

Coleby Parish

Character Assessment

February 2017



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Introduction

This is a character assessment of Coleby village and adjacent development along the A607.

A character assessment describes the distinct appearance and feel of an area. It communicates physical features and characteristics that combine to give the area its local distinctiveness and identity.

We have prepared this assessment as part of developing the Neighbourhood Plan for Coleby village. Its prime purpose is to provide evidence for developing the planning policies in our plan and to be used as a reference point within those policies. It is a public document and so could also be used by potential developers.

Our character assessment was developed by a small working party drawn from the Neighbourhood Plan Working Group.

The assessment covers the whole of Coleby village's 2016 settlement boundary and Conservation Area, west of the A607, plus some small development east of the road as illustrated by the aerial view below. The assessment covers each road in turn as set out in the Table of Contents.



Rectory Road and Chestnut Paddock

Rectory Road is the main entrance to the village. It runs from the A607 to the junction with Blind Lane, Far Lane and the High Street by All Saints Church.

The road is flat and straight. It has a tarmac finish with minimal road lines and signage except for the school zone markings. There are wide grass verges with hedges and mature trees between the Grantham Road and the start of buildings. Those verges give way to tarmac pavements outside buildings with the exception of Glebe House, which is built up to the road. The wide grass verges are often used for parking, which causes damage.

Coronation Green abuts Rectory Road and has large mature trees. It is also the location for the village notice board, post-box and Millennium memorial.¹

Buildings are mostly residential. Houses are set back from the road on large, widely spaced, plots except for Glebe House as noted above. Most houses have surrounding gardens. There are distinctive boundary walls in stone, with cappings of cement, stone or pantiles.

Buildings are of varying ages and individual styles including:

- 1960s and 1970s bungalows in yellow brick
- a distinctive dormer bungalow
- social / ex social houses in dark brick with concrete pantiles
- 20th and 21st century detached houses in stone with red pantile roofs
- Glebe House and The Old Rectory are both Grade II listed²
- The school and No 8 are non-designated heritage assets
- Orchard House won design awards when it was built

Non-residential buildings are the Village Hall and School plus an office within the Old Rectory's stable block. The Village Hall, Playground and Playing Fields are accessed from the North side of Rectory Road. Land opposite is used as overflow parking for village events. The School has school zone markings outside. The School site extends behind neighbouring dwellings.

All main roofs are pitched.

All buildings are in good condition.

Mature trees

There are open spaces to either side of this entrance to the village. To the north is the village sports field and children's play area. On the south side is a farm field, part of which is turfed and used as overflow parking for village events such as regular car boot sales and the Coleby Downhill Challenge. There are significant views:

- Into the village and across open fields on entering Rectory Road

¹ At the time of writing there was also a BT phone box on Rectory Road but that was scheduled for removal.

² For detailed information on listed buildings please search at:
<https://historicengland.org.uk/listing/the-list/>

- In all directions from the junction of Rectory Road, Far Lane, Church Lane and High Street (this is probably the most iconic view within Coleby village)

Chestnut Paddock is a modern cul-de-sac adjoining Rectory Road. There are three large modern houses made of stone with brick features and clay pantile roofs.



View into the village on entering Rectory Road



Village Hall, Playing Fields and Playground



View into the village approaching Coronation Green



Views of All Saints Church and the School Zone



Chestnut Paddock



View of All Saints from the junction of Rectory Road with Far Lane, Church Lane and High Street



View out of the village by Glebe House (Grade II listed)



View out of the village by Coronation Green



The Old Rectory (Grade II listed)

Coleby Hall and Grounds

Coleby Hall and grounds are based on flat land adjoining the Cliff Edge. The established parkland and woodland is a Grade II listed historic garden.

Main access is via a tarmac road from Far Lane that initially travels through woodland. A second private entrance from Grantham Road travels through the East Gate I and is part of the historic park.

Land is used as a large paddock, parkland and residences.

The Temple of Romulus and Remus is Grade 1 listed.

Boundaries are a mix of hedging, post and rail fence and stone walls.

Coleby Hall, The Coach House and the East Gate are Grade II listed.



Coleby Hall (Grade II listed)



Temple of Romulus and Remus (Grade I listed)



Coach House at Coleby Hall (Grade II listed)



East Gate to Coleby Hall (Grade II listed)

Far Lane

Far Lane is a level no through road running from the junction with Rectory Road, High Street and Church Lane to the Cliff Edge.

The road has a tarmac finish with minimal road markings and signage. There is a tarmac pavement along the wall to All Saints Church.

Most buildings are residential except for ‘The Bell at Coleby’ pub and restaurant, which has an adjoining car park.

Buildings are all two storeys or below in a mix of styles:

- Stone terraced housing
- Brick terraced housing
- Red brick bungalow set back from the road
- A distinctive wooden bungalow
- The painted stone pub / restaurant
- A red brick detached house

Most are built close to the road.

Nos 5, 6, 7, 8, 10, 16 and 18 are non-designated heritage assets.

The cemetery includes a bench for quiet contemplation.

(Details of All Saints Church are covered in Church Lane.)

There are significant views:

- Of All Saints Church
- Of the Trent Valley from the Cliff Edge



Far Lane cemetery



The Bell at Coleby



Far End



Houses north of Far Lane



View towards Hall Gardens from the Cliff Edge



View from the Cliff Edge



*Aerial view of Far Lane (top and right) and Church Lane (centre)
(Taken before development in the former Bell Inn car park)*

Church Lane

Church Lane runs from the junction with Rectory Road, Far Lane and High Street towards the Cliff Edge.

The road is level and tarmaced with minimal road markings and signage. There are no pavements.

All premises are residential. Buildings are all two storeys or below and of varying ages and styles:

- Victorian red built farmhouse
- Linked and detached stone cottages
- Brick built bungalows
- Semi detached farm cottages of stone with brick features

Roofs are generally of clay or concrete pantiles with a few of concrete tiles.

Properties are generally built up to the road with no or very low boundary walls except for substantial stone walls close to All Saints Church.

The front entrance to All Saints Church (Grade I listed) is on Church Lane.

Nos 2, 4, 6, 8, 10, 14, 16, 1, 3, 11, 13, 15 and 15a are non-designated heritage assets

There are significant views over the Trent Valley from the Cliff Edge.



Entry to Church Lane from the Cliff Edge



Houses to the north of Church Lane



View down Church Lane towards the Cliff Edge



High Street

High Street is at the centre of the village running roughly north to south with complex junctions at each end. The road slopes from the junction with Rectory Road, Far Lane and Church Lane downwards towards the Tempest Green.

The road has a tarmac finish with a mix of tarmac footpaths on the western side and grass verges on the east. Some of the grass verges have Victorian kerb edgings.

Most premises are residential. The exceptions are The Tempest Arms at the lower end of the High Street and farm buildings at Ivy Farm at the middle of the western side.

Most buildings on the eastern side are set close to the footpath whereas most on the western side are set well back with large front gardens. There is a significant visual impact from high stone walls at either end of the road, particularly the wall at 13 High Street.

Buildings are a mix of styles including:

- Modern detached bungalows of light brick with concrete roof tiles, most of them constructed on an old village paddock and backing onto similar properties in Blind Lane.
- The Old House, Ivy House and The Manor House are all Grade II listed.
- The Red House, 14 High Street and The Tempest Arms are non-designated heritage assets.
- A mix of old and relatively modern terraced housing to the western side.
- The Tempest Arms pub is a rendered Victorian building with car park and beer garden overlooking the Trent Valley

All buildings are two storeys or less. Roofs are pitched using a mix of clay pantiles, slate and concrete tiles.

Tempest Green is at the lower end opposite The Tempest Arms. The green has several mature and young trees together with benches to relax and enjoy views over the Trent Valley and a commemorative plaque for winning the 'Best Kept Small Village'. There is a Millennium time capsule in The Tempest Arms car park. The Green is used for Community events.

There are large trees, particularly around the Red House to the west and the bungalows to the east.

There are significant views both up and down the High Street and from the junctions at either end.



View up the High Street from outside The Tempest Arms and with The Old House (Grade II listed) to the left



Ivy House Farm (Grade II listed) showing the farmyard and outbuildings



The Manor House (Grade II listed)



View down the High Street from outside The Red House



Bungalows to the east of the High Street



Houses to the west of the High Street



Large trees to the west of the High Street



Large trees to the east of the High Street



The Tempest Arms



Substantial stone wall at No 13 High Street

Hill Rise

Hill Rise is a route into the village from Broughton Lane to the west.

The road from Broughton Lane is flat and straight but it becomes more winding and undulating as it approaches the village and crosses the old railway line. It rises steeply into the village and links with High Street, Blind Lane and Dovecote Lane.

The road has a tarmac finish with minimal road lines and signage. There are no pavements but the road near the village has grass verges.

All premises in Hill Rise itself are residential but it is next to The Tempest Arms at the foot of the High Street.

Buildings are all set back from the road, on large and widely spaced plots.

Buildings are all two storeys or less of varying ages and individual styles:

- Victorian semi-detached houses of red brick with slate roof
- 20th century detached bungalows of orange brick and grey brick with full width flat roof dormers
- Distinctive 1960s detached bungalow of dark red brick with grey concrete tiled roof and eyebrow dormer.
- Late 20th century detached bungalow of stone with brick features and clay pantile roof
- Late 17th / early 18th century converted cottages of painted stone with clay pantile roof

Cottage by the Green and Hilltop Cottage are non-designated heritage assets

All roofs are pitched.

All buildings are in good condition, except one Victorian semi that has been vacant for many years.

There are several trees, including large lime and walnut. Most boundaries are native hedges with some conifer hedges and stone walls.

The Viking Way national footpath runs across Hill Rise from The Tempest Arms and between two of the dwellings. Low Fields Cemetery is just inside the conservation area and to the north of Hill Rise.

There are significant views:

- From the lower part of Hill Rise of the whole village including the church
- From the upper part of Hill Rise within the village out into the Trent valley
- From Hill Rise up into the High Street and to the village greens

(Detail about the Tempest Green is included in the High Street.)



View out of the village from the bottom of Hill Rise



Towards Blind Lane Green



Houses south of Hill Rise



Houses north of Hill Rise

Dovecote Lane

Dovecote Lane is a route into the south of the village from the A607.

The road is flat and winding into the village but, following a right-angled bend, straightens out and slopes down slightly as it meets Hill Rise and Blind Lane.

The road has a tarmac finish with minimal road lines and signage. The road edge is mostly grass verge except for a stretch of tarmac pavement in front of the bungalows and house on the south side of the road.

Land use is a mix of housing, farmland and paddocks with views over an old quarry to the south.

Buildings are all set back from the road on large, widely spaced, plots.

Buildings are of varying ages and individual styles:

- Late 20th century brick bungalows and houses to the south
- A mix of Victorian red brick and 20th century brick and render to the north
- Stone and clay pantile farm cottages to the east
- A mix of Victorian stone houses, a modern stone house and bungalow and a modern rendered house to the west

Threave House (No 11) and Nos 1, 3, 6, 8, and 12 are non-designated heritage assets

All roofs are pitched with a range of materials including slate, clay pantile and concrete tiles.

Boundaries are generally stone to the north, east and west with low brick to the south. Field boundaries are native hedging

All buildings are in good condition except for a derelict garage on the north side.

There is a significant view of the village and church spire on entering the village via Dovecote Lane before the dwellings with views over the old quarry to the other side.



Entry to the village via Dovecote Lane



View of All Saints Church from Dovecote Lane



Sharp bends in Dovecote Lane



Derelict garage in Dovecote Lane



Threave House



Dwellings to the west of Dovecote Lane



Dwellings to the south of Dovecote Lane



Dwellings to the east of Dovecote Lane

Rose Cottage Lane

Rose Cottage Lane is a narrow lane running from the A607 Grantham Road opposite Dovecote Lane to the High Dyke (Roman Ermine Street) across flat heathland.

The road is lined by broad grass verges and hedging along the field boundaries with a few mature trees.

Land use is primarily farmland with a few dwellings:

- 6 semi-detached houses of red brick with hipped red concrete roof tiles near the junction with Grantham Road
- Rose Cottage – a character individual detached painted house with pitched red clay pantile roof and brick with pantile outbuildings.



Semi-detached houses at the junction of Rose Cottage Lane and Grantham Road



Rose Cottage on Rose Cottage Lane



Aerial view of Rose Cottage Lane from Grantham Road (bottom) to High Dyke (top)

Heath Road

Heath Road is a narrow lane running from the A607 Grantham Road opposite Rectory Road to the A15 Sleaford Road across flat heathland. On the way it crosses High Dyke, the old Roman road Ermine Street.

The road is lined by hedges and mature trees, with broad grass verges and hedging along the field boundaries.

There are only two buildings between Grantham Road and High Dyke:

- A large detached 20th century dormer bungalow constructed of light brick with concrete roof tiles
- A detached Victorian farmhouse with outbuildings at the junction with High Dyke



Heath Road



Junction of Heath Road and High Dyke



Aerial view of Heath Road (centre) from Grantham Road (bottom) to High Dyke (top)

A607 Grantham Road

Grantham Road is a busy 'A' road (incorporating a cycle path on its western side) close to the village. It is the main route between Lincoln and Grantham and carries most traffic to the village that will enter via Rectory Road or Dovecote Lane. It is constructed of tarmac. It is part of an Accident Reduction Zone and, as a result, has many road signs.

It is also the main No 1 bus route, with stops and bus shelters (owned by the Parish Council) serving the village.

The landscape is flat with mainly heathland on either side, including a buffer between the road and the village.

Land use is mainly agricultural. Buildings consist of:

- 12 semi-detached social / ex social dwellings of red brick, part rendered / painted with concrete roof tiles and gardens
- 4 semi-detached farm cottages of red brick with concrete roof tiles with gardens separated from Grantham Road by a paddock
- Hall Farm – a collection of farm buildings (many in disrepair at the time of writing), yard and farmhouse with some historical significance.



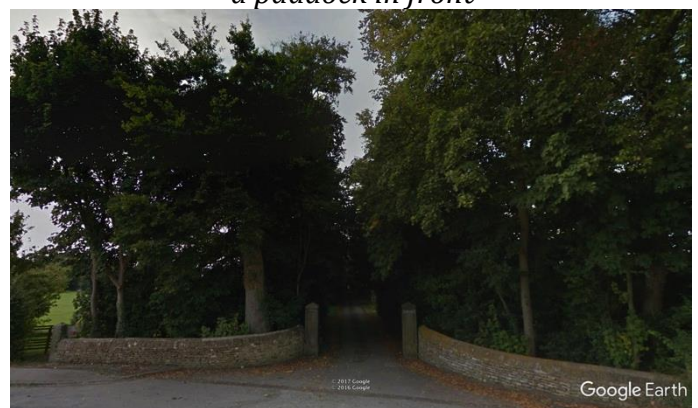
Social / ex social housing on Grantham Road



Farm cottages set back from Grantham Road with a paddock in front



Hall Farm and Farmhouse



Private access road to The Lodge



Aerial view of Grantham Road (centre) showing the village and buffer zone to the west with Heath Road and Rose Cottage Lane to the east

Coronation Crescent

Coronation Crescent is a no through road off Rectory Road. There is a footpath through to Coleby Hall gardens, emerging near the East Gate (Grade II listed).

Coronation Crescent Green dominates the entrance, with its large mature trees.

All buildings are social / ex social housing comprising semi-detached houses and bungalows, all of red brick with concrete pantiles.

All are set back from the road in large gardens.

Garden boundaries are a mix of hedges, low brick wall and wire fencing. The boundary with Chestnut Paddock and The Lodge is a substantial stone wall.



Coronation Crescent entrance, showing the Green



Coronation Crescent

Blind Lane

Blind Lane runs between Rectory Road and the junction with High Street, Hill Rise and Dovecote Lane (between Tempest Green and far Lane Green).

The area is flat between Rectory Road and Blind Lane Green, and then turns sharp right and downhill towards the junction.

The road is tarmaced with no pavements.

All properties are residential.

Buildings are all two storeys or less and cover several ages and styles.

- Before the Green and to the east, buildings are generally old and made of stone with some brick. Two relatively new detached houses have mirrored this style.
- Before the Green and to the west are 20th century bungalows built on a former paddock and adjoining similar properties on the High Street.
- At and below the Green, styles are a similar mix to buildings to the east of Blind Lane.

Blind Lane Green is an open space used for community events such as barbecues and the Coleby Downhill Challenge.

Blind Lane is dominated by substantial stone walls to most properties except for a few of the bungalows.

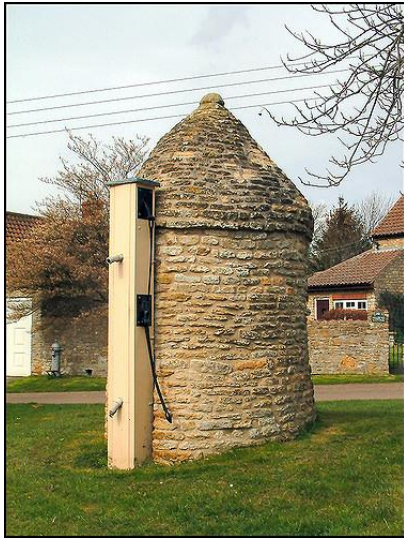
There are significant views down and out of the village towards the Trent Valley from Blind lane Green.



Entering Blind Lane from Rectory Road



Dwellings east of Far Lane



Well Head on Blind Lane Green



Bungalows west of Blind Lane Green



View towards Blind Lane Green from near the Chapel



Methodist Chapel

Acknowledgements

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Photographs are by Bob Alder, David O'Connor and Google Earth ©.