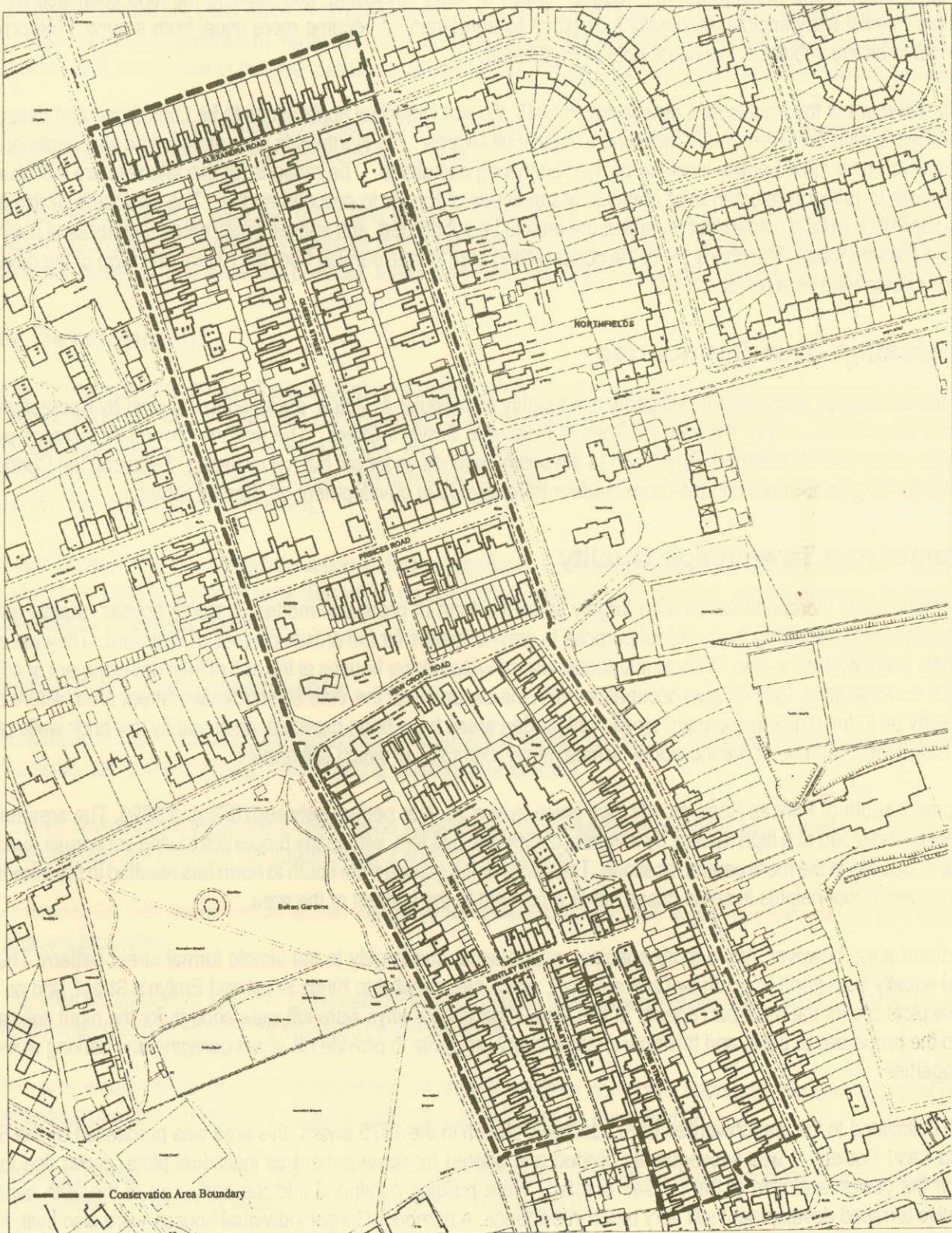


STAMFORD NORTHFIELDS CONSERVATION AREA



DESIGNATED 5th OCTOBER 2005

STAMFORD NORTHFIELDS CONSERVATION AREA

Location and context

As the name implies, the area known as Northfields was formerly part of the common lands around the northern edge of the Old Town at Stamford. The cultivation of large areas of open land was a common feature around English towns prior to the 16th Century. This communal system was subsequently gradually replaced by a system of private land management, where individual landowners and tenants took over separate control of defined areas of land. The process was known as 'enclosure', as the large open areas were divided by hedges, fences or walls 'enclosing' and defining the land cultivated by separate individuals. Whilst early enclosures mostly took place by agreement, it became more usual from around 1750 onwards for enclosures to be the subject of individual Acts of Parliament.

The establishment of the Enclosure Commission in 1845 allowed individual applications to be considered and determined by commissioners, with the Government receiving a copy of all awards. The Northfields area at Stamford was finally enclosed in 1875, by which time most English 'enclosures' had been long completed. The reasons for this lateness are still obscure, but would appear to reflect a reluctance of previous Marquesses of Exeter to proceed earlier. The enclosure of this land, and resulting definition of land ownerships, enabled the area to be subdivided, and subsequently developed by local businessmen for housing development. The character of the conservation area is thus derived from the nature and form of the development which took place here as a result.

Conservation Area Boundaries

The conservation area proposed for designation is roughly rectangular in shape, enclosed to the west by Recreation Ground Road and Kings Road, and to the east by Conduit Road and Emyln's Street. The northern boundary includes properties fronting the north side of Alexandra Road, and to the south, extends as far as, but not including, 'Bellacroft' on Conduit Road, properties fronting East Street and the more modern Burghley Court development off Stanley Street.

Character and Townscape Quality

Development within the conservation area largely takes the form of groups of modest 2 storey houses, mainly terraces of similar scale overall, reflecting their original purpose to provide homes for the artisan classes of Stamford. They were erected by a variety of local builders, who, in some instances, also provided larger houses at the end of their development or adjacent to it, often in a similar style, for their own occupation. With the exception of the Vine Street/Bentley Street area, where buildings abut directly on to the highway footpath, small front garden areas have been provided, enclosed by low brick walls of varying design to suit the character of the individual terrace, many examples of which still remain.

Development south of Princes Road mostly took place over a 20-year period, between 1876 and 1896. The area has on the whole been developed at a high density by a variety of different builders, with many properties having very small rear gardens or yards, especially in the more central locations. The gently rising ground from south to north has resulted in the introduction of small changes in roof heights in some cases, all of which add to the interest of the area.

The northern area, however, has a more spacious appearance, due largely to the simple formal street pattern. The area is bisected equally from north to south by Queen Street, which runs parallel to Kings Road and Emyln's Street, and as a result, individual plots are for the most part deeper in this area. Rear accessways were left wide enough for the night soil cart which serviced the properties to pass, and this now enables many residents to provide off-street garaging and parking at the rear of their properties.

Originally allocated to the churchwarden of St. George's church in the 1875 award, this area was purchased by the Stamford Freehold Land Society. It was subsequently divided and offered for development as individual plots, giving rise to greater variety in the design and size of the houses erected. Here building continued into the early part of the 20th century with speculative terraced development still very much in evidence. A number of larger individual houses were also built, however, some of which were spread over two plots, creating gaps in the street frontage and providing generous garden areas at the side

of some buildings. This individual approach is most evident in Emlyn's Street, where the design of the buildings, plot sizes and separating spaces vary greatly, enabling a greater degree of 'infill' development to take place in recent times.

Quality and Character of Buildings

By far the majority of the area has been developed in yellow/buff brickwork, produced locally, with natural slate roofing, much of which still survives unaltered, and it is these features which provide the cohesion for the whole area. The individuality of each terrace or group of buildings is nevertheless reflected in the detailing. The use of red and polychromatic brickwork in the form of horizontal banding and architectural detailing is another common unifying feature across the area. The subtle differences in the way these features are used helps to provide each terrace or group of buildings with its own individual character. This individuality is again strengthened by variations in the design of important architectural elements such as chimneys, porches, and windows, and sometimes in the finer detailing of less obvious features such as gable finials and decorative eaves.

Terraces of red brick or stone provide a contrast to the predominant yellow/buff brickwork, but are nevertheless consistent with the overall scale and character of the remainder of the area.

Consistency in the design of windows, doors and boundary walls helps to maintain the unified appearance of terraces, but these features have been particularly vulnerable to change over the years. Examples of the original form can still be found in most terraces, however, and wherever possible, these have been identified on the attached schedule and map.

Other Development

Inevitably, the conservation area includes a number of 'infill' sites which have been developed or redeveloped over a number of years. Although not necessarily reflecting or contributing to the architectural or historic character of the area, they are in most cases a well-established part of the local scene, and are not perceived to detract from its appearance. More recent development, particularly on the western side, has attempted to reflect the characteristics of the area, particularly in the use of buff brick and red brick horizontal banding.

There would appear to be little immediate scope for further significant development within the conservation area, although it will be important to ensure that any opportunities which do arise are sympathetically handled, complementing the scale, position and appearance of nearby properties.

Opportunities and constraints

- * New development, including extensions and replacement buildings, within the Conservation Area should have regard to the scale, siting and detailing of surrounding existing development.
- * Further development within the Conservation Area should be constructed primarily with suitable buff brick and black natural slate, and maintain the building line of adjacent properties.
- * Proposals for infill development should demonstrate compatibility with the scale, position, design and materials of adjacent properties.
- * The area would benefit from the reinstatement of front garden walls, wherever possible based on surviving examples within each group or terrace, as indicated on the schedule.
- * The area would benefit from the reinstatement of original windows and doors appropriate to each group of buildings, whenever possible modelled on surviving examples as indicated on the schedule.
- * Existing granite setts in road gulleys should remain exposed. Any future road resurfacing works should include investigation and where possible exposure of setts in other locations.

* The architectural features and detailing unique to each terrace or group should be retained, including:

- ◆ Chimney stacks and pots
- ◆ Green or black slate roofs
- ◆ Decorative gables and finials
- ◆ Door canopies
- ◆ Decorative ridge tiles
- ◆ Stone dressings to windows
- ◆ Projecting bays and porches
- ◆ Timber framed gables
- ◆ Stone or terracotta door arches
- ◆ Slate canopies
- ◆ Terracotta, cast iron or contrasting brick lintels

SCHEDULE OF TERRACES AND FEATURES

This schedule identifies as far as possible the original pattern of windows, doors and boundary walls in historic terraces and groups of buildings within the Stamford Northfields conservation area, based on surviving examples. The groups and terraces are identified on the accompanying map.

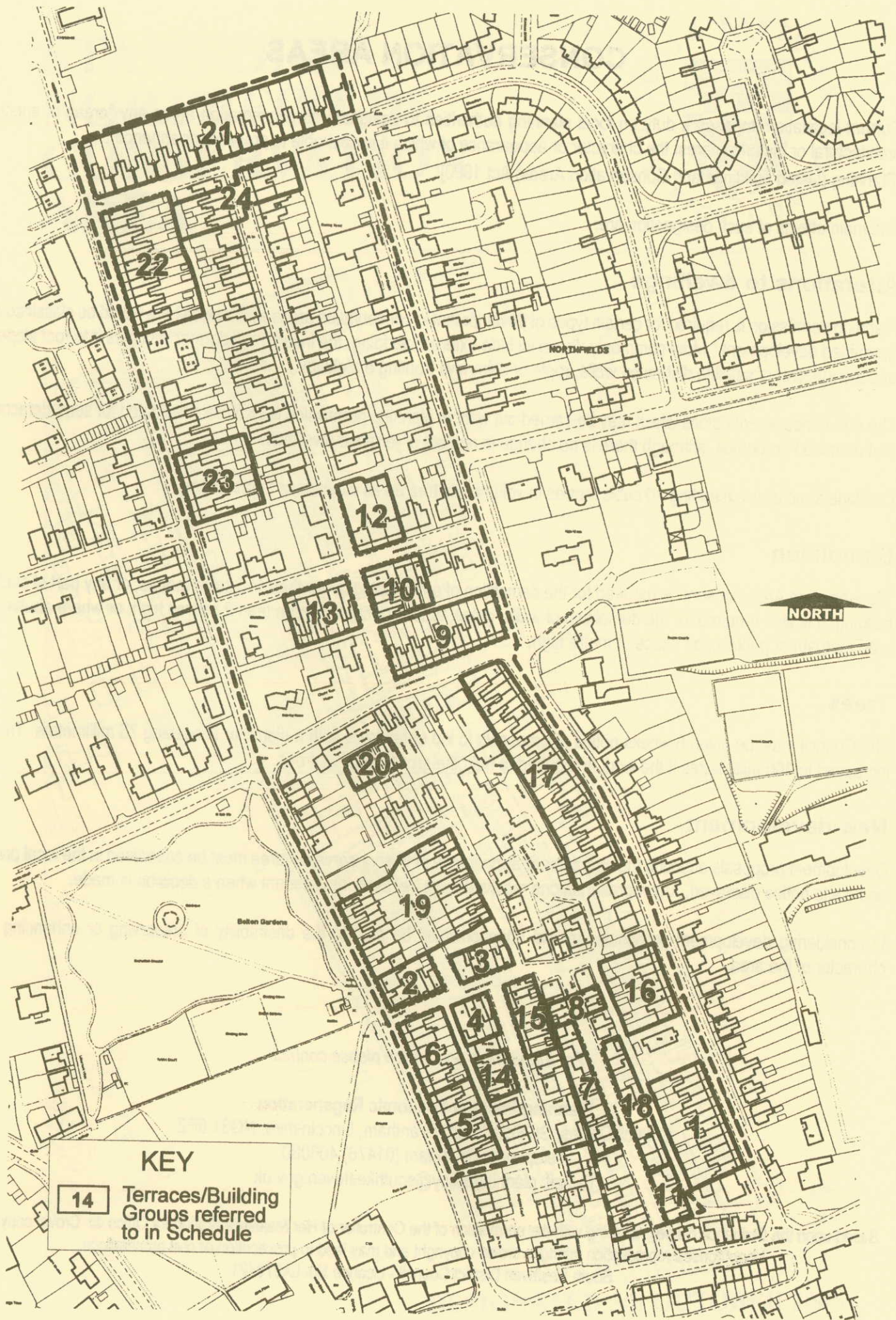
Further illustrations and information may be obtainable from early prints, drawings and photographs of the area, which may be viewed at the Stamford Museum, Broad Street, Stamford.

The reinstatement of such features to their original historic pattern would significantly enhance the character of the conservation area.

Map Ref	Address (Date where known)	Original architectural features	Surviving examples April 2005
1	6- 28Conduit Rd. (1876)	<ul style="list-style-type: none"> ● Windows – sash with margin lights. ■ Doors – 4 panel solid ▲ Stone gate piers with holes indicative of railings. 	<ul style="list-style-type: none"> ● 6-16, 20-28 ■ 10 ▲ whole terrace
2	1-5 Bentley St. (1879)	<ul style="list-style-type: none"> ● Windows – 12 pane sash ▲ Walls - buff brick with triangular black capping. Piers with stone capping. 	<ul style="list-style-type: none"> ● 2, upper rear ■ 1,2,4
3	6-12 Bentley St. (1879)	<ul style="list-style-type: none"> ● Windows – 4 pane sash 	<ul style="list-style-type: none"> ● 8 (rear, upper) & 6b (ground floor)
4	24 - 27Bentley St. (1881)	<ul style="list-style-type: none"> ● Windows – 4 pane sash 	<ul style="list-style-type: none"> ● 27(1st floor)
5	1-9 Recreation Ground Road (Cecil Terrace) (1888)	<ul style="list-style-type: none"> ● Windows – ground floor bays with casements and small upper lights. First floor sash with margin lights ■ Doors – 4 panels, upper 2 glazed ▲ Walls - red brick, stone capping, brick piers, evidence of previous railings. 	<ul style="list-style-type: none"> ● 2 & 3 ■ 2 & 3 ▲ 3,4
6	10-17 Recreation Ground Rd. (Cecil Terrace) (1888)	<ul style="list-style-type: none"> ● Windows – 4 pane sash, 2 panes to bay returns ■ Doors – 4 panels, upper 2 glazed ▲ Walls - red brick, stone capping, brick piers, evidence of previous railings. 	<ul style="list-style-type: none"> ● Whole terrace ■ 13, 16 ▲ 10,14,15

7	Vine Street 15-29 (1888 onwards)	<ul style="list-style-type: none"> ● Windows – sash with margin lights ■ Doors – 4 panel, upper 2 glazed, 	<ul style="list-style-type: none"> ● No. 15, 19 ■ 15
8	30-34, 33-37 Vine Street (1888 onwards)	<ul style="list-style-type: none"> ● Windows – probably sash ■ Doors – 4 panel 	<ul style="list-style-type: none"> ● No original in group ■ 33
9	1-13 New Cross Rd, 1 Emlyns St. (South View Terrace) (1892)	<ul style="list-style-type: none"> ● Windows – sash, top 8 pane, bottom 2 pane to New Cross Rd. Casements with 4 pane upper lights to 1 Emlyns St. ■ Doors – 4 panel: ▲ Walls - buff brick , red brick piers, stone coping 	<ul style="list-style-type: none"> ● 7, 8, 1 Emlyns St. ■ 5 ▲ 10,12,13
10	19-22 Princes Rd, 1-4 Queens St. (c.1900)	<ul style="list-style-type: none"> ● Windows –ground floor sash with margin lights, 6 panes at top. First floor timber casements with small panes in upper quadrants. ▲ Walls – buff brick with blue capping, red brick piers. 	<ul style="list-style-type: none"> ● 20, 22, 1 Queen St ■ 22, 2-4 Queen St.
11	4 –10 Vine Street (1896 onwards)	<ul style="list-style-type: none"> ● Windows – sash with margin lights, plain sash to smaller windows ■ Doors – 4 panel 	<ul style="list-style-type: none"> ● 6 ■ 4, 8, 10
12	8-10 Princes Rd (1892/3)	<ul style="list-style-type: none"> ● Windows – sash with margin lights 6 panes at top 4 on bay returns. ▲ Walls – buff brick with blue capping, red brick piers. 	<ul style="list-style-type: none"> ● All ■ All
13	23-28 Princes Rd	<ul style="list-style-type: none"> ● Windows – 4 pane sash, 2 pane sash to narrower windows and bay returns ▲ Walls - buff brick with piers, stone capping. 	<ul style="list-style-type: none"> ● 23-25 ■ 23-27
14	5-9 Stanley St (1889 onwards)	<ul style="list-style-type: none"> ● Windows –ground floor 16 pane sash, first floor 12 pane sash. ▲ Boundary walls – buff brick with semi-circular brick capping 	<ul style="list-style-type: none"> ● 5 ■ whole terrace
15	10-17 Stanley St, 23 Bentley St (1889 onwards)	<ul style="list-style-type: none"> ● Windows – 4 pane sash ▲ Boundary walls – buff brick, blue capping 	<ul style="list-style-type: none"> ● 10, 16,& 23 Bentley St. ■ Most of terrace
16	40-54 Conduit Rd (c. 1900)	<ul style="list-style-type: none"> ● Windows – probably sash with margin lights, plain sash to smaller windows ▲ Buff brick piers with low boundary walls, semi-circular brick capping. 	<ul style="list-style-type: none"> ● No original in group ■ 48-54
17	68-110 Conduit Rd (c. 1900)		
	68-78	<ul style="list-style-type: none"> ● Windows –ground floor bays with small upper lights, first floor 4 and 2 pane sashes ■ Doors – 2 solid lower panels, single glazed upper panel 	<ul style="list-style-type: none"> ● 70,74,76 ■ 70-76
	80-94	<ul style="list-style-type: none"> ● Windows – sash with margin lights ■ Doors – 4 panel, upper 2 glazed 	<ul style="list-style-type: none"> ● 84,88,90 ■ 80-90,
	96-102	<ul style="list-style-type: none"> ● Windows – sash with margin lights ■ Doors – 2 solid lower panels, single upper glazed panel 	<ul style="list-style-type: none"> ● 96, 98 ● 96, 98

104-110		<ul style="list-style-type: none"> ● Windows – ground floor timber bays with casements and top lights, first floor sash with margin lights ■ Doors- 3 solid lower panels, single glazed upper panel ▲ Walls-whole terrace red brick with stone capping, probably with railings, red brick piers. Decorative iron frontage panels at 80/82, 84/86, 88/90 	<ul style="list-style-type: none"> ● 106-110 ■ 108 ▲ 86-90,106-110
18	12-24Vine St (1891,1897-1903)		
	12-18	<ul style="list-style-type: none"> ● Windows – probably sash with margin lights, plain sash to bay returns 	<ul style="list-style-type: none"> ● No original in group
	22-24	<ul style="list-style-type: none"> ● Windows-sash with margin lights 	<ul style="list-style-type: none"> ● 24 first floor
19	1-12New St, 19-27Recreation Ground Rd (1879-c.1900)		
	1-3 New St.	<ul style="list-style-type: none"> ● Windows-probably equal casements 	<ul style="list-style-type: none"> ● No original in group
	4-12 New St.	<ul style="list-style-type: none"> ● Windows-4 pane sash ▲ Walls- buff brick, black capping 	<ul style="list-style-type: none"> ● 10 ■ 4, 12
	19-21 Recreation Ground Rd.	<ul style="list-style-type: none"> ● Windows- probably sash ▲ Walls- 21 yellow/blue brick, stone capping, railings. 22-23 buff/blue brick , piers 	<ul style="list-style-type: none"> ● No original in group ■ 21,22,23 (pier only)
	22-27 Recreation Ground Rd.	<ul style="list-style-type: none"> ● Windows- sash with margin lights ■ Doors- 4 panel ▲ Walls-buff brick, black capping 	<ul style="list-style-type: none"> ● 23 ■ 23 ▲ 23
20	Trafalgar Terrace	<ul style="list-style-type: none"> ● Windows – 4 pane sash 	<ul style="list-style-type: none"> ● Most upper floors
21	1-23 Alexandra Rd (1902-3)	<ul style="list-style-type: none"> ● Windows – 4 pane sash 	<ul style="list-style-type: none"> ● 4,5(upper) 6,11-12 ,16-19,22
22	20-33 Kings Road (Salisbury Villas) (by 1900)	<ul style="list-style-type: none"> ● Windows - sash with margin lights, 2 pane sash to bay returns and narrower first floor openings ■ Doors – 2 solid lower panels, single glazed upper panel, with margin glazing all round ▲ Walls-20-29: red/buff brick, stone capping, railings, brick piers, stone coping.30-33: buff/red brick, black capping, brick piers, stone coping 	<ul style="list-style-type: none"> ● 20, 23, 28, 29 ■ 20, 23, 24 ▲ 20,22, 33 (side wall)
23	1-6 Kings Rd. (West View Terrace) (1880)	<ul style="list-style-type: none"> ● Windows –sash with margin lights, 2 pane sash to bay returns. ■ Doors –2 solid lower panels, single glazed upper panel with margin glazing all round ▲ Walls- buff brick, stone capping, railings, stone piers 	<ul style="list-style-type: none"> ● 1, 4, 6 ■ 1, 4, 5 ▲ 5,6
24	28-30, 32-35 Queens St. (before 1900)	<ul style="list-style-type: none"> ● Windows-28-30, sash with margin lights, 2 pane sash to bay returns, 32-35, 4 pane sash ▲ Walls buff & red brick, piers, stone capping 	<ul style="list-style-type: none"> ● 29, 30,32-35 ■ 33, 34



KEY
14 Terraces/Building Groups referred to in Schedule

CONSERVATION AREAS

Current legislation imposes a duty on local planning authorities to designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".
[Planning (Listed buildings and Conservation Areas) Act 1990]

The main effects of such designation are:

Alterations to dwellings

Planning permission is required for certain types of development in conservation areas which elsewhere would be classified as "permitted development." Most commonly, these include external cladding, the insertion of dormer windows into roof slopes, and the erection of satellite dishes on walls, roofs or chimneys fronting a highway.

The size of house extensions which may be carried out without planning permission is also more restricted for semi-detached and detached properties, although there is no change in respect of terraced dwellings.

Curtilage structures exceeding 10 cubic metres in volume are treated as extensions to the house

Demolition

"Conservation Area Consent" is required for the demolition of any building larger than 115 cubic metres, or any part of such a building. It is also required for the demolition of walls, gates, fences or railings more than 2 metres high, or where abutting a road footpath or public open space, 1 metre high.

Trees

The Council must be given 6 weeks notice of proposals to lop or fell trees with a diameter exceeding 75 millimetres. This is increased to 100 millimetres if the work is required to help the growth of other trees.

New development

Development proposals affecting the character or appearance of the conservation area must be advertised in the local press, and a site notice displayed. Any representations received must be taken into account when a decision is made.

In considering development proposals, special attention must be paid to the desirability of preserving or enhancing the character of the area.

For further help and advice please contact:

Planning Policy & Economic Regeneration
Council Offices, St. Peter's Hill, Grantham, Lincolnshire, NG31 6PZ
Telephone: Grantham (01476) 406080
E-mail: planningpolicy@southkesteven.gov.uk

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