildings and that of the street overall.
- The modern three storey flat roofed extension to No. 19 detracts from the character of the building.
- Nos. 21-23 is a large scale modern flat roofed three storey building which does not reflect the character of the street or conservation area.
- The former garage and Stamford School building are set back on the south side which breaks the continuity of enclosure along the street and is incongruous within the historic context.
- Large fascias detract from the appearance of individual buildings and the character of the street overall. Notable examples include the depth of the fascia on No. 46 (currently occupied by Age Concern), the fascia and the shop front of No. 4 (currently occupied by O2) which wraps around the façade and side elevation of the building.

St Leonard's Street

- Originally named Cornstall Street in the Middle Ages and St George's Street in the 18th century, it was historically the site of a corn market and was an early extension of the Danish settlement which runs parallel with St Paul's Street.
- It is mainly a quiet residential street in character with some commercial premises located at its west end.
- Nos. 8, 12-14 on the north side and Bell Cottages on the south side are set back from the



Fig. 24. Eastern view along St Leonard's Street.

- footway which breaks the continuity of frontage along the street.
- There are 17 Grade II and one Grade II* listed buildings which date from the 17th – early 19th centuries.

- There were a number of courtyard developments on yards to the rear of the buildings fronting the streets. The Cornstall Buildings still survive as two terraces at right angles to the street and date from the 1870s.
- The westward view along the street terminates with the façade of No. 22 St George's Street, a large three storey brick building with a decorative façade and the tower of St Michael's Church which is visible above the building line. The eastward view continues along Priory Road with the mature trees in the gardens providing visual interest.

Negative features

- The replacement of timber windows and doors with upvc detracts from the character of individual buildings and of the overall appearance of the street.

Wharf Road

- The curving alignment of the road follows the line of the town walls.
- It is a busy road with a mixed commercial and residential character.
- It has a narrow junction with St Leonard's Street at its north end and a relatively open character with views across the built up river plain towards Burghley Park.
- The east side has a lower density of development, with large scale commercial premises such as the Ford car dealership at the north end. To the west of the junction with Albert Road, the north side of the street is enclosed by the high stone boundary wall to the rear of Blackfriars Street and St George's Square. The trees in the rear gardens provide a pleasant contrast with the urban environment. The south side is enclosed by a modern terraced development and brick buildings dating from the late 19th and 20th centuries.
- The tower of St Martin's Church is visible in the south western view along the street rising above the building line.
- The road runs parallel to the river at its southern end. There are open views westwards of the river, town bridge and St Mary's Hill with the spire of St Mary's Church visible on the north side. As the junction with St Mary's Hill is approached the south side is enclosed by the former Riverside Club, whilst the north side is occupied by a car park.

Negative features

- The loss of enclosure created by the open forecourt to the T C Harrison car dealership, although not within the boundary, has a detrimental impact upon the character and appearance of the road.

St. Martin's

The parish of St Martin's comprises of the principal streets of High Street St Martin's, Barnack Road, Kettering Road, Water Street and tightly packed side streets.

Summary of key characteristics

- The medieval street pattern remains intact.
- There is a high concentration of listed buildings.
- The buildings are aligned to the rear of the footways and are tightly packed along the streets which contain the views.
- The predominant building material is stone with either coursed rubble masonry or ashlar for the higher status buildings.
- The buildings vary in terms of plot width and are mainly two or three storeys in height.
- The rising topography means that views along the streets are constantly unfolding.
- Chimneys, dormer windows and boundary walls are important features.

Activity and grain

High Street St Martin's is the principal road in the parish and forms one of the main entry points into the town. It adjoins the Grade II listed 19th century road bridge which connects the settlement on the south and north banks of the river. It is typical of many streets within the historic core; the buildings are aligned to the rear of the footway and are closely-knit forming a continuous building line along the street which is punctuated only by breaks for side streets or carriageways. The narrow footways and highways reflect the medieval street pattern which has been relatively unaltered, with the exception of High Street which was widened in the 18th century, and Barnack Road which was laid out following the enclosure of the common land in 1796.

Boundary walls are an important feature, particularly the enclosing wall of Burghley Park which demarcates the open parkland from the town. The walls along the north and south side of Barnack Road create a defined building line along the street. The boundary wall along the west side of Park Lane partially obscures the modern brick buildings of Stamford High School, whilst the low boundary wall on the east side allows views across the parkland of Burghley House.

The tree lined graveyard of St Martin's located on the north side of Barnack Road is an important secluded open green space which contrasts with the surrounding high density urban environment.

The quality of the paving detracts somewhat from the setting of the buildings along High Street St Martin's. The granite kerbing has been removed in places and replaced with concrete and there are areas where the modern paving slabs have been removed and infilled with tarmac. The surviving example of traditional York stone paving on Burghley Lane enhances the character of the street and the setting of the buildings.

The railway line runs through the parish in a cutting and passes beneath High Street St Martin's through a tunnel. It is relatively unobtrusive and does not detract from the

key views. The Midland Railway Station on Station Road is an attractive Grade II listed building in the Tudor Gothic style dating from 1848 and the former railway station on Water Street, designed in the Jacobean style, dates from 1856.

Building qualities

The gradual evolution of the parish over centuries has resulted in an organic character of development. The buildings have their own individuality resulting from differences in height, scale and width and the arrangement of openings and variations in detailing. However there is a unity of character derived from the use of materials, as the majority are constructed of stone with Collyweston slate roofs, together with the broad uniformity of scale and close proximity of the buildings. The buildings on High Street St Martin's have ornamental facades and are fronted with ashlar which reflects their high status. In contrast, the buildings on the side streets are generally constructed of coursed rubble masonry in a simple but attractive vernacular style.

The character of the parish is predominantly derived from the 18th century classical architecture, however many of the buildings are medieval in origin. No. 20 is a 16th century timber framed hall and cross wing house which was refronted in the 18th century, likewise the Bull and Swan is a medieval hall refronted in the 17th century. Lord Burghley's Hospital which stands adjacent to the River Welland on Station Road dates from the late 16th –17th centuries.

High Street St Martin's

- The wide road forms a pleasant approach into the town centre which has a mix of residential, educational and commercial uses.
- It has a more rural character at its southern end. Burghley Park lies to the south of the William Cecil Hotel on the east side with open fields between the town and the neighbouring village of Wothorpe on the west.
- The buildings have wide frontages and are mainly two or three storeys with the exception of the single storey Music School of Stamford High School at the junction with Pinfold Lane.
- The majority of the buildings are listed. St Martin's Church which dates from 1480 is Grade I, there are 22 Grade II* and 25 at Grade II.
- The 19th century wooden gallows sign for The George Hotel extends the full width of the road and is a landmark feature.
- There are long ranging views northwards along the street with St Martin's Church forming a focal point and the stepped skyline of the buildings and church spires on the north bank of the river forming the backdrop. At its south end there are distant views westwards across the valley towards Tinwell Road and the surrounding countryside.



Fig. 25. Northern view along High Street St Martin's.

The views southwards are constrained by the rising incline of the road and the building frontages.

Negative features

- The modern frontage on No 23a, which dates from the 17th century, detracts somewhat from the appearance of the Grade II listed building and disrupts the continuity of stone frontages along the street.

Church Street, Church Lane and Wothorpe Road

- These narrow predominantly residential side streets lay to the west of High Street.
- The tightly packed buildings are smaller in scale with narrow frontages than those fronting High Street. Church Lane and Wothorpe Road are less densely developed than Church Street.
- The character of Church Lane is less cohesive as the post war buildings at its southern end are at variance with the historic character in terms of their design and use of materials.
- There are five Grade II listed buildings on Wothorpe Road which date from the early-mid 19th century. The south facing elevation of No 7

Wothorpe Road demarcates the junction with Church Lane and is a key feature of this area.

- Fryer's Callis, which stands at the junction of Kettering Road and Wothorpe Road, is a Grade II listed 19th century almshouse built in the Tudor-Gothic style by Basevi.
- The high stone boundary wall to the rear of No. 52 High Street is an important enclosing feature along Church Lane.



Fig. 26. View northwards along Church Lane.

- The eastward views along Church Street are constrained by the building frontages and terminate with the façade of St Martin's Church which also dominates the northwards view along Church Lane. There are panoramic views of the town northward from Wothorpe Road and the Grade II listed railway station is visible over the parapet of the railway bridge on the west side.
- At the junction of Wothorpe Road and Church Lane the spires and towers of St Mary's, St Michael's and St John's Churches are visible.

Negative features

- The post war buildings to the south of the railway line on the east side of Church Lane are inconsistent with the traditional pattern of development as the large detached buildings are set back from the footway. However the boundary walls maintain the enclosure along the street.
- The floodlights to the Stamford football ground to the rear of Fryer's Callis intrude upon views of the building and detract somewhat from its setting.

Burghley Lane and Park Lane

- The narrow lanes lay to the east of High Street with attractive views eastwards across Burghley Park which contrasts with the high density urban environment.
- Burghley Lane is enclosed by small scale two storey terraced houses on the north side. Nos. 1-2 date from the late 17th century and are Grade II*, whilst the rest of the terrace dates from the early 19th century and are Grade II.
- The stone boundary wall to the William Cecil Hotel which extends along the south side of Burghley Lane is an important enclosing feature.
- The traditional painted sign for Lady Anne's House beneath the cast iron street plate is an important historical feature which should be preserved.

- The high stone boundary wall which encloses the west side of Park Lane has infilled arched entrances and is an important and attractive enclosing feature which partially obscures the school buildings from view.

Negative features

- The large scale buildings associated with Stamford High School which enclose the south side of Burghley Lane and the west side of Park Lane are inconsistent with the historic context.
- The large scale three storey flat roofed extension to Stamford School located at the junction with Park Lane and Barnack Road is at variance with the quality of the traditional buildings and detracts from the views along the street.



Fig. 27. Stamford School buildings on Park Lane.

Barnack Road

- It is one of the main approach routes into the town from the A1.
- Burghley Park lies on the south side bounded by a stone wall; the views into the park confer an open character on its eastern end.
- The road lacks a unity of character due to the mix of residential and commercial uses.
- The larger commercial units located at the western end of the road are set back from the footway and break the continuity of frontages.
- The modern residential developments reflect the vernacular character of the traditional buildings and the gaps between them allow glimpses of the historic skyline across the river.
- The views westwards terminate with the façade of buildings on the west side of High Street.
- The stone boundary walls on the north and south sides are important enclosing features.

Negative features

- The boundary wall on the north side is in a poor state of repair in places and would benefit from repointing in an appropriate lime mortar.
- The industrial units and signage appended to the stone boundary wall detract from the character of the street.

Station Road

- The broad width of the road confers an open character.
- The south side is enclosed by the rear ranges and mews buildings to The George Hotel, whilst the north side is more open as Lord Burghley's Hospital is set back from the highway and arranged around a central grassed courtyard. The hotel and almshouses are Grade II* listed and therefore highly significant. The almshouses were founded by William Cecil in 1597, but the central range dates from the 17th century and was altered in 1964, with 18th century chimney stacks which are a prominent feature in the views along the street.
- The river, town meadows and main settlement on the north bank can be glimpsed between the buildings on the north side. The spires of St Mary's, St John's and All Saints' Churches are also visible rising above the building lines.
- The trees on the north side of the street contribute to the visual interest and soften the urban environment.



Fig. 28. Lord Burghley's Hospital.

Negative features

- The on road car parking detracts from the setting of The George Hotel and Lord Burghley's Hospital.

Water Street

- The road runs parallel to the river and is enclosed by buildings at its west end. To the east of No. 4, the north side is undeveloped and comprises of small but attractive grassed areas with mature trees and open views across the river to the north bank.
- The south side comprises of small scale buildings, some of which are associated with the brewing industry. There is a break in the building line at the junction with Phillips Court with views of the modern housing development to the rear of the street.
- There are nine listed buildings, including Welland House which is Grade II*. The buildings date from the late 17th –early 19th centuries.
- The views eastwards terminate with the façade of the former railway station at the junction with Welland Mews. The courtyard of Burghley Hospital on Station Street is visible in the westward views along the street.
- There is a high density of development to the rear of the street, comprising of modern courtyards and the Grade II listed Lumby's Terrace, an early 19th century terrace of modest houses, and the row

of cottages to the rear of No. 10 Water Street which date from the late 17th century.

- At the eastern end of the street is a surviving section of traditional York stone paving from the junction with Station Road to No. 7.
- Boundary walls are important enclosing features which maintain the building line along the street.



Fig. 29. Former brewery buildings on Water Street.

Negative features

- The extension to Welland House and No.1 St Martin's Close have flat roofs which are incongruous within the historic context. No.1 St Martin's Close is relatively squat and austere in appearance and detracts from the setting of No. 29 Water Street which is an attractive building in the vernacular style.

19th century residential developments

These areas include the streets which lie outside of the town walls and comprise principally of 19th century residential developments. This includes Rutland Terrace, Empingham Road, Brazenose Lane and the narrow residential streets.

Activity and grain

There is a contrast in character between the various residential areas. Empingham Road and Ryhall Road are two of the principal entry routes into the town centre and are therefore affected by through traffic. Rutland Terrace has a more tranquil open character derived from the rural views across the Welland valley which is an important part of the terrace's setting. Priory Road and Adelaide Street are more suburban and relatively quiet streets.

The residential streets have a ribbon form of development and radiate from the periphery of the historic core. The larger middle class villas which date mainly from the 1880s are set back from the highway with small front and rear gardens. The modest housing developments built for the working classes along Adelaide Street

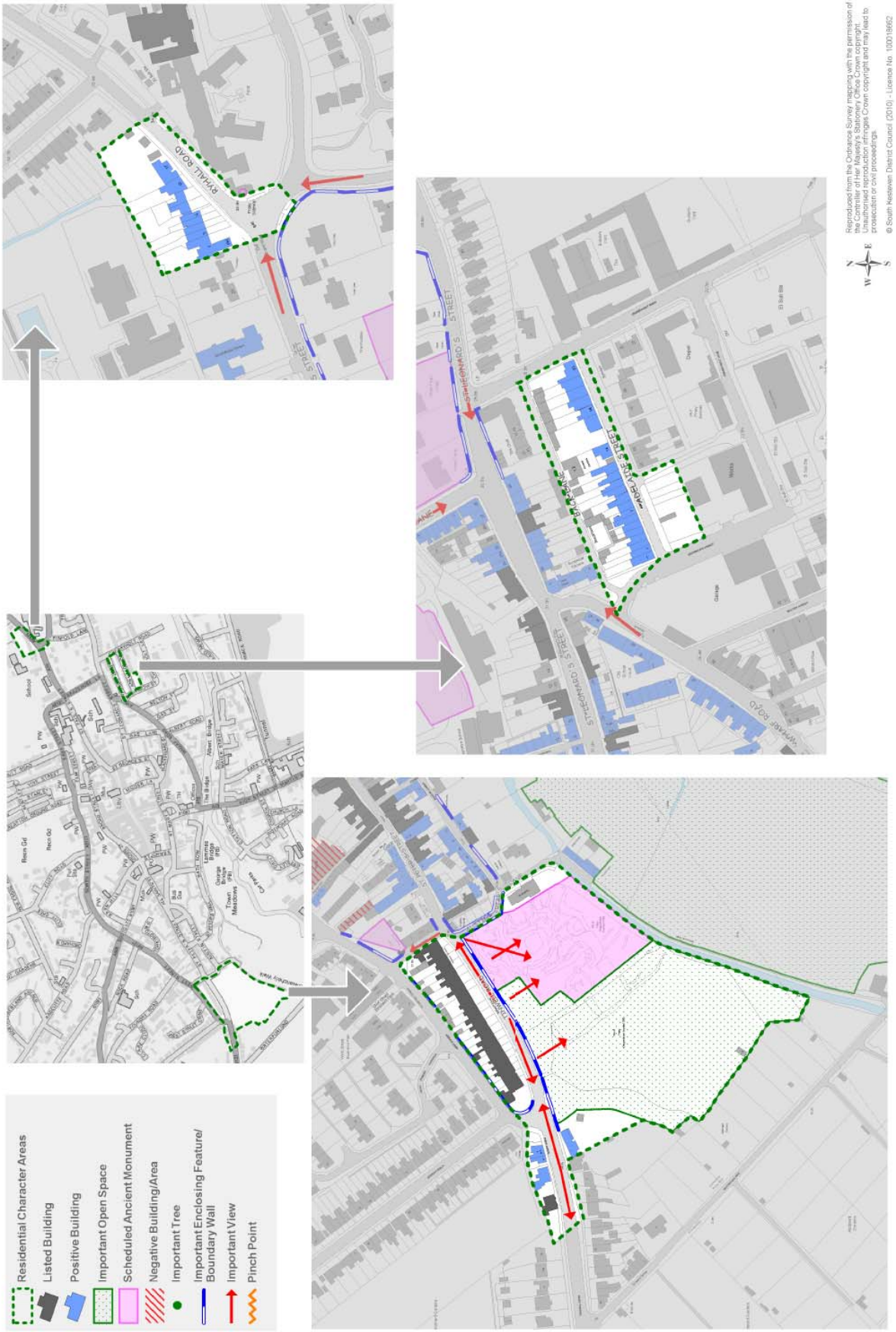
followed the historic pattern of alignment to the rear of the footways and are laid out on a close grid pattern.

Building qualities

The buildings have a more unified character in terms of design as the houses were built following the enclosure of the open fields and were therefore built as planned developments rather than on a piecemeal basis; Rutland Terrace is the most notable example.

The buildings are mainly constructed of stone, either coursed rubble or ashlar for the elegant terraces. There are examples of modest but attractive brick buildings on Adelaide Street some of which have decorative stone detailing.

Map 4: Analysis Map of the Residential Character Areas



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Ryhall Road

- Is a relatively wide and busy road with narrow grass verges and mature trees.
- The south side is occupied by the Stamford and Rutland Hospital whilst the north side is mainly residential.
- The buildings on the north side are set back from the footway. They comprise of mainly small scale stone built cottages with larger scale buildings towards the eastern boundary of the conservation area.

Negative features

- The loss of the boundary wall to the former Victoria Inn breaks the continuity of the building line and enclosure.

Rutland Terrace

- Is an elegant terrace of Regency style houses constructed in two phases which display a unity of character.
- The Grade II listed terrace is constructed of ashlar, Nos. 1-7 have a stuccoed façade, with attractive iron balconies at the first floor windows. Some of the houses have giant pilasters which extend the height of the buildings.
- The buildings are set back from the footway with small front gardens.
- The south side is enclosed by a low stone boundary wall with uninterrupted views across the Welland Valley towards the village of Wothorpe which contributes to the character and setting of the terrace.
- The Gothic façade of Hopkin's Hospital and the spires of All Saints' and St Mary's Churches form the landmarks in the eastward views along the street. Trees are an important feature of the westward views along the street with the buildings on the south side of Tinwell Road forming the backdrop.



Fig. 30. Rutland Terrace.

Tinwell Road

- The boundary incorporates the buildings on the north side up to No. 8 and No. 1 on the south side. The buildings on the south side occupy longer plots than those on the north.
- The buildings on the north side vary in terms of scale. Nos. 6 and 8 are two large detached houses of two storeys, whilst Nos. 1-4 are three storey semi-detached. No.1 on the south side is set back from the footway with a small front garden and is partially obscured by vegetation.
- The buildings are mainly constructed of brick with the exception of No. 8, No. 1 and the first two storeys of No. 4 which are constructed

of coursed rubble masonry. No. 8 is a Grade II listed building dating from the mid 18th century.

Negative features

- Replacement upvc windows in some buildings detract from their individual character and that of the overall street.

Management Opportunities and Constraints

- The medieval core is very sensitive to any change as it is the oldest part of the conservation area and inappropriate alterations could have a damaging impact upon the overall character. Therefore any proposed changes must have regard to the historic context in terms of scale, alignment along the back of the footway, height, form, style, design and materials. The impact of change upon other important elements including the existing street pattern, trees, views and open spaces is also an important material consideration.
- Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.
- The removal and remodelling of lower floors to accommodate modern retail needs has destroyed the plan form and original design intention of many historic buildings within the town. The plan form is an important element of a building's special interest and new uses should respect the existing layout.
- The town has been adversely affected by the introduction of modern shop fronts and fascias which introduce an inappropriate horizontal emphasis and sever the relationship between the ground and upper storeys by disrupting the sense of proportion. The area would benefit from sympathetically designed shop fronts as outlined in the Supplementary Planning Guidance document "Stamford Shopfront Design Guide".
- The appearance of the conservation area would benefit from a more coordinated approach to the provision of street signage and furniture to reduce the effects of clutter in accordance with guidance issued by English Heritage in "Streets for All" and the "Streetscape Design Manual" produced by Lincolnshire County Council.
- The quality of street paving detracts from the overall character of the area. A coordinated approach to paving which uses high quality materials in keeping with local tradition would enhance the character of the area. The "Streetscape Design Manual" contains guidance on street enhancement schemes and the principles which should be applied.
- The appearance of the conservation area could be enhanced by the enforcement of parking regulations to prevent illegal parking and damage to the historic kerbstones.
- The garden area adjacent to the former Riverside Club on the south side of Wharf Road would benefit from a boundary treatment to prevent cars from parking illegally and obstructing views of the river.

A similar approach should be taken with the open green space at its northern end at the junction with Brownlow Street to preserve the open green space from encroachment by illegally parked cars.

- The conservation area would benefit from regular street cleaning and rubbish collections to prevent the build up of litter.
- Graffiti is a problem in some areas of the town. Listed building consent is required to clean graffiti off listed buildings to prevent irreparable damage to historic masonry or brickwork.
- The pedestrian alleyways could be enhanced by regular cleaning and maintenance of the side walls which enclose them.
- Traditional road features, such as York stone paving, granite kerbstones and gully setts should be retained. If the opportunity arose the possibility of exposing hidden road features should be investigated.
- Cabling on the front elevations of buildings within the conservation area is unsightly and detracts from the appearance of individual buildings and the overall character of the conservation area. It should be removed and the facades repaired accordingly.
- The upper floors of many of the retail and commercial premises within the conservation area appear to be underused which has led to problems of maintenance. Options to convert these upper floors to residential or other uses should be explored to ensure that the buildings are kept in good repair.
- The setting of the listed buildings on the north side of Bath Row could be enhanced by the removal of car parking bays, particularly those in front of the Bath House.
- The rubbish and recycling facilities on Castle Dyke and Bath Row detract from the setting of the castle remains and should be moved to a more appropriate location.
- If the opportunity arose, the site on the south side of St Paul's Street occupied by the garage could be enhanced by a development which respects the building line, scale, height, materials and design along the street.
- No. 30 High Street is a rare survival of a Blashfield terracotta façade which has been marred by the insertion of an unsympathetic shop front. It should be sympathetically restored to reveal its original design intention.
- The early 19th shop front to No. 9 Ironmonger Street has retained the majority of its features and should be fully restored to its original design intention.
- The rear elevation of the Post Office which fronts Sheep Market has been compromised by the insertion of a vehicle entrance, should the opportunity arise the building could be enhanced by the restoration of the façade, or the inclusion of an active frontage.
- The roof of the outbuildings attached to No. 6 Wothorpe Road requires repair and the removal of the vegetation which has taken hold of the structure to prevent damage associated with water ingress from occurring.

- The boundary wall on the north side of Barnack Road is in a poor state of repair in places and the stone has crumbled and requires repointing.
- The boundary wall on North Street adjacent to the Nags Head Passage has been partially demolished whilst the site is being redeveloped; elsewhere it is in a poor state of repair.
- Existing highway boundary features, including walls, hedges and fences should be retained and maintained in good order.
- The medieval carvings to the rear of the wall adjacent to the access to No. 4 Barn Hill should be retained and preserved.
- The appearance of the Town Meadows is compromised by the presence of pylons. If the opportunity arose, the possibility of laying the cables underground should be explored and encouraged.
- The blank façade of the Stamford School Gym, although it lies outside of the boundary has a negative impact upon the views from the Town Meadows. The impact of the building could be softened by appropriate tree planting.
- Unauthorised satellite dishes on front elevations detract from the overall character of the conservation area.
- The mill stream is currently stagnant and methods of rejuvenating the stream should be explored and encouraged.
- Important views within, out of and into the conservation area should be preserved as an integral element of its setting.
- Important trees and open green spaces which contribute to the character of the conservation area, highlighted on the map, should be retained.
- Trees within the churchyards should be regularly pruned to prevent them from obscuring views and becoming overly dominant in the street scene.

Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Effects of designation

The designation of a conservation area does not prevent change from occurring altogether. Instead, designation seeks to manage change in order to enhance conservation areas and ensure that new developments do not harm the existing character.

Below are some of the key requirements for conservation areas.

- Six weeks written notice is required prior to any work being carried out to prune or fell a tree in a conservation area.
- Conservation area consent is required to demolish a building in a conservation area. There is a general presumption in favour of keeping all buildings that make a positive contribution to the character and appearance of a conservation area. It is a criminal offence to demolish a building without first obtaining consent.

- Applicants will need to demonstrate that any development proposal preserves or enhances the character or appearance of a conservation area. The council has greater control over building work in conservation areas, including materials and detailed design. New buildings within a conservation area do not necessarily need to directly imitate earlier styles; however they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.
- Extra publicity is given on planning applications affecting the character or appearance of conservation areas.

Within conservation areas permitted development rights are restricted compared to those not in conservation areas. Planning permission is required for the following alterations:

- Extensions over 50 cubic metres
- Cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles
- Building within the curtilage of the dwelling house any structure over 10 cubic metres, this includes garden sheds, greenhouses etc.
- Dormer windows
- The installation of satellite antenna on a chimney, on a building that exceeds 15 metres in height or on a wall which fronts a highway
- The installation of micro generation equipment.

Boundary Review

This is the first character appraisal and boundary review to be undertaken since the conservation area was designated in 1967. The boundaries of the first conservation areas were often drawn too tightly which excluded later 19th and early 20th century phases of development which are now considered to be of special interest.

The following areas are being considered for inclusion within the boundary and views on these proposals are welcomed.

Tinwell Road

The north east side of Tinwell Road is characterised by large pairs of Victorian stone built semi-detached and detached villas dating from the 1880s. The buildings are Gothic or Tudoresque in style and vary in design; many have attractive facades with decorative detailing above the bay windows and on the chimneys. They are elevated above and set back from the footway, and stand within modest gardens enclosed by boundary walls with gate piers which form a continuous building line along the street. The footway is elevated above the highway with a grass verge



Fig. 31. Example of late Victorian houses on Tinwell Road.

planted with mature trees. There are attractive views from the western end of the road across the Welland Valley to the Bottle Lodges at Burghley Park, to the village of Wothorpe which stands on the rise of the opposite valley slope, and to the parish of St Martin's.

The buildings diminish in scale as the boundary of the conservation area is approached. On the south side are attractive brick terraced housing with bay windows, some of which have decorative terracotta detailing. The north side comprises of modest post war semi-detached housing which occupy an elevated position above the footway.

The buildings represent an important late 19th- early 20th century phase in the town's development and are considered to be of sufficient special interest to justify inclusion within the boundary. It is proposed to extend the boundary along the road as far as No. 68 on the north side and to No. 29 on the south.

Water Furlong



Fig. 32. Terraced housing on Water Furlong.

Water Furlong comprises of St Peter's Terrace, a modest but attractive terrace of brick houses on the east side with decorative brick banding on the facades. It is built on the line of the Roman Ermine Street and is therefore of historic and archaeological significance. The road is a transitional phase between the western residential area and the meadows on the north bank of the river. The buildings give way to a boundary wall which partially obscures a modern house and allotment gardens on the east side which has been replaced with close boarded timber fencing at the southern end. Allotments lie on the west side

and the lane is lined with mature trees which contribute to the visual interest and rural character.

It is proposed to extend the boundary along the length of the lane as the buildings represent the late 19th century development of the town and the contrast between the built and more rural character would positively enhance the character of the conservation area.

High Street St Martin's



Fig. 33. Bottle Lodges to Burghley Park.

The boundary currently terminates at the former county boundary with Peterborough City, Cambridgeshire. It is proposed to extend the boundary southwards up to the current county boundary to include

the open land and cottage on the west side of the street and the Bottle Lodges of Burghley Park on the east side. This area represents the transition between the urban area and surrounding countryside which forms an important approach route into the town.

Barnack Road

The boundary currently terminates at the junction with Water Street, the former county boundary. To the east of the boundary on the north side of the road Nos. 4-12 form an attractive stone terrace, many of which have retained their traditional features. To the west of the terrace are red brick house, Nos. 2 and 2a have square

bays which extend the full height of the buildings in a modern emulation of the Stamford vernacular style. No. 1 is a large complex of flats in buff brick which is at variance with the traditional style of building. The quality of Nos. 2-12 is considered to be sufficient to justify inclusion within the boundary.



Casterton Road

Towards the southern end of Casterton Road, there is an attractive mix of late 19th century terraced and semi-detached brick buildings on the north side and detached and semi-detached stone buildings on the south side which are considered to be of



Fig. 35. Late 19th century housing on Casterton Road.

sufficient quality to justify their inclusion within the boundary. There are some post war houses on the north side which are not of a similar interest but this does not detract from the interest of the historic buildings or from the attractive tree lined grass verge on the north side which forms a pleasant avenue approach into the town centre. It is proposed to extend the boundary as far as No. 17 on the south side and to No. 36 on the north.

Empingham Road

The boundary on Empingham Road currently incorporates the open triangular green space adjacent to Rock Terrace and anomalously part of the curtilage of Rock Lodge but not the actual building. To the west of the open green space on the south side of the road is a group of attractive brick and stone buildings with decorative brick detailing which are aligned to the rear of the footway and reflect the enclosed character of the conservation area. Nos. 20-34 is a terrace of small attractive cottages set back from the footway with small front gardens, some of which have retained their original features. Rock Lodge on the north side is an attractive large stone villa with



Fig. 36. Decorative brick facades of the houses along Empingham Road.

barge board details at the eaves which stands within modest grounds which form a link between Empingham Road and Casterton Road. It is considered that the inclusion of these buildings would have a positive impact upon the overall character of the conservation area and are attractive examples of late 19th century architecture which has largely been excluded from the boundary. It is proposed to extend the boundary to include Rock Lodge and the houses on the south side up to No. 34.

Wharf Road

There are some simple but attractive stone built terraced cottages on the east side of Wharf Road which are currently not included within the boundary. It is proposed to extend the boundary to include Nos. 14-32 and the small stone built workshop which lies within the curtilage of the T C Harrison car dealership.

In addition, it is proposed to remedy some of the minor anomalies with the boundary which are shown on the townscape analysis map, where the boundary bisects buildings.

Water Street

The former Stamford East railway station and goods shed which served the Essendine branch line was omitted from the original boundary as it lay within the county of Cambridgeshire. These attractive buildings, which are both listed, have been proposed for inclusion due to their historical links with the town.

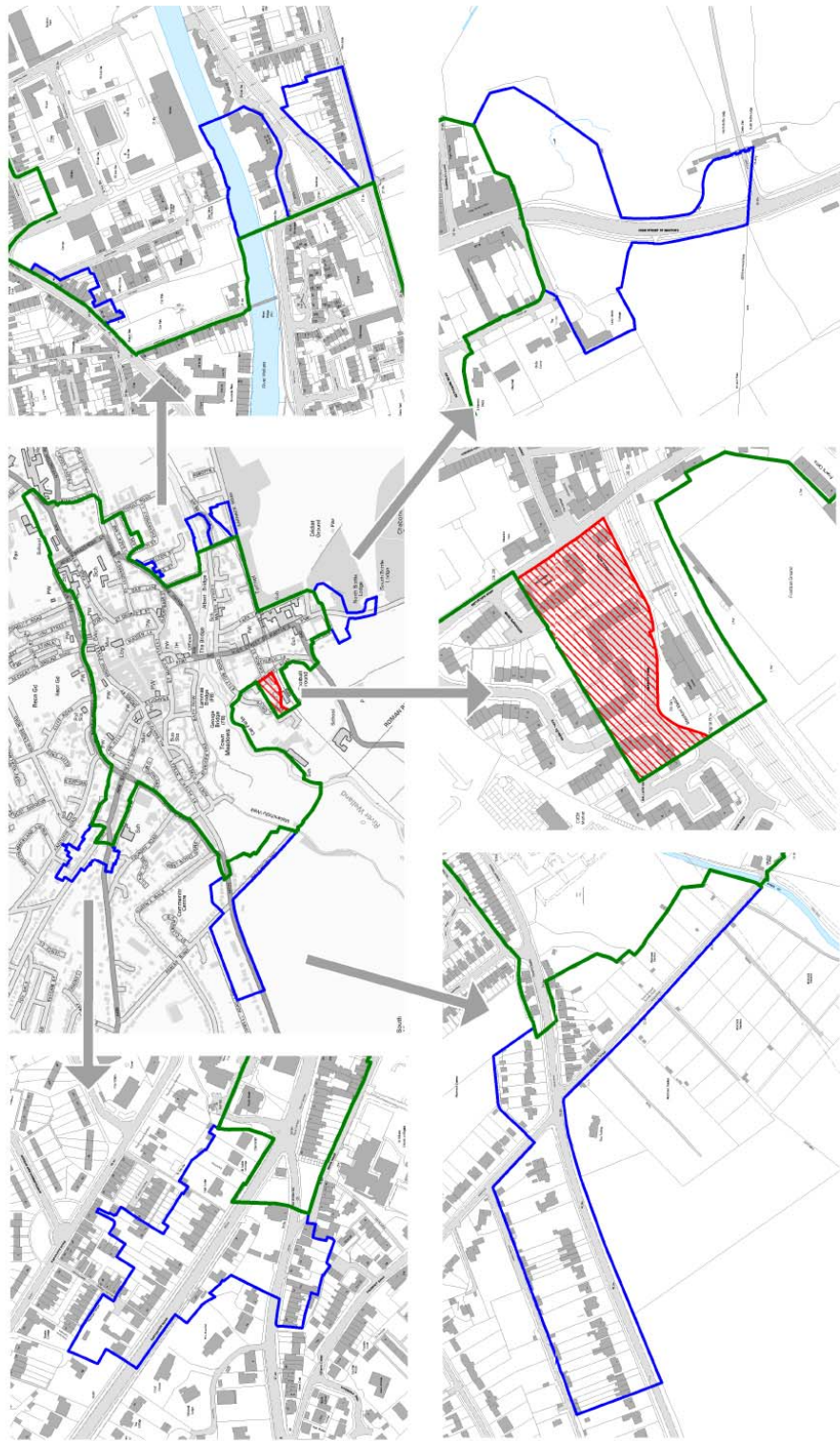
In order to be included within the boundary of the conservation area buildings must have or contribute to the special interest and character. In view of this the following areas are being proposed for exclusion.

Wothorpe Mews and Garratt Road

The modern housing development lies between Wothorpe Road and the site of the cattle market built on the site of the former railway yard and sidings. It post dates the designation of the conservation area and the boundary bisects the development.

Whilst the design reflects the traditional vernacular style of the conservation area and has a neutral impact upon its overall character, it lacks the special interest which is required for inclusion within the boundary. As it is a peripheral site, it would seem appropriate to exclude it from the boundary as outlined on the accompanying map.

Map 5: Proposed Boundary Amendments



- Current Conservation Area Boundary
- Proposed Boundary Extensions
- ▨ Proposed Boundary Exclusions

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