

Foston Neighbourhood Development Plan



Shortened Built Character Assessment

March 2016



Above: Iconic view of Foston from Marshall Way

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Introduction

Foston benefits from a distinctive heritage-rich visual appearance, which is genuinely valued by local residents, and represents one of Foston's key assets. The Neighbourhood Plan Working Group, in conjunction with Foston Parish Council, see both the protection and enhancement of this distinctive village character as crucial to ensure the continued prosperity and attractiveness of the Village.

***Foston's Church of St Peter
approximately 900 years old and Grade
I listed.***



Foston has an individual and special sense of place resulting from the built environment and the landscape. Foston is perched on the top of a hill overlooking the Vale of Belvoir to the south; Belton Park, Bellmount Tower and Lincoln Cliff to the east; Trent Valley to the west; and the Lincoln Cliff to the North. There are far-reaching panoramic views across the Trent and Belvoir Vales and many church towers and spires are evident in the landscape along with historic buildings.



Above and below: typical red brick and pantile cottages

A settlement hierarchy has been developed by South Kesteven District Council (SKDC), and it has been established to ensure that development in the rural areas of the District is directed to the most sustainable rural locations: identified as Local Service Centres (LSCs). Foston is not on this list. The local community accepts the categorisation of Foston in the adopted SKDC Core Strategy as a less sustainable village in terms of the limited capacity and lack of appropriateness of large scale new development. This is due to limited services and facilities which are needed to support an expanding population and to achieve general sustainable development objectives.

However, it is considered that the generalised

use of this term "less sustainable" does not recognise the quality of life that the Parish offers for its



residents. It is a key objective of this Neighbourhood Development Plan to recognise, celebrate and protect those features which contribute to the character of Foston. These include; community pride, the character of the built environment and its relationship with the countryside, open spaces and community buildings and a willingness to accommodate suitable small scale development to help maintain the vitality of the community.

Above and below: typical red brick red and pantile houses one old above and one new below



The village benefits from completing a character assessment because poorly designed development proposals are often the result of a lack of understanding of, or in some cases, a disregard for the character, feel and appearance of the local area. Such proposals can fail to conserve or enhance the, unique qualities of the local area for which they are proposed, and may harm and erode the existing character.

Conversely, good design, that is both visually attractive and functional, stems from having an understanding of a development's setting and character of the local area.



This understanding can help to ensure that new development proposals are of an appropriate design; one that respects and complements the existing local character.

By preparing a character assessment we have the opportunity to document and describe the existing character of our neighbourhood area. The character assessment can then be used by developers and their architects to help them understand the local character. This in turn will help them to progress sensitively designed proposals, in keeping with the feel and appearance of our village.

Some recent development has failed to consider and respect the existing village character and has weakened the area's special character. To ensure that future development is carefully considered there is a need for a design policy, requiring new development to respect and respond positively to Foston's existing character. The Neighbourhood Plan Working Group recognised that to make such policy effective there is the need to have some formal documentation outlining precisely what the character of the area is.

Foston's Character Assessment was prepared by the Neighbourhood Plan Working Group under the guidance of the "Planning Aid England" Advisor Clive Keble.

Historic development

The village of Foston has its northern boundary marked by the River Witham and the eastern boundary is Foston Beck, another waterway. The village mainly consists of traditional buildings located around the Church and The Old Hall radiating out along Main Street, Long Street, Newark Hill and Church Street. There has only been one new road added in the last two hundred years and that is Wilkinson Road leading to Burgin Close in the 1960's.



Above: The Old Hall Main Street a Grade II Listed building

Below: Map Foston 1834

Recent development includes Wilkinson Road and Burgin Close 69/70's which has a selection of red brick houses and bungalows with concrete tiles. Some of the bungalows have incorporated imitation stone bricks to the front aspect. Within the last ten years there have been three new developments/barn conversions off Long Street and one off Tow Lane. These have all been either large red brick house with clay pantiles, barn style new builds or barn conversions all of large four, five or six bedroomed houses. Additionally there is Highfield Close built in 1980's and consists of eight properties - six houses and two bungalows.



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Back Lane and Goosegate Lane have had seven new houses built in Top Farm's old farmyard and throughout the village the occasional new house infill or replacement dwelling/Barn conversion has been built along most roads. Tow Lane also has a new development of 5 large 4 or 5 bedrooms properties.

The village is essentially rural in character with interesting lanes with many wide grass verges along the country lanes and roads. Properties form strong edges on most roads



Below: Map Foston

and there are several older houses on Main Street and Long Street which have been built gable-on to the road. This feature should be encouraged to make the most of any infill plots rather than cramming properties too closely together. In many cases boundary treatments consist of masonry walls, trees and hedges and chimneys also feature strongly on the street scene. The spaces between properties encompass small and large gardens with some paddocks with horses, cattle, sheep, goats and alpacas. A number of lanes and bridleways radiate out from Foston to the surrounding villages of Hougham, Marston, Allington, Long Bennington and Westborough. Access to Allington is restricted to intrepid villagers who are willing to risk life and limb crossing the A1 on foot or cycle, otherwise it is 5 miles in the car to Allington or a 9 mile round trip compared to just over a mile on foot.

“Foston lies on an ancient cross roads, situated on the north-eastern edge of the Vale of Belvoir some 6 miles from Belvoir Castle, nearly six miles northwest of Grantham, national grid reference SK 85 42. Foston has a linear scattering of houses perched on the top of a hill giving flood free living conditions, but having a line of springs, which emerge from the outcropping limestone”. (Parker and Briant 1988)

Below: Heavy goods vehicle on Long Street

Traditionally, Foston is a farming village and the parish covers around 850 hectares. The A1 trunk road bisects the village isolating some village dwellings and four businesses. The lanes and roads are narrow and not suitable for heavy good vehicles.

In Roman times there was a settlement in the parish and it is thought that it may have developed from a late Iron Age farmstead situated close to the Fallow Ford at the end of Fallow Lane. A Roman Villa was excavated in late Victorian times, on slightly raised ground near to the present forded crossing of the River Witham.

The Saxons settled in this district and extensive remains have been excavated on Loveden Hill which can be seen from Foston, to the north east of the village. The Normans took over an existing agricultural society and organised it. We give the name “feudalism” to this system where land is held in return for the performance of services.



Loveden Hill above to the left covered in trees from

The Manor was the farming unit and evidence of the Manorial system was extensive in Foston. Foston was part of the manor of Long Bennington and Foston appears in the Domesday Book as “Foztun” and also “Fozaine” so there were two Lords of the Manor, one for the smaller settlement known as Foztun and one for a bigger settlement known as Fozaine. At the time Fozaine’s population was bigger than Long Bennington’s.

The population in medieval times was counted in heads of families so the real population was most likely around five times larger, this is the conservative figure suggested by “Open Domesday online”. 64 households were recorded in Foston in 1086 giving an estimated population of 320+. In 1563 the population

was recorded at 42 households which would give an estimated minimum population of 210+ 'Hodgett, G.A.J., 1975, *Tudor Lincolnshire*' The estimated population of 320+ in 1086 was larger than the actual population of Foston in 1951 where the population was recorded as 285. From the 2011 census the population was 525 similar to the Census of 1851 which recorded a population of 519. It would appear that the population of Foston has not significantly changed in 900 years and the shape of the village on the ancient crossroads appears to be also largely unchanged.

Village Character Overview

Foston's character is typical of the area within the Belvoir and Trent Vale. The traditional buildings are constructed predominantly of red brick, some of the dwellings have been rendered and/or colour washed. The predominant roof coverings are red clay pantiles or concrete tiles with some natural slate. Red brick chimneys are a prominent feature throughout the village and so are stone and red brick walls with some hedge boundaries. A small proportion of properties have been built using a pale yellow brick. Some properties have been rendered and painted most likely because of the deteriorating condition of the bricks but these are the exception rather than the rule.



Right: Grade II listed house on Main Street.

New builds and pseudo barn type conversions have been built within the village and these have blended in reasonably successfully with their reclaimed red bricks and barn style appearance. Some of the dwellings have too many reclaimed red bricks coated with white paint and these results in a rather harsh appearance otherwise the developments have blended in positively.

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The core area of the village revolves around the Church of St Peter and the Old Hall and this includes Tow Lane behind the Hall. The area encompasses the beginning of Church Street, Long Street, Main Street and Newark Hill and has a harmonious old world character resulting from the common material and vernacular architectural style. A number of very old mud and stud dwellings were demolished in the late nineteenth



century and most modern houses in the village occupy the sites of earlier dwellings. This is illustrated by comparing the shape of the village's built area of the map dated 1824 with the 2015 map (page5) which clearly shows the built up area covering a wider area in 1824 compared to 2014. There still remain some small remnants of old dwellings that can be found in gardens walls made of red brick and or stone.

Left: A cattle watering trough with slope leading down to the water.

Methodology the Built Environment

The built environment was identified as a potential area of interest early on in the Neighbourhood Plan process. The Working Group decided, therefore, to organise a comprehensive survey. This was carried out on 4th and 9th June 2015 and a workshop session and survey involved Working Group members. The first part involved training using a Planning Aid England (PAE) approach to character analysis developed specifically for Neighbourhood Plans. It was decided that six small areas could be identified for the survey.

The second part of the session was practical fieldwork involving the survey areas by a small team of people. The PAE approach breaks character down into the following elements: 1 Layout, 2 Topography, 3 Spaces, and 4 Roads/Streets/Routes, 5 Green, Natural Features & Ecology, 6 Landmarks, 7 Buildings & details, 8 Streetscape features, 9 Land uses & 10 Views. The survey used a pro forma summary to assemble survey information in a consistent manner. The completed forms are available in Appendix II.

After surveying the village in detail the Assessors – on 4th and 9th June 2015 observed that features should be classified as to be encouraged or discouraged in terms of housing development and village features. These are all the subject of further discussions because they have to fit with design, delivery and policies of the Neighbourhood Development Plan.

1. To Be Encouraged

*Wooden barn type (5 barred) or slatted gates
Wooden farmstead type fences posts and rail
Red brick with red clay pantile roofing
Natural stone walls and or red brick
Cottage/Barn conversion/New builds barn style i.e. old/new red brick and pantiles
Protection of examples of old methods and materials of construction
Electrical substations and necessary infrastructure to be enclosed and shielded
Maintenance of roads, footpaths, hedges and walls
Traditional type of coping to be encouraged*

2. To Be Discouraged

*Open grill steel gates and Fences
Single course dimple brick walls
Damage to grass verges from HGV traffic and private cars
Excessive use of reclaimed bricks with white faces
Obscuring views by excessive signage or telegraph poles
Visual pollution due to overhead wires and excessive commercial signage*



Above: Grass verge almost totally destroyed in Long Street by HGV

Foston Character Areas



- **Key Built Character Areas**

- Character Area 1 Newark Hill and Tow Lane
- Character Area 2 Main Street, Wilkinson Road and Burgin Close
- Character Area 3 Church Street
- Character Area 4 Chapel Lane and Back Lane
- Character Area 5 Long Street, Goosegate Lane, and Highfield Close
- Character Area 6 Allington Lane and Foston Bypass A1 (Great North Road)

Character Area 1: Newark Hill

Including Tow Lane

NEWARK HILL

Topography: Newark Hill is a steep hill which is gently meandering and straightens out on entering Foston from a westerly direction.

Land use: The first 150 metres of Newark Hill is residential and the remainder is varying agricultural, equestrian, business (cattery) and leisure pursuits at Willow Lakes fisheries.

Layout: The road within the built up area is straight and has houses and bungalows on both sides that are set back from the road. The road opens up as it meets Main and Long Street.

Roads, streets, routes: Newark Hill was once part of the Great North Road running from London to Edinburgh. With the advent of the railways Foston ceased to carry vast amounts of traffic and in 1926 the village was bypassed with a single carriageway which is now the A1 a duelled Trunk Road. Newark Hill has about 50 metres of footpath on the north side of the road as you leave the Village which leads to Long Bennington and the A1.

Spaces: There are no public spaces on either side of this road. There are privately owned landscaped fishing lakes that have holiday accommodation. Just beyond the residential area and there are wide green verges on both sides of the road.



Above: Newark Hill circa 1910 below Newark Hill 2015.



Bottom right: Newark Hill 2015.

Buildings and details: There are a mixture of houses of varying ages, a pair of semi-detached bungalows and one grade II listed property. Generally the properties are red or reddish brick with clay pantiles and some concrete tiles. The semi-detached bungalows have been rendered and painted to the front, possibly due to the ageing of the bricks. There is one dwelling which has had its red bricks painted white and they all have chimneys, and an assortment of hedge and brick boundary markers and some wooden gates.

Landmarks: A Finger sign to the Village Hall and the Village Hall events sign, plus the Old Post Office, a Grade II listed property painted white. The one-way sign to Tow Lane is an unusual sign for a small village.

Green and natural features: There are wide verges all the way down Newark Hill, mature hedges and trees on both sides of the road, once the residential area has been cleared. There are 7 privately owned fishing lakes within in a landscaped area which support an abundance of wild life.

Streetscape: Telegraph poles, street lamps and village signs. There are hedges and red brick garden walls separating properties from each other and some roadside verge.



Above: The Old Post Office Grade II listed.



Above: One of the 7 lakes at Willow Lakes Fishery.

Views: There are panoramic views looking down Newark Hill towards Newark and the Trent Valley and views south across the Vale of Belvoir and North towards Dry Doddington and ultimately Lincoln as the road is followed towards Long Bennington.



Above: Newark Hill.

Summary of Key defining characteristics and other observations.

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Newark Hill is a long steep winding road that meets Main Street and Long Street on the brow of the hill, and has panoramic views across the Trent and Belvoir Vales. The road is mainly residential with mostly detached houses and a pair of semi-detached bungalows of which one has been converted into a chalet. Properties are predominantly red brick with some slight variation of red to properties on the south side along with the painted brick Grade II listed house and the front rendered bungalows.

TOW LANE

Tow Lane leads off Newark Hill and is part of Character Area 1 Newark Hill

Topography: Tow Lane veers off to the south almost at the top of Newark Hill and cuts through to Main Street. The lane continues to rise although not as steeply as Newark Hill and then dips into Main Street.

Land use: Tow Lane is entirely residential in appearance.



Above: Cottages formerly a barn, rendered to front.

Layout: Tow Lane is “L” shaped and opens up in the middle to the west with a new development of 5 houses known as Orchard Nurseries. There are house on both sides of the road until the roads bends sharply to the east and there is only one property set back from the road on the north side.

Below: Sone converted farm buildings.

Roads, streets, routes: Tow Lane is a one way, very narrow single track lane with a short stretch of pavement outside Bakers Barn. The lane cuts through from Newark Hill to Main Street.

Spaces: There are no obvious spaces in Tow lane. Houses, brick walls and hedges frame the lane on both sides.

Buildings and details: Old and new properties are predominantly red brick with clay pantiles and red brick walls are a significant feature. Some of the new properties in Orchard Nurseries have been colour washed to give a more cottage feel. The semi-detached cottages on Tow Lane have been rendered and colour washed to the front of the property. Most of the properties are two storeys and there is one bungalow on Tow Lane and a two and a half storey house in Orchard Nurseries. Some of the properties in Tow Lane were originally farm buildings although now converted into dwellings and there is a pleasant old world feel about the lane. Orchard Nurseries is a new build development of 5 houses that won an award for the best small housing development in the East Midlands.



Landmarks: Bakers Barn the most prominent building with two large oval shaped follies. The raised footway between 1 and 2 Tow Lane is an unusual feature and Twin Cottage is also architecturally interesting along with Nursery Cottage being half brick and half stone.



Above: Orchard Nurseries.

Orchard Nurseries Tow Lane

Orchard Nurseries is an award winning new development located off the middle of Tow Lane in a westerly direction. Styles include Red Brick and clay pantiles including some painted colour washed new bricks which manage to blend in with the local vernacular.

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Green and natural features: Some of the gardens are a good size and there is a small verge at the beginning of Tow Lane and then a bank and further along there are mature trees in one or two gardens. There is a small verge on the south side of the easterly stretch of Tow Lane heading for Main Street.

Streetscape: There are hedges but mostly there are red brick garden walls separating properties from each other and a narrow roadside verge in places.

Views: There are glimpses across the Trent Valley and from dwellings with a rear aspect to the west and South have panoramic views across the Trent and Belvoir Vale.

Summary of Key defining characteristics and other observations.

Tow Lane is a one way, very narrow lane leading off Newark Hill to the south, which has an old world appearance and most of the dwellings are converted farm buildings. The lane is steep to begin with and levels off at the top as the road and bends sharply to the east and gently slopes down towards Main Street. There is a small development of 5 large detached houses on the west side of Tow Lane called Orchard Nurseries which like most of the village is red brick with clay pantiles. Some of the old and new properties have been rendered and/or colour washed in parts.

Character Area 2: Main Street

***Including Wilkinson Road,
Burgin Close,***

MAIN STREET

Topography: Main Street sweeps in from Newark Hill being firmly placed at the top of the hill that meanders and slowly undulates in a southerly direction with a sweeping bend westerly towards the A1.



Above and below: Main Street above circa 1918 below 2015

Land use: Appears totally residential although a number of businesses are run from several residential properties with some residents working from home and employing staff.

Layout: Properties at the northern end of Main Street are predominantly adjacent to the pavement and several are positioned gable-end to the road. Further along the road there are bungalows and houses on the west side that are all set back from the road. On the east side of the road there are Barn Conversions that are on the road and more houses that are set back from the road.



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Below: Barn Conversions on Main Street

Roads, streets, routes: Main Street used to be the Great North Road prior to the bypass being built for Foston circa 1926. It is a single carriageway which was once the main road from London to Edinburgh. Today it is the main road through the village which generally supports local traffic. There is a foot path on one side of the road which peters out half way along the road as it bends in and easterly direction. At the south end near the A1 trunk road there is a path that leads to a chicane crossing gap in the A1 for pedestrians and cyclists. Quad bikes can also manage to squeeze through.



Spaces: There is a small green space at the southern end of Main Street with a bench and a bank of trees. There is a short path that leads to the A1 pedestrian crossing place. There are some wide verges on the south side of the road as you leave the village heading towards the A1 trunk road.

Buildings and details: There is a mixture of one and two storey properties mainly detached although there are four flats within Black Horse Cottages and one pair of semi-detached cottages which are set back from the road on high ground. Red brick and clay pantiles are the prominent building material and all properties have chimneys with some having two or three. Gates and brick walls are also prominent within the street scene. There are several properties that have been built gable end on to the road.

Landmarks: Black Horse Cottages is the most iconic property on Main Street although it is not a Listed Building. The building has been converted into 4 flats. There is also The Old Hall, Manor House Farm and Reynard, these three houses are all Grade II listed. Following the listed buildings there are several other dwellings with interesting features including Holly House, Wyggeston Farm House and Wayside.



Above: Black Horse Cottages.

Green and natural features: There are hedges and mature trees on the east and west side of the road with some wide verges. There is a significant bank of trees at the southerly end with bench seating.

Streetscape: There are several features on Main Street including a telephone box, two notice boards, two benches one at either end or a finger post direction sign. Also, street lights, telegraph poles, road and village signs. There are hedges and red brick garden walls separating properties from each other and the roadside verge



Views: There are views towards Belton Park, the Lincoln Cliff and the Trent Valley from Main Street. From residential back gardens there are panoramic views across the Trent Valley, Belton Park, Bellmount Tower and Belvoir Castle.



Above: View from Main Street looking east towards Belton Park and the Lincoln cliff.



Above: View from Main Street towards Belvoir Castle.



Above: Main Street Foston towards Belton Park.



Above: Main Street Foston towards the Trent Valley.

Summary of Key defining characteristics and other observations.

Main Street is an ancient road having once been part of the Great North Road running from London to Edinburgh. The properties are a mixture of old and new although predominantly red brick with clay pantile. Some properties have been rendered and a few have concrete tiles. The road is gently undulating with a sweeping bend towards the east and then the south. The properties have a combination of red brick walls and hedges marking boundaries and properties have panoramic views towards Belton Park, Belvoir Castle or the Trent Valley.

WILKINSON ROAD AND BURGIN CLOSE

Wilkinson Road and Burgin Close lead off from Main Street and are part of Character Area 2 Main Street.

Topography: Wilkinson Road is a straight road that rises quite steeply from Main Street in an easterly direction. The road plateaus out at Burgin Close which runs off to the north. From the Burgin Close entrance Wilkinson Road starts to slope gently down to the end of the road. Burgin Close is a relatively flat cul-de-sac.



Above: Wilkinson Road, below Burgin Close.

Land Uses: Almost entirely residential in appearance although some residents are running business and/or working based from home. At the eastern end of Wilkinson Road there is a gateway into agricultural land that has been set-aside and recently it has been cut for hay to feed animals.



Layout: The properties in Wilkinson Road are all set back from the road in a line parallel to each other with small front gardens that are generally used for parking family vehicles, leaving some space for some small front gardens. Burgin Close is similar although it starts off as a straight road and then turns to the east with a sharp L shape bend.

Roads, streets and routes: Wilkinson Road and Burgin Close are cul-de-sacs with a single carriageway and pavements on both sides of the road and appear to have no verge.

Spaces: There is very little space although at the end of Wilkinson Road there is a gateway into a pasture meadow.

Buildings and details: A selection of bungalows and houses mostly red brick with concrete tiles. Some of the bungalows have imitation stone frontages others are all brick. Some houses had plastic cladding, which has been removed and replaced with rosemary tiles or rendering on some of the properties. Many of the properties have block paving on their drives.



Above right: Imitation stone and red brick used on some of the bungalows with block paving.

Landmarks: Bellmount Tower in Belton Park this view from Wilkinson Road has been harmed by the installation of the Marston Green Lane Turbine.



Above: Bellmount Tower in Belton Park from end of Wilkinson Road.

Green and natural features: The front gardens have a mixture of small shrubs and trees. There are one or two more mature trees at the end of Wilkinson Road - see image below.

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Above: mature trees and shrubs at the end of Wilkinson Road.

Streetscape features: Very few features: telegraph poles, street lamps and signs for road names.



Above: Burgin Close with glimpses towards Lincoln Cliff.

Views: Glimpses between houses in Burgin Close towards the Lincoln Cliff and several properties back on to the playing field. Many residents have superb views towards the Lincoln Cliff and residents on the south side of Wilkinson Road look out across the Vale of Belvoir and Belvoir Castle from their gardens and houses. There are fantastic views from the end of Wilkinson Road towards the Lincoln Cliff, Bellmount Tower and Belton Park.

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Above: View towards Lincoln Cliff and Belton Park from Wilkinson Road.



Above: View from back gardens in Burgin Close.

Summary of Key defining characteristics and other observations.

Wilkinson Road is on a relatively steep hill leading off from Main Street. Wilkinson Road and Burgin Close are a collection of red brick houses and bungalows with concrete tiles, built within the last 50 years. Some of the bungalows have imitation stone to the front and side elevations. Many of the houses had plastic cladding to the front although a lot of the plastic has been removed and replaced with rosemary tiles and or render. The road rises and plateaus out at the entrance of Burgin Close to the north and then slowly slopes to the eastern end of the road. There are superb panoramic views from many of the back gardens.

Character Area 3: Church Street

CHURCH STREET

Topography: Church Street is a relatively straight, flat and a short cul-de-sac some 250 metres long and the road bends slightly to the east.

Land use: Residential although some businesses are run from the residential properties and the Village Hall is located at the end of the road.



Photograph top right: Church Street, circa 1918 and below 2015

Layout: Most of the properties are located on the west side of the road and most frontages open on to the pavement. There are only three properties on the east side which are well set back apart from the old school house which is set back just a little. There are railings, hedges and red brick garden walls separating properties from each other.

Roads, streets, routes: Church Street is a no through vehicular road with pavements to the west side and outside what was the old school to the east. At the end of the road there is access to a pedestrian public footpath leading to Highfield Close which joins up with Long Street. At the very end of Church Street there are kissing gates which gives access to a public footpath to Westborough.



Below: St Peters Graveyard.

Spaces: St Peter's Church Graveyard, takes a large proportion of the east side of Church Street and there are wide verges outside the Village Hall.

Buildings and details: A majority of the old properties are adjacent to the pavement with the exception of a cottage which is well set back from the road and located down a fairly steep gradient. The majority of properties are red brick with clay pantiles some older properties have been rendered and all the new are red brick with the closest new property to the church having been built using reclaimed bricks. There are a



number bungalows on both sides of the road that have been set back and the Old School House is set back a little having railings and a hedge to separate it from the road.

The Cottage (photograph right) has been rendered and has some interesting pargeting see photograph below. This is an unusual feature for the village.



Landmarks: Old School House dated 1847, St Peters Church, graveyard plus the Village Hall.

Green and natural features: The Graveyard with an abundance of trees including Horse chestnut, Yew and Sycamore. Wide verges on the east side close to the Village Hall.

Below: Village Hall.



Streetscape: There is very little streetscape just a sign at the beginning of the road indicating that is a 'No Through Road' with an 'Unsuitable for HGV's' sign below plus telegraph poles and street lamps covering Church Street and two signs indicating Public Footpaths plus the street name.

Views: There are stunning views from the end of the road to the north towards Dry Doddington and to the west there are splendid views towards Westborough and the Trent Vale.

Below: view towards Westborough from Church Street.



Below: view towards Dry Doddington from Church Street.



Summary of Key defining characteristics and other observations.

A relatively short narrow road dominated by the Church and Graveyard with stunning views to the north and west of the Trent Vale and Lincoln Cliff. There is a mixture of housing either one or two storey which are mostly old with a few modern houses and bungalows. The majority of properties are red brick with pantiles.

Character Area 4: Chapel Lane

Including Back Lane

CHAPEL LANE

Topography: Chapel Lane gently slopes downhill in an easterly direction and runs into the Green Lane Bridleway FOST5/2. There is a slight southerly bend to the western end of the lane.

Land Uses: The beginning of the lane is purely residential with most properties on the south side. The playing field is at the back of the bungalows to the south side. The area is residential, leisure and agricultural with agricultural storage barns and a specialist cleaning, blasting and painting company.

Layout: Chapel Lane is long and veers to the south and is relatively straight with most residential properties on the south side. The properties are set back from the road and mostly have hedges or chain-link fences adjacent to the road with some verges.



Above top: Chapel Lane 2015 and below new bungalow built with reclaimed bricks.

Roads, streets and routes: Chapel Lane is part of an ancient cross road that the village has grown up around. Chapel Lane has been the last area to be built up following the demolition of the Chapel. It is a relatively narrow road with a footpath on the south side.

Spaces: The properties are generally fairly close together although some have quite large front gardens. The playing field is located in Chapel Lane and is Foston's greatest asset.

Buildings and details: At the beginning on the south side of Chapel Lane there are four pairs of semi-detached houses which used to belong to the local authority and they are built of red brick and tiles. Some of these properties are privately owned and following these semi's there are four pairs of semi-detached bungalows where all bar one, still belong to the Local Authority. The bungalows are made with yellow coloured bricks and a reddish tile.

Landmarks: Playing field and Gorry Hall the Scout Hut.

Green and natural features: The verges on the north side run into front gardens giving a pleasant green appearance and there are mature hedges and trees in front gardens on both sides of the road. At the end of

the row of Bungalows the area opens up in to a green and pleasant appearance with the Playing field on the south side of the road.

Streetscape features: There are telegraph poles, several street lights, road sign and a litter bin.

Views: Panoramic views towards Lincoln Cliff, Belton Park and Belvoir Castle.



Above: Chapel Lane looking east.



Above: Chapel Lane looking south.



Above: View from playing field towards Belton Park and the Lincoln cliff with and without the turbine.



Summary of Key defining characteristics and other observations.

Chapel Lane is part of an ancient route and is mainly residential up until the playing field. It runs in an easterly direction and gently bends to the south. Following the playing field the route is agricultural and there is also a specialist cleaning blasting and painting company and a farm yard. Some of the best views from the village can be seen from Chapel Lane and the playing field is Foston's jewel in the crown, where, there are panoramic views in all directions. Unfortunately the turbine is now featured in many of the best views.

BACK LANE

Back Lane leads off Chapel Lane and is part of Character Area 4

Topography: Flat and bends to the east.

Land Uses: Predominantly residential, with some agricultural pasture land to the east.

Layout: Individual red brick bungalows and houses on either side at the beginning of the road followed by some barn style new builds that are very similar to each other on the east side. All built of stone and red brick with clay pantiles. They all have small front gardens with a parking area and wooden rail fencing, hedging or low brick wall as boundary markers.

Roads, streets and routes: The road is narrow with a footpath on west side of the road.



Above: Back Lane,

Right: the only traditional red brick and clay pantile property with Gable end fronting on to Back Lane.



Spaces: The area is mostly residential with very little space on the west side although for most of the east side is open to pasture land giving a green appearance with small trees and hedges and post and rail fencing.

Buildings and details: Red brick and stone houses and bungalows to the west with just three houses to the east which are red brick with red tiles or slate rooves. The new builds on the west side are timber framed with a combination of brick and stone to road frontage and red brick to the rear.

Right: Back Lane road frontage brick and stone.



Far right: To the rear of properties in Back Lane red brick.



Landmarks: The Farm House and gates, a very prominent feature in Back Lane.

Below: Farm house and gates.

Green and natural features: Verge along the east side and some of the west side, there are mature hedges and trees.

Streetscape features: Very little: street lights, telegraph poles and road name.

Views: Panoramic views towards Belton Park and the Lincoln Cliff.



Below: Panoramic view towards Lincoln Cliff



Summary of Key defining characteristics and other observations

Back Lane is a short, flat and narrow lane some 200 metres long, most of the houses are new and built on the western side. They are mostly barn style, new build properties built from brick and stone plus two bungalows one early and one late 20th century. On the eastern side there are just three properties with one traditionally red brick house with pantiles; the others are all relatively new houses although they are also red brick and one with slate and the other with pantiles. There are extensive panoramic views across towards Belton Park and the Lincoln Cliff.

Character Area 5: Long Street

Below: Long Street c1910 and 2015.

Including, Goosegate Lane, Highfield Close and Fallow Lane.

Topography: Long Street is situated at the top of the hill some 35 to 40 metres above sea level. Long Street is very long and commences with a sweeping double bend and then it gently winds its way to the east and then west down a gently sloping road to Fallow Lane. Fallow Lane which is straighter and more steeply undulating finishes at Foston's forded crossing of the River Witham known as Fallow Ford some 1.5 miles from the beginning of Long Street.

Land use: The beginning of Long Street is entirely residential and the Church of St Peter is prominently located on its mound to the west. Proceeding north along, Long Street the housing density increases and includes

two farms and a small holding. Three developments of barn style new builds and one with conversions are situated off Long Street. Some residents work from home or run their business from home, although it is not apparent from the outside. The northern end of Long Street opens up to agricultural use and there is another farm half way along Fallow Lane heading north. The river is at the northern end of Fallow Lane and it is used for leisure activities such as fishing, swimming and paddling. Fallow Lane is an extension of the village and is used daily by residents for recreational purposes such as walking, cycling, dog walking and horse riding. Fishermen drive a long way to fish in the river and in summer people swim and paddle.

Layout: Long Street is a meandering road with three roads leading from it. Chapel Lane is the first and is a relatively straight road leading to the playing field and Back Lane. Back Lane has a gentle curve leading to Goosegate Lane which joins up with Long Street in a block type of shape. Goosegate Lane is straight to begin with and then turns sharply to the north. Highfield Close is located on the west about 150 metres from the beginning of Long Street and is a short "S" shaped cul-de-sac with low density housing. Along Long Street there are three small courtyard developments of conversions and/or barn type dwellings and new builds which are large 4 to 6 bedrooms houses. Many of the properties on the east side open on to the street with just the road, pavement or verge in front of the property.

Roads, streets, routes: Long Street is a long dead end road that runs into Fallow Lane and then to the river. It is sometimes possible to drive through the river but it is not generally advisable and there is a footbridge



for pedestrians. Long Street is very long vehicle route with footpaths on the west side between boundary's and grass verges and then the path switches to the east side.

Spaces: There are lots of green spaces including the Graveyard and verges of varying width along the length of Long Street and Fallow Lane opens out into wide verges on both sides of the road.

Buildings and details: The properties are one and two storey with the exception of a farm house which is three storeys high and has commanding views across the Trent and Belvoir Vale.



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Above: three storey farm house and below: new builds and below old cottages blending together side by side.



Landmarks: St Peters Church, The Maltings House and a three storey farm house.

Green and natural features: There are hedges and several mature trees in gardens that overhang the road. The Graveyard also has a significant number of flowering trees and shrubs. At the northern end of Long Street there are three large willows trees that are on the grass verges just as Long Street runs into Fallow Lane

Streetscape: There are not many streetscape features. There are a few street lights and telegraph poles which are generally on the west side of the road. The church yard is surrounded by a stone wall and there is a Church noticeboard. Most houses have brick walls or hedges to mark their front boundary while other properties open on to the street. There is a public footpath sign directing people through Highfield Close and a dead end sign just past the Goosegate Lane entrance. The beginning of Long Street is visually dominant with high heritage significance. The Church is located within a spacious graveyard with yews and other mature trees framing views. There are hedges and red brick garden walls separating properties from each other and the roadside verge. Most of the properties are on the on the east side and many of them open to the pavement.

Views: At the beginning of the road there are glimpses of views across the Trent Valley from the church yard and further north there are views across to the Lincoln Cliff and Belton Park through Chapel and Goosegate Lane. At the northern end of Long Street there are panoramic views in all directions across to Bellmount Tower in Belton Park, the Lincoln Cliff and the Trent Vale. Residents on the eastern side of the road have panoramic views across the Lincoln Cliff and the western views are towards Trent Vale.



Above, views to the north from Long Street.

Summary of Key defining characteristics and other observations

As the name suggests Long Street is very long and undulating, with properties on the east and west side of the road. For the residential part of Long Street, before it runs into Fallow Lane, the road is gently meandering and the road gradually straightens out along Fallow Lane becoming straighter and steeper. There are farms and one small holding and the rest is residential having had all the barns converted in to houses within the last 10 years. The road is heritage rich with properties that make a positive contribution to the character and appearance of the village of Foston. Fallow Lane is considered to be an extension of the village and there are panoramic views across the Trent and Belvoir Vales and towards the Lincoln Cliff and Belton Park.

GOOSEGATE LANE

Goosegate Lane leads off Long Street and is part of Character Area 4 Long Street

Topography: On entering Goosegate Lane it appears flat but it slopes very gently in an easterly direction.

Land Uses: Residential with some agricultural pasture land to the south and east.

Layout: The houses are evenly spaced along the road with small front gardens and some opening onto the road.

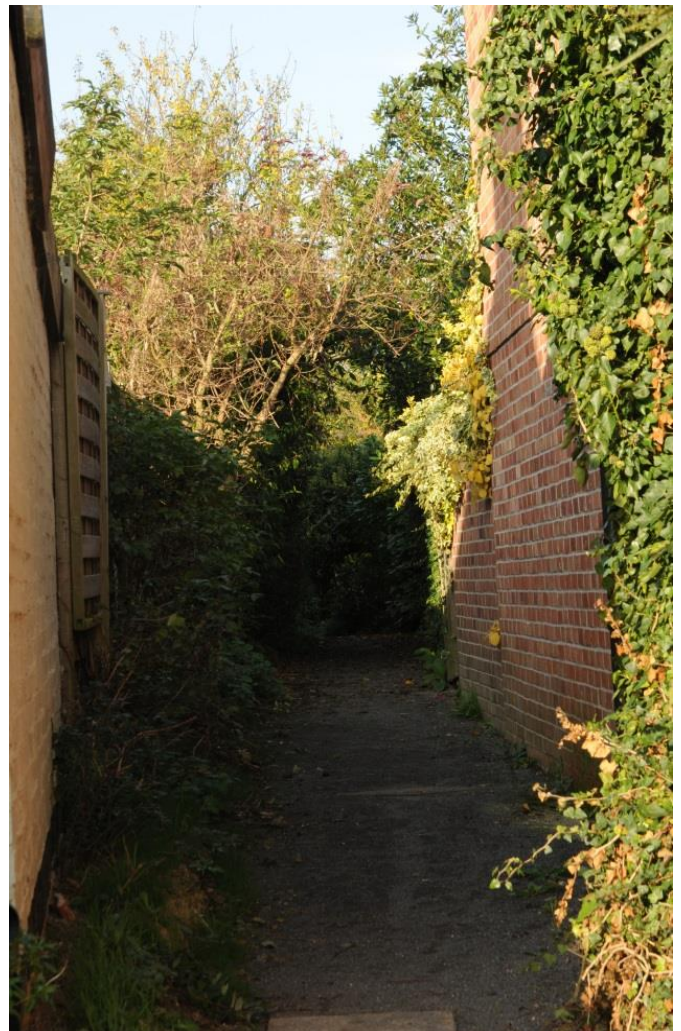
Roads, streets and routes: The lane is eastward facing and is a single lane which bends sharply to the north and ends as a dead end. There is a short length of footpath at the western end of the lane and it extends for about 50 metres and ceases at the entrance of the public footpath.

Spaces: There are fairly wide verges and a public footpath that proceeds between the semi-detached cottages and the Farm House on the north plus pasture land to the south.

Buildings and details: Goosegate Lane has a diverse collection of styles for a small lane including: two red brick bungalows with tiles, the semi-detached cottages that are red brick, but they have been colour washed. A red brick Cottage, a Farm House and Barn Conversion all have red pantiles. There are two modern barn style new build which are a mixture of red brick and stone.

Landmarks: Goosegate Farmhouse and public footpath.

Green and natural features: The area gives an appearance of being green with open spaces and quite wide verges with views towards the Lincoln Cliff and Belton Bark.



Top right: Goosegate Lane 2015

Bottom right: Entrance to Goosegate footpath.

Streetscape features: Telegraph poles, street lamps, road name sign, no through road sign and field gate.



Above: view towards Belton Park degraded by the dead end sign.



Above: Panoramic view towards Lincoln Cliff and Belton Park.

Views: Panoramic views towards Belton Park and Lincoln Cliff. One view has been degraded by the inappropriate positioning of the dead-end sign in the middle of the vista.

Summary of Key defining characteristics and other observations

Goosegate Lane is a narrow lane that veers sharply to the north half way along, with a diverse selection of properties. Most of the properties are old and mainly red brick and pantiles although the cottages have painted bricks and one property has been rendered. There are two new large properties built in a barn style similar to Back Lane properties.

HIGHFIELD CLOSE

Topography: Flat

Land Uses: Residential cul-de-sac, although some house holders are running business from home.

Layout: Spacious, leafy, well designed low density development, 6 houses and 2 bungalows.

Roads, streets and routes: A small cul-de-sac with a mixture of houses and bungalows. There are footpaths on both sides of the road and the road meanders through the Close. A public footpath joins the cul-de-sac to Church Street for a shot cut to the Village Hall.

Spaces: There are no spaces although there are some big front gardens which give Highfield Close character.

Buildings and details: Red brick bungalows and houses with red pantiles built in c1980.

Landmarks: Public footpath through close and several houses have solar panels.

Green and natural features: Gardens have now matured, creating a pleasant leafy cul-de-sac.

Streetscape features: Street lights, street names and public footpath sign and no telegraph poles.

Views: Extensive and panoramic across the Trent Valley farmland and north towards Lincoln. The churches of Dry Doddington, Westborough, Long Bennington can be seen along with the village Church.



Above: Panoramic views across the Trent Vale.

Summary of Key defining characteristics and other observations

A well designed spacious development of red brick and pantile properties, 2 bungalows and 6 houses.

FALLOW LANE

Topography: Fallow Lane is 1.4 kilometres long and an old Roman road that is a gently sloping hill that runs in an almost straight line down to the River Witham.

Land Uses: There are two farms, one large scale arable and the other small scale livestock. There are wide open verges on both side of the lane. Predominantly used as a highly valued recreational route.



Above: Fallow Lane 2015.

Layout: There are two lots of farm buildings and a farm house on the east side of the Lane which is a single lane road with no passing places. It is a no through road although some motorists and farm traffic do drive through the ford. Fallow Lane is primarily used by residents of Foston as a highly valued recreational route considered to be an extension of the village.

Roads, streets and routes: A single lane no through road leading from Long Street predominantly used by pedestrians, dog walkers, cyclists, fishermen and farm traffic which can be considerable.

Spaces: Wide verges leading down to the river with parking area to the south of the river.

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Buildings and details: Red brick Farm house with red roof tiles, three large agricultural storage sheds, large poultry unit incorporating 4 sheds, storage barn and offices and small scale agricultural stock sheds.



River Witham close to the ford.

Landmarks: River Witham forded crossing, and footbridge. The Viking Way is long distance public footpath that runs from the Humber in a southerly direction to Oakham and passes through Foston. It is part of the E2 European long distance path or E2 path that is a 3010-mile and ends in the South of France. Pylons integrate within the landscape in an east to west direction and there are telegraph poles running down the length of the road.

Green and natural features: Hedges along both sides of the road tailing off towards the river with two lone trees.

Streetscape features: Five barred wooden gates and wrought iron electric gates.

Views: Panoramic views in all directions; to the north Lincoln; to the South Vale of Belvoir and Belvoir Castle; to the East Lincoln cliff; to the West Trent Valley.



Above: Foot Bridge over the River Witham.

Below: view towards Lincoln Cliff and Gelston.



Summary of Key defining characteristics and other observations.

Fallow Lane is a long narrow single track lane that has very wide verges on both side of the road. The lane terminates at the forded crossing of the river Witham. The route is constantly in use by locals and visitors from further afield for recreational purposes including fishing. The area is entirely agricultural with fields on either side of the road plus one red brick farm house and farm yard. There is a large modern farming development with industrial sized buildings and a small farm yard with small scale agricultural buildings and paddocks.

Character Area 6 Great North Road (Foston Bypass A1) including Allington Lane

GREAT NORTH ROAD commonly known
as **FOSTON BYPASS/A1**

Topography: A hill plateau with the hill dropping away steeply to the west. The hill to the east is slightly more undulating although it does still drop conspicuously.

Layout: The layout is linear and some of the properties are parallel to the A1 Great North Road and others are set well back from the road. Properties range from old two storey buildings to relatively modern detached red brick bungalows.



Above: Great North Road circa 1910 and below 2015.

Land Uses: There is a mixture of uses for the land, mainly agricultural although there are residential and business premises on the A1 Great North Road. The A1 dual carriageway is a vital arterial route that serves both the nation, as part of the national network and essentially to the village, serving local needs.

The A1 bisects the village in an east westerly direction and the main Village is to the north of the A1 and there are also residential dwellings and Industrial units in use on the south side spread over 2 kilometres of the A1 which is masked by established hedges which brings a compromise, as it blends-in aesthetically with the village.

Roads, streets and routes: The A1 Great North Road is a dual carriageway of national importance and is the longest numbered road in the UK. It is 410 miles (660 km) long and it connects London, with Edinburgh. There are no foot paths or cycle tracks but there is a pedestrian crossing point.

Spaces: The area is spacious with properties a considerable



Below: Great North Road looking easterly.



distance apart and set back from the road. The verges are wide and there is plenty of space on the road junctions. There are plenty of trees on both side of the road. The residents are somewhat isolated on the south side of the A1 so access to village amenities are somewhat limited unless they are brave and cross the A1 on foot otherwise it is a round trip by car of almost 9 miles to get there and back.

Buildings and details: There are a selection of houses and bungalows of red brick with pantiles along with light industrial buildings and the service station below.



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Landmarks: Service Station and Shop above.

Green and natural features: There are lots of wide verges, hedges and trees making it a good place for all flora and fauna.

Streetscape features: There are direction signs and signs associated with a dual carriageway. There is also a sign warning motorists that there is pedestrian crossing and signs pointing to the fuel and other services.

Views: There are panoramic views in all direction towards, Trent and Belvoir Vales as well as the Lincoln Cliff.

Summary of Key defining characteristics and other observations

Great North Road (A1)

The Great North Road (A1) running from London to Scotland which is masked from the village by established hedges. This feature is a vital arterial route that serves both the nation, as part of the national network and essentially it services the local communities. The A1 within Foston runs to the highest point of the hill which plateaus where the residential development lies and then drops away sharply as the road veers off in a westerly direction. There is a mix of residential, industrial and agricultural buildings

ALLINGTON LANE

Topography: A long straight road situated on the top of a hill that is gently undulating as it falls away towards Allington.

Land Uses: Agricultural, Industrial and residential.

Layout: There are houses and businesses mostly on the west side of the road.

Roads: streets and routes: Allington Lane leads onto the A1 trunk road heading north bound and to Allington in a southerly direction. Although in Foston, an A1 direction sign points to the village along the north bound carriageway of the A1 and it is a 9 mile round trip by car.

Below: Allington Lane Foston 2015



Above: Allington Lane Foston looking towards Allington.

Spaces: There are no designated spaces but the building and property density is very low. South of the A1 is Allington Lane which is a relatively narrow country lane leading to Allington village. There are plenty of wide verges mature hedges and a few trees.

Buildings and details: Red brick one, one and a half and two storey properties. The pair of semi-detached properties have been rendered and colour washed.

Landmarks: M&B Sacks, Anglian Water pumping Station and the A1.

Green and natural features: Wide verges and mature hedges and trees.

Streetscape features: Road signs, telegraph poles, street lights Anglian Water Pumping Station.



Above: Entrance to A1 north bound from Allington Lane.

Views: Views towards Belvoir Castle, Belton Park, Lincoln Cliff and the Trent Valley.



Above: Views towards Gelston and Lincoln Cliff

Summary of Key defining characteristics and other observations

Allington Lane is a long straight road that is gently undulates in a southerly direction towards Allington. It has a mixture of buildings including light industry, agricultural and residential properties. The landscape is mostly agricultural with views in all direction including the spire of St Mary's Church Bottesford.

Grade I Listed Buildings in Foston

St Peter's Church Long Street from Long Street and Church Street.



Above: St Peter's Church from Long Street 2016.



Above: St Peter's Church from Church Street 2015.

Grade II Listed Buildings in Foston



The Old Hall, Main Street.



Old Post Office, Newark Hill.



Renard, Main Street.



Manor House Farm, [Main Street](#).

Positive unlisted buildings and groups of buildings

These buildings are defined as those buildings which make *“a positive contribution to the character and appearance of the village of Foston.”*

Introduction

In addition to looking at the overall structure and appearance of the village, the Character Survey also covered positive unlisted buildings, groups of houses, walls and other structures. These buildings and structures are defined as those which make *“a positive contribution to the character and appearance of the village of Foston.”* Some are single buildings and others are a row of two to three and the brick walls and other structures are found around the village, sometimes associated with the identified buildings and sometimes freestanding.

Statutorily Listed Buildings, which are described in detail by South Kesteven DC and Heritage England, are not included in this section. Care is needed over the identification of non-designated heritage assets such as buildings, monuments, sites, places, areas or landscapes so that they can have a degree of significance meriting consideration in planning decisions, alongside formally designated heritage assets. Therefore, the descriptions draw upon established practice and guidance, for example;

<http://planningguidance.communities.gov.uk/>
<https://historicengland.org.uk/advice/planning/planning-system/>
<https://historicengland.org.uk/advice/hpg/has/locallylistedhas/>

A typology has been used based on a categorisation of vernacular architecture in “The Illustrated Handbook of Vernacular Architecture” (RW Brunskill; Faber; 1978 & 2000). The typology, also considers the position and roles of buildings in the village. It is set out in Appendix 1.

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The form of the older buildings and structures in Foston and the construction materials used, will have been influenced by a series of factors including; the original purposes, wealth and funding available, contemporary local building styles and techniques. The local geology of the landscape, dictates the availability of building materials e.g. stone, bricks and timber. The underlying geology of the parish is limestone and mudstone, with alluvium associated with the River Witham and Foston Beck which is divided by a seam of limestone running north–south.

Foston village has around 230 houses and is a broadly linear in a north/south direction with smaller lanes from Main Street to the south and Long Street to the north. The properties in the village include a number of older listed buildings, but predominantly date C19 to the early C21. Buildings are generally two storeys with some bungalows or single storey conversions. The majority are built from red bricks with pantile roofs, but a number of houses are built from limestone or include limestone architectural detailing. The stone is predominantly Lincolnshire limestone with some sporadic use of ironstone and blue lias. Modern properties are again predominantly brick with more modern roofing materials but many combine brick and stone, with some render. From C16, brick and tile making spread across Lincolnshire, but not as much in the limestone belt to the west. Larger brickworks using permanent kilns using factory methods were established in or close to larger towns, including Challans at Barkston near Grantham. Lincolnshire bricks are a generally red to dark-red in colour and pantiles a reddish brown rather than deep orange.

According to the typology, most buildings are “Vernacular” rather than “Polite” comprising mainly cottages with a few small houses. Most are “Domestic” with some of “Agricultural” in origin.

Although the schedule and descriptions will be of general local historical interest, the basic purpose of the evidence and related Neighbourhood Plan policy is to enable the retention or re-creation of features that are important locally and where they can be influenced through the planning system. However, there may also be an opportunity to “educate” property owners and developers about the local value of a particular building or structure.

A short description of each of the buildings and structures included as Positive unlisted buildings etc. in the Built Character Assessment (2016) are documented below. The **bold** wording highlights the important elements of the building of structure.

Newark Hill



Above An extended mid C20 detached villa with timber veranda details and a red rosemary tile.

A significant house which marks the gateway to the village.

Tow Lane



1: A typical late C19 **brick and pantile cottage with chimneys** creating a symmetrical elevation albeit with a recent porch. **Brick coursing shows contrasting headers and stretchers.**

2: A C20 **brick, stone & pantile cottage/outbuilding & recent house** which is built to back of pavement with **typical bricks & pointing**. In proportion but the dormers not typical



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3: Two prominent cottages. **Typical pantiles, chimneys & brick gable.** Front elevation rendered & porches added, but character remains. Concrete coping on front wall is atypical.

Main Street



1: Prominent houses in village centre. **Conversion of Black Horse PH & older C18/19 cottage. Rendered, but character & proportion kept. Typical pantiles, chimneys & windows.**



2: Prominent in village centre. Possibly C18 date stone 1729, farm or artisan cottages converted to single property + outbuilding as garage (newer tiles). **Rendered, but character & proportion kept with pantiles, chimneys & windows. UVPC door.**



3: Possibly C18/19 formerly a Blacksmiths. Rendered but **pantile & chimney**. UVPC windows. Front extension, with pantiles but otherwise glazing is dominant.



4: Pair C19 cottages (4 originally). **Red brick, pantiles & 4 chimneys.** Porches & front wall (red brick, with blue on-end coping) added. Replacement casement windows, atypical.



5: Prominent Farm house & outbuildings. **Red brick & paler headers & cream bands.** Newer porch. Brick wall with blue on-end coping. One chimney removed. Concrete tiles.



6: Cottage C18/19 formerly a bakery. Although gable end is sideways on to the road this is a prominent cottage may have been two originally. Although rendered the gable end is stone along with the rest of the house.

Church Street



1: Extended one storey former school dated 1847. **Red brick with blue slate roof.** Behind railings & hedge & pebble drive. Original door & openings. Proportions kept but large conservatory.



2: C18 farmhouse & outbuildings was brick but now render. **Pantiles, 2 chimneys.** New door/windows but original openings



3: Large dwelling set back. Rendered & porch added, but **character & proportion kept. Pantiles, chimneys.** Window colour & render boundary wall atypical.



4: C18 cottage & outbuilding. **String course & dentil under eaves.** Concrete interlocking tiles, 2 chimneys. New door/windows **but original openings.**



5: Paired cottages (next to 3; taller & setback). New extension. **Red brick & regular pale headers.** Pantiles & chimneys. New stained timber casement windows in **original openings.**

Long Street



1: **Former bakery & outbuildings**, now single dwelling. Altered with render, UPVC top hung windows and concrete interlocking tiles. **Heritage rather than architectural interest.**



2: Date stone WQ 1831. Well extended (1831) cottage; gable to road. **Mixed red brick (English Bond) with few headers.** Repointed. UPVC casement windows & brick lintels. **Pantiles & chimney and pots**

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3: 2 storey cottage C18 & extended and substantially rebuilt and re-rendered. Lead dormer & portico added. **Attractive pantile roof and chimney are key features.**



4 Date stone IR 1665,1788,1890. **House & walled garden C17,18 & 19. Rough dressed stone but Quoins & Lintels. Side 2 storey red brick (English bond) with Sash windows. Pantiles with substantial brick chimneys. Wall is mixed brick with brick on edge coping.**



5:Date stone 1771 Large C18 farmhouse & newer outbuilding. Single dwelling.

Original red & pale bricks (header/stretcher 2/3 courses. Roof lifted (darker regular red brick. Outbuilding pale brick (English bond). Pantiles & chimneys (atypical flue). Older sliding lights windows with other casement & modern sash

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6: **C19 red brick cottage English bond & simple dentil courses (rendered rear extension). Concrete roof tiles & chimneys. Openings kept (stone & brick lintels) UPVC windows.**



7: Date stone 1818 and date stone in yard wall 1662. **Large C19 "T" shaped farmhouse, 3 storeys, set back behind conversion & new build. Red brick; string & dentil courses, narrow pointed, stone lintels, blue slate roof & 3 chimneys.**



8: C20 barn conversion next to (8). **Red brick, with coursing stone sills & brick arch lintels, original openings kept, Cast iron cross tie plate. Blue slate roof with eaves details.**



9: Repeat of Long Street 1, 2 & 3. **Good group of pantile roof houses (2 render & 1 brick)** at back edge of road on bend.



10: Repeat of Long Street 5 & 6. **Shows good group of red brick pantile roof buildings, with chimneys,** at back edge of road.

Goosegate Lane



1: C18/19 red brick & pantile cottage with chimneys. Symmetrical. Coursing & contrasting headers & stretchers. Casements in original openings. Set back in front garden.



2: C18/19 red brick & pantile farmhouse. Chimneys. Flemish bond (headers every 5th course). Side extension in darker brick. Dentil course. UVPV casements in original openings.

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3: C18/19 cottage, rendered, **pantiles & single chimney**, large rear extension. **Original openings with new timber sliding sash windows.** Prominent position on bend.



4: Pair of C18/19 cottages, rendered. 3 chimneys, pantiles replaced with concrete interlocking tiles. **Original openings enlarged and atypical windows installed.**

Back Lane



1: C18/19 farmhouse. Brick & pantile 3 chimneys (hip/gable). Lower walls red & pale "Chequerboard," dentil course, upper walls larger mixed red bricks. Original openings with casements, blue tile sills and brick/stone lintels.

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Great North Road



1: Date stone 1890. Larger C19 "Villa" Red brick with distinctive cream brick & stone banding and a portico. Gabled "M" shaped roof with eaves detail & tall chimneys, assumed slate roof. A one-off.

Brick Walls

Brick Walls within the village, can be found in numerous shapes and sizes with varying types of coping



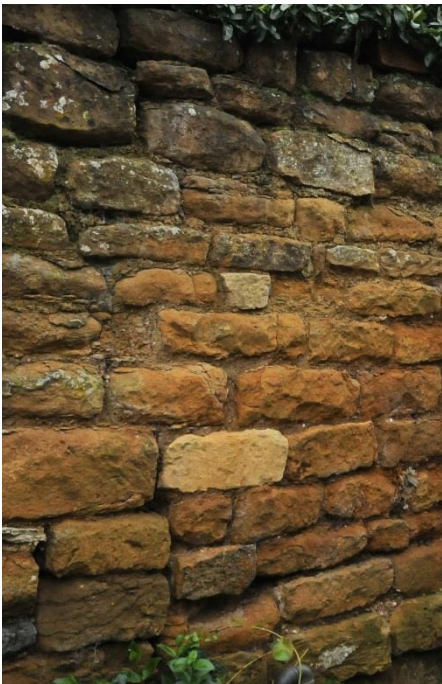
Above: Newer mixed red brick, metal ties, brick-on-edge coping (grey mortar). Older (right) rebuilt using original bricks (pale mortar) on new footings with tile creasing & brick coping



Left: **C19 red brick wall. English bond, with alternating header/stretcher courses under (manufactured) blue clay coping stones.**



Above: **Traditional (C19/20) garden wall with mixed red bricks laid in Flemish bond with 5 stretchers to one header. Brick on edge coping on top of wider final course of stretchers**



Left: **A mixed stone wall using limestone (white/grey) and ironstone (orange/cream). Rough dressed laid with general horizontal coursing which is not flush pointed.**

Summary

A number of the identified buildings and structures are important as a complete entity and as groups in prominent positions e.g. the former Black Horse Public House on Main Street, the three cottages at the south end of Church Street, the cottages at the south end of Long Street and the group of redbrick and pantile houses and cottages in the middle of the east side of Long Street. Other single buildings are important for example the twin gables property on the Great North Road, Highfield Farm and Guy House on Long Street.

The spaces between buildings, the character of the rural lanes and streets and in particular, walls and other means of enclosure, are as important as the buildings themselves. The extent and quality of boundary walls is noteworthy and in terms of repair, replacement and new build particular attention should be paid to the choice of brick and stone, coursing (using traditional bonds), mortar (colour and texture), pointing and coping stones/bricks, to reflect local character.

Most houses and other buildings are two storeys. The key materials are bricks, some stone (used by itself or in a mix as sections of walls) and red clay pantiles. Bricks are usually mixed red (but not dark and cream/pale brown. Many older building demonstrate the use of coursing and bonding to achieve a chequerboard effect. Brick chimneys are a consistent feature throughout the village.

Windows are typically casements or 2/4 panel sashes and top opening lights and multi-paned windows are not typical, except as replacements. Dormer windows and roof lights are uncommon.

Render has been used to reasonable effect in a number of conversion and extensions, but it is unfortunate as this has led to decorative traditional brickwork, which is in good condition, being covered up. Where render is cream or stone coloured, rather than bright white or pastel, it tends to fit the character of the village best.

The examples used above are not definitive and each of the buildings and structures included in the schedule will be considered individually in relation to any development proposals.

Neighbourhood Plan Policies and Influencing Planning Decisions

The Character Study and this schedule of important, non-designated assets, relates in general terms to Policy FNP02 (Character & Setting) and specifically to Policy FNP08 (positive unlisted buildings and structures) and the associated design guidance in the Implementation section. It is acknowledged that, in terms of decision making, policies can only have influence where planning permission is required for a development and that many changes to buildings can be undertaken through permitted development rights. It is hoped however, that property owners and developers will use the policies and description matters as reference material in design materials and finishes.

Further Work

Following the completion of the Neighbourhood Plan in 2016, the Parish Council will consider working with South Kesteven District Council to produce a more detailed vernacular design guide for Foston to support the implementation of the Neighbourhood Plan. In addition, acknowledging that the legal process is separate to that for Neighbourhood Plans, the Parish Council will ask the District Council to consider Listing other buildings in the village and the possible designation of a Conservation Area.

Issues

*In acknowledgement of the rights of property owners, it has not been the purpose of this study to identify specific instances of good or poor design/practice on individual properties. It is hoped that the objective of ensuring that new development reflects local character will be achieved through engagement as well as by planning control. However, there is where boundary treatment is as much in the public realm as within a private property. This relates to the use in the past of reconstituted artificial stone to replace the wall around the churchyard on Church Street. This wall has not softened in appearance which detracts for the Church (a Grade1 listed building) and *its setting*. The wall is cracking in parts and the Parish Council would encourage the Diocese to consider the rebuilding of the wall using local Lincolnshire limestone.*

Definitions

Architectural terms (vernacular).

See; Newcastle University Illustrated Glossary <http://www.ncl.ac.uk/guru/assets/documents/ewp35.pdf> and/or Brunskill.

Lincolnshire Limestone. Known as the Lincolnshire Limestone Formation, part of the Inferior Oolite Group of the Middle Jurassic strata. It is an Oolitic limestone which was formed 65 million years ago, in a shallow, warm sea on the margin of the London Platform. It outcrops from the Upper Witham valley to the south, around Kettering. It is quarried locally at Ancaster. The stone, which is suitable for building and stone masonry, varies in colour from white/beige to grey.

Blue Lias. fine-grained grey limestone from the uppermost Triassic to Lower Jurassic Lias Group. The Lias outcrop extends from Scotter in the north to Grantham in the south. It was quarried historically around Ancaster.

Ironstone. A fossil-bearing limestone (Lower Lias) containing iron in the form of hydrated peroxide. As the name suggests it was used principally for iron ore, but limited amounts were used in (simpler) buildings. The area around Hough and Gelston was quarried in the late C19 & 20.

Background and Purpose

Part of the original reasoning by the Parish Council (PC) for preparing a Neighbourhood Plan (NP) for Foston was to acknowledge the importance of the landscape of the Parish and the character of the built environment of the village. The rural nature of the parish and the physical form of the village still reflect medieval origins, notwithstanding the considerable impact of the A1. This feeling was backed up by public opinion at each stage of consultation on the Plan. However the NP Working Group (WG) recognised that to underpin the policies of the NP successfully, locally based evidence was required.

The Government places great importance on community involvement in the planning system. Parish councils have statutory rights to contribute their views in the planning process. The planning system is centred on community involvement. Communities, including parish councils and individual members of the public, have statutory rights to become involved in the preparation of the Local Plan for their area, through which they can influence development in their area. The local community can also come together to produce a neighbourhood plan, which sets out how the community want to see their own neighbourhood develop. Neighbourhood plans are often initiated by parish councils. **Local and neighbourhood plans form the basis for decisions on planning applications**

The first step was to commission a Landscape Character Assessment which drew on the existing published higher level landscape character assessments for district and county which are essential parts of the

existing, adopted local planning policy. However, it was felt that a parish based study would further sub-divide the area into a finer grain of characterization. It shows the relationship between geology, land uses and building phases/materials but it does not extend to the character of the buildings and structures in the village. It was recognised that to formulate policies there was the need to have some formal documentation of what the character of the village was and that this should be led by local residents because they have the intricate knowledge of their locality, and understand precisely what makes a place special. Consequently, this report was produced, with some external support on methodology and the technical aspects of vernacular architecture but essentially based on a local, community led survey.

Foston will not see large scale development in the future, but the way in which small scale infill development, conversion and residential extensions are designed will exert a critical influence over the character and appearance of the village. There are five Listed Buildings in the village for which architectural details are available to inform future development decisions but the fact that there is no Conservation Area means that there is no overall conservation and heritage information available. The character of the village is understood and appreciated by local people through an unwritten sense of place, but property owners and developers do not have access to a structured and reasoned assessment of this character.

The completion of the Character Assessment and the framing of the related NP Policies is intended to avoid poorly designed development proposals which are often the result of a lack of understanding of, or in some cases a disregard for the character, feel and appearance of the local area. Conversely, it is anticipated that the detailed information which has been gathered will encourage good design that is both visually attractive and functional, stemming from an understanding of a development's setting and the character of the local area.

This intent is expressed on the basis that some recent development has failed to consider and respect the existing buildings and the form of the village which has weakened the special character of the area.

Links to the Neighbourhood Plan Vision, Objective and Policies

The key relationships between the Built Character assessment and the Neighbourhood Plan (policy document) are;

In the **Vision** – *“The Neighbourhood Plan aims to ensure that Foston remains a successful and vibrant **rural village that values its past but looks to the future.**”*

In the second (of four) **Objectives**; *“To promote the safeguarding and enhancement of locally important buildings and features that contribute to the character of the Parish.”*

Policies

FNP02 (Quality of Life) *“Development proposals will be supported where they maintain the important features which define the character and setting of the Parish and which are set out within the Foston Landscape Character Assessment and Built Character Assessment. In particular, development which would impact on key views into and out of the Neighbourhood Plan area, should demonstrate that these features have been sensitively and appropriately considered and incorporated and/or mitigated as necessary.”*

(Heritage and the Built Environment)

FNP07 (Listed Buildings) *“New development will be supported where it would improve, restore or maintain the fabric of a listed building. Development which would have a negative or harmful impact on*

a listed building or its setting will not be supported unless a clear justification is presented that there would be substantial public benefits which would outweigh the loss or harm to the building."

FNP08 (Positive unlisted buildings etc.) ***"New development will be supported where it would improve, restore or maintain a positive unlisted building/locally listed building or any other structure of local significance as identified within any other appropriately evidenced list. Development which would have a harmful impact on a building or structure of this type or its setting will not be supported unless a clear justification is presented which explains how the benefits would outweigh the loss or harm."***

Housing and Environment

FNP09 (New Housing) Policy Clauses 4 & 5 –

It has been designed in accordance with the Neighbourhood Plan Design Principles/Guidance;

- It is in accordance with the other design relevant policies of the Neighbourhood Plan.

FNP10 (Design of New Development) ***"Design of new development should be sympathetic to the existing form, scale and character of its location and be appropriate to its immediate context. Development should respond to the character of the built and natural environment.***

Materials and boundary treatments should sympathetic to the character of the part of the Neighbourhood Plan area in which they are proposed.

Development which has been designed in accordance with the Foston Neighbourhood Plan Design Guidance/Principles (date) will be supported."

FNP11 (Individual dwellings) includes a cross reference to quality and to other NP policies with a specific reference to views in clause 4 - ***"Retains important views out of the village."***

In addition, the Built Character Assessment has informed the development of the "Residential Planning Guidance" which is included in the NP and informs policies FNP09 and FNP10.

Methodology and Approach

The methodology of the survey used an established (Planning Aid England) approach to character analysis developed specifically for Neighbourhood Plans. This breaks character down into the following elements: 1 Layout, 2 Topography, 3 Spaces, 4 Roads/Streets/Routes, 5 Green, Natural Features & Ecology, 6 Landmarks, 7 Buildings & details, 8 Streetscape features, 9 Land uses and 10 Views. At a workshop session, it was decided that six small areas could be identified for the survey and this was followed by practical fieldwork involving the survey of areas by a small team of people. The areas surveyed were;

- Character Area 1 Newark Hill and Tow Lane.
- Character Area 2 Main Street, Wilkinson Road and Burgin Close,
- Character Area 3 Church Street.
- Character Area 4 Chapel Lane and Back Lane
- Character Area 5 Long Street, Goosegate Lane, and Highfield Close.
- Character Area 6 Allington Lane and Foston Bypass A1 (Great North Road)

In addition to considering the survey elements listed above, attention was paid to views in to and out of the village and to identifying and describing the buildings and structures in the village which, although they not formally Listed, make a great contribution to the character and attractiveness of the village. For each of the Character Areas, a summary of the key characteristics and any other relevant observations is provided. A brief summary of architectural and other details is also provided for each of the positive unlisted buildings and groups of buildings (30), walls (18) and building materials and styles (25).

Conclusions

Below: A spectacular view of Foston from Marshall Way



Foston, is a hill top village with medieval origins, numerous historic buildings, and relatively limited modern expansion. It is typical of villages in the area that are located on high points within the surrounding Vale of Belvoir and Trent Valley. There are panoramic views in and out of the village which are greatly appreciated and valued by the residents of Foston.

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The survey has shown that Foston retains a strong local character derived from a modern form which has been heavily influenced by the historic origins of the settlement. The village, which has around 230 houses, is a broadly linear in a north/south direction with smaller lanes from Main Street to the south and Long Street to the north. The properties in the village include a number of older listed buildings, but predominantly date C19 to the early C21. Properties are generally two storeys with some bungalows or single storey conversions. The majority are built from red bricks with pan tiled roofs, but a number of houses are built from limestone or include limestone architectural detailing. The more modern properties are again predominantly brick with more modern roofing materials but many combine brick and stone, with some render.

The form of the older buildings and structures in Foston and the construction materials used, has been influenced by a series of factors, including; the original purpose of the building, wealth and the funding available, contemporary local building styles and building techniques. The local geology and landscape, which dictated the availability of building materials (stone, bricks and timber) were also important. The underlying geology of the parish is limestone and mudstone, with alluvium associated with the River Witham and Foston Beck which is divided by a seam of Limestone running north–south. From C16, brick and tile making spread across Lincolnshire, but not so much in the limestone belt to the west. Larger brickworks using permanent kilns using factory methods were established in or close to larger towns, including Challans at Barkston near Grantham. Lincolnshire bricks are a generally red to dark-red in colour and pantiles a reddish brown rather than deep orange.

Although six sub areas were identified for the purposes of the surveys, the results show coherence rather than contrast between different areas, such that there is a general village character rather than distinctly different areas. A number of buildings and structures are important as groups in prominent positions (e.g. the former Black Horse PH on Main Street, the three cottages at the top of Church Street and the cottages on the lower section of Long Street). In addition to the Listed Buildings some other single properties are important (e.g. Gt. North Road, Highfield Farm and Guy House on Long Street).

The spaces between buildings, the character of the rural lanes and streets and in particular, walls and other means of enclosure, are as important as the buildings themselves. The extent and quality of boundary walls is noteworthy and in terms of repair, replacement and new build particular attention should be paid to the choice of brick and stone, coursing (using traditional bonds), mortar (colour and texture), pointing and coping stones/bricks, to reflect local character.

Most houses and other buildings are two storeys. The key materials are bricks, some stone (used by itself or in a mix as sections of walls) and red clay pantiles. Bricks are usually mixed red (but not dark and cream/pale brown. Many older building demonstrate the use of coursing and bonding to achieve a chequer board effect. Brick chimneys are a consistent feature throughout the village. Bricks and pantiles create a consistent built character through the village.

Windows are typically casements or 2/4 panel sashes and top opening lights. Multi-paned windows are not typical, except as replacements. Dormer windows and roof lights are uncommon, in older buildings but feature in more recently built houses. Render has been used to reasonable affect in a number of conversion and extensions, but it is unfortunate that this has led to decorative traditional brickwork, which is in good condition, being covered up. Where render is cream or stone coloured, rather than bright white or pastel, it tends to fit the character of the village best.

The fundamental purpose of this Built Character Assessment report is to provide a sound evidence base for the policies of the Neighbourhood Plan. This will increase the degree of local influence over planning decisions in order to protect and enhance the character of the village through the retention or re-creation of features that are important locally and where they can be influenced through the planning system.

It is recognised, however, that much of the development which has an impact on the village falls outside of planning control. It is hoped, therefore, that there may also be an opportunity to raise awareness amongst property owners and developers about the local value of a particular building or structure and to heighten the perceived importance of what may seem at first sight to be everyday buildings and structures.

In addition, it is intended that the Character Assessment will be used to influence decision making and investment by public bodies and agencies to ensure that the rural character of roads and verges is retained. The schedules and descriptions will be of general local historical interest and it may also be possible to the survey to consider funding opportunities for minor environmental improvements from sources such as the Lottery (Heritage and Big Lottery) and the Landfill Community Fund.

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