



Bourne Conservation Area Appraisal and Management Plan



**Bourne Conservation Area Appraisal and Management Plan
Designated 1977
Review November 2012**

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Bourne Conservation Area Appraisal and Management Plan

1.0 Character Appraisal

1.1 Background

Bourne conservation area was designated in 1977. The purpose of this document is to define the special interest of the conservation area and assess the action needed to protect and enhance the special qualities of the conservation area.

The document is split into three sections:

- **Section 1:** Conservation area appraisal which details any proposed changes or extensions as part of the 2012 review.
- **Section 2:** Management plan which puts forward proposals for preservation and enhancement.
- **Section 3:** Action plan to address those issues drawn out in the appraisal and management plan.

The appraisal and management plan should be read alongside the accompanying map in the appendix.

1.2 Location and Context

Bourne is a historic market town located on the Fen Margins, 22 miles from Grantham, 11 miles west of Spalding and 15 miles north of Peterborough. It is bisected by the A15 Lincoln to Peterborough road which runs through the town centre.

It is the largest of the settlements built along the junction of the east facing slopes of the Kesteven Uplands and fens and is strategically placed to take advantage of the higher drier ground and the proximity to the rich agricultural landscape of the Fens that lies to the east of the A15.

Bourne has expanded rapidly in the post war period with the construction of modern housing estates. The local economy is based around agriculture, food packaging and preparation, printing and light engineering.

2.0 Boundary Review

The Conservation area in Bourne was first designated in 1977 and this is the first comprehensive appraisal document to be produced since original designation. As part of the appraisal process in 2012 the original boundary was reviewed and following a consultation process the conservation area boundary was extended to include the following areas.

- North Road
- West Road
- The Red Hall
- Abbey Lawn

These extensions acknowledge the residential growth of the town and associated townscape of the 19th and 20th centuries and also the importance of open space that contribute towards the setting of The Red Hall and in the case of Abbey Lawn, the green setting of the recreational ground. As part of the 2012 review there were also some minor amendments where the original boundary bisected plots of land and buildings no longer deemed of special interest were omitted from the boundary.

3.0 Planning Policy Context

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

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 duty of local authorities to designate such areas in order to ensure that their unique character is preserved and enhanced. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, 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.

3.2 National Planning Policy Framework (NPPF)

In March 2012, the National Planning Policy Framework (NPPF) was introduced that combines all of policies of the PPS into one streamlined document.

The presumption in favour of sustainable development is the guiding principal of the document and the protection and enhancement of the historic environment is embedded within this approach. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future (5) and the introduction of the NPPF breaks down this definition into three dimensions; economic, social and environmental. Within the environmental dimension sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment' (7).

According to the NPPF, a conservation area is a 'designated heritage asset' and has been defined in Annex 2 as

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage

interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

Great weight is given to the conservation of designated heritage assets. Heritage assets are an irreplaceable resource and any harm or loss requires clear and convincing justification (132).

In developing this strategy, the following needs to be taken into account (131):

- The desirability of sustaining and enhancing the significance of heritage assets.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local distinctiveness.
- Opportunities to draw on the contribution made by the historic environment to the character of place.

NPPF Section 12 (141) of the document states that local authorities should make information about the significance of the historic environment publically accessible. The adoption of a conservation area appraisal and management plan fulfils this duty.

3.3 Local Development Plan, Core Strategy

The South Kesteven Council Core strategy was adopted in July 2010 and is one of the most important parts of the Local Plan. It sets out the key principles for development management and the conservation of the historic environment is detailed within Policy EN1: The protection and enhancement of the character of the district. Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape. The development must also contribute to its conservation, enhancement and restoration.

4.0 Summary of Special Interest

- Historic market town that retains its medieval plan form.
- Market Place is the focal point of the conservation area and has developed as a trading centre at the convergence of the main routes in and out of the Town; North Street, South Street, West Street and Abbey Road (Spalding Road).
- Phased development reflective of economic, social and environmental changes through time, which radiates from the town centre outwards.
- High quality 19th and 20th century development along North Road and West Road with architectural features relating to Victorian, Edwardian, Arts and Crafts and Inter-War design.
- Cluster of high status and attractive heritage assets within the historic core.
- Open space that is located in close proximity to the town centre, providing a contrast to the busy town centre.
- Highly significant archaeological remains; The Well Head Fields, Bourne Castle, St Peters Pool and remains of the St Augustine Abbey are of particular interest with Bourne Castle being a scheduled Monument.

- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Interesting and varied streetscapes created by a mix of architectural styles and periods.

5.0 Historical Development

Archaeological evidence indicates that the town was established following the Roman Conquest as a small settlement or posting station on King Street, which was an important Roman thoroughfare. The road split into two forks north of Bourne; one ran due north along the fen edge to Sleaford, whilst the other ran North West and joined Ermine Street south of Ancaster. Recent fieldwork has uncovered Roman activity to the south west and south east of the town, but it is believed that the core of the Roman settlement was probably situated on the site of the modern town centre.

The Anglo Saxons settled in the vicinity of St Peters Pool, which is possibly one of the oldest artesian water supplies in the country and is reputedly filled by seven springs. The name Bourne is derived from the Old English word “burna” which meant stream or spring.

The town was well established by the time of the Norman Conquest of 1066. The Domesday Book records that it had three mills, a church with a priest and 53 families.

Bourne Abbey was founded in 1138 by Baldwin Fitzgilbert, the lord of the manor, on the site of a Saxon church. It was one of only five English monastic abbeys attached to the Arrouasian subdivision of the Augustinian order, which became extinct soon after 1470. The Church of St Peter and Paul, known locally as the Abbey Church, formed part of the abbey and is the only monastic building to survive, although it has largely been rebuilt and restored. The Eau formed the boundary around the monastic buildings which accounts for its complex course to the east and west of the church.

Bourne Castle stood to the south west of the town centre in Well Head Fields. It dates from the 12th century and archaeological evidence indicates that it fell out of use in the early post medieval period. The castle consisted of a single motte with a double, or possibly triple, bailey with several stone buildings located within the inner bailey. The antiquarian John Leland who toured England in 1534-43, described the castle as being ruinous with only the earthworks remaining. However, records indicate that it was partly refortified in the 17th century during the Civil War. The earthworks of the motte and several water channels following the original lines of the inner and outer moats are clearly visible in the landscape and are a designated Scheduled Ancient Monument.

The town prospered in the medieval period, its wealth derived principally from agriculture and trade. The lord of the manor, Baldwin Wake, received a licence to hold a Saturday market in 1279 and during the 14th century it was a centre for the session of the peace, which reflected its high status within the region.

The town centre has largely retained its medieval plan form. An inventory of 1380 records seven streets: Northgate, Southgate, Water Gang Street (South Street), West Street, East Street, Manor Street and Potter Street. Bourne was described by Camden in "Brittania" (1586) as comprising four main streets which converged onto Market Place with streets radiating from them. It was a compact settlement as its breadth east to west was 1 1/4 miles and north to south 3/4 of a mile. By 1825 development was still confined to the medieval town centre. Development along North Street extended as far as the junction with Burghley Street on the west side and Harrington Street on the east; West Street was built-up to just beyond the junction with Manor Lane and there were few houses along South Street beyond Coggles Causeway. It was only in the late 19th century that the town spread beyond these confines mainly along existing roads.

The Eau was the main transport link until the 19th century and was central to the corn trade which formed the basis of the town's prosperity. The Bourne Navigation Act was passed in 1781 to facilitate the passage of traffic on the river between the Wash coast and Spalding via the River Glen at Tongue End. This opened up access to markets in the Midlands and Yorkshire for the export of corn and wool and the import of coal. The River Glen also provided access to the River Welland which provided Bourne with a link to Crowland and Stamford. During the 19th century the Eau powered three corn mills along its 3 1/2 mile length including Baldock's Mill on South Street. The mill was built in 1800 and was operational until 1924; it has since been converted into a Heritage Centre.

Bourne was a stage on the London-Lincoln coaching route and a daily Lincoln-Peterborough service often made an overnight stop which provided valuable trade for the town's coaching inns. Two of the most notable inns are situated on North Street; The Burghley Arms, first built in 1717 on the site of the birthplace of the Elizabethan statesman Sir William Cecil the first Lord Burghley, and The Angel Hotel built in 1860 was a rebuilding of an earlier inn.

Improvements to the road network by the Turnpike Trust, established in 1822 by an Act of Parliament, facilitated the transportation of goods and passengers and boosted the local economy. The opening of Little Bytham Junction in 1872 connected the town to larger cities, increased trade and supported commuters and an emerging middle class. This encouraged development on the outside of the historic core, along key routes such as North Road and West Road.

Today the town remains a busy commercial centre, with a good proportion of open space located within the town centre and attractive 19th and 20th Century residential areas alongside post war developments located on the periphery.

6.0 Character Areas

The conservation area occupies the town centre, Well Head Fields and Abbey Lawn to the south as well as parts of North Street, South Street, West Street and Abbey Road, which are key nodal routes into the town. The character is varied, with a good proportion of open space and displays a phased settlement pattern representative of a long history dating back to the Roman period. The conservation area has been divided into character areas:

6.1 Market Place

This is the focal point of the conservation area that was formerly the location of the market and is now a large rectangular traffic junction. There are many high status 19th century buildings that are reflective of the town's success and prosperity as a commercial centre.

6.2 North Street

North Street is a principal commercial street in the town with a phased development radiating from the town centre northwards ranging from retail and commercial uses to residential properties and suburbs. There are groups of commercial buildings dating from the 18th – 19th century.

6.3 West Street

West Street is characterised by a mix of residential and commercial uses. Residential properties are located towards the west end of the street, comprising of two storey buildings which occupy small plots.

6.4 South Street

South Street is primarily residential in character with commercial uses confined to the northern end in close proximity to Market Place. There are distinct changes in character along the street, being enclosed at its northern and southern ends with a contrasting open mid section.

6.5 Abbey Road

Abbey Road is characterised by a mix of recreational, residential and commercial uses to the south east of the conservation area. Abbey Lawn makes a significant contribution; as an important open space situated on the edge of the town centre.

6.6 Church Walk

Church Walk is a narrow footway which forms a pedestrian link between South Street and Abbey Road. It has a low density of development and affords a peaceful quality, with an attractive grouping of The Cedars and The Church of St Peter and Paul.

6.7 Well Head Fields

The Well Head Fields is an important green public space of high archaeological significance in close proximity to the town centre. The remains of Bourne Castle, a scheduled monument can clearly be discerned in the landscape as well as St Peters Pool, a natural artisan well and source of the river Eau.

6.8 North Road

North Road is characterised by a mix of semi-detached and detached houses with a good retention of architectural features of the Victorian and Edwardian era, alongside some examples of Arts and Crafts buildings. It reflects the 19th - 20th century urban expansion of the town in a ribbon development pattern with growth radiating along a key nodal route.

6.9 West Road

West Road is characterised by late 19th century and early to mid 20th century building, with some examples of Arts and Crafts design. The housing comprises of predominantly two and three storey detached and semi detached houses, partially screened by boundary walls and hedges, forming a pleasant and leafy townscape and approach into the town centre.

7.0 Market Place

7.1 Character and Appearance

7.2 Spatial Character and Townscape Quality

Market Place has an open quality with imposing high status buildings such as The Town Hall and The Burghley Arms enclosing the town centre and dominating the streetscene. It has a plan form reflecting early settlement patterns and a strong grouping of high status heritage assets. It continues to be the epicentre of commercial activity in the Town.



Fig,1 View of Market Place from Abbey Road with an open character enclosed by high status buildings.

Market Place is fairly large and rectangular in shape, owing to its use as a trading centre where space was a requirement, particularly for the exchange of cattle.

The entrance from both Abbey Road and South Street is enclosed and gradually unfolds onto the open Market Place. The high status group of buildings to the east

can clearly be discerned with the fairly wide footway in front providing a spatial gap between the buildings allowing good views of the streetscene to be attained.

To the west of Market Place, an open character remains with a good proportion of the hard standing taken up by the footway. However, this area is cluttered with street signage, street furniture and information boards. Like those on the east of Market Place, the buildings are high status with very good architectural detailing.

Angel Walk is accessed through the coach entrance to the Angel Hotel on the west side of the street and connects with Crown Walk to form a partially enclosed pedestrian route between North Street and West Street. The hotel's outbuildings and stables have been converted into small scale retail units.

To the south of the junction with North Street and Wherry's Lane, the buildings on the west side are aligned at a slight south westerly angle; those on the east side to the south of No. 10 (currently occupied by Lloyds TSB), are set back from the adjacent buildings which contributes to the open character of Market Place.

Narrow passageways and openings lead off North Street at the Town Hall, No.s10 – 12 North Street (Lloyds TSB and Quentin Marks) and the Angel Hotel. These passageways led to courtyards and burgage plots in the town's earlier history and are an important part of the historic street plan.

7.3 Architecture and Building Materials

The architecture within Market Place is comprised of predominantly large two or three storey commercial buildings built during the 19th century when the town was prospering as a trading centre. The principal building material is brick; the shades vary from buff yellow to dark brown which contributes to the visual interest of the street.

The use of stone as a building material is limited to the Town Hall and Nos. 10-12 on the east side of the road which front onto Market Place. However, there are examples of 18th century buildings on the west side which have stone rubble side elevations with brick façades which were possibly added in the early 19th century. Stone is widely used for decorative details around windows and doors.

Roofs are constructed of blue slate, stone slate or pantiles. Some roofs have a parapet such as No. 3 North Street and The Town Hall. Dormers and chimneys are also strong features. Classical buildings such as No.1 and No.11 North Street, No. 2 South Street and The Town Hall have unity of scale and proportionality, with traditional features such as sliding sashes contributing towards special interest. Architects of regional significance have made a contribution to the buildings in Market Place with Bryan Browning, (1773-1856) having designed Bourne Town Hall and Folkingham House of Correction.

Generally windows have stone lintels and cills, some of which are hooded however others have arched details, such as Nos. 4 and 11 North Street. The Burghley Arms and adjoining Nos. 8-10 North Street have mullioned windows. At The Burghley

Arms these are likely to have been introduced as part of later restoration works and don't relate to its original construction in 1520.

In addition to mullioned windows, No.11 North Street displays elaborate features such as a Flemish gable, a bowed section with parapet and balustrade. The Town Hall also boasts a parapet with balustrade and has two recessed staircases that curve to the first floor and a central pediment with a clock in its centre.

7.4 Listed Buildings



Fig. 2 The Angel Hotel (grade II listed), built in 1880 of a Tudor Style makes a prominent contribution to Market Place.

There are 5 listed buildings within Market Place. To the east this includes The Town Hall, with external staircase, The Burghley Arms and No. 10-12 North Street (currently occupied by Lloyds TSB, Quentin Marks).

To the west, The Angel Hotel is the most prominent building, which is an 1860 rebuilding of an early 18th century coaching inn of red brick in the Tudor style with elaborate chimney stacks and attractive bargeboards. No.

3 North Street (HSBC Bank) is a classically inspired building constructed of yellow brick with parapet and refined volute stone brackets supporting flag stone hoods.

7.5 Positive Unlisted Buildings

There are a number of unlisted buildings, highlighted on the appraisal map, which make a positive contribution to the character of Market Place. These include No. 1 (Norwich and Peterborough Building Society) which has an attractive rendered front with stone quoins, a central arched dormer window and hipped roof with a modern shop front. No. 4 (NatWest) is a 20th century single storey Neo-Georgian building with large arched windows and doorcase. No. 11 (Barclays Bank) is a striking two storey red brick building with decorative stone window and door details with carved heads above the ground storey windows.

7.6 Key Views

There are attractive views from the west side of Market Place towards the 19th century group of buildings on the east (Town Hall group). There are also views from the east side towards The Angel Hotel however this view is shorter in range. There is an open approach towards South Street however the long range view is constrained by the narrow and linear alignment of the street.



Fig.3 View to the east showing the imposing and high status buildings of the Town Hall Group.

There is potential for good radial views in all direction from The Market Place; however this is constrained due to traffic within the town centre.

7.7 Contribution of Trees, Hedgerows and Open space

There are no trees or hedgerows within this part of the conservation area; however the rectangular Market Place has been identified on the conservation area appraisal map as an 'important open space.'

7.8 Floorscape and Street Furniture

The floorscape in Market Place comprises of tarmac with the footway covered in flagged paving and some areas with block paving. Little historic floorscape remains, apart from at The Angel Hotel where there are setts and stone flags beneath the cart entrance that lead to Angel Walk. Also, in the alleyway adjacent to the Town Hall there are some York stone flags and the painted traffic signs on the elevations of buildings on South Street and West Street are attractive features. It is important that the few examples remain as they make a noteworthy contribution to the historic character of the market place. There are some historic signage attached to the walling of No.1 Market Place and should be retained.

There is a strong possibility that beneath the modern surfaces are the remains of historic floorscape and if the opportunity arose would benefit from further investigation or revealing.



Fig.4 Historic Footway along Angel Walk (above) and adjacent to the Town Hall (right) adds visual interest to the floorscape in Market Place.

The majority of the street furniture items are clustered to the south west of North Street which creates a cluttered appearance. However, there is double pillar 'ER' post-box' that makes a positive contribution.

7.9 Negative Elements

- Inappropriately placed junction boxes and planters, such as those outside The Burghley Arms have a cluttered appearance.
- The open quality of the market place being significantly undermined by busy traffic.
- Street and signage clutter, particularly at the south west of Market Place is incongruous with the open character of Market Place.
- Angel Walk and Crown Walk could be enhanced by more sympathetic paving material to complement the original paving at the entrance of Angel Walk. To the rear of the Angel Hotel, the footway is paved with tarmac whilst Crown Walk is paved with modern concrete slabs of varying sizes and colours.

8.0 North Street

8.1 Character and Appearance

8.2 Spatial Character and Townscape Quality



Fig.5 North Street, characterised by three storey buildings with narrow frontages.

North Street is one of the principal commercial streets in the town. There is a phased change in character northwards along the street from retail and commercial uses to residential properties and suburbs which lie beyond the conservation area boundary. This street has suffered from the impacts of gradual erosion, more so than others in the conservation

area with inappropriate shop fronts, the use of none traditional materials such as UPVC and unsympathetic post war development resulting in incremental loss of features.

To the south of the junction with Harrington Street, North Street is enclosed on the east side by small scale two storey buildings with narrow frontages which increase in width to the south of No. 80. The character of the street becomes more enclosed to the south of the junction with Marquess Court. The buildings are aligned to the rear of the footways and form a continuous frontage along the street. The scale of development is more varied as three storey buildings with wide frontages are interspersed amongst the smaller scale buildings, which enhances the visual interest along the street.

The buildings on the west side, in contrast to those on the east, occupy longer plots which may be surviving examples of medieval burgage plots. They were originally occupied by orchards and gardens and were gradually infilled during the early 20th century. There is a concentration of listed buildings on the west side which date mainly from the 18th century.

Wherry's Lane extends westwards from North Street and forms an important pedestrian link between the town centre and the western residential areas. The narrow alleyway is in a dilapidated condition however the former dairy (currently occupied by R. J. Scholes Funeral Services) and the former 19th century corn warehouse which overlooks Burghley Street car park are attractive buildings as are the side elevations of Nos. 15 and 17 North Street.

The land to the west of Wherry's Lane forms part of the 'Bourne Core' redevelopment and is discussed further in section 20.0.



Fig.6 The use of Neo Classical architecture is common within the town centre character areas, such as at No.30 North Street.

8.3 Architecture and Building Materials

The architecture along North Street comprises of mainly two and three storey commercial buildings, with ground floor shops, constructed of brick with pantile or slate roofs. Buildings generally reduce in scale and massing as you travel northwards and the character becomes more residential where brick terraces or semi - detached properties prevail such as at Nos. 88-98.

Brick makes a strong contribution and buildings are of similar scale, massing and materials form distinctive groups within the streetscene. This includes Nos.15 and 17 North Street, an early 18th century pair of classically influenced buildings and Nos. 29 – 35; a group of three story 18th – 19th century buildings which includes the former

six bells public house.

Like Market Place, there are some fine high status buildings such as Nos. 30 North Street. This replicates the neo-classical style already established at Market Place in 3 North Street (HSBC bank) with a similar use of buff brick, parapet roof and volute brackets to the windows. At No. 30 the detailing is even more elaborate. There are some listed buildings with retention of historic shop fronts.

Vernacular styles are not common within this part of the conservation area however there is a notable example at 80 North Street that has recently undergone refurbishment for residential development. It has an attractive and steep pitched double gable facing the highway, constructed of early brick with a stone plinth on the north gable.

In a similar fashion as at Market Place there are some openings, such as cart entrances and narrow passageways off North Street that form an important part of the early street plan.

8.4 Listed Buildings



Fig.7 No.29 North Street (Smiths), with a traditional shop frontage.

The listed building stock within this part of the conservation area mainly comprises of commercial buildings. On the west side, No. 15 and 17 North Street have separate list grade II list entries, but together they are an attractive pair in the streetscene. No. 29 (Smiths) is an 18th century, three storey building with welsh slate roof. It has an excellent retention of architectural features such as double hung sash windows and a 19th century shop front with cornice and entablature. No.29 is also included in a grade II group listing of Nos. 29 – 35 North Street and comprises of three storey brick buildings of 18th century origin, with No. 35 being the former Six Bells public house. Just before the junction with Burghley Street there is the Wake

House that has historical associations as the birthplace of Frederick C Worth, a Parisian Miliner (born 1825). The building displays some classical influences with double hung sash windows with flat arches above and stone cills and a later left hand section of two storeys that has a principal entrance with pilasters both side and a triangular pediment above. To the rear of the building there have been some modern alterations.

To the east, No. 18 North Street (grade II) makes a valued contribution with attractive double hung sash windows and a welsh slate roof. Nos. 34 and 36 North Street (Mamma Mias and Firkin Ale respectively) are another pair of commercial brick buildings of 3 storeys, with an attractive mosaic tiled floor and the words ‘J Wall and Sons ‘ at the entrance to both buildings. No. 34 (Mamma Mias) is grade II listed.

8.5 Positive Unlisted Buildings

To the rear of No. 58 is an attractive brick building called Vestry Hall. The building was erected as a Calvinist chapel in 1867 and was used as a military hospital during the Great War of 1914-18. It is now converted into a luxury private home but retains features that make a positive contribution to the conservation area.

No. 62 North Street (Grantham and Stamford Conservative Association) is a striking building with art deco design features that is unusual for North Street but contemporary with other buildings in the conservation area such as the almshouses on North Street (built in 1931) and Abbey Lawn Gate and boundary wall (1931-1934) that are good examples of 20th century design.

The 19th century former corn warehouse on Burghley Street is an imposing four storey brick building that is an important reminder of the town's historic function as a service centre for the agricultural hinterland. The building forms part of the 'Bourne Core' redevelopment which is detailed further in section 20.0.



Fig.8 Vestry Hall, located to the rear of North Street with an attractive brick facade is unlisted but makes a positive contribution.

8.6 Key Views

The linear alignment of the road allows long views in a northerly and southerly direction although the views to the east and west are constrained by the continuous frontage of the buildings.

8.7 Contribution of Trees, Hedgerows and Open Space

Trees, hedgerows and open space do not make a significant contribution to this part of the conservation area.

8.8 Floorscape and Street Furniture

The floorscape within this part of the conservation area comprises of modern materials. There are a few square planters at sporadic points along the footway and two benches outside Wake House. There is a strong possibility that beneath the modern surface is the remains of historic floorscape; if the opportunity arose this would benefit from further investigation or revealing.

8.9 Negative Elements

- Post War developments on the west side have flat roofs and inappropriate window detailing that creates a horizontal emphasis which is inconsistent with the character of North Street. The most obvious examples are Nos. 13, 19-23 and 26.
- Modern shop fronts detract from the character of the street and from the quality of individual buildings.
- Use of inappropriate signage, eg, large fascias on No. 26 and above the traditional shop front on No. 64b and on Nos.14-16, 42-48 (east) and 15 (west).
- Dilapidated condition of Wherry's Lane, the corrugated metal fencing along the north side detracts from its appearance.
- Recent erosion of character at the northern end of the street up to Harrington Street. (east side)
- Satellite dishes and the use of UPVC also undermine the historic character.



Fig.9 Post War developments such as 19 -23 North Street have a negative impact on the conservation area.

9.0 West Street

9.1 Character and Appearance

9.2 Spatial Character and Townscape Quality

West Street is characterised by a mix of residential and commercial uses. The residential properties are located towards the west end of the street and comprises of two storey buildings which occupy small plots. As the junction with Market Place is approached, the character becomes more commercial and the scale of the buildings increases to three storeys interspersed with two storey buildings.

The enclosed character of the street is derived from the narrow width of the road and the continuous building line along the street. The buildings are predominantly aligned along the rear of the footway, although some are set back from the roadside with small gardens partially enclosed by boundary walls. To the east of the junction with St Peters Road the road curves gently northwards which deflect the views along the building frontages and the Town Hall forms a visual stop to views along the street.



Fig.10 West Street, with an enclosed character and large 3 storey commercial buildings dominating the streetscene as Market Place is approached.

9.3 Architecture and Building Materials

The buildings generally date from the mid 18th-19th centuries. There is an attractive mix of limestone, ashlar and brick building materials along the street. Some of the limestone buildings have been rendered and the historic brick buildings have decorative stone detailing which contributes to the visual interest of the street.



Fig.11 Buildings that retain their traditional shop fronts such as Nos. 25-31 above make a positive contribution to the character of West Street.

The scale of the buildings is varied, ranging from single storey to the east of the Warner's plc building (formerly The Maltings) and increases to three storeys as Market Place is approached. Chimneys are a prominent feature in the views along the street and contribute to an interesting skyline.

Some buildings have retained their traditional shop fronts which contribute to the quality and visual interest of the street. These include Nos. 25-31 with a traditional

frontage which extends across the façade with the pilasters denoting the individual units; No. 14 (Moore & Scrupps) has an attractive modern shop front in the traditional style and No. 6 (Winkworth) has an ashlar front.

Front garden plots delineated by brick boundary treatments make a positive contribution to the streetscene, for example at Nos. 30-32 West Street. There are also front garden plots with dwarf boundary walls at Nos. 65-74 West Street. Many of these have been removed and replaced with hard standing which is incongruous to the character and appearance of the conservation area. This is addressed further in the management plan.

9.4 Listed Buildings

There are 24 grade II listed buildings which date from the late 17th- early 19th centuries which reflects the quality of buildings along the street. These include Bourne House, a late 18th century mansion, the Baptist Chapel which dates from 1835 built in the classical style with round headed windows and Nos. 34-42 a terrace of late 18th or early 19th century stone cottages. Many of the listed brick buildings were former townhouses with commercial premises on the ground storeys and living accommodation above, but the upper storeys have mainly been converted into commercial usage.



Fig. 12 The Pyramid Club; a former farmhouse with 19th century Gothic facade.

of architectural interest as a 19th century industrial brick building with a slate roof, rusticated quoins and windows with 'eyebrow' brick arches.

9.6 Key Views

Due to the narrow width of the road and high three storey buildings, particularly towards Market Place views can only be achieved looking up and down the street, and views of the buildings directly addressing the street are deflected.

At the corner with Manor Lane, there are distant views of the residential properties to the west.

9.5 Positive Unlisted Buildings

There are a number of unlisted buildings which make a positive contribution to the character of the street. These include No. 20, an attractive single storey pale brown brick building with a decorative stone cornice and inscription which forms a group with the Baptist Chapel; Nos. 30-32 are late 19th century red brick villas with stone details on the windows and doors and decorative stone gables which are set back from the road with boundary treatment and gate piers in front; and No. 63, the Pyramid Club, is a former farm house with a later 19th century Gothic style facade. The Maltings building is also

9.7 Contribution of Trees, Hedgerows and Open Space

Trees and hedgerows mainly occur within private gardens however there are some within the front plots behind boundary walls such as at Nos. 30-32 West Street.

9.8 Floorscape and Street Furniture

There are no floorscape features of significance within this part of the conservation area. The street furniture is not of historic interest; however there are planters and benches at various locations along the street.

The plain two storey brick extension to No.2 occupies the prominent corner location of West Street and North Street. It is at variance with the historic character of both streets and forms an unfortunate unprepossessing entrance to West Street

9.9 Negative Elements

- Modern shop fronts detract from the quality of the street and individual buildings. Overly large modern fascias which introduce a horizontal emphasis; in particular No. 10 compromises the setting of the adjacent listed buildings and those on No. 1 (Bijou) detracts from the quality of the listed building, the use of a bright pink fascia is inappropriate within the context of the conservation area.
- The use of UPVC windows detracts from the quality of the buildings and from the appearance of the conservation area as a whole.
- Post war buildings do not respect the scale of adjoining buildings, the use of flat roofs detracts from the visual interest of the rooflines along the street and inappropriate window detailing is inconsistent with the character of the street. Eg, Nos. 3, 4, 9-11, 15 and 39.

10.0 South Street

10.1 Character and Appearance

10.2 Spatial Character and Townscape Quality

The enclosed character at the southern end of the street is derived from the alignment of the buildings to the rear of the footway on the east side, whilst those on the west side are set back from the roadside within modest gardens. The buildings are predominantly two storeys with a terrace of single storey cottages to the south of Church Walk. The boundary wall to No. 32 is an important enclosing feature along the north side of the street whilst the gables of Nos. 29 and 31 abut the narrow tapering footway on the south side. The curving north westerly alignment of the road curtails the views along its length with the façade of No. 32 forming the backdrop. There is an attractive view of the south front of the Church of St Peter and Paul framed by mature trees.



Fig. 13 The gentle curving character of South Street with Baldocks Mill directly addressing the Street and an attractive boundary wall to No.32 on the right.

At the intersection with Baldock's Mill, the road forks and a narrow subsidiary branch runs southwards to Red Hall. The Hall is situated on the southern edge of the boundary and stands in open grounds on the west side of the road. There are attractive views northwards from the hall to the tower of Abbey Church framed by mature trees

To the north of Baldock's Mill, the street has an open character. The east side has a low density of development characterised by large scale buildings including the three storey former grain warehouse. Bourne Eau House is set back from the roadside within large gardens and the boundary wall is an important enclosing feature along the street. The Memorial Gardens lie on the west side, it is separated from the footway by the course of the Eau and there are attractive open views across the gardens and to the Well Head Fields beyond. Bourne Eau House can be glimpsed in the eastern views from the street with the tower of The Church of St Peter and Paul forming the backdrop.

As the Market Place is approached the character becomes more enclosed and commercial. The road is enclosed by two storey buildings which increase in height to three storeys on the east side at its north end. They are aligned to the rear of the footways which creates a continuous frontage along the street. There are attractive views northwards towards the Market Place and southwards to Baldock's Mill and the Gothic façade of No. 29.

10.3 Architecture and Building Materials

The buildings range in date from the 17th - 19th centuries. The predominant building material is brick, some of which have been rendered, interspersed with limestone buildings at the northern end of the street. The majority of the historic brick buildings have attractive stone detailing around the windows, doors and some have stone quoins.

Dormer windows are a prominent feature along the street and contribute to the attractive skyline of clay pantile or slate covered pitched roofs, with a mansard roof on No. 5.

10.4 Listed Buildings



Fig.10 The Red Hall (grade II listed) is a highly significant building in the conservation area located in an open green setting.*

There are 15 listed buildings which date from the 17th - early 19th centuries. The Red Hall (grade II*) is an attractive 17th century red brick building with an ashlar porch, stone quoins, dressings and mullion windows and decorative finials. It was acquired and restored by Bourne United Charities in 1964 and is an important community resource. Its green and open setting contributes to its significance. Other buildings include Baldock's Mill an early 19th century limestone corn mill; Bourne Eau House a 17th century red brick house with 18th century additions; and No.29, an unusual early Victorian Gothic style house with a white stucco facade and lancet style windows which are all grade II listed.

10.5 Positive Unlisted Buildings

There are a number of unlisted buildings which make a positive contribution to the character of South Street. These include No. 1a, a two storey building with an arched former carriage entrance; Nos. 2-8, a range of three storey buildings of brown brick with modern shop fronts. The brick boundary wall of Nos. 23 and 23a has an attractive curved finish and is an important enclosing feature along South Street.

10.6 Key Views

Views make an important contribution to the character of the conservation area within this locality. There are attractive views northwards towards Market Place and southwards to Baldock's Mill and the Gothic façade of No. 29.

To the west, there are prominent views of the memorial and beyond to Well Head Fields. At the conservation area boundary to the south trees frame picturesque views of The Church of St Peter and Paul and the curving north westerly alignment curtails views in a northern direction with the façade of No. 32 forming the backdrop.

At the termination of South Street there are good views of The Red Hall and surrounding grounds. Looking in the opposite direction from this location (north east) there are attractive views of the Church with the tower standing prominently in the skyline.



Fig. 11 Picturesque view towards the Church of St Peter and Paul from the southern boundary of the conservation area.

The curving formation of the road within this part of the conservation area continues outside of the boundary to the south and curtails any views out of the conservation area.

Distant tree belts of The Well Head Fields to the west and of the spire of The Church of St Peter and Paul to the east form the backdrop to views into the conservation area from South Road.

10.7 Contribution of Trees, Hedgerows and Open Space

Trees, hedgerows and open space mostly make their contribution within private gardens. Trees that line the street help to frame views along its length. Hedgerows take the form of boundary treatments such as at the Old Corn Mill and shrubs and small trees provide shelter and privacy within gardens and grounds, such as at No. 32 South Street.

10.8 Floorscape and Street Furniture

There are few remaining historic floorscape features within this part of the conservation area. There are some attractive stone steps at the entrance to No.38 (Cavalry House) and like other parts of the conservation area; underneath the modern coverings are historic floorscapes that would benefit from further investigation.

10.9 Negative Elements

- Large fascias above shops detract from the character of the buildings and from the overall character of the street. A notable example is No.7.
- The installation of UPVC windows detracts from the quality of the buildings and from the conservation area as a whole.

11.0 Abbey Road

11.1 Character and Appearance

11.2 Spatial Character and Townscape Quality

Abbey Road is characterised by a mix of recreational, residential and commercial uses. It has an open character at its east end due to the location of Abbey Lawn sports ground on its south side. It is an important green space situated in the heart of the town centre. The Bourne United Charities purchased Abbey Lawn between 1931 and 1934 to preserve the space for the benefit of local people. There are attractive open views across the ground westwards towards the tower of the Church of St



Fig. 12 Commercial character of Abbey can clearly be discerned on approach to Market Place.

Peter and Paul and Cedars Retirement Home, which can be glimpsed between the mature trees, some of which are afforded Tree Preservation Orders. The entrance to Abbey Lawn is bounded by a buff brick dwarf wall, articulated by buttresses, with stepped details either side; there are also some attractive gate piers. It is likely that the wall is contemporary with the purchase of the space by The Bourne United Charities in the 1930s.

The character becomes more commercial as Market Place is approached. The road is enclosed by buildings which are aligned to the rear of the footway and form a

and have wider frontages whilst the north side has a greater diversity in terms of plot size and building widths.

continuous frontage along the street. The buildings are mainly two storeys in height; those on the south side occupy larger plots

and have wider frontages whilst the north side has a greater diversity in terms of plot size and building widths.

The northward curve of the road to the west of the junction with Church Walk curtails the western view along the road which is deflected along the building frontages. Beyond the junction with Church Walk, Market Place forms the backdrop to the enclosed northern view along the road. There are attractive views eastwards along the street towards the north front of The Church of St Peter and Paul which can be glimpsed between the buildings on the south side of the road.

11.3 Architecture and Building Materials

The buildings range in date from the late 18th - 19th centuries. They are domestic in scale and comprise of two storeys rising to three storeys adjacent to the Corn Exchange. The predominant building material is brick, some of which have been rendered or painted, interspersed with stone coursed buildings.



Fig.13 The Corn exchange; with decorative polychromy makes a positive contribution to Abbey Road.

14.4 Listed Buildings

There are no listed buildings within this part of the conservation area.

11.5 Positive Unlisted Buildings

There are a number of unlisted buildings which make a positive contribution to the character of the conservation area. These include the Corn Exchange, an attractive Victorian red brick building with decorative polychromy and stone details with a distinctive French style roof topped with decorative ironwork. It has been unsympathetically extended to the side and rear. The Nags Head on

the west side also has a frontage onto Market Place; it is an attractive buff brick building with decorative red brickwork and stone window details with a stepped gable on the Abbey Road elevation which contributes to the visual interest of the street.

11.6 Key Views

The most notable view in this area is looking in a south westerly direction from Abbey Road across Abbey Lawn and beyond to The Cedars retirement home. At the approach to Market Place, there are good quality views of buildings on both the east and west side of North Road.

11.7 Contribution of Trees, Hedgerows and Open Space

The flat expanse of Abbey Lawn contributes towards a spacious character that contrasts with the busy town centre. It is unusual to find such a high proportion of open space within a town centre and it is important that it is preserved not only for its conservation value but for its value as a community asset. There are some trees planted within the centre of the lawn that add visual interest and tree groups surrounding the Cedars and St



Fig. 14 Abbey Lawn; an important open space close to the town centre.

Peter and St Pauls Church can be seen in the distance and make a valued contribution.

11.8 Floorscape and Street Furniture

There are no significant items of floorscape or street furniture within this part of the conservation area.

11.9 Negative Elements

- The side extension to the Corn Exchange is a single storey building constructed of dark, almost black, brick and detracts from the quality of the building and is inconsistent with the character of the street.
- Large modern fascias detract from the appearance of the individual buildings and character of the conservation area. Notable examples include No. 9 Abbey Road and No. 14 Abbey Road.
- No. 5 has a recessed shop front which exaggerates the contrast between the upper and ground storeys and creates an unbalanced appearance

12.0 Church Walk

12.1 Character and Appearance

12.2 Spatial Character and Townscape Quality

Church Walk is a narrow footway which forms a pedestrian link between South Street and Abbey Road with a broad mid section that provides vehicle access to The Church of St Peter and Paul from South Street. It has a low density of development, with a sheltered and peaceful quality and is characterised by large scale buildings.

The footway extends northwards from South Street to the Church of St Peter and Paul. It is enclosed on the west side by a boundary wall and an avenue of mature trees. The churchyard lies to the east of the footway bounded by iron railings and there are attractive open views towards the Old Grammar School which stands in the south east corner, and of the south front of the church. There are a good mix of mature trees within the churchyard which creates a tranquil setting for the church and grammar school.



Fig. 15 Church of St Peter and St Paul (grade I listed) with trees framing views contributing to a sheltered and peaceful quality.

To the north of the churchyard the footway widens and is enclosed by the course of the Eau to the west and to the east by the west elevation of the church and a high stone coursed boundary wall which extends as far as the vicarage. There are attractive views of the rear elevation of Bourne Eau House and the regency bridge over the Eau. To the north of the vicarage the lane narrows and is enclosed to the west by the elevation of a modern block of flats and to the east by the high stone boundary wall to The Cedars. The buildings along the north side of Abbey Road form the backdrop to northern views along the lane whilst there are attractive views southwards to the north front of the church.

Church Walk and its surroundings are also of archaeological interest. Although not designated as a scheduled monument there are below ground remains detailed on

the Historic Environment Record for Lincolnshire. This relates to evidence of Roman occupation and the remains of Bourne Abbey which was founded in 1138. The monastic buildings were on the north side of the church and the cloister adjoined the nave. Nothing remains of the cloister, but a row of low-pointed arches on the outer face of the north west tower, now concealed by a stone-hole, probably formed the south wall of the outer parlour or passage by which the cloister was entered from the outer court.

12.3 Architecture and Building Materials



Fig. 16 Boundary walls of random rubble enclose the footway and create visual consistency along Church Walk.

Roof materials comprise of stone flags, stone tiles, pantiles and slate. Abbey Church has stone slate roof with lead flashings. The church is of Norman to perpendicular style, with an interior that was altered and repaired in the late 19th century and includes work carried out by Edward Browning in 1868 - 1869. Boundary walls constructed of random rubble and brick are also common. The buildings are large scale and detached with early medieval examples such as the Church and C17th century buildings of high status that occupy green settings such as The Cedars.

12.4 Listed Buildings

There are 3 listed buildings within Church Walk and includes the Grade I listed Church of St Peter and St Paul, the grade II listed Grammar School built in 1678 in the grounds of the Church which is single storey constructed of vitrified brick, stone slate and a southern 6 light mullion window. The Cedars, is also grade II listed and forms the focus of important views within the area.

12.5 Positive Unlisted buildings

There are no positive unlisted buildings within this part of the conservation area. The majority of the buildings are statutorily listed.

12.6 Key Views

There is an important view looking southwards at the entrance of Church Walk, and the narrow nature of the pedestrian street creates intimate views. Looking in north western direction from the



Fig. 17 The Cedars (grade II listed) provides an attractive focus to Church Walk; to the left the footbridge which is also grade II listed.

a

Church there are pleasant views across the Eau towards The Cedars.

The Church of St Peter and Paul spire is an important landmark and forms the focus of many views both within the conservation area and outside of the conservation area, and adds to the significance of Church Walk.

12.7 Contribution of Trees, Hedgerows and Open Space

Mature trees and bushes within the churchyard act to frame views of the Church, particularly from the South and create a tranquil setting for the heritage assets within the area. There is a pleasant avenue of mature trees that line the western approach to the Church and a significant group of trees to the south east of the vicarage and south east of The Cedars nursing home have tree preservation orders (TPOs). These include a fine yew and cedar tree and coupled with the archaeological sensitivity of the site makes Church Walk a highly significant part of the conservation area.

12.8 Floorscape and Street Furniture

The Floorscape comprises of tarmac which could be enhanced by higher quality paving material. It is possible that historic surfacing may survive beneath the asphalt on Church Walk; this should be investigated if the opportunity arose.

There are no other street furniture items of interest.

12.9 Negative Elements



Fig.18 Bourne Grammar School is on the Council's internal Buildings at Risk Register.

- The Old Grammar School is on the Council's internal Buildings at Risk register as it is currently vacant, in a poor state of repair and is in urgent need of funding and an active use to ensure a long term future for the building.
- There is an inappropriately placed sign adjacent to the entrance to the graveyard of the churchyard to the west.

13.0 Well Head Fields

13.1 Character and Appearance

13.2 Spatial Character and Townscape Quality

The Well Head Fields is an important green public space in close proximity to the town centre. The open, spacious character forms a pleasant contrast with the enclosed, high density urban environment. The fields are managed by Bourne United Charities.

The fields are of high archaeological and historic significance as the remains of Bourne Castle can clearly be discerned in the landscape. They also form the setting of Well Head Cottage and Shippon, Bourne Eau House and The Red Hall, which are listed buildings.



Fig. 19 The natural artesian well of St Peter's Pool, located in the centre of The Well Heads Fields.

St Peter's Pool, a natural artesian well which lies at the centre of the fields, is the source of the Eau which partially circumvents the fields before flowing eastwards through the town to join the River Glen. The attractive mix of mature trees within the fields and around its perimeter, particularly the weeping willows along the banks of the Eau, provide a habitat for wildlife and contribute to a sense of tranquillity.

The Memorial Gardens stand adjacent to South Street on the eastern edge of the fields. The cenotaph stands in the centre of the gardens, mounted on a raised platform flanked by two pools of water. There are attractive views from the gardens westwards across the Well Head Fields and eastwards towards The Cedars and adjacent former grain warehouse, with the tower of The Church of St Peter and Paul forming a backdrop.

13.3 Architecture and Building Materials

The building materials within this part of the conservation area comprise mostly of stone, which is harmonious with the surrounding parkland habitat. The construction of the buildings is vernacular; with stone, stone flags and ashlar rusticated quoins

making a valued contribution. The 18th century former barn has what appears to be stone arrow slits in the south wall and may incorporate part of the original castle buildings.



Fig. 20 Grade II listed Shippon Barn with arrow slits believed to have been part of the original Bourne Castle.

13.4 Listed Buildings

There are two listed buildings within this part of the conservation area; Well Head Cottage (grade II) an 18th century former farm house situated on the western bank of the Eau and Shippon Barn (grade II) which may incorporate part of the original castle buildings as there are stone arrow slits on the south wall.

13.5 Positive Unlisted Buildings

The War Memorial is an important structure in the conservation area and makes a significant contribution to important views, both to and

from the memorial and long range vistas across and within Well Head Fields.

13.6 Key Views

Due to the open character of the Well Head Fields there are many important and attractive views, particularly long ranging ones both in and out of the conservation area. There are attractive long vistas from the western edge of the fields eastwards towards the Red Hall and southwards to the surrounding countryside. There are also pleasant and varied short range views across the fields from the various footways. From the north of the memorial gardens high quality views of South Street to the south west and Well Head Cottage to the east can be attained and there are a good number of views within the Park in many different directions.



Fig.21 View from the Well Head Park to the former grain warehouse with The Church of St Peter and St Paul in the background.

13.7 Contribution of Trees, Hedgerows and Open Space



Fig. 22 Weeping Willows contribute to a tranquil character at Well Head Fields.

The Well Head Fields has been identified on the appraisal map as an 'important open space' and has a good number of trees and hedgerows. Many of the trees have been planted in a linear fashion at the sides of footpaths that act to frame views. There are also other more informal plantings with trees arranged sporadically within the lawn. To the west, adjacent to the war memorial there is a good expanse of open land that affords views of the memorial. Weeping willows to the south line the Eau and contribute towards a tranquil character.

13.8 Floorscape and Street Furniture

The floorscape comprises of tarmac paths and the only items of street furniture are wooden benches and bins.

13.9 Negative Elements

- The large scale Warner UK Ltd premises located on the western edge of the fields detract from its setting.
- The Electricity Transformation Station on the south west edge of the fields is not included within the boundary. However it is a prominent feature on the skyline and detracts from the western views across the fields.

14.0 North Road

14.1 Character and Appearance

14.2 Spatial Character and Townscape Quality

North Road is characterised by a mix of semi-detached and detached houses with a good retention of architectural features of the Victorian and Edwardian era, alongside some examples of good quality Inter-War buildings. Houses are arranged in a linear fashion with properties directly addressing the highway and grass verges separating the footways from the roadside. Trees line the grass verges which, together with the mature planting in the front gardens, create a pleasant avenue approach into the town centre.



Fig. 23 North Road has a defined layout, with grass verges and trees making a particular contribution.

Like West Road, North Road reflects the historical development of Bourne and the 19^h – 20th century urban expansion of the Town. North Road displays stronger ‘ribbon development’ characteristics with growth radiating rapidly outwards along a key nodal route.

The streetscape displays a unity of scale and massing and the execution of the detailing on some of the properties, particularly the detached ones is a purposeful expression of individuality and status.

Historic map analysis shows that by 1888 there was already some limited development along North Road, to the north of the intersection with Christophers Lane. This includes Nos. 22-24, No. 29 (Elm Villa), No. 65 (North Lodge) and No.s1-7 Elm Terrace as well as a range of semi detached properties. By the early 1900s development had expanded, but this was limited to the western side of the road and by the 1930s houses of lower density in more spacious plots, occupied the east of the road up until, and just beyond ‘The Croft’. Development continued northwards throughout the 20th century.

To the west side of the road, the design and layout of the properties have a defined layout and building line, each occupying plots of a similar size, with small front gardens enclosed by boundary walls and large back gardens. To the east side, the layout of the properties is less defined, with larger plots such as at The Galletly Medical Centre, owing to later growth and the influence of progressive design.



Fig.24 Arts and Crafts style architecture demonstrated in the Galletly Medical Centre.

14.3 Architecture and Building Materials

The architecture of the buildings uses a range of styles from the 19th and 20th century. The predominant building material is brick and ranges from buff to warmer red tones. The use of coloured brick creates visual contrasts and is in some cases an exuberant display of Victorian design such as at Nos. 31-33 that uses dentilated buff brick details around doors. Other design features include the use of



Fig.25 Nos. 22-24 North Road, a typical Villa style residence that is prevalent along North Road. It has also been identified as a 'positive unlisted building.'

bargeboards, decorative gables and chimneys, square bays, stone surrounds and wooden panel doors with rectangular lights above.

Other buildings are more modest in their approach such as Nos. 67 – 77; a range of buff brick semi detached properties with simple brick 'eyebrow' arched surrounds and a red string course. The properties have mid- sized front and rear gardens and are enclosed by a dwarf brick boundary treatment. Square bay windows are very common, as are two by

two sliding sash windows with some of these having been replaced unsympathetically. However, the overall architectural and townscape quality of the buildings outweighs any losses caused by unsympathetic window replacements.

Early to Mid 20th century buildings particularly on the east side of the road use roughcast render, pantile roofs, asymmetric design and are generally located within larger plots.

The roofs are constructed of predominantly blue slate; some pantiles on the 20th century buildings and many of them are hipped but have suffered in some cases by inappropriate replacement with concrete tiles.

There are a good range of boundary treatments and gate posts along North Road that contribute towards the special interest of the townscape and particularly the avenue approach into the town centre.

14.4 Listed Buildings

There are no listed buildings along North Road.

14.5 Positive Unlisted Buildings



Fig.26 No.65 North Road, with attractive Victorian detailing such as decorative bargeboards, hooded moulds and diamond shaped chimneys.

On the west side Nos.81 and 65 make a prominent contribution; No. 81 has a decorative Flemish inspired gable and No.65 has bargeboards topped with finials, hooded moulds and quadruple diamond shaped chimneys. Nos. 5-7 is constructed of red brick with excellent retention of historic features and an interesting dwarf brick balustrade boundary treatment.

On the east side Nos. 22-24 and No. 26 with their use of classical features and unified scale makes a positive impact on the streetscene whilst other examples such as The Croft are of Arts and Crafts design. The Croft is located within spacious grounds with an avenue of trees lining its approach. An

application for conversion of the property and the erection of 68 retirement dwellings has had approval from the council. The development retains the attractive tree lined avenue and the historic legibility of the site whilst the conversion ensures a long term use for this important building on North Road. The new development to the rear is omitted from the conservation area boundary.

14.6 Key views

The defined layout of the buildings directly addressing the highway limits views to the east however there are some attractive distant views to the west between the houses and intersecting streets of Bourne Woods. Linear views, framed by the grass verges and trees either side of the highway can be achieved in both north and south directions.



Fig. 26 View looking Northwards with the defined layout of the buildings and street contributing towards a linear character.

14.7 Contribution of Trees, Hedgerows and Open Space

Trees and grass verges along North Road create a pleasant avenue approach into the town centre. Many of the trees were planted in 2003 and 2006 by the rotary club and Lincolnshire County Conservation Group. They also add a soft contrast to the defined layout of the street, particularly on the west side of the road. The avenue of

trees leading to 'The Croft' also make a significant contribution to the character of North Road.

14.8 Floorscape and Street Furniture

There is an attractive 'ER' pillar post box on the east side of the Road and this is the only significant example of street furniture.

14.9 Negative Elements

- The replacement of slate roofs with concrete tiles that are unsympathetic to the historic character of the conservation area.
- The installation of UPVC windows and doors detracts from the quality of the buildings and from the conservation area as a whole.
- The removal of traditional boundary treatments to form driveways and increased hard standing.

15.0 West Road

15.1 Character and Appearance

15.2 Spatial Character and Townscape Quality

West Road comprises of attractive late 19th century and early to mid 20th century housing that reflects the historical development of Bourne.



Fig. 27 Nos. 36-38 West Road constructed in 1888, forms part of an imposing group of villas located at the western entrance of the conservation area known as 'Westbourne Villas'.

this part of West Road was characterised by enclosed fields with the only buildings being Nos. 10; a small detached property with outbuildings in a 'strip' plot and Nos. 2; (formerly known as White Cottage) a large villa style residence. In 1888, development began along the north side of West Road that progressed in an easterly direction; the first being No. 38. By 1904 there were five pairs of semi

West Road has a spacious character, with houses located in good sized plots and partially screened by boundary walls and hedges, which form a pleasant and leafy townscape and approach to the town centre. The buildings are two and three storey detached and semi detached houses which are set back from the roadside and have design features relating to Victorian, Edwardian, Arts and Crafts architecture.

Map evidence shows that before the late 19th century

detached properties within this location known as 'Westbourne Villas' and development continued in an easterly direction, up until the 1930s, when the road was fully occupied by housing.

15.3 Architecture and Building Materials

The buildings are finely articulated, with large semi detached properties directly addressing the highway, set within spacious plots with trees and hedgerows making a particular contribution. No's 20 – 38 (Westbourne Villas) have strong features including the use of dormers, steeply pitched roofs and canted bay windows. These high status villas were built to accommodate wealthy families with domestic servants during the



Fig.28 6-8 West Road; Semi detached properties set back within gardens with use of harmonious materials associated with arts and crafts design.

town's late 19th century growth. Progressing towards the town centre, the influence of Arts and Crafts design is clearly discerned with the use of recessed porches, timber detailing and a mix of red brick and render; examples include Nos. 14 – 16 and Nos. 6-8 West Road.

Nos. 2 is a detached villa and unlike the majority of the other buildings in the Road, does not directly address the highway and is orientated in a south westerly direction; likely to have been designed to take advantage of the large plot in which it occupies. Nos. 88 to 96 is a modest terrace constructed of brick with buff brick dressings and is likely to have been built to house workers at The Maltings (now Warner PLC). The terrace also has an attractive dwarf boundary wall that encloses small front gardens

There are some bungalows within this part of conservation area, and although they are not of strong architectural or historic interest they are located within large mature plots that contribute towards the green and spacious townscape.

On the south side of the road are almshouses dating to 1931. Their formal design and layout and good retention of Art Deco features make a significant contribution to the streetscene.

15.4 Listed Buildings

There are no listed buildings within this part of the conservation area.

15.5 Positive Unlisted Buildings

The design and layout of the 1931 almshouses are a good example of planned design townscape and as a group make a very positive contribution to West Road. Nos. 6-8, 12 -14 and 16-18 are good examples of Arts and Crafts buildings with use of recessed porches and rendering adding visual interest to the streetscene. No.2 West Road, together with its large plot also contributes positively. No.36-38 is a striking semi detached late Victorian building with warm brown brickwork, two storey canted bays, steep gables to the front and attractive timber sash windows. This property, together with others of a similar design, up to No.20 West Road are the first villa style properties to be built on West Road and are of high group value making a strong impact on the streetscene.



Fig. 29 No.12-14 West Road; an attractive late Edwardian property with refined features.

15.6 Key Views



Fig. 30 Trees and hedgerows that line the street and those within private gardens frame views and contribute towards a sense of spaciousness.

Views are generally constrained by the building frontages however; the curving alignment of the street allows pleasant views to be achieved particularly in a westerly direction. In the distance there are attractive views of Bourne Woods to the west.

15.7 Contribution of Trees, Hedgerows and Open Space

Grass verges, together with trees that line the street contribute towards a spacious and leafy townscape. Trees also frame views in a westerly direction that follows the curving alignment of the road. Trees and hedgerows that occur within private gardens contribute towards a sense of spaciousness. Beech trees make a particular contribution.

15.8 Floorscape and Street Furniture

There is an 'ER' post box opposite Westbourne Villas, other than this there are no other items of interest.

15.9 Negative Elements

- The installation of UPVC windows and doors detracts from the quality of the buildings and from the conservation area as a whole.
- The removal of traditional boundary treatments to form driveways and increased hard standing.

16.0 Archaeology

Lincolnshire County Council holds the historic environment record (HER) for the County that contains records on historic buildings, sites, structures and below and above ground archaeology. Bourne Castle is a Scheduled Monument, and occupies almost all of the Well Head Fields. There are a good number of other sites in Bourne conservation area, although not designated are of archaeological significance. This includes, former St Peters Hospital and workhouse which is located just to the north of Well Head Fields, remains of a corn mill to the west of Church Walk, Bourne Abbey and the site of King Street, a roman road that ran between Ancaster and Chesterton. More information on the HER can be found by contacting the HER Officer, as detailed in the useful contacts section at the end of the document.

17.0 Listed Buildings (descriptions)

Listing descriptions for all of the listed buildings detailed within the appraisal are available online via The Heritage Gateway at <http://www.heritagegateway.org.uk/gateway/>

18.0 Locally Listed Buildings

Currently South Kesteven District Council does not hold a list of buildings of 'local interest', however as part of the management proposals it is recommended that buildings identified as 'positive unlisted buildings' are considered for inclusion on any future local list.

19.0 Changes since designation

Due to the tightly packed arrangement of the town centre core there have been few significant changes to the conservation area since designation. 32 North Street has recently been demolished and replaced with retail units. At 'The Croft' on the east side of North street is a new development, currently under construction for 68 retirement homes and the conversion of 'The Croft' into residential units.

There has been some development outside of the conservation area, such as the residential development at Manning Road to the South East however this has little impact on the conservation area. It is important that development outside of the conservation area has due regard to the impact of the development upon setting and key views. New development in conservation areas and setting issues will be discussed further in the management plan.

20.0 'Bourne Core' redevelopment

The 'Bourne Core' is an area of land lying to the west of the existing frontage to North Street and to the north of the existing frontage to West Street. The land has been identified by the Council as an area for retail and mixed use development and is supported and promoted in the emerging Site Allocation and Policies Development Plan document.

The Council adopted a Supplementary Planning Document (SPD) in 2009 providing guidelines for new development for the Bourne Core and following this the Council submitted a planning application for the southern portion of the site which has been approved. The development includes the demolition of all the buildings on the site (except the Mill building which is to be retained and refurbished), creation of 7 retail units at ground floor level, 4 new apartments within the Mill building and 10 new apartments at 1st/2nd floor over the new retail space.

The mill building has been identified in the conservation area appraisal map as a positive unlisted building, and prior to the submission of the application it was unoccupied. Additionally, Wherry's Lane and buildings behind have been identified as being in a 'dilapidated condition' and has been acknowledged in the management plan as in need of enhancement.

The development will ensure the long term sustainability of the mill building, an important heritage asset within the conservation area, improve the appearance of the underutilised land at the rear and enhance the character and appearance of the conservation area.

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.

21.0 Management Plan

21.1 Introduction

In addition to a definition of special interest, local authorities have a duty to formulate and publish proposals on the preservation and enhancement of their conservation areas as specified in the Planning (Listed Buildings and Conservation Areas Act:71).

The aim of the management plan is to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced.

As part of the management proposals, the conservation area appraisal and management plan will need to be reviewed periodically and updated or modified where appropriate.

22.0 Effects of Designation

The national legislative framework for guiding development in conservation areas is provided by the Planning (Listed Building and Conservation Areas Act) 1990. The main effects of conservation area designation are:

- Conservation area consent is required to demolish a building in a conservation area. It is a criminal offence to demolish a building without first obtaining consent.
- Six weeks written notice is required prior to any work being carried out to uproot, fell, lop or top (the removal of the crown and natural structure) trees in a conservation area, not already protected by Tree Preservation Orders. Small trees which are less than 75mm in diameter and less than 1m above ground level, fruit trees and bushes are exempt.
- Applicants will need to demonstrate that any development proposal preserves or enhances the character or appearance of a conservation area. Extra publicity is given on planning applications affecting the character or appearance of conservation areas.
- The general permitted development order 1995 (GPDO 1995) requires planning applications for certain types of development that do not require planning applications elsewhere and are 'permitted development'.
- Local planning authorities can further restrict permitted development rights on dwellings where the development fronts a public area through Article 4 (2) Direction.
- Permitted Development Rights of non residential properties can be restricted using Article 4 (1) Directions which require approval of the Secretary of State.

If you would like further information regarding the effects of designation please contact the Council's Conservation Officer as detailed in the Useful Contacts section.

23.0 Article 4 Directions

Article 4 (1) and (2) directions can be introduced by a local authority to protect important features of a heritage asset that are at threat from incremental erosion.

These directions withdraw permitted development rights of the GPDO 1995. Article 4 (2) directions relate to dwelling houses, buildings and structures that front onto a highway, waterway or open space. The direction is confirmed once it is advertised locally and a notice served to residents.

Article 4(1) directions can be used to withdraw permitted development rights on any type of building or land, whether or not fronting onto highway, waterways or open space. However, an Article 4(1) direction requires the approval of the Secretary of State.

24.0 Protection for Trees

Many trees are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required for any works involving lopping or felling a tree greater than 75mm in diameter and 1 m above ground level.

25.0 Monitoring Condition

A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly known as 'Buildings at Risk'. This survey provides a useful means of monitoring many significant historic buildings within conservation areas and elsewhere and indicates when the action may be required to halt or reverse deterioration.

The local survey covers only grade II and significant local interest buildings at risk. Within Bourne Conservation Area the Old Grammar School is on this register and is addressed further in the action plan. The Council's At Risk Register is not yet available on-line but it is intended that it will be following the next survey. The national survey covers only grade I and grade II listed buildings and is undertaken by English Heritage. The national Heritage at Risk Register covers grade I and II* buildings at risk and is available through www.englishheritage.org.uk.

The condition of buildings will be monitored and appropriate action instigated where necessary. The Planning (Listed Building and Conservation Areas) Act 1990 gives the local authority powers to protect significant buildings through the following measures:

25.1 Urgent Works Notice

If the condition of a historic building is at imminent risk, the Act enables the Local Planning Authority to carry out urgent works for the preservation of listed buildings following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings in conservation areas. In the case of the latter, this can only be employed by agreement of the Secretary of State, advised by English Heritage. The powers are used to address emergency repairs to ensure the building is weather tight and safe from collapse.

25.2 *Repairs Notice*

If the Local planning Authority considers that a listed building is not being properly preserved it may serve a repairs notice on the owner. The notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutory listed buildings.

25.3 *Section 215 Notice*

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the costs. This can be particularly affective at addresses amenity issues within conservation areas.

25.4 *Compulsory Purchase Orders (CPO)*

This affords local authorities with the power to compulsory purchase land or buildings that are required to secure development and are normally used as part of a wider regeneration scheme.

26.0 Enforcement

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area. An obvious example of this is unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with UPVC or poor modern imitations, can be detrimental to the buildings intrinsic special interest.

It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering). It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. Anyone can report suspected planning breach by contacting the Council's Enforcement Team. The District Council will follow up reports of unauthorised work and this may lead to enforcement action being instigated.

27.0 Action Plan

Proposed Measure	Issue Addressed	Action Required
1 - To develop a list of buildings of 'local architectural and historic interest' for Bourne.	Unlisted Buildings that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.	The Council to work together local groups such as Bourne Preservation Society, Bourne Civic Society and Bourne Town Council to nominate and develop a 'local list' of buildings of architectural and historic interest for Bourne.
2 - Items of historic street furniture and floorscape to be retained and maintained.	<p>Historic street furniture and floorscape contribute towards the local distinctiveness of Bourne, and are at risk from inappropriate development and maintenance works.</p> <p>These include items such as street signs, post boxes, finger posts, historic paving and kerbstones.</p>	<p>Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the conservation area.</p> <p>If the opportunity arose, to investigate, better reveal and enhance any historic floorscape that has been identified in the appraisal, eg, at Church Walk.</p>
3 - Ensure that street furniture and highways works are of a coordinated design and respect the conservation area.	<p>The use of inappropriate materials, design and location of street signage, street furniture and street lighting can have a detrimental effect on the character and appearance of the conservation area.</p> <p>This is a particular problem within the south western portion of Market Place.</p>	<p>Undertake a 'street furniture audit' to appraise the current arrangement and condition of street furniture and to introduce a management strategy, particularly where items affect the setting of listed buildings. Audit to be undertaken using English Heritage's 'Streets for All' guidance and the 'Streetscape Design Manual'.</p> <p>Liaise with highways department prior to the installation of street signage, street furniture and modern lighting to ensure that works are sympathetic to the character and appearance of the conservation area.</p>
4 - Existing highway boundary features (walls, grass verges, fencing, railing and gate piers) to be retained and those in need of repair are reinstated using appropriate materials that are harmonious with the	<p>Protection of boundary treatments which are important features, such as the boundary wall of Abbey Lawn at threat from incremental erosion.</p> <p>Protection of highways features such as grass verges which are at threat from parked cars.</p>	<p>Liaise with the highways department and homeowners to ensure that boundary and highway features are retained and defective boundary features are re-instated. The Council will encourage the retention of such features when considering development proposals within the conservation area.</p> <p>Work with highways department to address problems of</p>

<p>conservation area.</p>		<p>parked cars on grass verges along North Road.</p>
<p>5 - Important individual and groups of trees, hedgerows and open space to be retained.</p>	<p>The special interest of Bourne conservation area is defined, in part, by a good contribution of open space close to the heart of the Town Centre, which could be undermined by inappropriate development.</p> <p>Trees and hedgerows also make a valued contribution, particularly within private gardens.</p>	<p>Consideration will be given to the contribution that tree, open spaces and other soft landscaping make to the character and appearance of the conservation area when dealing with development proposals.</p> <p>Special protection is afforded to trees within conservation areas which are not the subject of a Tree Preservation Order (TPO).</p>
<p>6- Any proposed changes must have regard to the historic context in terms of scale, alignment, height, form, style, design and materials.</p> <p>The impact of change upon other important elements including the existing street pattern, trees, views and open spaces is also an important material consideration.</p>	<p>The negative effect on the character of the conservation area through the use of inappropriate materials and design.</p> <p>Development within a designated conservation area should be of a high standard of design and should preserve or enhance the traditional character of the area.</p>	<p>The Council will strive to ensure that new development makes a positive contribution to the character of a conservation area through the development control process and enforcement powers in accordance with its statutory obligations.</p>

<p>Proposals should seek to promote or reinforce local distinctiveness</p> <p>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.</p> <p>Redevelopment of the inappropriate post war developments to complement the historic character of the conservation area.</p>		
<p>7 - Ensure that heritage assets within the conservation area are maintained to a high standard</p>	<p>Heritage assets are an irreplaceable resource and make a highly significant contribution to the character of the conservation area and Bourne as a whole.</p>	<p>The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.</p>
<p>8 - Ensure that alterations to the conservation area (windows,</p>	<p>Unsympathetic features contribute to incremental erosion of character within the</p>	<p>Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners,</p>

<p>doors, chimneys, rendering and boundary treatments) seek to preserve and enhance its character.</p>	<p>conservation area.</p>	<p>developers, property owners and agents.</p> <p>Consider the introduction of article (4) directions to restrict permitted development rights. Article 4 directions will result in planning permission being required for changes to roofs, vent pipes, boundary walls, gate piers, doors and windows.</p>
<p>9 - Ensure that historic shop fronts are retained and enhanced and development proposals for new shop frontages respect the traditional character of the streetscene.</p>	<p>Loss of character from inappropriate alterations to historic shop fronts such as the insertion of large fascias and alteration to traditional shop frontages</p> <p>Inappropriate alterations having a negative impact on the streetscene, making the town centre and conservation area less attractive for trading purposes.</p>	<p>The Council to continue to promote the shop front scheme and encourage more owners to apply for funding.</p> <p>Develop a targeted enforcement strategy to address unauthorised works to shop fronts.</p>
<p>10 - Remove unauthorised satellite/TV antenna</p>	<p>Satellite/TV antenna are visually intrusive and create a cluttered appearance within the streetscene</p>	<p>Develop an enforcement strategy to address unauthorised works.</p>
<p>11 - Any proposals for development will have consideration to the above and below archaeological potential of the conservation area.</p>	<p>Inclusion of a site on the Historic Environment Record (HER) means it is a material consideration in the planning system.</p> <p>Undesignated and designated archaeological remains make a strong contribution towards the significance of Bourne conservation area, particularly at Well Head Fields and Church Walk.</p>	<p>Guidance/consultation should be sought from Lincolnshire Heritage Trust for any proposals that affect the site or setting of a record on the HER. This may also incur a requirement prior to a decision for a field evaluation or historic building survey where there is substantial demolition or alteration to a heritage asset.</p>
<p>12 - Heritage assets on the Council's internal Building At Risk register to be closely monitored.</p>	<p>Heritage assets on South Kesteven's Buildings At Risk register are at threat of loss from their condition and occupancy levels.</p>	<p>The Council to closely monitor the condition of any buildings that appear on their internal 'Building at Risk' register and to work in partnership with building owners and local groups to secure the long term future of buildings on the register.</p>

	<p>Bourne Grammar School is a grade II listed building and currently unoccupied and in need of urgent repair. The location of the building within the churchyard restricts potential new uses due to the limited access. A community use would ensure a sustainable future for the building.</p>	<p>The Council to address the condition of Bourne Grammar School as a matter of urgency and find an alternative and active use for the building.</p>
<p>13 - Heritage assets on the Council's internal building at risk register to be closely monitored.</p>	<p>Heritage assets on South Kesteven's buildings at risk register are at threat of loss from their condition and occupancy levels.</p> <p>Bourne Grammar School is a grade II listed building and currently unoccupied and in need of repair. The location of the building within the churchyard restricts potential new uses due to the limited access. A community use would ensure a sustainable future for the building.</p>	<p>The Council to closely monitor the condition of any buildings that appear on their internal 'Building at Risk' register and to work in partnership with building owners and local groups to secure the long term future of buildings on the register.</p>
<p>14 - Ensure that a strategy is developed in conjunction with highways to address traffic and speeding issues in areas such as The Market Place and West Road</p>	<p>Protection of the character and appearance of the conservation area</p>	<p>The Council to work closely alongside Highways to develop a strategy to address traffic and speeding issues that have a negative impact on the conservation area.</p>

28.0 References

English Heritage, 2005 *Guidance on the management of conservation areas*
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South Kesteven District Council. 2010. *Local Development Framework: Core Strategy*
1888 OS Country Series, 1:2500 1st Edition available at <http://edina.ac.uk/digimap/>
1904 OS Country Series, 1:2500 1st Edition available at <http://edina.ac.uk/digimap/>
1930 OS County Series, 1:2500 3rd Edition available at <http://edina.ac.uk/digimap/>

29.0 Useful Contacts

For enquiries regarding listed buildings and conservation areas please contact Council's **Conservation Officer**:

Telephone 01476 406389/406472

For enquiries relating to development proposals and planning applications please contact the planning customer services and ask for the **Duty Planning Officer**:

Telephone 01476 406306

For enquiries related to the Historic Environment Record for Lincolnshire please contact the Lincolnshire **Historic Environment Record**:

Lincolnshire Historic Environment Record
Lincolnshire County Council
Witham Park House
Waterside South
Lincoln LN5 7JN

Telephone 01522 782070

For any enquiries relating to Archaeology please contact **Heritage Trust Lincolnshire**:

Heritage Trust of Lincolnshire
The Old School

Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

Telephone 01529 461 499

National Organisations & Amenity Societies

English Heritage
East Midlands Office
44 Derngate
Northampton
NN1 1UH
Telephone 01604 735 401
Email eastmidlands@english-heritage.org.uk

The Georgian Group
6 Fitzroy Square
London
W1T 5DX
Telephone 020 7529 8920
Email office@georgiangroup.org.uk

The Victorian Society,
1 Priory Gardens,
London
W4 1TT
Telephone 020 8994 1019
Email admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings
37 Spital Square
London
E1 6DY
Telephone 020 7377 1644
Email info@spab.org.uk

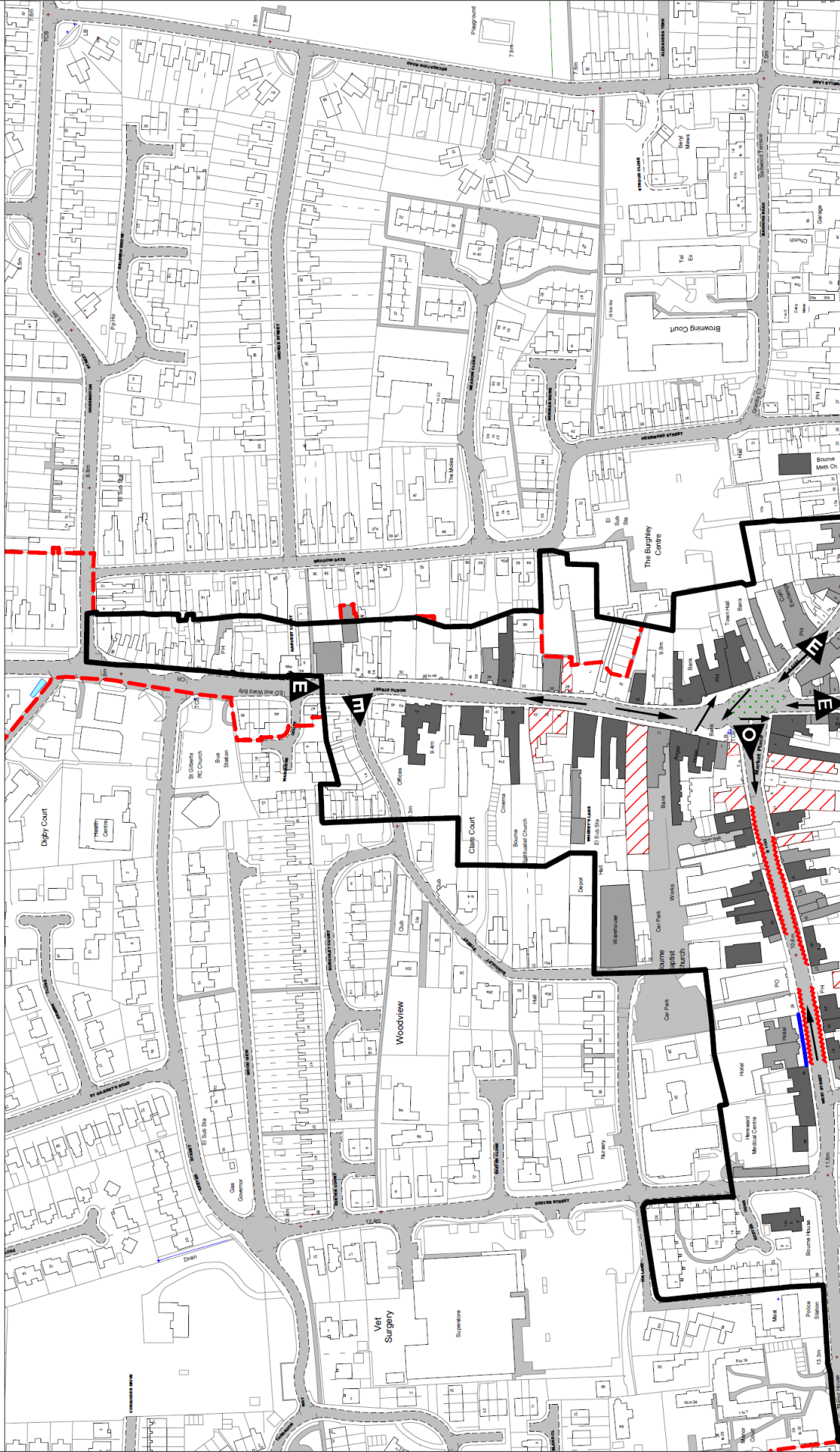
Ancient Monuments Society
St Ann's Vestry Hall
2 Church Entry
London
EC4V 5HB
Telephone 020 7236 3934
Email office@ancientmonumentsociety.org.uk

The Twentieth Century Society
70 Cowcross Street
London EC1M 6EJ

Telephone 020 7250 3857
Email caseworker(at)c20society.org.uk

The War Memorials Trust
42a Buckingham Palace Road
London
SW1W 0RE
Telephone 020 7233 7356
Email info@warmemorials.org

Bourne Conservation Area (2 of 4)

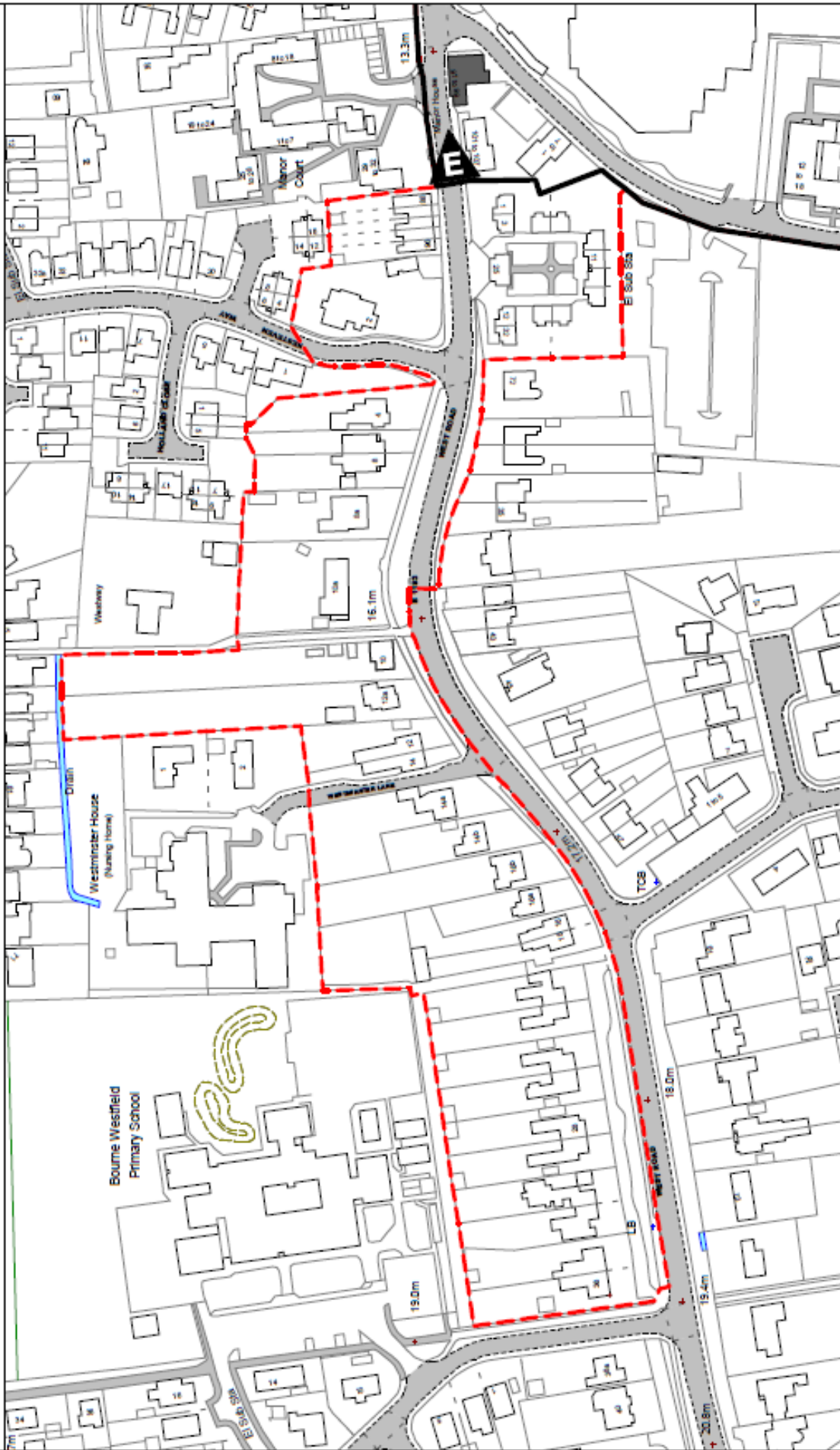


Map Key

- Proposed Boundary Amendment
- Conservation Area
- Listed Building
- Positive Unlisted Building
- Negative Element
- Important Open Space
- Deflected View
- Important Enclosing Feature
- Important View
- Enclosed Approach
- Open Approach
- Scheduled Monument

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Bourne Conservation Area (3 of 4) - Proposed West Road Boundary Extension



Map Key

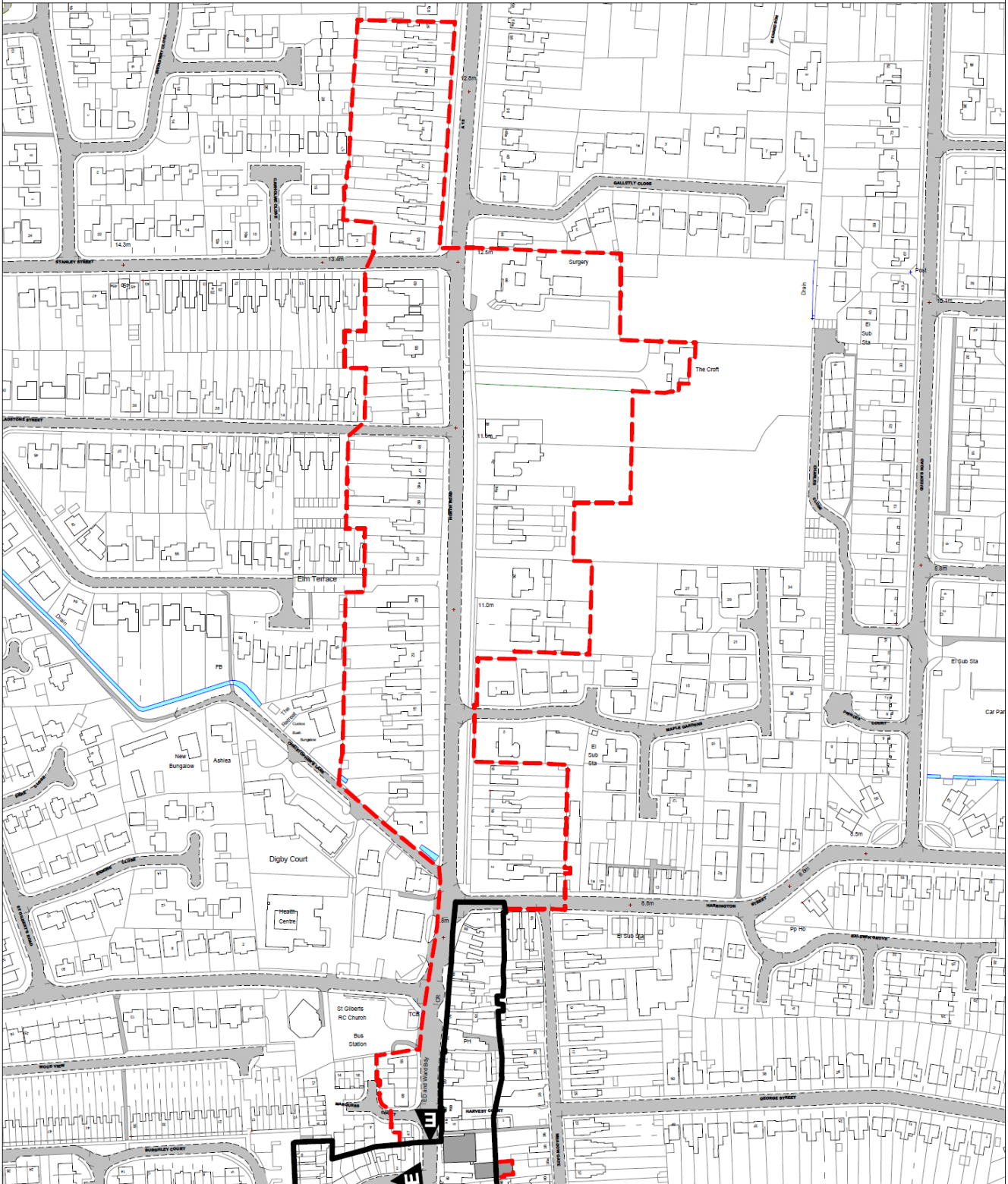
- Proposed Boundary: Red dashed line
- Amendment: Grey shaded area
- Conservation Area: Red hatched area
- Listed Building: Black outline
- Positive Unlisted Building: Grey outline
- Negative Element: Red outline
- Important Open Space: Green dotted area
- Deflected View: Red wavy line
- Important Enclosing Feature: Blue wavy line
- Important View: Arrow
- Enclosed Approach: Triangle with 'E'
- Open Approach: Triangle with 'O'
- Scheduled Monument: Pink hatched area

Map Key

- North Arrow: N, S, E, W

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Bourne Conservation Area (4 of 4) Proposed North Road Boundary Extension



Map Key

- | | | | | |
|-----------------------------|----------------------------|-----------------------------|-------------------|--------------------|
| Proposed Boundary Amendment | Positive Unlisted Building | Deflected View | Enclosed Approach | Scheduled Monument |
| Conservation Area | Negative Element | Important Enclosing Feature | Open Approach | |
| Listed Building | Important Open Space | Important View | | |



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