

CONSERVATION AREA APPRAISAL

CITY OF LINCOLN THE DELL: No. 10

Conservation Area 10 is located on the south side of Wragby Road, occupying an area of 0.76 hectares and comprising the house and garden of The Dell, 28-30 Wragby Road, now two houses. The Conservation Area (CA) was designated 5 July 1983, and contains one unlisted building, one Scheduled Ancient Monument (SAM) and 63 trees with Tree Preservation Orders (TPOs).

For location map, see Appendix 2.

1.0 Introduction.

Lincoln has 11 designated Conservation Areas. The ability to designate and control development within such areas is as outlined under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The latter defines a Conservation Area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Designation places certain duties upon Local Authorities to:

- draw up and publish proposals for the preservation and enhancement of Conservation Areas and to consult the local community about the proposals over a reasonable period.
- pay special attention when exercising their planning powers to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

These duties have been reinforced by the Office of the Deputy Prime Minister in February 2005 through the inclusion of National Best Value Performance Indicators (BVPI) relating to Conservation Areas, which aims to monitor Local Authorities performance in relation to Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This appraisal is being undertaken in compliance with BVPI 219 and follows the consultative guidance published in February 2006 by English Heritage ("Guidance on Conservation Area Appraisals" English Heritage 2006).

2.0 Planning policy framework:

The Regional Planning Context for the City is set out in the Regional Spatial Strategy For the East Midlands (RSS8), adopted in March 2005. The Policies in this document aim to promote better design and identify priorities for the planning of the Region.

With regard to the priorities for the Regions' Natural and Cultural resources, Policy 31 "Regional Priorities for the Historic Environment" has been influenced by:

- The Regional Environment Strategy; this emphasises the importance of ensuring change, but does not destroy the region's irreplaceable historic assets and distinctive character
- Viewpoints on the Historic Environment of the East Midlands (July 2002) produced by the Regions Heritage Forum
- The annual "Heritage Counts; the state of the East Midlands Historic Environment Report" produced by English Heritage.

Following the outcome of these documents English Heritage recommends that development plans and other strategies should be based upon an approach which:

- Adequately identifies and assesses the natural or cultural assets
- Considers the contribution that these make to local character and diversity
- Assesses the capacity of these assets to absorb change.

The City of Lincoln Council is currently in the process of replacing its 1998 Local Plan with a Local Development Framework. It is intended that the Core Strategy, currently at preferred options stage, will set out five Keynote Policies that all development must meet. Under a Heritage and Built Environment Keynote Policy all development will need to be consistent with strategies for conserving and enhancing the City's natural, historic and cultural assets.

The Conservation Appraisals will contribute to the baseline data required for Local Planning Policy formulation, appraisal and monitoring, as well as other local strategies relating to the City's natural, cultural and historic context such as the Cultural Strategy and Heritage Strategy which are to be subject to review in 2006.

3.0 Definition [or summary] of special interest:

This Conservation Area (CA) is effectively an eastern extension of CA 3 (Lindum & Arboretum), covering what was formerly a single property (28) in a large garden, subdivided in 1985 into two houses, numbers 28 and 30 Wragby Road, set in extensive, mature-wooded grounds. It is a fine example of a detached Victorian villa by William Watkins, an important local architect, set in a large garden plot, only partly reduced from its original extent (see 4.3.1), and set back from a busy through road which is Roman in origin. 19th-century lime kilns in the south-west corner of the garden (Scheduled Ancient Monument 22776) are important survivors of local lime production, associated with an adjacent limestone quarry which, despite partial backfilling, has resulted in a gentle dip, removing any archaeological deposits in the process.

4.0 Assessing special interest:

4.1 Location and setting:

4.1.1 Location and context

The CA is situated to the east of the historic core of the city, in an area comprising Wragby Road, Greetwell Road, Sewell Road and Lindum Terrace,

favoured by the wealthy business classes of the late 1860s-1900s for the construction of large detached residences. Many of these plots were later subdivided for smaller-scale housing and the insertion of new streets. On the north side is Wragby Road, a wide road of Roman origin, with the open expanse of Lindum Sports ground beyond. To the east are houses on the west side of Curle Avenue from the 1920s, with modern houses in Limelands, and the 1880 Eastfield House, to the south.

4.1.2 General character and plan form

The CA is compact and suburban – a single dwelling in grounds.

4.1.3 Landscape setting

Landscape plays an important part in CA 10. The extensive, mature-wooded grounds give an open and peaceful feel to the area, but high fencing creates privacy. Quarrying has resulted in lowering of the ground surface, so that the house and much of the garden lie in a dip.

There is no public space in the CA, which is entirely in private hands.

4.2 *Historic development and archaeology.*

4.2.1 The origins and historic development of the area.

Prehistoric to Roman 1000BC-AD400

No evidence has been found of prehistoric occupation in this area. The Lincoln Archaeological Research Assessment (Jones *et al* 2003) suggests that prehistoric occupation may occur in isolated locations in this area of limestone uplands. Wragby Road follows the line of the Roman road to Horncastle (Banovallum), and burials in the area are marked on Stukeley's map in the 18th century (Stukeley 1722); in the 1950s burials were recorded in Gerald's Close.

Saxon to Viking AD 400-1050

No evidence has been found of occupation in this area. It is presumed that the Roman road continued in use.

Medieval to Georgian AD 1050-1830

The site was generally within the East Field of the city's arable field system until enclosure in the early 19th century, but it is likely that quarrying of limestone was taking place in the medieval period. Stukeley's map of 1722 (Stukeley 1722) marks "stonepits" in the area, and the Ordnance Survey 1820 map (Ordnance Survey 1820) appears to show the quarry and a building.

Victorian to Modern AD 1830-present day

Map evidence from the 1840s-1860s (Padley) marks Nelthorpe's Quarry now within and south of the CA, with paths accessing it from Wragby Road. In the 1843 and 1851 city directories, William Tweed Nelthorpe of 24 New [Lindum] Road is listed as a lime burner. This activity had finished by the 1860s and the

area began to be used for housing, first, in 1870, the extensive and palatial Monks Manor for the industrialist Joseph Ruston to the south-east, and Eastwood House c 1880 to the south of the CA for William Ashley, of wine merchants Whitton & Ashley. The south side of Wragby Road east of Greetwellgate was occupied from c.1890, and 28 Wragby Road was built 1893-94 as a single house. It was subdivided into two dwellings in 1985, as 28 and 30 Wragby Road.

4.2.2 Archaeology and conservation areas, including any scheduled monuments.

19th-century lime kilns in the SW corner of the garden are a Scheduled Ancient Monument – (County No. 22776)¹. A block of two draw kilns aligned north-south and constructed of stone and brick. The 1887 OS map shows 2 circular "old limekilns".

No archaeological investigations have taken place within the CA. It is very likely that quarrying activity has removed most archaeological deposits, as in investigations in the vicinity, but the quarrying industry is in itself of archaeological interest.

4.3 *Spatial analysis.*

4.3.1 The character and interrelationship of spaces within the area.

The predominant open space is garden with grassed areas and mature trees, with a car driveway from Wragby Road at the east end of the grounds. The site has been divided into two parts, with a boundary between. Originally the grounds extended west to the rear of 20-26 Wragby Road (Ordnance Survey 1907), but this part is now occupied by 11 Limelands and its garden. The curved south-west boundary is a result of the old quarry face, clearly visible on the 1888 OS map (Ordnance Survey 1888)

4.3.2 Key views and vistas.

On Wragby Road, the CA is bounded by a c2m fence covered with evergreen foliage. The only clear view of the house and grounds is from the drive entrance on Wragby Road. Views from within the CA are similarly limited, particularly because of the dip in the ground and high fencing. The boundary on the east, west and south sides is with private residential property.

On Wragby Road, the west view includes the cathedral and local housing, with tall mature trees within the CA, and those on the other side of the road, creating the effect of an avenue. Lindum Sports ground is not visible behind a high timber fence. The east view is dominated by the carriageway of Wragby Road.

4.4 *Character analysis.*

4.4.1 Definition of character areas and zones.

¹ Lime kilns at The Dell, off Wragby Road. County Monument No. 22778; designated 8 September 2003

Originally a single unified zone, but split into two dwellings and gardens.

4.42 Activity, prevailing or former uses within the area and the influences of these on the plan form and building types:

Limestone quarrying has resulted in the lowering of the ground level within the CA, which adds a feeling of privacy.

4.4.3 The architectural and historic qualities of the buildings and the contribution they make to the special interest of the area.

The house was built 1893-94 to a design by the Lincoln architect William Watkins for Theodore Trotter JP of Monks Tower, Greetwell Road. The first occupant was F L Thornton, wine and spirit merchant. The Dell is a typical example of Watkins' work, and is stylistically similar to his listed St. Nicholas House, Newport, though not of quite as high quality. The deposited plans (Building Application 2326) show the house substantially as executed except for minor details. The style is a variant of the so-called "Queen Anne" style made popular in the 1860s and 70s, in particular by the architects Richard Norman Shaw and William Eden Nesfield, combining brick, tile hanging and timber framing under a slate roof, with a balanced but asymmetrical arrangement of white-painted timber windows and prominent, decorated brick chimneys.

4.4.4 The contribution of key unlisted buildings
see 4.4.3

4.4.5 Local details
see 4.4.3

4.4.6 Prevailing and traditional building materials and the public realm.
See 4.4.3. No public realm issues

4.4.7 An audit of heritage assets.

An audit will be produced and attached as an appendix as part of the review of this document.

4.4.8 The contribution made to the character of the area by greenery and green spaces; and its ecology and biodiversity value.

Mature trees, green space and bushes/shrubs. Sixty-three trees are protected by Tree Preservation Order (TPOs)² specimens of Horse Chestnut, Elm, Beech, Sycamore, Chestnut, Ash, Lime, Acer, Larch and Pine. Together with trees within Lindum Sports ground, an avenue effect on Wragby Road is a distinctive feature.

4.4.9 The extent of intrusion or damage, ie the negative factors.

² Wragby Road No. 1 TPO 1982

- There have been a number of recent alterations to the building, in particular the insertion of an unsuitable “Georgian Style” door on the entrance front. In general, both parts of the house should be subject to an Article 4 (2) Direction .
- The low timber fencing along Wragby Road, between the garden fence and the pavement, is in extremely poor condition, and is completely broken in places.

4.4.10 Neutral areas.

None

4.4.11 General condition

Retains much of original character as when designated

4.4.12 Problems, pressures and capacity for change.

- Loss of trees
- Future subdivision of the plot
- New development
- Unsympathetic alterations to the dwellings

5.0 Community involvement.

The documents will be subject to a consultation with the public and stakeholder organisations as part of the review and the subsequent development of the Management Plans. This will follow the principles set out in the Authority’s Statement of Community Involvement

6.0 Suggested boundary changes.

To be considered during the review of this document, and the results incorporated into the future Management Plan.

7.0 Local generic guidance.

To be considered during the review of this document, and the results incorporated into the future Management Plan.

8.0 Useful information, appendices and contact details.

See: footnotes and bibliography.

Contact information

Heritage Team

Directorate of Development and Environmental Services

City of Lincoln Council

City Hall

Beaumont Fee

Lincoln

LN1 1DF

Tel: 01522 881188

Fax 01522 567934
Email heritage@lincoln.gov.uk

9.0 Management proposals.

To be considered following the review and in conjunction with “English Heritage 2006, Guidance on the management of conservation areas”.

10.0 Appendices:

- Appendix 1 – Bibliography
- Appendix 2 – Location map

Heritage Team, DDES 21 March 2006

Appendix 1

Bibliography

English Heritage 2006, *Guidance on conservation areas appraisals*

English Heritage 2006, *Guidance on the management of conservation areas*

Jones, Michael J, Stocker, D & Vince, Alan 2003, (Stocker, D, ed), *The City by the Pool. Assessing the Archaeology of the City of Lincoln*, Lincoln Archaeological Studies 10, Oxbow Books, Oxford, including CD-ROM

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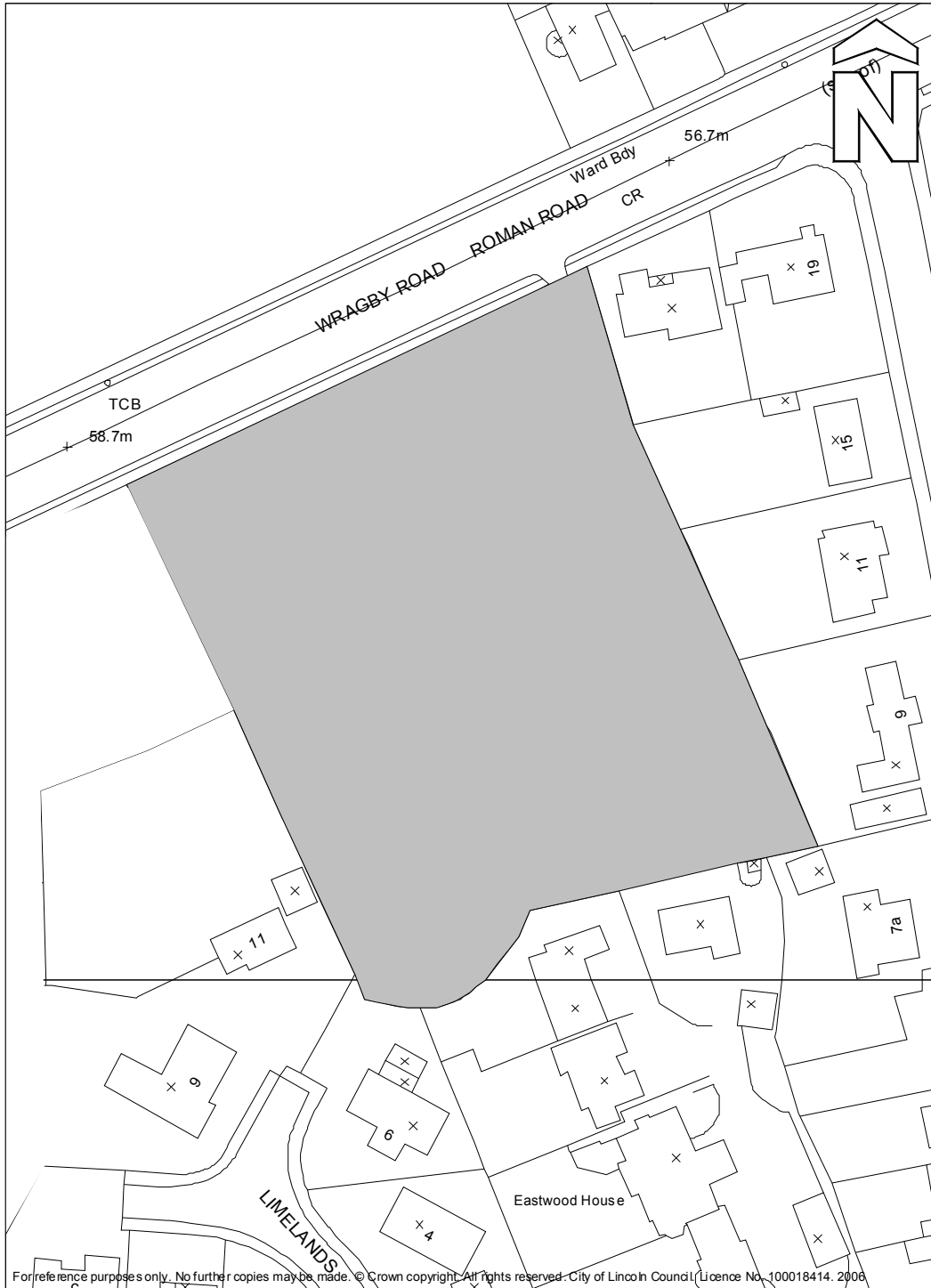
Ordnance Survey 1824, *1 inch map of Lincolnshire* (reproduced in Mills & Wheeler 2004)

Ordnance Survey 1888, *1:500 map of Lincoln*

Ordnance Survey 1907, *1:2500 map of Lincoln*

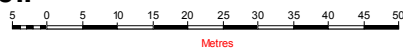
Stukeley, W 1722, *Lindum Colonia* (reproduced in Mills & Wheeler 2004)

Appendix 2 Location map



Conservation Area 10 The Dell

Scale: 1:800



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