

## 4 OPPORTUNITIES AND CONSTRAINTS

### Hough on the Hill Village

57 Hough on the Hill is the largest of the three villages within the Parish and is located on the top of the escarpment and in part on its north west facing slopes. A number of lanes radiate out connecting it to the surrounding villages. The village area is characterised by an irregular plan form and a low density of development. The buildings are located principally along Lower Road, High Road, Carlton Road and the east side of Grantham Road; their informal layout interspersed with areas of open space and grassed verges are significant features which contribute to the picturesque quality of the village. As previously noted most of the village area is included within a Conservation Area (originally designated in 1980) which contains 8 listed buildings, and 29 records in the Lincolnshire Historic Environment Record. The Conservation Area is currently the subject of a review by SKDC, and parts of the following narrative are taken from the draft of this 2014 review.



*Church of All Saints (Grade I) together with the Motte and Bailey (Castle Hill, a Scheduled Ancient Monument) form areas of visual dominance and high heritage significance. The Church is located within a spacious graveyard with yews and other mature trees framing views.*

58 Trees and hedgerows frame key views or form the backdrop to views within and beyond the Conservation Area. The trees lie mainly within private land and gardens but also include the tree belts on the valley slopes and ridge tops which form the backdrop to views

beyond the Conservation Area. Boundary walls and hedges are important features which link buildings and maintain the continuity of the building line along the streets.

59 **Lower Road** has a gently curving alignment and a dramatic change in topography as it descends into the valley. It has a low density of development of mainly detached buildings. It has a fragmented character at its southern end as the west side consists of both traditional and modern buildings with mixed or no boundary treatments; as the road descends into the valley the character becomes more cohesive due to the presence of boundary walls. The traditional buildings on the east side are elevated above and separated from the highway by a steep grassed verge. The western end has a more rural character with an attractive group of buildings around Wayside Farm and open fields enclosed by hedgerows and trees which allow glimpses of the vale to the north and the church and vicarage to the south.

60 **Thompson's Lane** is a narrow lane extending northwards from Lower Road. It contains traditional and modern farm buildings and dwellings. There are glimpsed views southwards to Lower Road and the church tower.

- 61 **New Hill** is a pleasant rural lane enclosed by hedgerows and mature trees which give way to stone boundary walls as the centre of the village is approached. The buildings on the east side can be glimpsed between the trees and, as the crest of the hill is approached, the Brownlow Arms, Hough House and buildings along Grantham Road and High Road emerge into view. There is an extensive sloping field to the West side, containing Ridge and Furrow, and known locally as 'Bosom Hill', an area popular for sledging in the winter.

*Hough Manor (Grade II), together with its grounds at front and rear, and enclosing walls make a significant contribution to the Conservation Area.*



- 62 **Folly Lane** extends westwards from the junction with New Hill, High Road and Grantham Road. It has a low density of development on its south side and is enclosed by the stone boundary wall to Hough Manor which partially obscures the buildings from view whilst the low hedgerows on the north side allow extensive views across the vale. The church tower framed by the mature trees is visible in the eastern view.

- 63 **Grantham Road** has a low density of development located mainly on its eastern side, comprising detached buildings which are either set back or aligned to the rear of the narrow footway. The west is enclosed by a stone boundary wall with open fields and mature trees beyond with views of Hough Manor to the north. The small terrace of houses on the west side, to the north of the junction with Gelston Road, are set back from the highway with large front gardens enclosed by a stone boundary wall.

- 64 The western end of **High Street** comprises a large attractive square enclosed to the south by the Brownlow Arms and former Post Office, and to the north by Hough House and the former vicarage. The road narrows and descends sharply to the east and has an open character with the churchyard and castle mound on the north side (although the steep topography largely obscures them from view) and the generous grounds of Ashlea. The south side is an informal grouping of dwellings and fields (enhanced by recently completed laid-hedging).



- 65 **Carlton Road**, in contrast with the rest of the conservation area, has a regular plan form of pairs of semi-detached former estate cottages which stand within small gardens enclosed by boundary hedgerows.

*Properties along Carlton Road, employ architectural detailing such as twisted chimneys and 'gothic' style window openings adding to the picturesque character of the Conservation Area.*

- 66 The Conservation Area has a harmonious character derived from a common material palette and vernacular architectural style. The traditional buildings are constructed predominantly of red brick, coursed squared or rubble limestone or ironstone; some of the frontages have been rendered and colour washed. The predominant roof covering is clay pantiles or natural slate, although some have unfortunately been replaced with concrete interlocking tiles. Red brick chimneys are a prominent feature, some of which are decorative in style, particularly the twisted brick chimney stack to No. 20 Carlton Road.
- 67 There are some unusual architectural details which add to the picturesque quality of the Conservation Area. Some of the former estate cottages on Carlton Road have triangular dormer or circular windows; Wayside Farm, the Vicarage and Old School House have attractive fish scale slate roofs and the Old School also has Dutch gables. There are also examples of elegant 18th and 19th century door cases, including the former post office on High Road and Eastern House on Lower Road.
- 68 The post war buildings do not reflect the vernacular style of the traditional buildings, however the use of red brick or stone partially integrates them into the street scene and they do not detract from the overall character of the Conservation Area. Some traditional timber windows and doors have been replaced with upvc to standard designs, which may be considered to detract from the appearance of individual buildings and from the overall character of the Conservation Area.
- 69 Whilst the Conservation Area affords a substantial level of protection to the built heritage of the village, this Plan considers that additional policies regarding design, use of materials and the protection of key views are warranted, and are supported by public opinion. There are also a number of key features, structures and buildings which, whilst not listed, are considered of particular note for their heritage or visual amenity (and some are also mentioned in the SKDC 2014 Conservation Area Draft Review):

*Cast iron fingerpost and cobbled surfacing are features of historic quality that should be retained*

- Finger Post at top of New Hill
- Church Farm (and the Crew Yard at rear)
- The Old Vicarage
- The footpath cobbles on the path known locally as India Rubber Hill
- Bosom Hill
- Red telephone box
- North House (on Grantham Road)
- The Wilderness
- The Old Smithy (on Grantham Road)
- Red Barn (on New Hill)
- Millmound Cottage and Stableyard
- Village Pump
- Water Lane footpath



- Two wells on the High Road
- Church Lychgate and Noticeboard
- The Cottage (Lower Road)
- Beechers Farm
- Eastern House
- Thompson’s Lane (general setting)
- Old Dairy (brick buildings), Thompson’s Lane
- Wayside Farm

70 Listed Buildings in Hough on the Hill:

- Manor Farm House, Folly Lane..... Grade II
- Manor House, Folly Lane..... Grade II
- The Red House, Grantham Road..... Grade II
- Brownlow Arms, High Road..... Grade II
- The Post Office and attached house, High Road..... Grade II
- Hough House, High Road..... Grade II
- The Church of All Saints..... Grade I
- The School and attached School House, High Road..... Grade II

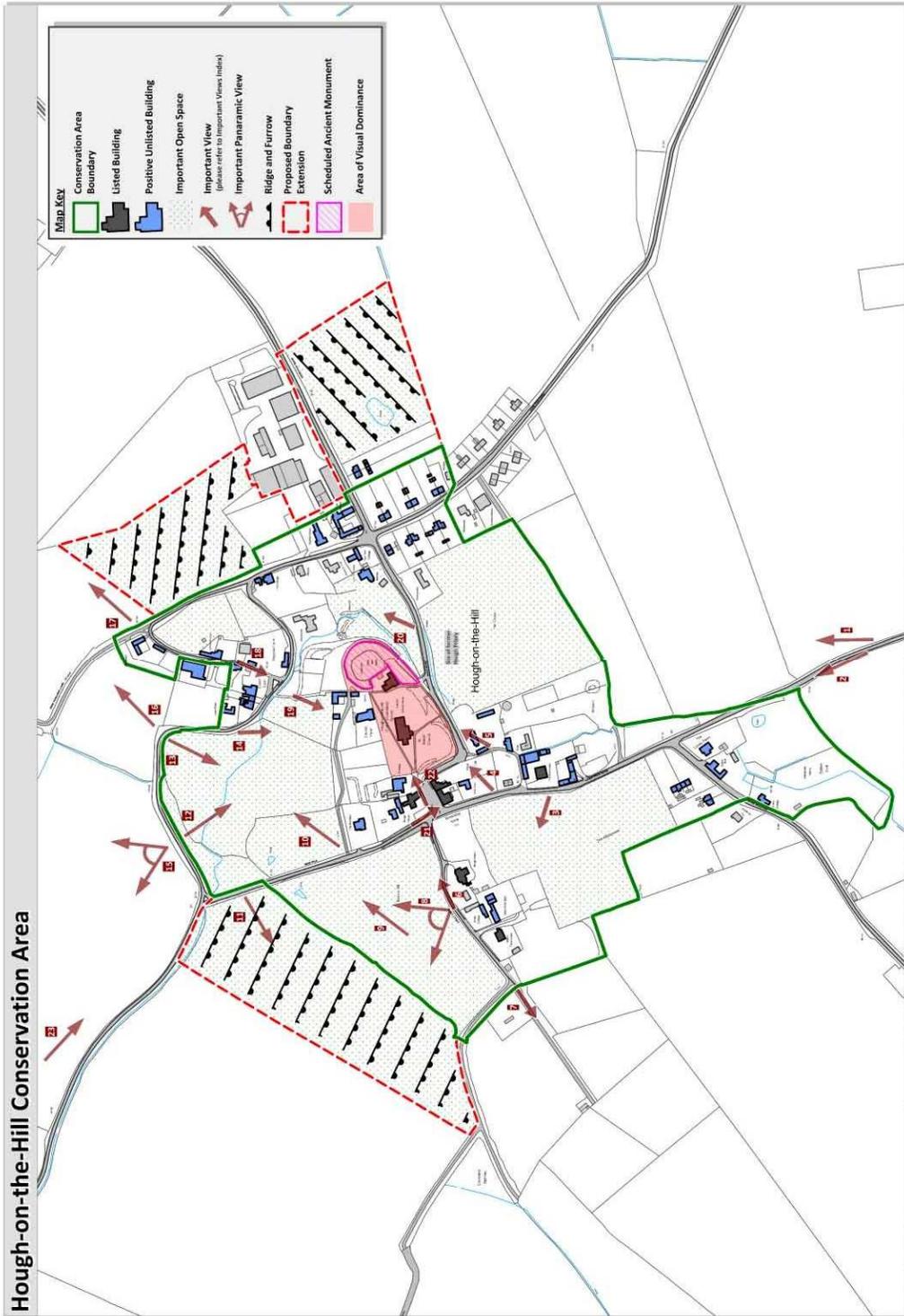
71 The map on the next page (taken from the 2014 SKDC Conservation Area Draft Review) shows the proposed expanded boundary of the Conservation Area, the position of listed buildings and other important features, along with the key views both into and out from the village.

**Augustinian Priory Site**

72 The site of the old Augustinian Priory is another important open space within the village. It is a large field (used for grazing) showing extensive earthwork evidence of the original Priory, enhanced by informative Interpretation boards explaining the layout of the buildings on the site, and offering important views across to the Church and village centre.

**Parish Playing Field**

73 Hough on the Hill also contains the Parish’s Playing Field. Apart from the small, fenced playground area operated by the Parish Council, there are no other specific facilities on this large grassed site at the present time which is therefore not extensively used. Consideration will be given to the suggestion that part of this area could usefully contain a Multi-Use Games Area (MUGA) or some marked hard-surface courts for tennis or other ball games thus improving sports and leisure facilities within the Parish.



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FIGURE 5: Conservation Area (2014)

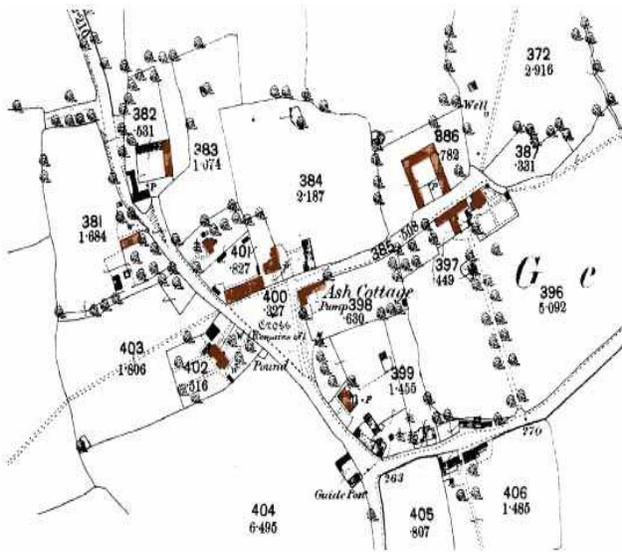
### Important Views Index

1. View towards All Saints Church and Tower.
2. View into conservation area along Grantham Road.
3. View across 'The Wilderness' towards Hough Manor.
4. View towards All Saints Church Tower between buildings on Grantham Road.
5. View towards All Saints Church and Tower between buildings on Water Lane.
6. View towards All Saints Church and Tower Folly Lane.
7. Views out of the conservation area towards Gelston and surrounding Countryside.
8. Panoramic views of Belvoir Vale including Lincoln Cathedral to the north.
9. View towards surrounding Countryside and St Vincent's Church.
10. View from Lower Road through and in between hedgerows across fields of the Belvoir Vale and surrounding Countryside.
11. Views towards ridge and furrow at Bosom Hill.
12. View of All Saints Church, Castle Hill and Church Farm from Lower Road.
13. View of All Saints Church, Castle Hill and Church Farm from Lower Road.
14. Glimpsed views through the trees and hedgerows towards All Saints Church, Castle Hill and Church Farm from Lower Road.
15. Panoramic views across Belvoir Vale.
16. Views across surrounding Countryside towards Caythorpe.
17. Views across surrounding Countryside towards Caythorpe.
18. Views towards All Saints Church, castle Hill and Church Farm from Lower Road.
19. Views towards Church Farm and outbuildings from public footpath.
20. Views from High Road across areas of open space and stream in a north easterly direction.
21. View towards The Brownlow Arms, High Road.
22. View towards All Saints Church and its Norman tower.

*NB: The SKDC document above refers (point 22) to a 'Norman' tower at All Saints Church; however we understand that the tower is 11<sup>th</sup> century Anglo-Saxon, with a 15<sup>th</sup> century addition of the belfry.*

## Gelston Village

74 Gelston village enjoys an elevated position overlooking the historic Loveden Hill. The large protected Village Green and historic 15<sup>th</sup> century limestone Cross at its centre provide a distinctive landscape feature. The dwellings in this location take advantage of this prime rural setting and the surrounding panoramic view. 19<sup>th</sup> century maps show the footprints of buildings that still remain in some form today. This settlement also has examples of the authentic courtyard farmstead arrangement that is evident elsewhere in the Parish.



Note: Images above show Gelston in 1889 (left) and post 2000 (right). Colours on 1889 map denote the following: brown: built prior to 1889 with evidence of remains today.

75 Loveden House situated to the north west of Loveden Hill (beyond the extent of the map) was in existence in 1850 and is still evident today. The landscape surrounding Gelston has proved to be rich in archaeological remains. There are also remnants of the traditional ridge and furrow earthworks.

76 Views of Interest from/to Gelston:

- The view from Hough Road, before entering the village, through a field opening towards Loveden Hill and beyond
- Entering Gelston on Hough Road there are far reaching views across the Trent valley with the finger post, red telephone box and an open field used for grazing in the foreground
- This view opens out along the road into Gelston Green with a stone wall along the edge of the field.
- A far reaching view from the stone Cross on Gelston Green and from the refurbished pinfold incorporates Belvoir Castle, Newark and Southwell
- The view back from Gelston Green to the Old Chapel set in fields used for grazing edged with stone walls and hedgerows creates a rural scene with Belvoir ridge in the background.

- The Byway to Loveden Hill, edged with hedgerows and wide verges, affords continuously changing views to Marston, Hough on the Hill and Caythorpe. This opens out at the top of Loveden Hill to magnificent views across as far as Derbyshire and around to Lincoln Cathedral.
- The footpath along the ridge to Hough on the Hill across a mixture of grazing and arable fields has wide views of Loveden Hill, Hough Church and Caythorpe as well as vistas to Lincoln Cathedral.
- The plateau footpaths benefit from 360 degree views, because of the height and open nature of this arable area, from Carlton Ashes to Belvoir Castle, Newark, Brant Broughton Church and Lincoln Cathedral.

77 Listed Buildings in Gelston:

- Gelston Green, Grade II; 15<sup>th</sup> century Limestone Cross, Scheduled Ancient Monument.

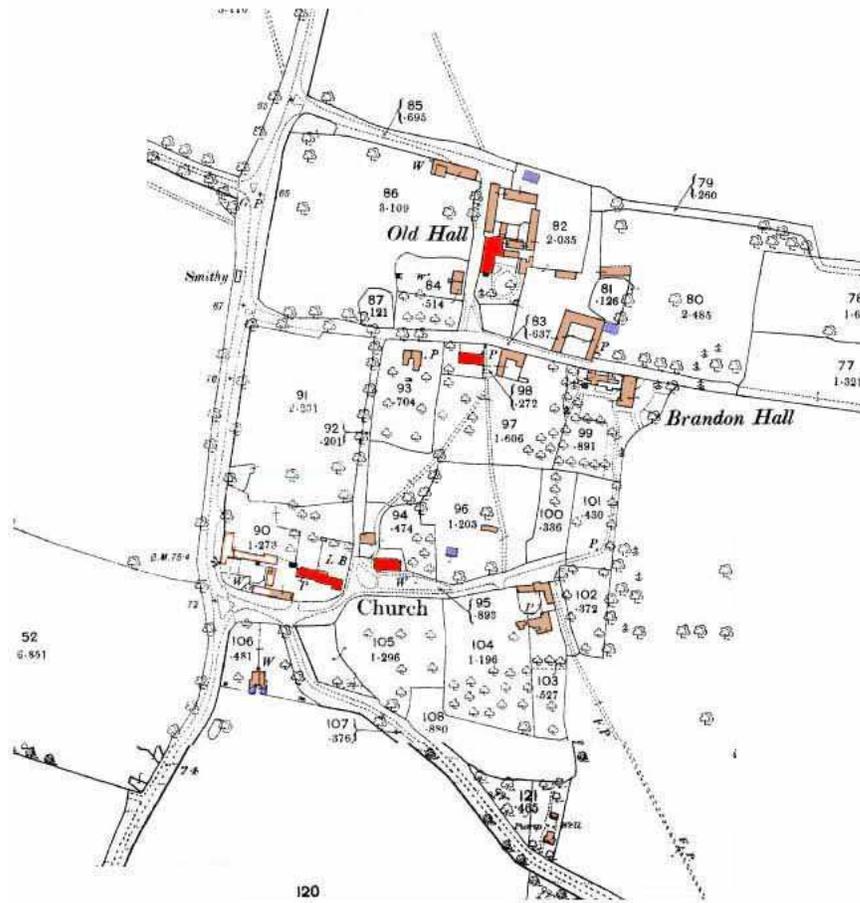
78 List of buildings and features of interest in the landscape (Gelston):

- The Old Chapel 1839
- Copper Lodge and Belvoir Cottage – (circa 18<sup>th</sup> century)
- The Long House
- The Row 1849 (included the old bakery)
- Fox's Farm
- Manor Farm
- Manor Barns
- White cottage
- Gelston House
- The Corner House
- 20 Gelston, ironstone cottage wall
- Pinfold – restored for the Millennium
- Finger Post
- Red Telephone Box
- Old ironstone walls adjacent Manor Farm and white cottage
- Walled garden at Birdsong bungalow
- Ridge and Furrow between 18 Gelston and Windwards
- Dew Pond and wild area adjacent footpath - Manor Farm

**Loveden Hill**

79 The historic Loveden Hill, which rises just to the north west of Gelston, featured strongly in consultation responses to the Hough on the Hill Landscape Character Assessment. Local residents said that the hill plays a special role in our local landscape character, dominating views and providing significant heritage value. Enquiries have been made to English Heritage regarding its potential inclusion as a Scheduled Ancient Monument, seeking both recognition and protection of the Anglo-Saxon cemetery it contains, and for the burial mound itself. However, previous excavations and ploughing activity within the area have damaged the archaeology, and it is not considered appropriate for listing in this way, although it is mentioned in the Historic Environment Record. (See Appendix 2 for fuller information in support of this Plan's proposal to seek designation of Loveden Hill as a 'Local Green Space'.)

## Brandon Village



Note: Images above show Brandon in 1889 (left) and post 2000 (right). Colours on 1889 map denote the following: brown: built prior to 1889 with evidence of remains today; blue: built before 1905 red: denotes Listed Buildings built before 1889.

- 80 Many of the buildings that remain have been modified in some way to facilitate residential use. Brandon historically accommodates a number of wells which have been exposed in various locations. The 1889 map indicates a pump-house to the south east corner of the village (Nightingale Cottage). This Victorian building is elaborately detailed and suggests that this location was once an important place for this natural resource.
- 81 The village of Brandon is close to the River Brant and consists of largely small scale traditional historic buildings located around the Church to the south and Old Hall to the north. The village has a quintessential rural character with interesting lanes and grass verges. Often the orientation of buildings form strong edges and in many cases boundary treatments consist of masonry walls, trees and hedges with Lincolnshire post and rail fences. The spaces in between the buildings encompass large gardens and paddocks.
- 82 Sections of the adjoining landscape towards Hough on the Hill contain fields of surviving ridge and furrow landform.

83 Brandon village and the surrounding former farmsteads at Gelston Grange, Hough Grange and Brandon Lodge conform to traditional 1850 courtyard plan arrangements as illustrated on the historic maps.

84 Interesting Features in the village (Brandon):



*View of street adjacent The Old Hall Brandon, showing an example of stone walling, grass verges and soft edging to the street. The nearby land is also separated into small gardens or paddocks by fencing.*

*Photo shows arrangement of new buildings forming a natural vista into the landscape beyond.*



*Photo shows the close relationship between St John's Chapel and Church Farmhouse enabling a green space within the village.*



*Photo shows Nightingale Cottage with elaborate Victorian detailing to window heads, stone mullions and banded brickwork.*





*View of original structures from 19<sup>th</sup> century either converted or extended and used as dwellings. Building on left has been extended to include a new first floor.*



*Photo of Brandon Hall, the only three storey building in Brandon indicating its historic importance and prominence within the village.*

*Former cottages converted into one single dwelling with evidence of extensions both to the rear and upwards to create a first floor. The side walls incorporate the original stone gable.*



85 Like Hough on the Hill, Brandon contains a number of listed buildings:

- |   |           |
|---|-----------|
| 1. Church Farm House, Church Lane.....                                    | Grade II  |
| 2. St John's Chapel, Church Lane.....                                     | Grade II* |
| 3. Greystones, Hall Lane.....   | Grade II  |
| 4. Brandon Old Hall, Hall Road.....                                       | Grade II* |
| 5. Wall around Brandon Old Hall,<br>garden and attached outbuildings..... | Grade II  |

86 In addition the following buildings and features of interest in the landscape are of particular note:

- Red telephone box and surrounding landscape on Church Lane.
- Brandon Hall, Hall Lane

- The Courtyard and Granary on Hall Lane
- Rowan Cottage, Hall Road
- Old Hall Barn, Hall Road (and detached dilapidated outbuilding to the north)
- Old Hall Cottage, Hall Road.
- Church Farm Cottage, Church Lane
- The Stables, Church Lane
- Church Lane Farmhouse, Church Lane
- Nightingale Cottage on Hough Road
- Twisted Chimneys (1844), Stragglethorpe Road
- Small narrow unstructured and varied country lanes within and beyond the village

### **Buildings of Architectural and Historic Interest** (not Conservation Areas or Listed Buildings)

#### **Hough Grange**



*Note: Images above show Hough Grange in 1889 (left) and post 2000 (right). Colours on 1889 map denote the following: brown: built prior to 1889, blue: built prior to 1950.*

- 87 It is clear that the smallholding and farmhouse at Hough Grange is original and has historic and architectural interest; many of the barns have survived and are apparent today. During the early part of the 20<sup>th</sup> Century two cottages were constructed on the north side of Grange Lane, shown in blue. The style, brick detailing and sash windows confirm that these dwellings are of late Victorian/Edwardian origin.
- 88 Hough Grange was originally an historic farmstead located in the open countryside. The distinctive hamlet is now primarily a residential settlement.
- 89 Buildings of interest on Grange Lane:
- Barakiel Barn, Grange Cottage, Lower Barn, Grange Barn, and Hough Grange

## Brandon Lodge



Note: Images above show Brandon Lodge in 1887 (top) and post 2000 (bottom). Colours on 1887 map denote the following: brown: built prior to 1887, blue: built circa 1950- 1956.

- 90 The above plans demonstrate that most of the original fabric and grouping of the buildings remain the same as shown on the 1887 plan.
- 91 Brandon Lodge is positioned on Stubton Road to the west of Brandon village. The former agricultural buildings and farmhouse are now in residential use. A dairy was constructed in the 1950s adjacent to Brandon Lodge. The building is still in existence today although no longer in use as a dairy.
- 92 List of buildings and features of interest:
- The Old Dairy and associated barns, Stubton Road
  - Chestnut Court, Stubton Road
  - Brownlaws Cottage and attached barns, Stubton Road

## Gelston Grange



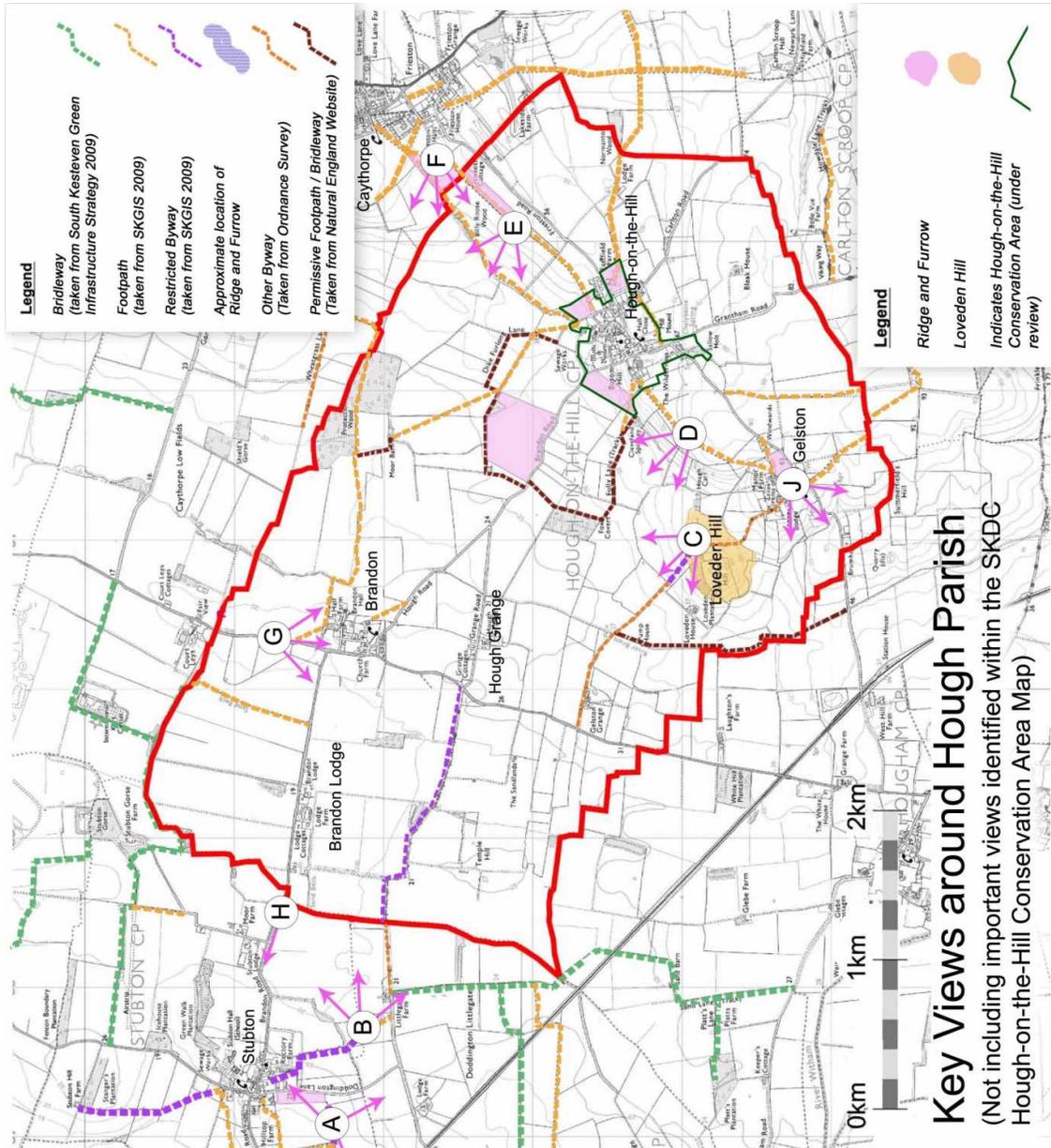
*Note: Images above show Gelston Grange in 1889 (left) and post 2000 (right). Colours on 1889 map denote the following: brown: built prior to 1887 with evidence of remains today.*

- 93 Gelston Grange is another example of an independent smallholding with footprints that reflect the 19<sup>th</sup> century working farm. Rural diversification has successfully integrated a new use, as the grange serves as a guest house. This small crop of buildings is discreetly located off Stragglethorpe Road at the bottom of Loveden Hill.
- 94 The gardens have been elaborately cultivated to provide a highly attractive environment where guests can enjoy the rural setting and views across the landscape.
- 95 List of buildings and features of interest:
- The Grange dwelling and associated outbuildings.

## **Settings and Key Views Across the Parish**

- 96 The individual village profiles above set out many of the key views this Plan will seek to protect and enhance. However, as indicated previously, the unique setting of much of the Parish on the limestone escarpment produces spectacular views both from, and to, many key areas (particularly around Gelston and Hough on the Hill villages). A plan setting out these important wider views across the Parish is shown on the next page.





A - Views to the escarpment including:  
 i) Belmont Tower, ii) Hilltop villages & Loveden Hill, iii) All Saints Church, Hough on the Hill, iv) St Vincents Church, Caythorpe, v) St Martins Church, Stubton, vi) St James Church, Dry Doddington, v) Church of St. Mary, Marston

B - Views to the escarpment including:  
 i) Hilltop villages & Loveden Hill, ii) All Saints Church, Hough on the Hill, iii) St Vincents Church, Caythorpe, iv) Church of St Nicholas, Fulbeck

C - View from Loveden Hill overlooking the Trent & Belvoir Vale. Villages depicted by Church Steeples. Power Station on the horizon on clear days.

D - Extensive panoramic view of the valley and church spires.

E - Millennium Beacon site with extensive panoramic view of the valley and historic features, including: i) Caythorpe Village, ii) Brandon Village, iii) Stubton Village, iv) Church of St Helen, Brant Broughton, v) Hough Grange, vi) All Saints Church, Fenton, vii) Church of St. Peter, Claypole, viii) All Saints Church, Hough on the Hill

F - Picturesque setting illustrating the contours of the land including ridge & furrow. Strong picture card view of All Saints Church, Hough on the Hill nestled among the trees. Contours of the land frame an extensive 90 degree view of the Trent & Belvoir Vale.

G - Key approach into Brandon Village with view of Brandon roovescape, The Old Hall, Loveden Hill and the Escarpment.

H - Strong view towards Stubton Hall and approach to Stubton

J - Extensive panoramic view of the vale looking west towards Nottinghamshire and south towards Leicestershire including Belvoir Castle.

\* All views taken from public thoroughfares  
 \*\* Position of ridge and furrow is approximate

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FIGURE 6: Key Views in the Parish