

# Deepings Character assessment

November 2017

## Background notes and original survey sheets

A team from the Neighbourhood planning group divided the Deepings up into 12 areas, attempting to select the area boundaries such that properties of similar character would be within any one area.

Following this division, a team member was allocated an area and asked to lead a small group of local people on a walk through their area and to record details of the character as judged by general feel, visual aspects, types of materials, sounds and smells. The guidelines were taken from a 'toolkit' assessment from Oxford City Council). The walks were publicised to encourage members of the public to participate and conducted on weekends in November 2017.

Given the large number of individual involved, the results required moderation by the Neighbourhood Plan team.

The content of this set of background papers is:

1. Publicity - Character walks Nov 2017
2. map of town showing survey areas.
3. Background survey notes including maps
4. Oxford Character Assessment Toolkit, Oxford City Council, undated





# DEEPINGS FIRST.

## JOIN US!! CHARACTER ASSESSMENT WALKS

Want to help ensure that future building in the Deepings is sympathetic to our existing streetscapes?

Then join the Neighbourhood Plan team for two walks

Market Deeping meet The Town Hall, Market Deeping  
Sat Nov 18th for refreshments at 10.00am

Deeping St James meet The Institute, 38 Church St, DSJ  
Sat Nov 25th for refreshments at 10.00am

There will be a brief explanation and then we will hit our allocated streets to record the style, nature and ambiance of the area.

For more information call **01778 348859** or David Shelton  
on **01778 347682** email **[judy.stevens1@btopenworld.com](mailto:judy.stevens1@btopenworld.com)**



## Character assessment walks

The principle of these walks is to identify the characteristics that are typical of specific areas of the Deepings. I will give you a detailed hard copy of the guidance in the next few days, but I thought it appropriate to give some guidance prior to that.

The features to be characterised are as follows

**Initial Reaction** – A brief summary of what you see and feel when you first enter the area you are assessing

**Spaces** – such as formal and informal spaces, means of enclosure, paving, street furniture, uses etc

**Buildings** – size/scale, age, appearance, condition etc

**Views** – Historic, focal points, urban/rural views, street and roof scape etc

**Landscape** – leafy, hard urban, water, topography (probably flat !!)

**Ambience** – Activities, traffic, smells, noises etc

**Final Reaction** – this is to rank the major categories in order of importance

**Spirit of Place** – You will see in the documentation that I give you that we will try and score the various observations between +5 and -5, where + means that observation is a positive feature, 5 being very positive and -5 meaning the observation significantly detracts from the area.

I suggest you make notes as you go round that area, collecting verbal views from your group, photos will also help to document the survey. Initial reaction will start the process and will be an opportunity to explain to your team what sorts of things need to be looked for. At the end of the walk you will be able to review with the team and produce the final reaction. I suspect that the “Spirit of Place” can be written by you after the walk. I intend to have a form available at the starting point, for people participating in the walks to record their name and contact details.

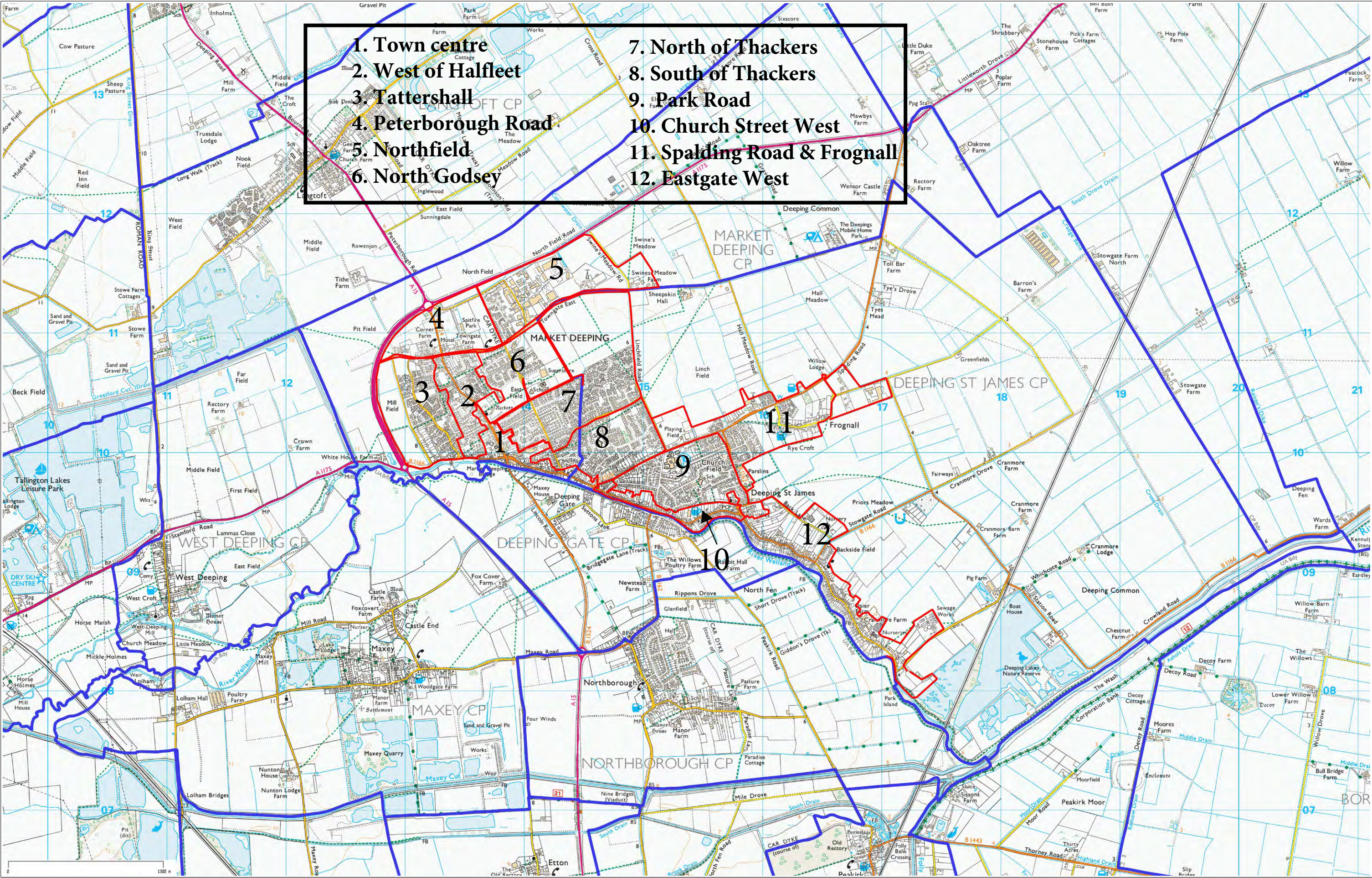
I will also give you a copy of the areas for all of the walks and a single sheet showing your specific walk area, it’s up to you how you cover the area, ie exact walking route.

Please bear in mind that the results should not only help us offer character assessments so that any additional building will have guidelines as to how to build structures that will fit in but also we can use the assessments to highlight how areas can be improved, with or without any new constructions.

I will collate all of the reports when they are completed and circulate a summary, after feedback we should have a good document to include in our plan.

Finally if we need to go back over then we can at any future date so don’t worry too much if anything gets missed the first time.







# OXFORD CHARACTER ASSESSMENT TOOLKIT

## GUIDANCE NOTES



OXFORD  
PRESERVATION  
TRUST



ENGLISH HERITAGE



THESE GUIDANCE NOTES ARE PROVIDED TO ASSIST IN THE USE OF THE CHARACTER ASSESSMENT TOOLKIT. THEY INCLUDE DETAILED DEFINITIONS AND EXPLANATIONS OF TERMINOLOGY USED IN THE CHARACTER ASSESSMENT'S SURVEY QUESTIONNAIRES AND PROVIDE PROMPTS WHEN USING THE QUESTIONNAIRES.

## INTRODUCTION

The Character Assessment Toolkit has been developed to promote understanding of the character of the built environment we live in and to help people articulate what is distinctive and important about that environment. The origins of the Toolkit stem from the need for those involved in the planning process, be it developers, professionals or the general public, to have greater understanding about the historic environment and the intricate layers that have helped form our city and villages. The evidence and understanding provided by the process will enable change to be managed in an effective and positive manner. By understanding what is there, informed decisions can be made on the impact of change i.e. the ability to accommodate change whilst sustaining the significance of a historic building or historic area. However, the Toolkit is applicable to any built environment and can be used to articulate the character or appearance of any area of the city.

### AIMS

- *Promote understanding of the historic environment and inform management of change.*
- *Help people engage with the planning system and articulate their opinions.*
- *To help generate an evidence base to inform the design process.*
- *Make it easier for communities to become involved in local heritage projects.*
- *Heritage Statements & Design and Access Statements.*
- *Assist in the production of conservation management plans.*

### STRUCTURE

The Character Assessment Toolkit is a suite of documents that can be tailored to the user's requirements. The 'guidance notes' give detailed definitions and examples of the terminology used. There is a 'survey questionnaire' that gives a structure with which to analyse the character of street or area. For those more familiar with character assessment techniques there is a 'shorthand questionnaire' that gives the user a briefer structure with hints of what to look out for. An internet based resource with links to further information also forms part of the toolkit suite.

The documents are designed to help people identify what features are present in an area and explain how these contribute to, or detract from its character. Character comprises a number of elements that combine to create the overall significance and value of a place or building. Not all elements are physical features e.g. materials, walls, windows, buildings etc; some are more sensory in nature calling upon an individual's emotions or perceptions of a place to create value e.g. personal or historical associations to a place or building, or smells and sounds, etc. They are also flexible, the terminology is expansive and it may be the case that only some of it is applicable to an individual area. Conversely an individual may identify character traits that have not been defined in the guidance.





## IMPORTANCE OF FURTHER RESEARCH

The Toolkit provides a snap shot of the character. However, character develops over time and is a result of many layers of influence. Further research using historical records is needed to understand how this character has evolved and how it may reflect the historic associations of areas, places or buildings with people, events and longer stories of the area's development. Sources of information for this research may include:

- *Local Record Offices and Local Studies Libraries.*
- *Local Historic Environment Records (HER), Sites and Monuments Records (SMRs) and Urban Archaeological Databases (UAD).*
- *Landscape characterisation studies.*
- *Historic engineer's plans and planning records.*
- *Local history and interest groups collections.*
- *Historic maps.*
- *Historic photographs.*
- *Census records and directories.*



*A wealth of information is also often accessible via internet searches. Details directing you to useful websites are available on the Character Assessment Toolkit website.*

## CHARACTER ASSESSMENT AND PLANNING POLICY

The importance of understanding the character and appearance of an area as part of development proposals is enshrined in the Local Plan and Core Strategy as well as national planning policy. The Toolkit enables the gathering of evidence to provide understanding of the significance of heritage assets, be they designated assets such as listed buildings, conservation areas or parks and gardens or un-designated assets such as buildings of local interest.

Planning Policy Statement 5 (PPS5): Planning for the Historic Environment (published March 2010) has put a greater emphasis on those proposing development that affects heritage assets or their settings to justify their proposals. Within PPS5 policy HE6 states:

*'Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.'*

*'This information together with an assessment of the impact of the proposal should be set out in the application (within the design and access statement when this is required) as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted.'*

*'Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.'*

The Toolkit can be used as an evidence gathering tool alongside analysis of historical documents and maps to provide information for Heritage Statements and Design and Access Statements.



## SPACES

A 'space' is generally defined as being the gap between the built elements or landscape features and can include streets, public squares, gardens and parks, green spaces etc.

### FORMAL / INFORMAL SPACES

A formal space is a designed feature, such as a town square, an architecturally uniform street (e.g. St John Street, below), a college garden, a college quad, or the forecourt of a building.

An informal space is one that has evolved in an organic manner with no planned layout, incorporating a wide range of features that may not have a strong connection with each other and can be used in a variety of ways e.g. Blue Boar Street which is a space that has no uniformity in building lines, building styles and positions, height of walls, materials or road widths.



### GAPS BETWEEN BUILDINGS

The gaps between buildings are important in terms of providing opportunities for creating glimpsed views out of the space and interrupting the continuity of the built elements. Gaps between buildings can be accesses to rear spaces, alleyways leading to other spaces. Are gaps uniform, creating rhythm, as a result of planned development or varied due to more 'organic' development.



### MEANS OF ENCLOSURE

Enclosure can be defined as anything that encloses a space, i.e. giving definition to a place and can include buildings, walls/railings/fences, planting, etc. It is also possible to have various forms of enclosure within the same place adding to an area's more diverse character.





## BUILDING PLOTS

Building plots refers to the land the structures sit within.

How buildings are positioned on their plots is important. Are they built up to the frontage of the plot or set back? Do they fill the entire width, etc?

Is there a variety of plot widths along the street?

Do buildings along the street fill the plot in a uniform way e.g. a continuous built frontage, a more spacious layout or a combination of layouts? Is this the result of a particular process of development or use?



## WIDE / OPEN SPACES

Wide and open spaces e.g. a wide road such as Broad Street or green spaces such as Christ Church Meadow.

The space may be broken up into sections but the overall character is of a wide airy space, e.g. St Giles which is divided into parking bays has an avenue of trees, clearly defined built edges and wide pavements.

## NARROW / ENCLOSED SPACES

Narrow and enclosed spaces are usually formed by a confined space between the building lines, often accompanied by tall buildings (3+ storeys). A continuous building line emphasises the enclosure. Height/shadow plays an important role.

An enclosed space is not just created by a narrow gap between two building lines, the space can be more substantial but due to a continuous building line and uniform scale of property, there is a clearly defined sense of enclosure to the space.

An enclosed space may be an intentional part of an historic design, such as a college quadrangle, or the result of pressure for development of available land.





## WINDING / STRAIGHT SPACES

What is the layout of the space?

Is it straight with clear views from one end to the other or are there pronounced bends in the layout creating a series of unfolding views and linked spaces?

Does this suggest the imposition of a planned street grid or the influence of earlier features of the landscape on subsequent development.



## RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES

What is the relationship between the space and the built elements?

Do buildings form a major component of the space, creating a clear sense of enclosure or definition or acting as a focal feature?

Are buildings a secondary feature to the space or features within the space?

Is the relationship between built elements and space composite e.g. Radcliffe Square – the college buildings, church and Bodleian create a clearly defined edge to space but the Radcliffe Camera is the dominant feature within the Square.



## USES AND ACTIVITY

The way the buildings are used can impact upon the character and appearance of a place.

Buildings with active frontages such as shops, cafes and evening uses including pubs and theatres can create a vibrant and bustling street scene.

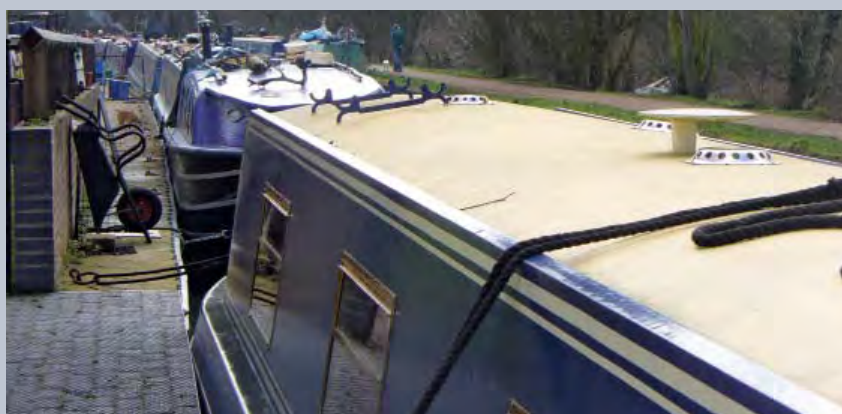
Commercial streets can be busy during the day but quiet at night.



Academic areas maybe quieter out of term or the emphasis of use may alter and they may become tourist attractions during certain times of the year.

Residential areas have changeable characters depending on time of day, time of year, location etc.

Is it a main traffic route or a pedestrian zone?



## PAVING MATERIALS

Road and pavement surfaces may form a significant proportion of the space and can have a strong impact upon the character of an area depending on the type and condition of surface. A pot-holed and patched tarmac road suggests lack of care and can be negative whereas a cobbled street may be seen as a more positive element with a historic character.



Road and pavement surfaces form a major component of a space, physically linking one side of the space to the other.

Materials have changed over the centuries but points to consider include:

Predominant surfacing material – tarmac, cobbles, flagstones.

Condition.

Type of kerb – stone, concrete, granite, iron.



## STREET FURNITURE

Street furniture can enhance or detract from the character, quality and appearance of an area. In assessing the contribution of street furniture, consider the following:

Is the furniture an historic feature of the place?

Does the space appear cluttered due to over provision of street furniture and signage?

Is it of an appropriate design/colour?

Is it located in such a position that it impacts upon the usability of the space?





## IMPACT OF TRAFFIC AND VEHICLES

Do traffic and associated traffic management measures impact on the character, significance and enjoyment of the space?

Is it a main traffic route?

Do delivery vans impact upon the usability and enjoyment of the space?



Does car parking have an impact?

Is there a traffic management scheme that impacts upon the appearance of the space? e.g. road humps, markings, cycle & bus lanes etc?

If it is a pedestrian only route, with vehicles having limited access, is there an absence of movement after the end of the working day that changes its character?



## USABILITY AND ACCESSIBILITY OF THE SPACE

How easy is the space to use?

Is it a shared use space? e.g. New Inn Hall Street – does this impact on the way and ease with which the space is used?

Are there obstacles along the pavements that hinder use; e.g. cycles locked to railings, advertising boards etc?

Does the road surface preclude access to certain users e.g. wheelchairs, prams, cycles etc.

How does this impact upon the character of a place?



## BUILDINGS

A building is any human-made structure used or intended for supporting or sheltering any use or occupancy. The variety of building types and forms as well as the materials used in their construction, their finer details, their use and their relationship with each other can have a significant affect on the character of an area.

### CONTRIBUTION OF BUILDINGS TO THE SPACE

What is the contribution the buildings make to the space?

Collective contribution or group value due to uniformity of design.

Individual contribution due to diversity of design and materials.

Any historic importance connected to a specific building/group of buildings that increase contribution and significance through associative value?

Any distinctive construction methods e.g. a brick bond or polychromatic brickwork or use of a distinctive material?



### SIZE / SCALE

Is there a uniform of scale and size to the buildings in the street or does it vary?

Is there any conflict between buildings in terms of scale and size?



### AGE

What is the general age of the buildings?

Do they appear historic or modern or a combination of ages?

How does this influence the character and appearance of the street?

Is the street a historic routeway but the buildings more recent e.g. Queen Street dates from the 13th century but the present buildings date from the 19th and 20th centuries?





## MATERIALS

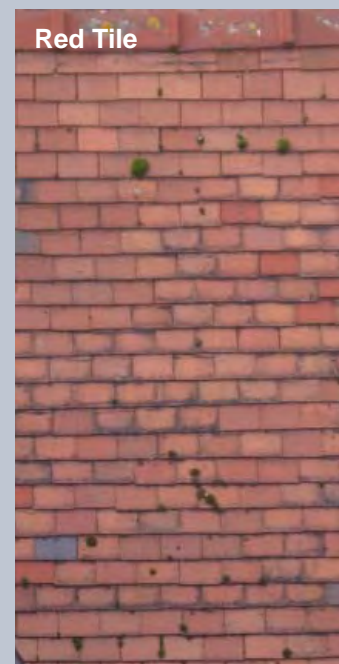
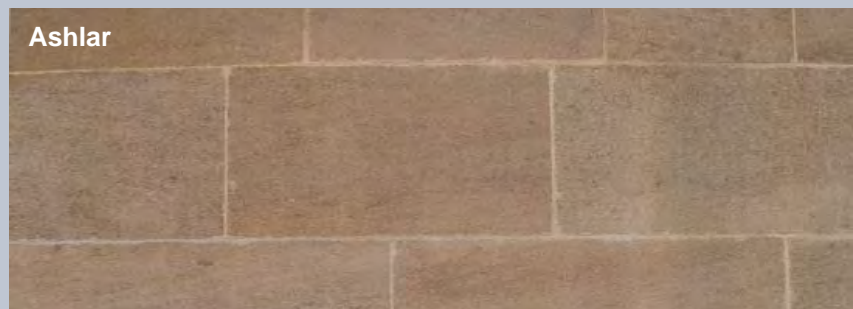
When analysing a space, individual buildings do not require a detailed description, it is their collective character and contribution to the area that is being considered. Where a specific building stands out either for individual design or use of materials (good or bad), this can be mentioned.

Is there a predominant building material?

Is there a wide ranging palette of materials creating a diverse streetscape?

Do the materials complement each other?

Is there uniformity in the range of materials?



## WINDOWS

Windows are often described as ‘the eyes’ of a building and make a significant contribution to a building’s design and character.

Do they appear to be original/traditional windows?

Timber framed, UPVC, metal framed, stone mullions?

Uniform or varied styles?

Traditional shop window or modern replacement?

When considering the contribution of windows, the upper storeys should be looked at too.

The main window types are:

Timber framed sash – frames that slide up and down.

Casements – Hinged windows that open outwards.

Fixed.



Yorkshire Sash



Sash

## DOORS

Doors also add or detract from a building and a streetscape as a whole. Original doors may have been replaced with inappropriate styles or ‘mock’ designs. The degree of contribution can depend on the use and design of the building, its age, location, whether the building is part of a group and the relationship between building and road.

If a building fronts directly onto the street, the door will be more noticeable.

If buildings being considered are a group of mainly unaltered terraced properties, an incorrect door will be highly prominent.

A door in a building set back from the street has a reduced impact on the street scene but does not reduce the importance and contribution of the door to the building.

Is it a commercial property? Traditional timber shop front with retained door, or altered shop front in a traditional building.





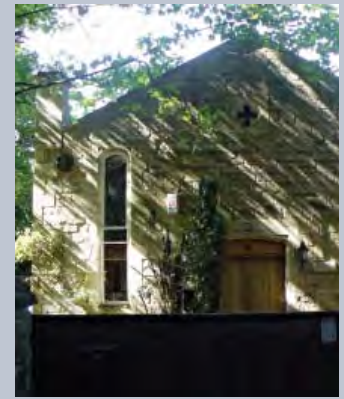
## USE (PAST AND PRESENT)

Is the building occupied or vacant?

Is there a predominant use e.g. commercial, retail, academic, residential, or a mix of uses?

Do the uses contribute positively to the character of the area?

Are previous uses of the buildings identifiable?



## CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?

Some alterations are not immediately apparent e.g. the re-fronting of a timber framed property but others are more obvious and can impact upon the individual building as well as the street scene as a whole:

Replacement windows are often easy to identify as they can be of a different style, size and material to those in neighbouring properties.

A rendered and painted façade in a row of stone or brick houses.

The alteration to a door opening e.g. a front door being brought flush to the façade of a building instead of its original recessed position.



## CONDITION

What condition are the properties in? Well maintained buildings usually make a more positive contribution than rundown and inappropriately maintained properties.





## VIEWS

Views in to, out of and within a space are an important element in the character of an area. All spaces have a view though the form and combination varies from space to space. Often it is a cumulative combination of views that influence the character of a space rather than a single defining vista.

### HISTORIC / POPULAR VIEWS

The area may benefit from or is the subject of views of interest and distinction. A view may be well known from a famous painting or written description, or it may be popular with residents as part of a public space.



### FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE OPEN

Is the view short, does this give an intimate feel to the space?

It may be possible to see from one end of a long space to the other e.g. Broad Street and Cornmarket.

Unfolding views are the result of the layout of the space creating a series of linked short views that emerge as you progress through the space e.g. High Street and Lamb & Flag Passage.

Glimpsed views give a hint of something which gradually reveals itself with progression through the space.

Channelled views are created by drawing your eye to a specific point within or beyond the space. These may be formed by the location of the enclosing architecture that gives the optical illusion of the space between narrowing with distance. Or a specific architectural feature such as an archway may channel the view.

A wide road or an open green space allows light to play a greater role in the character of the space.







### GLIMPSED VIEWS

These are often seen through one or more gaps in the building line or through other openings.

A glimpse of the Radcliffe Camera is possible from the High Street when looking along Catte Street, only gradually revealing itself as you progress along Catte Street.

Glimpses through college gates.

### FOCAL POINTS

This is a feature that draws attention to itself by virtue of its scale, design or prominence. Focal points often dominate a view but are not necessarily the end of the space, with views continuing into the background.



### STREETSCAPE

The streetscape is made up of the visual elements of a street that combine to form the street's character. The view will take into account how the buildings work together, the architectural design, feature, materials, street furniture, trees, use, etc.

How do these features contribute and do any individual features or combinations of features form the basis of the wider character of the space.





## ROOFSCAPE

The landscape of roofs can have a significant impact on the character of a street.

Are the roofs visible from street level, if so, how do they contribute to the character of the space and the view through the space?

Do the roofs have a variety of interest in materials and shapes, or do uniform roof slopes and materials contribute to the cohesion of groups of building within the view. Have chimneys been removed or alterations made?



## URBAN / RURAL VIEWS

Having considered the view, what is its character? Does it contain typical rural features such as tall trees, hedgerows, green open space and loosely spaced buildings on winding road lines with spacious gardens, or is it more urban, dominated by tall buildings, hard surfaces and a high level of activity?



Urban and rural views are not limited to urban and rural settlements: it is possible to have a rural view in an urban setting and vice versa. For example, Christ Church Meadows benefit from a rural character within a distinctly urban framework, whilst the overhanging greenery in New College Lane adds a softening rural element to the hard built form of the lane.

## VIEWS OUT OF OR IN TO THE SPACE

Views out of and into the space create a context by linking one area to another, highlighting the interrelationships between spaces. This may be between adjoining streets or may feature distinctive elements of the city skyline or that of the surrounding countryside.



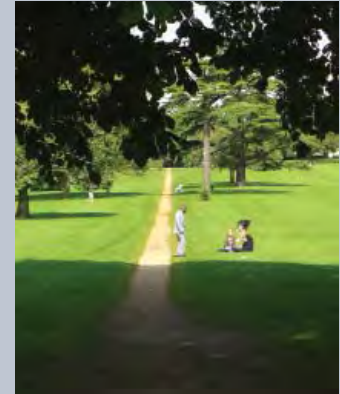


## AMBIENCE

A space/street/area is not just characterised by physical elements. Character can also be derived from more intangible aspects. These factors may only be temporary contributors to character but they can influence the way a person responds to a place and can add or detract from the character and enjoyment.

### ACTIVITY

The way a space is used and how busy it is can significantly influence the character of an area. Busy areas may seem vibrant while a lack of activity may be seen as peaceful. Conversely a place may be too busy or the activity within it at odds with its built character. Quiet areas may also be seen as inhospitable, particularly at night.



### TRAFFIC

Cars and vehicles, moving or parked, can have a significant influence on the character of an area. The type of vehicle, volume of traffic or speed can also have an influence.

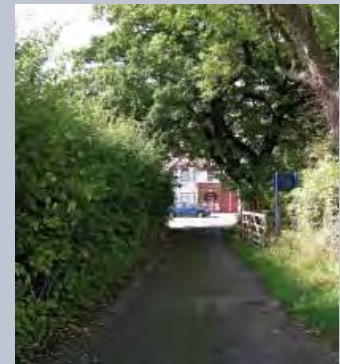


### DARK / SHADED

The amount of light or presence of shade can make a stark difference to the character of a space. This may vary through the day or be influenced by the weather.

Dark or shaded characteristics can arise from:

- Narrow width of space
- Height and density of buildings, or continuous building line
- Trees
- Where light can enter a space, a series of shadows/silhouettes may form on road and building surfaces adding an extra dimension of character



Light and airy characteristics can arise due to:

- Wider spaces
- Lower buildings
- More spacious development pattern/gaps between buildings





## DAY OR NIGHT

Time of day can have an impact on the character and appearance of a place both in terms of lighting and vitality.

The changing position of the sun during the day.

Lights from buildings at night can add to the atmosphere and lighting of an external space.

Seasonal variations in lighting conditions.



## SMELLS

Smells that are part of an area's character may make a positive or negative contribution to its quality and interest. They often reflect the uses of an area and can be highly emotive.

Are there attractive smells in the area such as fragrant planting and trees, general 'freshness' of the air, or cooking smells (very dependant on personal inclination), or are the smells unattractive, such as engine fumes or blocked drains? Do these change at different times of the day or year?

## NOISES

Noise, or its absence, can have an impact on the character of an area. A busy road may create a lot of traffic noise that detracts from an otherwise attractive location, whilst in a tranquil residential area the sounds of bird song or children playing can make a positive contribution to the impression of an attractive living space.

What noises do you hear in the area and how do they affect your impression of the place? Do they change throughout the day or are they likely to change between different seasons?





## LANDSCAPE

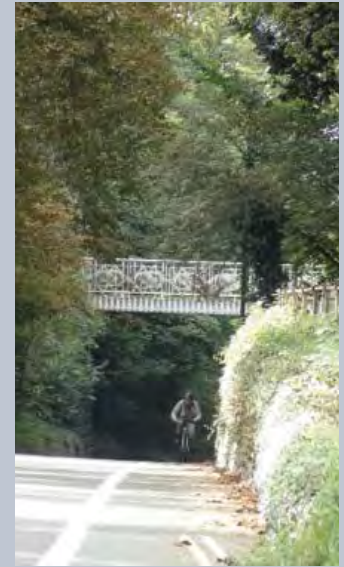
### LEAFY AND/OR GREEN

Is there a prevalent green and leafy quality to the space?

Is the space an open green space where a variety of planting produces the overriding character?

Key trees or groups of trees may make a significant contribution to the varied character of a place.

The time of year may have an influence, with the character changing as trees come into leaf, changing colour in the autumn and falling in the winter.



Vegetation may offer screening during the summer months but in winter views through the canopies of trees may be opened up as leaves fall.

### HARD URBAN LANDSCAPE

There may be areas where trees and other greenery makes little or no contribution to the overall character but this is not necessarily a detracting factor and is reflective of the type of streetscape/space being analysed.





## PUBLIC/PRIVATE GREENERY

A green character is not only formed by trees planted within a public space. Trees within private spaces such as residential gardens, college grounds, church grounds etc can add to the public character of a place. Trees in private spaces may overhang into public spaces or be planted in openly visible private spaces contributing to the wider character of the area.



## DOES WATER FORM A KEY FEATURE OF THE AREA

Does a river run through the area being assessed?

Does it form part of the setting to the space, impacting upon its character – if so, how?



## TOPOGRAPHY

How level is the land? Is it flat, a hill, or does it include a combination of levels? Does it follow a slope and if so what direction does it face?

Do street lines or other paths run up or along a slope?

Is there a step down from the street level into adjoining spaces?



*HERE IS A LIST OF TERMS COMMONLY USED IN PUBLIC DOCUMENTS TO IDENTIFY OR DESCRIBE ELEMENTS OF THE HISTORIC ENVIRONMENT.*

### ARCHAEOLOGICAL INTEREST

An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.

### ARCHITECTURAL AND ARTISTIC INTEREST

These are interests in the design and construction aesthetic value of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills like sculpture.

### CONSERVATION

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

### DESIGNATED HERITAGE ASSET

A building, place, landscape, etc identified through legislation such as, A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such.

### ENABLING DEVELOPMENT

Development that would be unacceptable in planning terms but for the fact that it would bring heritage benefits sufficient to justify it being carried out, and which could not otherwise be achieved.

### HERITAGE ASSET

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

### HISTORIC ENVIRONMENT

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.



## HISTORIC ENVIRONMENT RECORD (HER)

Historic environment records are information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. Typically, they comprise databases linked to a geographic information system (GIS), and associated reference material, together with a dedicated staffing resource.

## HISTORIC INTEREST

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

## SETTING

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

## SIGNIFICANCE

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.









**IN ADDITION TO COMMENTS, SCORE EACH CATEGORY FROM - 5 TO + 5.  
ASSESSOR SHOULD BE FAMILIAR WITH TOOLKIT GUIDANCE NOTES PRIOR TO  
SURVEY. THIS TECHNIQUE IS IMPROVED IF USED IN CONJUNCTION WITH A  
STREET PLAN ON WHICH TO ANNOTATE KEY FEATURES**

<b>SPACES:</b> GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
	<b>SCORE:</b>
<b>BUILDINGS:</b>	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
	<b>SCORE:</b>
<b>VIEWS:</b>	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
	<b>SCORE:</b>
<b>GREENERY &amp; LANDSCAPE FEATURES:</b>	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
	<b>SCORE:</b>
<b>LIGHT/DARK:</b> SHADING, TIME OF DAY/NIGHT	
	<b>SCORE:</b>
<b>NOISE &amp; SMELL:</b> MAN MADE OR NATURAL	
	<b>SCORE:</b>
<b>SPIRIT OF PLACE:</b>	<b>TOTAL:</b>





**SURVEY DETAILS**

<b>STREET/BUILDING/ AREA NAME</b>	
<b>DATE</b>	
<b>TIME</b>	
<b>WEATHER</b>	

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
SPACES		
BUILDINGS		
VIEWS		
LIGHT/DARK		
SURFACES		
GREENERY & LANDSCAPE		
USES AND ACTIVITY		
NOISES AND SMELLS		
GENERAL COMMENTS		



**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
FORMAL / INFORMAL SPACES		
GAPS BETWEEN BUILDINGS		
MEANS OF ENCLOSURE		
BUILDING PLOTS		
WIDE/OPEN SPACES		
NARROW / ENCLOSED SPACES		
WINDING / STRAIGHT SPACES		
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES		
USES AND ACTIVITY		
PAVING MATERIALS		
STREET FURNITURE		
IMPACT OF VEHICLES AND TRAFFIC		
USABILITY AND ACCESSIBILITY OF THE SPACE		

**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE		
AGE		
MATERIALS		
WINDOWS		
DOORS		
ROOFS / CHIMNEYS / GABLES		
USES (PAST AND PRESENT)		
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?		
CONDITION		



**4.0 VIEWS:** Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
HISTORIC / POPULAR VIEWS		
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN		
FOCAL POINTS		
STREETSCAPE		
ROOFSCAPE		
URBAN/RURAL VIEWS		
VIEWS OUT OF THE SPACE		

**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
LEAFY AND/OR GREEN IMAGE		
HARD URBAN LANDSCAPE		
PUBLIC/PRIVATE GREENERY		
DOES WATER FORM A KEY FEATURE OF THE AREA		
TOPOGRAPHY		

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
ACTIVITIES		
LEVEL OF ACTIVITY		
TRAFFIC		
DARK, SHADY, LIGHT, AIRY		
DAY AND NIGHT		
SMELLS		
NOISES		



**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

*RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)*

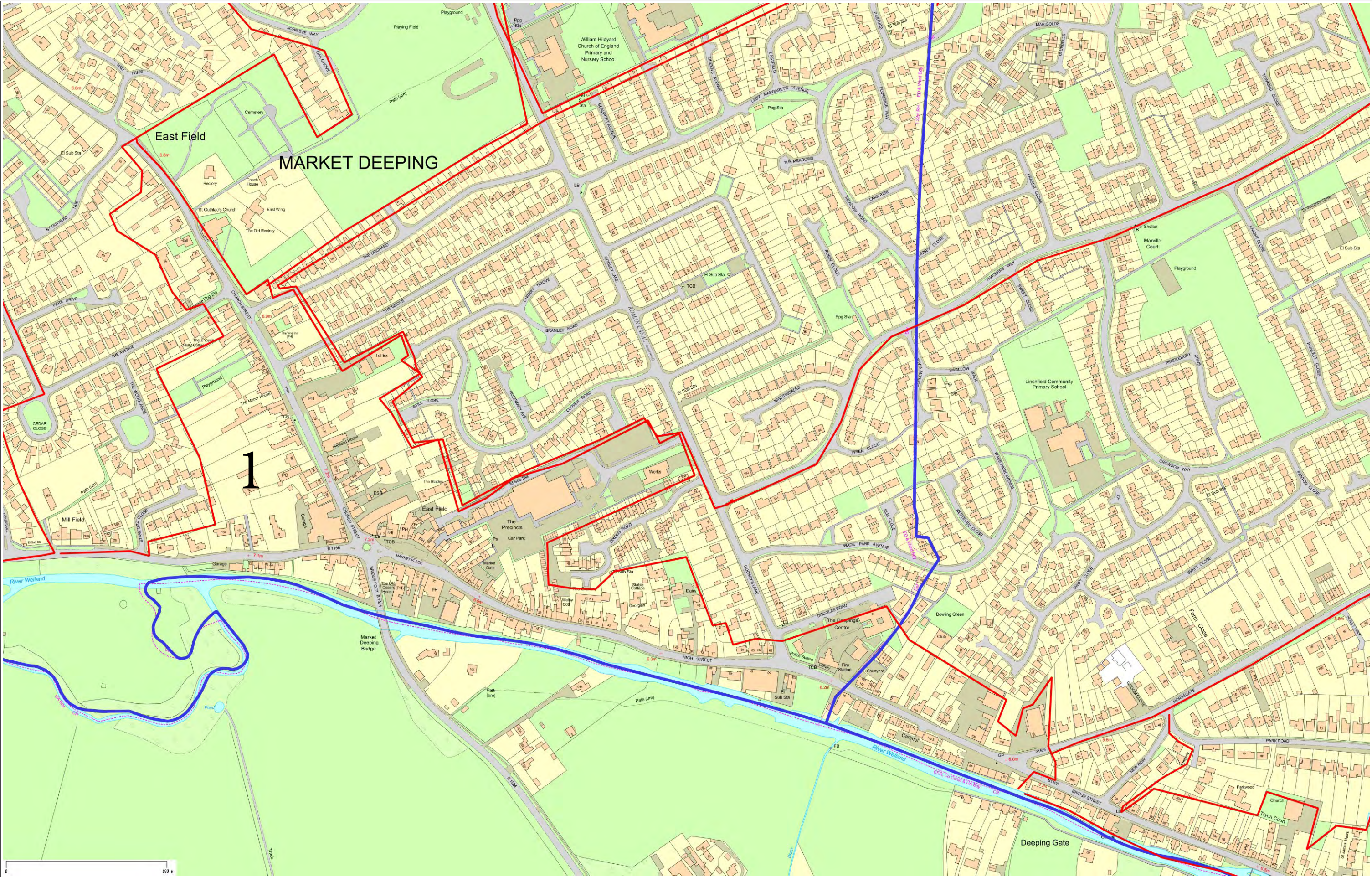
<b>FEATURE</b>	<b>EXAMPLE</b>	<b>YOUR HIERARCHY</b>
BUILDINGS	1	
SPACES	5	
LONG/SHORT VIEWS	2	
LIGHT/DARK	4	
SURFACES	3	
GREENERY & LANDSCAPE FEATURES	6	
NOISE, SMELL AND TRAFFIC	7	

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

# AREA

# 1







<b>SURVEY DETAILS</b> MARKET DEEPING - WALK 1	
STREET/BUILDING/ AREA NAME	TOWN CENTRE: HIGH STREET, MARKET PLACE CHURCH STREET, STAMFORD ROAD, PRINCETNS RETAIL
DATE	12/11/17
TIME	10.00
WEATHER	SUNNY & COLD.

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES		+2
BUILDINGS		+5
VIEWS		+3
LIGHT/DARK		0
SURFACES		+2
GREENERY & LANDSCAPE		+3
USES AND ACTIVITY		+3
NOISES AND SMELLS		+2
GENERAL COMMENTS		+3



**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES	MARKET PLACE RIVERSIDE PARK WILLOW GARDENS	+3
GAPS BETWEEN BUILDINGS	NA	0
MEANS OF ENCLOSURE	NA	0
BUILDING PLOTS	NA	0
WIDE/OPEN SPACES	NA	0
NARROW / ENCLOSED SPACES	THE MALL ARCADIA	+2
WINDING / STRAIGHT SPACES	CHURCH STREET	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	HISTORIC MARKET TOWN PLAN	+3
USES AND ACTIVITY	CURRENT MALL NOT RETAIL & CAR PARK	+3 -2
PAVING MATERIALS		0
STREET FURNITURE		+2
IMPACT OF VEHICLES AND TRAFFIC	BUSY LOCAL TRAFFIC TOWN BYPASSED	0
USABILITY AND ACCESSIBILITY OF THE SPACE		+2

**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	HISTORICAL CONSERVATION AREA MANY PROPERTIES LISTED. MOST IMPORTANT ASPECT OF THE AREA	+5
SIZE/SCALE		+5
AGE		+5
MATERIALS		+5
WINDOWS	SOME BUILDINGS IN THE HIGHEST, MARKET PLACE & STATION ROAD NEED ATTENTION	+3
DOORS		+3
ROOFS / CHIMNEYS / GABLES		+5
USES (PAST AND PRESENT)	GOOD RESIDENTIAL & INDEPENDENT RETAIL NB. THE GYM'S USE OF THE CURRENT BUILDING POOL FACILITY RETAIL (CURRENT GYM)	+4 -2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	NA	0
CONDITION		+3



<b>4.0 VIEWS:</b> Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?		
FEATURE	COMMENTS	VALUE -5 TO +5
HISTORIC / POPULAR VIEWS	① HISTORIC MARKET PLACE & HILLY ST. ② CHURCH ST TO ST. GUTHLAC'S CHURCH ③ TOWN ENTRY STAMFORD ROAD EX CARPARK SITE POOL ④ ENTRY FROM NORTH EX HOTEL POOL	+5 -3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	STRAIGHT ENTRY FROM FIRST WEST & NORTH TO TOWN CENTRE ATTRACTIVE VIEWS ON CHURCH ST	+4
FOCAL POINTS	TOWN CENTRE ROUNDABOUT & MARKET PLACE. HISTORIC BUILDINGS INCLUDING TOWN HALL, HOSTELRIES & OTHER FUNCTIONAL BUILDINGS	+4
STREETSCAPE	MAINLY HISTORIC	+4
ROOFSCAPE	"	+4
URBAN/RURAL VIEWS	FENLAND AREA SO NO VIEWS OVER THE BUILDINGS. RURAL VIEW OVER MARKET DRIPPING BRIDGE TO THE SOUTH	0 +2
VIEWS OUT OF THE SPACE	"	0

**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	① TREES & VERGES ON CHURCH ST. ② RIVERSIDE PARK ③ WILLAND GARDENS	+2
HARD URBAN LANDSCAPE		+2
PUBLIC/PRIVATE GREENERY	RIVERSIDE PARK & WILLAND GARDENS MOST GARDENS IN THIS AREA ARE BEHIND THE HOUSES & NOT VISIBLE	+2
DOES WATER FORM A KEY FEATURE OF THE AREA	THE RIVER WILLAND - RIVERSIDE PARK & WILLAND GARDENS, OFFERS PRIVATE ACCESS RIVERSIDE WALK ON THE SOUTH SIDE THIS FEATURE COULD BE MADE MORE OF	+3
TOPOGRAPHY	FENLAND - FLAT	0

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	MARKET TOWN - ONE OF 3 IN SKDC STRONG INDEPENDENT RETAIL, HOSPITALITY, ENTERTAINMENT & LEISURE OFFER	+3
LEVEL OF ACTIVITY	BUSY MARKET TOWN CENTRE II OPPORTUNITIES FOR TOURISM	+3
TRAFFIC	BUSY LOCAL TRAFFIC - NORTH/SOUTH & EAST/WEST BYPASSED	+2
DARK, SHADY, LIGHT, AIRY	OPEN & INVITING	+3
DAY AND NIGHT	AS YOU WOULD EXPECT FROM A BUSY MARKET TOWN	+3
SMELLS	NORMAL TAKE AWAY	+2
NOISES		+2



**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

*RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)*

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	1
SPACES	5	4
LONG/SHORT VIEWS	2	2
LIGHT/DARK	4	5 =
SURFACES	3	5 =
GREENERY & LANDSCAPE FEATURES	6	3
NOISE, SMELL AND TRAFFIC	7	5 =

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

Market Deeping is the heart of the Deepings, one of the three historic market towns in South Kesteven, along with Stamford and Bourne. The Deepings settlement comprises of Market Deeping and Deeping St James.

This Walk 1 is the Town Centre of Market Deeping and incorporates mainly historic, well preserved buildings, several centuries old, surrounding the town centre. It is a very charming, vibrant and well served market place area, which is attractive to residents of the area and visitors alike.

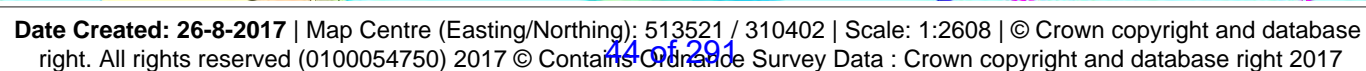
The civic aim should be to continue to conserve and enhance the centre's offer both in its historic story and in its role as a significant town centre.

The major feature that needs addressing, is the Precinct Shopping Centre. This centre is not visibly detrimental to the old market place area, and is an attractive retail asset being so close to the town centre. However its present supermarket tenant the Co-op, who is planning to leave, provides a poor retail offer, and effort should be made to ensure that it is replaced with a more suitable one.

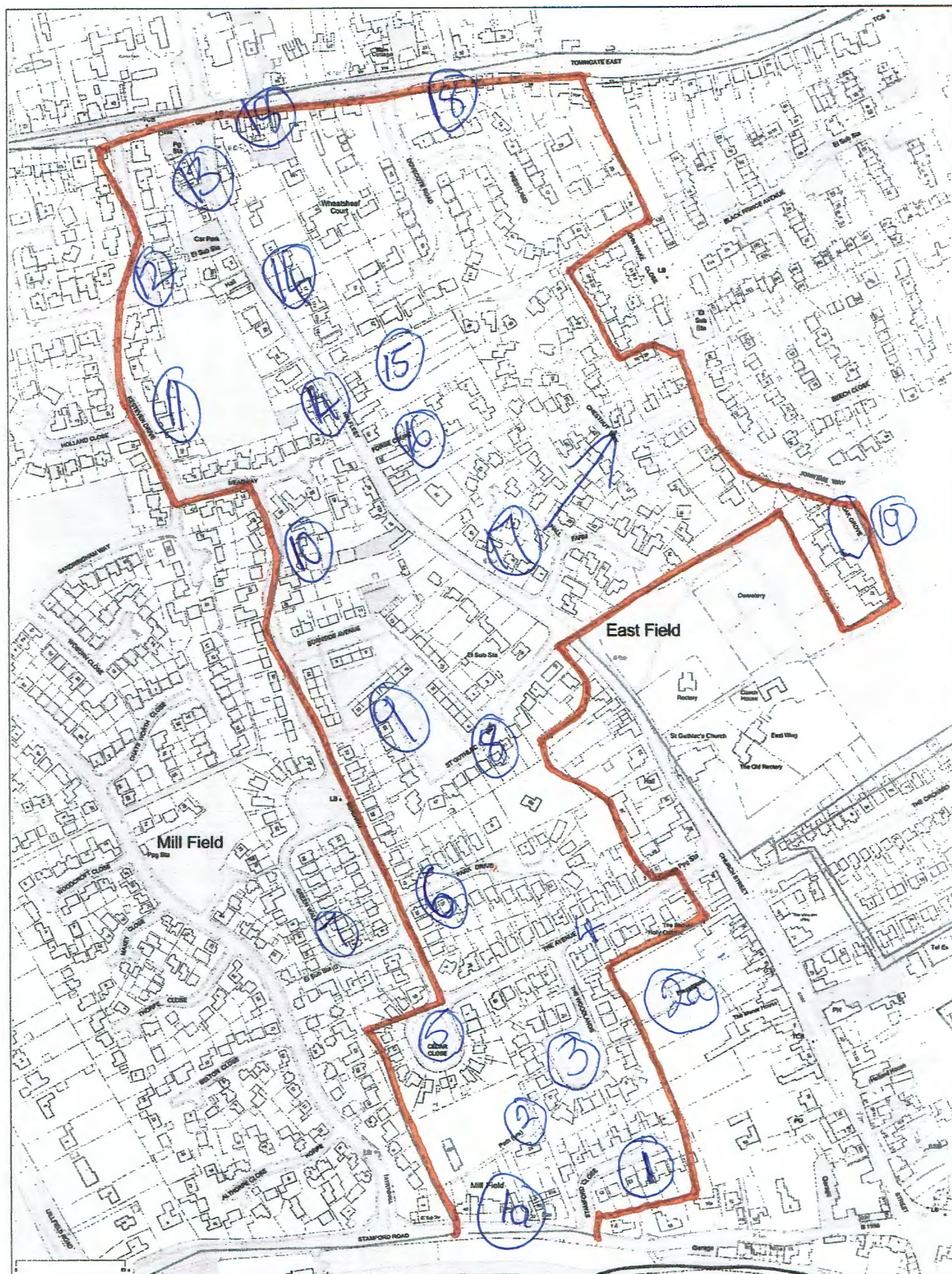
# AREA

# 2











(1a) Some good barn conversions

The houses along the front old stone.  
some later style 1940's?

Problems with Car parking

Noise from Road and drivers who speed

need to look more closely.

Haven't had time to go out with  
the camera but will in the next week

**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES		
GAPS BETWEEN BUILDINGS		
MEANS OF ENCLOSURE		
BUILDING PLOTS		
WIDE/OPEN SPACES		
NARROW / ENCLOSED SPACES		
WINDING / STRAIGHT SPACES		
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES		
USES AND ACTIVITY		
PAVING MATERIALS		
STREET FURNITURE		
IMPACT OF VEHICLES AND TRAFFIC		
USABILITY AND ACCESSIBILITY OF THE SPACE		



# 1 Stamford Close

Cut-de-sac built circa 1970's

Quiet pleasant road. most cars parked off the road. Gardens attractive

## ② Foot path from the Woodlands

current ~~road~~ navigates field where houses built in the last 5 years.

Foot path exits onto Stamford Rd

Quite a dangerous path as from the houses to edge of the road there road serves both cars and pedestrians

③

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FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE		
AGE		
MATERIALS		
WINDOWS		
DOORS		
ROOFS / CHIMNEYS / GABLES		
USES (PAST AND PRESENT)		
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?		
CONDITION		



③ The Woodlands is a quiet residential area with 1960-1970 bungalows. The open space in the centre has trees which gives a quiet and calm feeling. After talking to some residents most of the bungalows are for the elderly. A footpath connects with the Stamford Rd.

④ The Avenue  
Built in 1960s Bungalows some detached some semi. provide a quiet road, which it was felt to be wide so it didn't feel closed in. The Church Tower was viewed from all the bungalows Pavements were not well kept.

⑤ Cedar Close was developed in the 1970s. Some were 3/4 bedroom houses which had a good size garden. A lot of these have had extensions over the attached garages. A pleasant open space in the centre gives it an air of quiet & peace. Most cars could park off Rd.

**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE		
AGE		
MATERIALS		
WINDOWS		
DOORS		
ROOFS / CHIMNEYS / GABLES		
USES (PAST AND PRESENT)		
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?		
CONDITION		



(2a)

The group walked from Church Street to the Woodlands following the footpath. In theory not on our 'list' but we met with people who were anxious to express opinions about the play area behind the "Old Feoffee's school".

① We were told the "humps" across the back of the converted school were the result of rubbish etc which was cleared when the site was tidied. The play area itself is unkempt. There are two trees which have died and ~~cause~~ concern especially in windy weather.

The graffiti on the wall is unsightly and the concrete style wall doesn't help. The fenced off area which was cleared to enable young people to 'skate board' is unacceptable. Local people have gone there to clear hedges + keep it a bit more presentable.

At one time it was a popular place to play, families could enjoy the area & its swings now it is intimidating especially in the evening.

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FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES		
GAPS BETWEEN BUILDINGS		
MEANS OF ENCLOSURE		
BUILDING PLOTS		
WIDE/OPEN SPACES		
NARROW / ENCLOSED SPACES		
WINDING / STRAIGHT SPACES		
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES		
USES AND ACTIVITY		
PAVING MATERIALS		
STREET FURNITURE		
IMPACT OF VEHICLES AND TRAFFIC		
USABILITY AND ACCESSIBILITY OF THE SPACE		



2a) It was suggested by one or two folk that the area could be developed for 3-4 dwellings provided an access could be made off the Woodlands. It would ~~ena~~ need a bungalow to be demolished for access, and the line of the footpath maintained.

SURVEY DETAILS	
STREET/BUILDING/ AREA NAME	
DATE	
TIME	
WEATHER	

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES		
BUILDINGS		
VIEWS		
LIGHT/DARK		
SURFACES		
GREENERY & LANDSCAPE		
USES AND ACTIVITY		
NOISES AND SMELLS		
GENERAL COMMENTS		



⑥ This is an area of bungalows built early 1970s. They have good size gardens. At the Eastern end there are some houses which were constructed a lot more recently.

⑦ We did stray onto Green Walk <sup>on</sup> the right there are bungalows built at the same time as Meadway bungalows. Unfortunately they are now overshadowed by the estate <sup>of houses</sup> built in Tattershall. They seem to overpower the bungalows. A footpath joins this area with Tattershall.

⑧ St Guthlacs Avenue built off Burnside. More 4 bed roomed detached homes with ~~gardens~~ good sized gardens.

⑨ Burnside is an open development of bungalows with pleasant open spaces <sup>with trees</sup>, apple trees & grass. Provides a peaceful place. Most of the dwellings are ~~for~~ the elderly as hand rails and slopes up to the doors are in evidence. Most front gardens are well kept and provide a pleasant place to sit.

**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE		
AGE		
MATERIALS		
WINDOWS		
DOORS		
ROOFS / CHIMNEYS / GABLES		
USES (PAST AND PRESENT)		
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?		
CONDITION		



(10) Continuing along Meadway these I believe are '80' homes built in a mock tudor style. There are small cul-de-sacs which can cause confusion if looking for house numbers. The area has good gardens with trees.

(11) Kesteven Drive Bungalows. I believe these were designed for individuals which give a varied look to the area. Built about 80-90s. Well kept and peaceful. Greensland <sup>skate owned</sup> is an open space. It provides area for games etc. Local fireworks celebrations take place here. Goal posts & a trim trail. Foot path goes diagonally across from Kesteven Drive and onto Halfleet.

(12) Behind the Coronation Hall. Houses have been built - individual designs. However some have been built behind those on Halfleet. (in fill). Some car access onto the Car Park.

(13) Some terraced houses are at the entrance to Halfleet. Anglian Water - can be very smelly !! Old Mkt Cross which used to be in the centre of the Yrds.

**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE		
AGE		
MATERIALS		
WINDOWS		
DOORS		
ROOFS / CHIMNEYS / GABLES		
USES (PAST AND PRESENT)		
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?		
CONDITION		



to the west Halfleet

- ④ A mixture of 40/50/60 homes with new infill. Slopes up to front doors opposite (East) of Halfleet

A mixture of large & smaller houses  
Some old stone houses. Some sympathetically built to complement the area.

- ⑤ Several houses originally Council houses have very long gardens, narrow but apparently there so residents could grow their own produce

- ⑥ Forge Court a comparatively new development of attractive houses. These were built on the site of South Lees Patterns. In the early 19<sup>th</sup> 20<sup>th</sup> the site of blacksmiths, <sup>agricultural engineers</sup> An attractive development which is private and quiet.

- ⑦ Houses built on the site of Hall Farm  
Pleasant roads with good gardens.  
Rd names remember the trees which grew in the area.

- ⑧ Old stone cottages which formed the centre of the Town in days past. A notable family is remembered 'Arthur's house' site of Arthur Days home served WW1 his sister wrote the history of the <sup>Draper's</sup> (70)

**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE		
AGE		
MATERIALS		
WINDOWS		
DOORS		
ROOFS / CHIMNEYS / GABLES		
USES (PAST AND PRESENT)		
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?		
CONDITION		



18

A new cul-de-sac has been built and its name remembers the Old pub called the Wheat sheaf.

Some cottages have been replaced during the last 20 yrs.

Dovecote Rd and Prestand (named after a Rector of <sup>MD.</sup>) are large houses with good size gardens. Cul-de-sacs so no through traffic

On the corner of Dovecote is a home for the disabled

X Everywhere was comparatively litter-free

19) Oak Grove part of the Hall Farm development, Gentle aspect, backs onto the Cemetery and overlooks John Doe field. Sometimes has problems with car parking by visitors to the field

Generally speaking the pavements are poor.

But we felt that this area was a pleasant place to live. One of our group was delighted with the area especially. She enjoyed the peace and said. From almost everywhere the Ten Skies were a delight & the Church Tower was dominant

**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

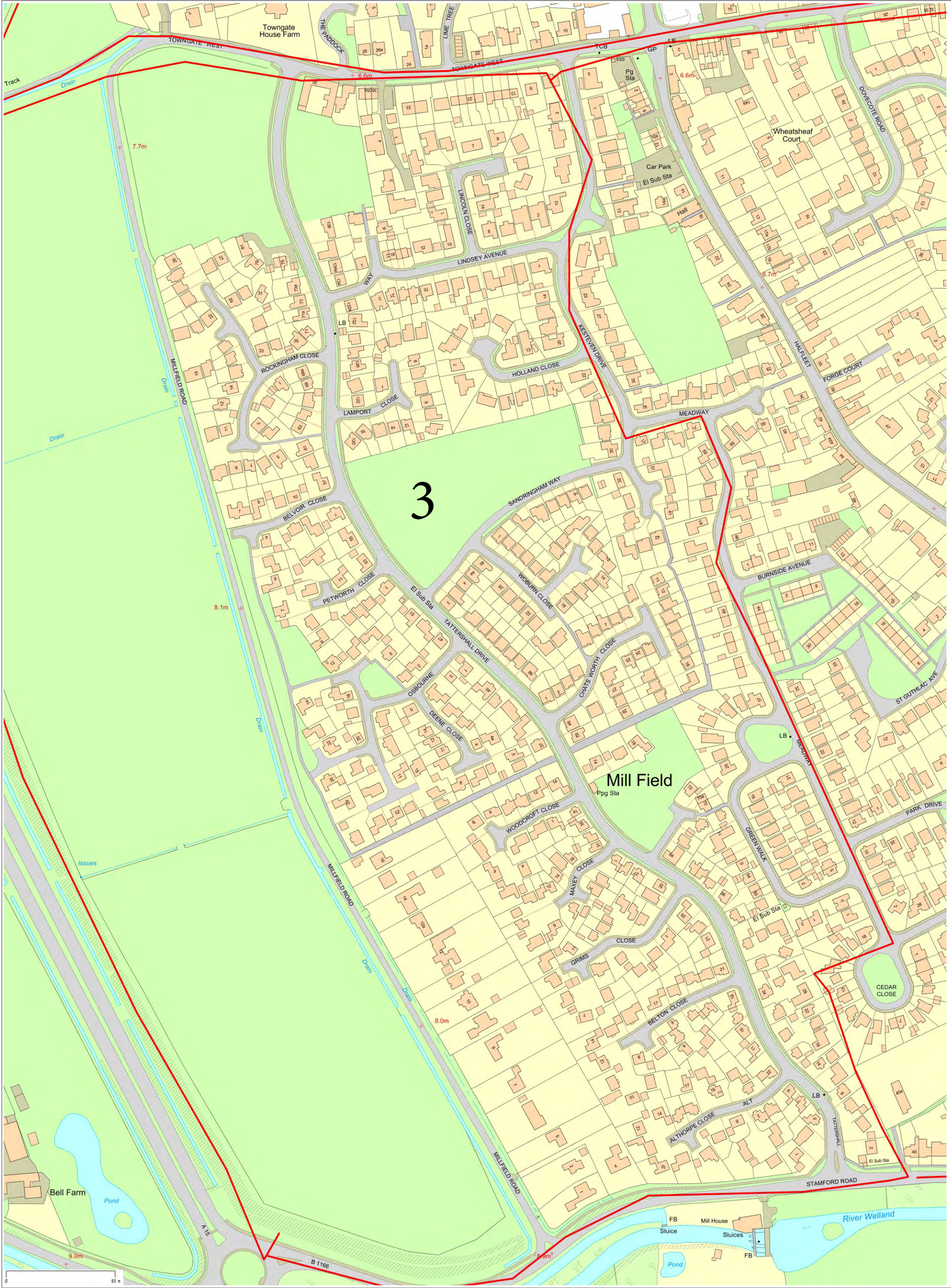
FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE		
AGE		
MATERIALS		
WINDOWS		
DOORS		
ROOFS / CHIMNEYS / GABLES		
USES (PAST AND PRESENT)		
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?		
CONDITION		



# AREA

# 3







## SURVEY DETAILS

<b>STREET/BUILDING/ AREA NAME</b>	Market Deeping Area 3 – Millfield Road, Tattershall Drive etc
<b>DATE</b>	18/11/2017
<b>TIME</b>	10 am
<b>WEATHER</b>	Dry and sunny

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
SPACES	Several open spaces along Tattershall Drive and fields along Millfield Rd.	+5
BUILDINGS	Primarily large detached two-storey houses along Millfield Rd set back from the road. Primarily two-storey detached/semi-detached	0
VIEWS	Open views across Millfield and towards Langtoft from Millfield Rd.	+4
LIGHT/DARK	Mostly well-lit but some shaded areas along Millfield Rd and on paths within area.	+2
SURFACES	Paved surfaces are largely tarmac.	0
GREENERY & LANDSCAPE	The main road through the residential area, Tattershall Drive, has grass verges. There are mature trees within the open spaces and private gardens.	+4
USES AND ACTIVITY	Primary residential with some leisure/agricultural uses in fields off Millfield Road and leisure uses of open spaces.	+2
NOISES AND SMELLS	Traffic from bypass audible on Millfield Road but also birds singing.	-4
GENERAL COMMENTS	Mostly a relatively recent housing estate with some undeveloped areas forming a barrier between those and the bypass.	0



## Initial Reaction to an Area

The initial reaction is a summary of what you see and feel when you first enter the area being assessed.

## Survey

In the main body of the toolkit, the character features outlined in the 'Initial Reaction' section are broken down into individual questionnaires. These prompt a finer level of analysis of each of the broader character themes. Again, not every feature in the list may be relevant and a comment and a numerical value should be entered only where applicable.

## Final Reaction

This prompts a reassessment of your initial reactions. It allows you to see if your perception of the asset's character has changed as a result of the in-depth study. Try placing the nine character groups in an order of preference, with '1' being the feature you feel the most important contribution to its character and '9' the least.

## Spirit of Place

This is an open question allowing you to articulate what you feel about the place and how it influences all your senses

## Need more help?

A guidance document is available to view on the Character Assessment Toolkit Website. This includes explanations of some of the terms used in the questionnaires and some prompts to help you think about the contribution of different types of features to the character of the area. If you feel there is an additional feature, feel free to make a note of that separately in the comments box at the end of the questionnaire. Not every feature in the list may be relevant and you need only enter a comment where you feel it is applicable.

A visual study may only take you so far in understanding what is special about an area. By researching its history you may develop a better understanding of how the buildings and spaces reflect its evolution and its unique character. You may wish to focus this research on how the physical characteristics reflect the process of its development, such as the formal design of a landscape, the functional and artistic elements of a building that reflect its use, or the social and economic processes that have influenced the evolution of a settlement. The Character Assessment Toolkit website includes a Research Area with tips and links to help you get started with your research. Some of the information may be readily accessible as online resources, whilst others may require visiting the local studies library, record office or other archives.

## Assigning numerical values to features

Assigning a numerical value or score provides a mechanism for analysing and interpreting results over a wider area. Without scoring consistent interpretation and evaluation of text and written comments can be difficult

- +1 to +5: Positive features that add to the character or special nature of an area. This ranges from +1, slightly adds to the character, to +5, that significantly adds to the character.
- 0: Neutral features that are neutral. They neither detract nor add from/to the character of the area.
- -5 to -1: Negative features that detract/take away from the area. This ranges from -5, significantly detract, to -1, slightly detract.

## Further Research



**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
FORMAL / INFORMAL SPACES	There are several formal open spaces off Tattershall Drive. The fields off Millfield Road serve as an informal open space with extensive use for dog walking and recreation.	+2
GAPS BETWEEN BUILDINGS	For the majority of the area, there is only very limited space between dwellings. The exception is in the case of the larger properties on Millfield Road.	-2
MEANS OF ENCLOSURE	The northern open spaces on Tattershall Drive is enclosed by vegetation and knee-rail fencing.	+1
BUILDING PLOTS	Large plots on Millfield Road, smaller plots with small gaps between dwellings elsewhere.	0
WIDE/OPEN SPACES	The grass verges between the roadway and pavement contribute to making Tattershall Drive feel fairly open.	+3
NARROW / ENCLOSED SPACES	Some of the footpaths through the area are quite enclosed due to boundary walls/fences and vegetation growth.	-3
WINDING / STRAIGHT SPACES	The shape of the spaces is largely determined by the course of the roads. In the case of Mill Field, this is mostly straight north-south direction. Other spaces are less linear.	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Many of the open spaces are surrounded by housing as part of the built form.	0
USES AND ACTIVITY	The spaces serve as places for recreation and activities such as dog walking. They also provide greenery within the built-up area.	+4
PAVING MATERIALS	N/A	0
STREET FURNITURE	Some fencing surrounding open spaces at northern end of Tattershall Drive and some litter bins.	+2
IMPACT OF VEHICLES AND TRAFFIC	Traffic noise from the A1175 dual carriageway may impact on the amenity of the fields.	-2
USABILITY AND ACCESSIBILITY OF THE SPACE	Mostly level but only plain fields with no play equipment, benches etc.	+3



**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	The buildings are an important feature of the space, accounting for a sizeable proportion of the land.	0
SIZE/SCALE	The area features a broad mix of housing types, ranging from bungalows to	+1
AGE	Estimate most of the buildings are around 25-40+ years old.	0
MATERIALS	Brick of various colours is the prominent building material, with some stone built properties such as at north of Tattershall Drive.	0
WINDOWS	Most windows have white frames. The age of the properties has meant replacements leading to an increased variety.	0
DOORS	Variety of designs and colours with white/brown being the most common.	0
ROOFS / CHIMNEYS / GABLES	Most roofs are tiled with some properties having chimneys. It is not known whether these are primarily decorative or do serve a function.	0
USES (PAST AND PRESENT)	All of the properties are houses and their primary use will always have been for residential.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some of the houses on Millfield Road are/have been subject to extensive alteration and demolition/rebuild in recent years.	0
CONDITION	Most of the buildings appear to be in good condition.	+1



**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
FORMAL / INFORMAL SPACES	There are several formal open spaces off Tattershall Drive. The fields off Millfield Road serve as an informal open space with extensive use for dog walking and recreation.	+2
GAPS BETWEEN BUILDINGS	For the majority of the area, there is only very limited space between dwellings. The exception is in the case of the larger properties on Millfield Road.	-2
MEANS OF ENCLOSURE	The northern open spaces on Tattershall Drive is enclosed by vegetation and knee-rail fencing.	+1
BUILDING PLOTS	Large plots on Millfield Road, smaller plots with small gaps between dwellings elsewhere.	0
WIDE/OPEN SPACES	The grass verges between the roadway and pavement contribute to making Tattershall Drive feel fairly open.	+3
NARROW / ENCLOSED SPACES	Some of the footpaths through the area are quite enclosed due to boundary walls/fences and vegetation growth.	-3
WINDING / STRAIGHT SPACES	The shape of the spaces is largely determined by the course of the roads. In the case of Mill Field, this is mostly straight north-south direction. Other spaces are less linear.	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Many of the open spaces are surrounded by housing as part of the built form.	0
USES AND ACTIVITY	The spaces serve as places for recreation and activities such as dog walking. They also provide greenery within the built-up area.	+4
PAVING MATERIALS	N/A	0
STREET FURNITURE	Some fencing surrounding open spaces at northern end of Tattershall Drive and some litter bins.	+2
IMPACT OF VEHICLES AND TRAFFIC	Traffic noise from the A1175 dual carriageway may impact on the amenity of the fields.	-2
USABILITY AND ACCESSIBILITY OF THE SPACE	Mostly level but only plain fields with no play equipment, benches etc.	+3

**4.0 VIEWS:** Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?



<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
HISTORIC / POPULAR VIEWS	Millfield Road is particularly popular for walking and features views across the adjacent open countryside. This has some historical significance given the long history of hosting the Deepings Show.	+5
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	The winding nature of Tattershall Drive acts to limit the view along the road. There are more extensive views along Millfield Road but these are limited by trees and a single bend.	+1
FOCAL POINTS	There are no obvious focal points within the area.	-1
STREETSCAPE	With grass verges on both sides of Tattershall Drive, this does contribute to a streetscape that does not feel too crowded.	+2
ROOFSCAPE	The flat terrain across the entire area does limit views and so while there aren't noted any distinctive roofs, views would be limited to the immediate area in any case.	+1
URBAN/RURAL VIEWS	The views from Millfield Road of the rural areas inside the bypass make a positive contribution to the character of the area.	+5
VIEWS OUT OF THE SPACE	There are some limited views beyond the space, primarily from the Millfield Road area.	+3

**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

**4.0 VIEWS:** Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?



FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	Millfield Road provide a soft edge to the built up area with hedgerows alongside and the fields beyond.	+5
HARD URBAN LANDSCAPE	Hard surfaces are exclusively tarmac.	0
PUBLIC/PRIVATE GREENERY	The formal public open spaces within the developed area have a positive impact, as do the "private" fields alongside Millfield Road which are extensively used by the public.	+5
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0
TOPOGRAPHY	Very little variation in the terrain.	0

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES		0
LEVEL OF ACTIVITY		0
TRAFFIC	High levels of traffic on Stamford Road.	-4
DARK, SHADY, LIGHT, AIRY	Paths through the area are often narrow and enclosed by fences/hedges making them unattractive to use at night.	-2
DAY AND NIGHT		0
SMELLS		0
NOISES	Noise from traffic on bypass negatively impact on area.	-5

**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)		
FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	3
SPACES	5	1
LONG/SHORT VIEWS	2	4
LIGHT/DARK	4	6
SURFACES	3	5
GREENERY & LANDSCAPE FEATURES	6	2
NOISE, SMELL AND TRAFFIC	7	7

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

Whilst mostly being a housing estate of relatively recent construction, there are some relatively large open spaces. Millfield Road itself, with its narrow, in part tree-lined character, is an important feature of the area. This is complemented by the adjacent agricultural fields which to a degree also serve a leisure and recreation function for the residents of the housing, albeit without permission of the land owner.

The major roads in/just outside the area including the A1175/A16 and Stamford Road do however impact on the character particularly through traffic noise.

Some of the footpaths through the area have been poorly considered, with the section behind Chatsworth Close/Meadway being particularly winding, narrow and unwelcoming, making it unsuitable for its mostly utility purpose. The section west of Tattershall Drive is better but the surfaced path is still fairly narrow and vegetation has an impact on the route.



FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	Millfield Road provide a soft edge to the built up area with hedgerows alongside and the fields beyond.	+5
HARD URBAN LANDSCAPE	Hard surfaces are exclusively tarmac.	0
PUBLIC/PRIVATE GREENERY	The formal public open spaces within the developed area have a positive impact, as do the "private" fields alongside Millfield Road which are extensively used by the public.	+5
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0
TOPOGRAPHY	Very little variation in the terrain.	0

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES		0
LEVEL OF ACTIVITY		0
TRAFFIC	High levels of traffic on Stamford Road.	-4
DARK, SHADY, LIGHT, AIRY	Paths through the area are often narrow and enclosed by fences/hedges making them unattractive to use at night.	-2
DAY AND NIGHT		0
SMELLS		0
NOISES	Noise from traffic on bypass negatively impact on area.	-5

**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.



FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES		0
LEVEL OF ACTIVITY		0
TRAFFIC	Traffic levels particularly on Horsegate, Godsey Lane, and Linchfield Road negatively impact on the area.	-3
DARK, SHADY, LIGHT, AIRY		0
DAY AND NIGHT	Many footpaths are lit making them usable at all times.	+3
SMELLS		0
NOISES		-3

**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

*RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)*

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	5
SPACES	5	1
LONG/SHORT VIEWS	2	3
LIGHT/DARK	4	6
SURFACES	3	4
GREENERY & LANDSCAPE FEATURES	6	2
NOISE, SMELL AND TRAFFIC	7	7

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.



The area features some good examples of provision for active travel which make a positive contribution to the area's character. Footpaths within the area are paved, often lit, and often run within a corridor wider than the paved surface which helps to make them more attractive to use.

Some of the paths, such as one joining two parts of Swift Close, do though feature barriers which may be an inconvenience to users, particularly disabled and less mobile users, or indeed be impassable.

A notable feature of this area compared to elsewhere within the Deepings is the high level of permeability for those on foot. In addition to the public footpaths, there is an extensive network of shortcuts for pedestrians between the area's roads. There is however a lack of options for travel between Horsegate and the housing to the north which is likely a consequence of a lack of coordination and foresight on how the area would develop.

The majority of the open spaces are only small grassed areas with no other facilities but Jubilee Park is a very obvious exception. This is very large, accessible, provides a focal point for events, adds interests through the variation in terrain, has a children's play area, and includes a paved and lit continuation of the public footpath through the site.

Most of the area is fairly modern in character but there are some older, more traditional buildings particularly on Horsegate. There are also some more modern dwellings but which reflect the character of the adjacent buildings in Horsgate Farm Close.

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES		0
LEVEL OF ACTIVITY		0
TRAFFIC	Traffic levels particularly on Horsegate, Godsey Lane, and Linchfield Road negatively impact on the area.	-3
DARK, SHADY, LIGHT, AIRY		0
DAY AND NIGHT	Many footpaths are lit making them usable at all times.	+3
SMELLS		0
NOISES		-3

**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

*RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)*

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	5
SPACES	5	1
LONG/SHORT VIEWS	2	3
LIGHT/DARK	4	6
SURFACES	3	4
GREENERY & LANDSCAPE FEATURES	6	2
NOISE, SMELL AND TRAFFIC	7	7

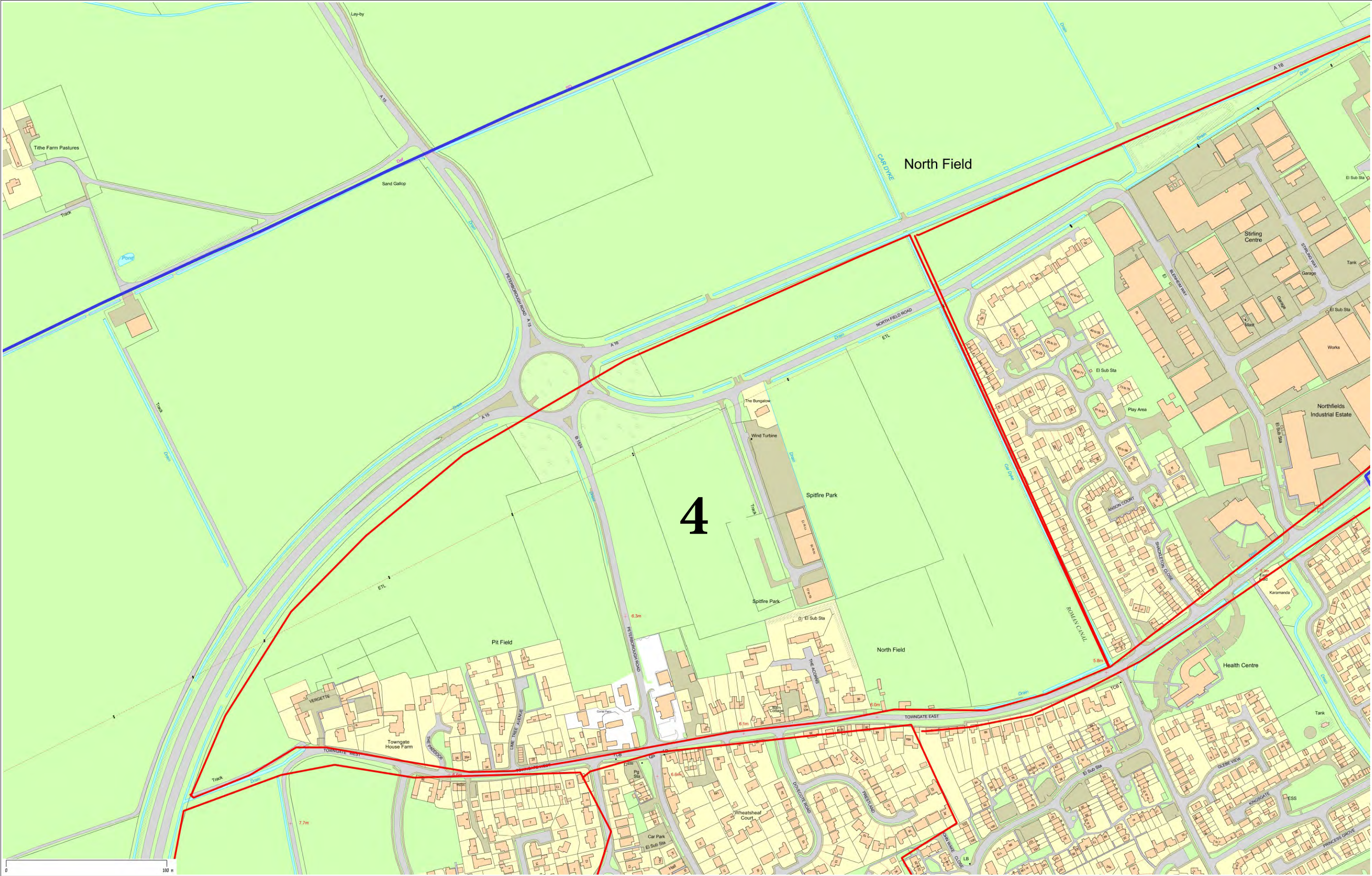
**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.



# AREA

# 4







SURVEY DETAILS	
STREET/BUILDING/ AREA NAME	Walk 4.
DATE	18/11/17
TIME	1030 - 1300
WEATHER	Dry, Cold, Sunny.

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	Spacious, unenclosed, open areas to north (not a road to).	+3
BUILDINGS	Very varied, character old to new but pleasing blend with 2 notable exceptions.	+3
VIEWS	Generally pleasant, short and long views, industrial in some.	+2
LIGHT/DARK	Generally light and airy	+3
SURFACES	Needs good, pavements limited but good	+3
GREENERY & LANDSCAPE	both private and public greenery and trees.	+3
USES AND ACTIVITY	Residential and Highways	+1
NOISES AND SMELLS	Road noises to North and West.	<del>5</del> 0
GENERAL COMMENTS		

<b>2: SPACES:</b> A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.		
FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES	Informal by virtue of open land behind hedges/trees.	3
GAPS BETWEEN BUILDINGS	Generally very generous - several 10's of m in width.	3
MEANS OF ENCLOSURE	hedges / fences /	
BUILDING PLOTS	adequate to large - varied with size of properties.	3
WIDE/OPEN SPACES	trees hedges giving feeling of space.	3
NARROW / ENCLOSED SPACES	N/A.	
WINDING / STRAIGHT SPACES	generally straight roads.	
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Pleasant feeling not crowded or cramped	
USES AND ACTIVITY	Residential on Tansgate East. some one industrial, further on the North side	
PAVING MATERIALS	tarmac well kept	
STREET FURNITURE	not intensive	
IMPACT OF VEHICLES AND TRAFFIC	Parked vehicles off road steady traffic = E of Police - for less to do.	
USABILITY AND ACCESSIBILITY OF THE SPACE		



**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	Mixed residential stock. Missing to the eye other than one or 2 exceptions.	1
SIZE/SCALE	Single / two story varying in size - 2 bed bungalows to 4+ bed detached	1
AGE	18th Century to modern.	2
MATERIALS	brick, stone, reconstructed stone, some stuccoed.	
WINDOWS	Generally UPVC but some wood on character properties and some new boxes.	
DOORS		
ROOFS / CHIMNEYS / GABLES	Generally slate / Tile pitched (one exception)	
USES (PAST AND PRESENT)	Cottages - Residential small industrial.	
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Generally some doors, extensions / additions but not out of place.	
CONDITION	Generally very good - notable exception	

<b>4.0 VIEWS:</b> Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?		
FEATURE	COMMENTS	VALUE -5 TO +5
HISTORIC / POPULAR VIEWS	Generally rural views. Some visibility of main road. Can see Longstaff Church in distance from North.	3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Car Dyke to East of area North - wide open West - unfolding	2
FOCAL POINTS	Car Dyke - potentially Trees	
STREETSCAPE	Street - Tongate East Paved on S side Trees/hedges on N side A... No paving open view	
ROOFSCAPE	Varied and pleasant no eyesores or boring repetition	
URBAN/RURAL VIEWS	Field, Trees - distant view to Longstaff.	2
VIEWS OUT OF THE SPACE	S side of Tongate East Pleasant residential views	1



<b>5.0 LANDSCAPE:</b> What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?		
FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	Leafy	1
HARD URBAN LANDSCAPE	No.	
PUBLIC/PRIVATE GREENERY	Both	
DOES WATER FORM A KEY FEATURE OF THE AREA	No other than car by the of Eastern Spce.	
TOPOGRAPHY	Flat.	

<b>6.0 AMBIENCE:</b> Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?		
FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	Transitory.	
LEVEL OF ACTIVITY	Very Low.	
TRAFFIC	Moderate other than N Heart.	
DARK, SHADY, LIGHT, AIRY	Light airy, some shade from trees	1
DAY AND NIGHT	Day	
SMELLS	None	
NOISES	Road noise at W + N sides.	-1

**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	2
SPACES	5	3
LONG/SHORT VIEWS	2	4
LIGHT/DARK	4	5
SURFACES	3	6
GREENERY & LANDSCAPE FEATURES	6	1
NOISE, SMELL AND TRAFFIC	7	7

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

Very pleasant residential area at Southern end.  
at the East is Cars Dyke

Large houses to W of Rettingham rd  
attractive, industrial area to the East  
not so. Not enough made of Cars  
Dyke. No pedestrian paths to North  
of present (but not yet developed,  
no housing).





View across fields from  
Towngate East (Nr Deaton Cerne)



11



Bungalows S side of Towngate East  
view from 4



Trees & hedge between 4  
and Towngate East



Tongate East House viewed from 4



11



11



11





Slightly anomalous pair of  
brick houses on Tongate & N 5th  
W



new development at the  
end of Tongate ~~West~~ / Annfield  
Red junction... W



View down Tottenhall  
drive from Tongate  
W.



Grass! area at end  
of Tomgate bank



↳



View of Limer accessed  
from Tomgate & but seen  
from Peterborough Rd.



Tomgate Hotel from  
Peterborough Rd - Also  
showing Limer





Views across fields  
toward Tongate East  
farm.



~



~



Car Dyke North end  
of Area 4



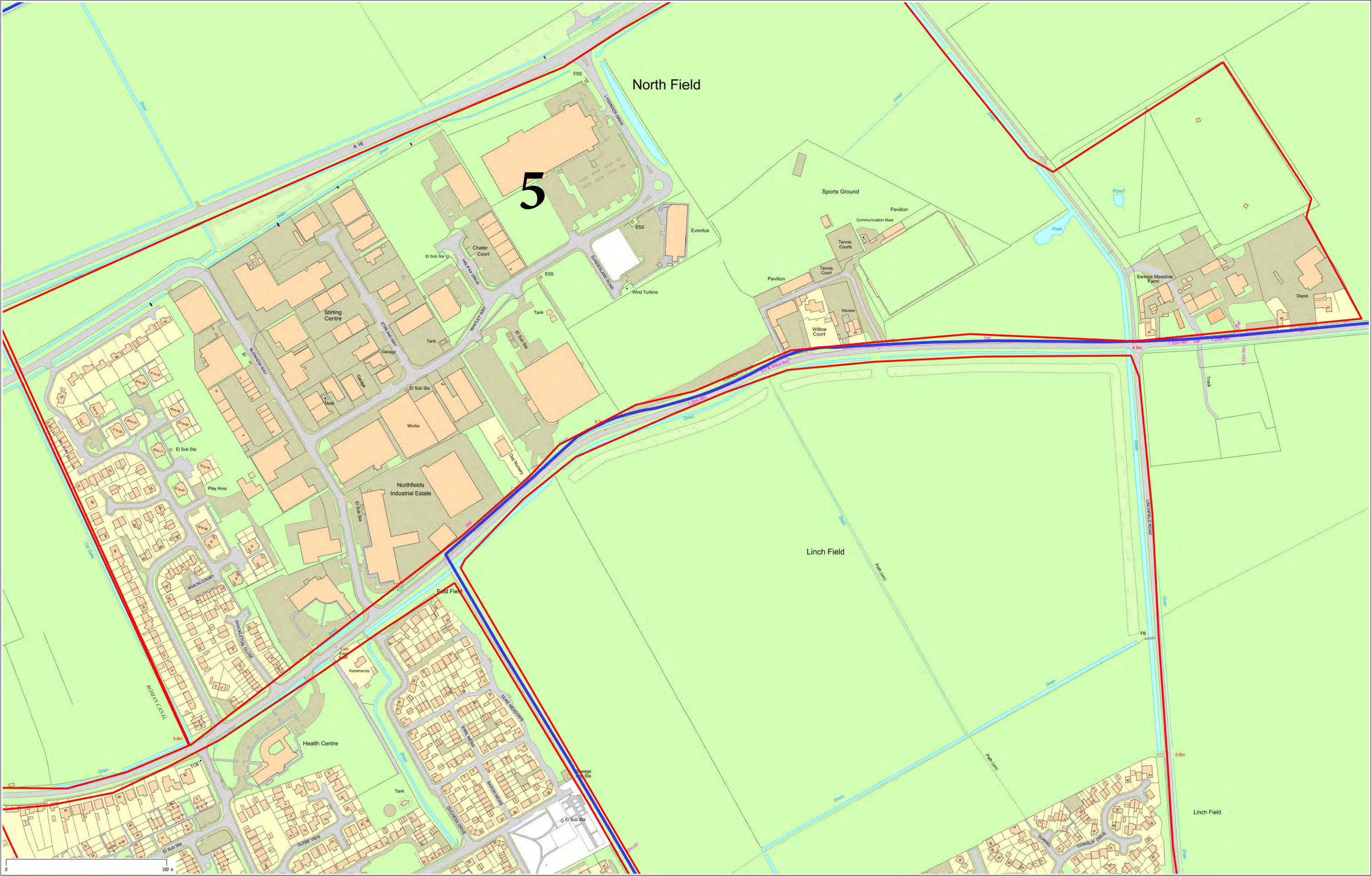
View from Area 4 North  
along left Church.





# AREA 5







**Shackelton Way,  
Northfields area, Market Deeping**

**Initial reaction**

**Spaces** - plenty of space between homes - wide roads, generous pavements

**Buildings** mix of semi detached bungalows and one bed terraced houses

**Views** Facing each other and over towards green space around Health Centre Car Park

**Light/dark** - Light

**Greenery/ landscape** well maintained gardens laid to lawn around the bungalows and green verges well kept at the end of the turning a large green space

**Uses and activity** residential

**Noises and smells** none apparent

**General comments** - quiet - well maintained - attractive

**Spaces**

**Formal/informal spaces** - small open plan front gardens all laid to lawn with occasional shrubs / small trees

**Gaps between buildings** - sense of space because of wide road and pavements

**Building plots** - reasonable size for the bungalows - small for terraced houses

**Wide/open spaces** Generous open space beyond the turning head providing a buffer with the flats at the end of Wellington way

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road winds round to a turning head off to the right

**Relationship of the space to buildings and structures** - low level buildings with no negative impacts

**Uses and activities** residential

**Paving materials** - block paved drives in good condition - adopted road and tarmaced pavements

**Street furniture** unobtrusive



Smells - not noticeable

Noises none

**Final reaction**

Buildings 1

Spaces 2

Long/short views 3

Light/dark 2

Surfaces 2

Greenery and landscape features 1

Noise smell traffic 9

**Spirit of the place**

Sense of being a quiet friendly safe place where the environment would have a positive impact on the residents lives.

2

**Anson Court,  
Northfields area, Market Deeping**

**Initial reaction**

**Spaces** - although the properties are small the roads are wide and a grass verge gives an illusion of space.

**Buildings** one bed terraced houses

**Views** Facing each other and the backs of gardens on Lancaster Way and a large green space opposite in Wellington Way

**Light/dark** - Light

**Greenery/ landscape** no gardens but a grass verge and a green open space between Anson Court and the first two blocks of flats on Wellington way

**Uses and activity** residential

**Noises and smells** none apparent

**General comments** - quiet - storage of bins at front of properties were unattractive and the first thing you see so gave the air of being slightly down at heel

**Spaces**

**Formal/informal spaces** - one grass verge and a fairly large open space around the first two blocks of flats on Wellington Way

**Gaps between buildings** - terraced housing and parking immediately outside but the road winding towards a turning head meant that there was a sense of space

**Building plots** - small one bed terraced houses

**Wide/open spaces** Green open space and trees give a feeling of space

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road winds round to a turning head off to the right

**Relationship of the space to buildings and structures** - low level buildings with no negative impacts

**Uses and activities** residential

**Paving materials** - block paved drives in good condition - adopted road and tarmaced pavements



**Street furniture** unobtrusive

**Impact of vehicles and traffic** Parking for one car at each property and only one car parked on a pavement so seemed adequate

**Visibility and accessibility of the space** space easily accessed from Towngate and light passage ways were non threatening - open pleasant views

## **Buildings**

**Contribution of buildings to the space** - small terraced houses not overbearing on each other

**Size/scale** low level

**Age** Late 80's built??

**Materials** light coloured brick

**Windows** white upvc

**Doors** some doors white upvc some changed to pastel colours - non obtrusive

**Roofs/chimneys/gables** - no chimneys all dark terracotta roof tiles

**Uses** past and present residential

**Can you tell if a building has been altered** - yes but overall only a couple of doors have been changed low impact

**Condition** Not in bad condition but undermined by front of house storage

## **Views**

### **Historic/popular views**

**Form of view** short or long unfolding glimpsed channelled or wide and open - wide view down the street towards green open space in the other a view towards fences and other houses

**Focal points** green area

**Streetscape** low level dwellings situated off an adequate sweeping road

**Roofscape** - low level

**Urban/rural views** - largely rural view

**Views out of the space** - to back of Lancaster way fences and one well kept hedge

## **Landscape**

**Leafy/ and or green image** = greenish image

**Hard urban landscape** no

**Public/ private greenery** public

**Does water form a key part of the landscape** no

**Topography** flat

## **Ambience**

**Activities** - residential probably singles or young couples

**Level of activity** - movement of cars low level

**Traffic** - only that generated by the homes as cul de sac

**Dark/shady/light/airy** light and airy

**Day and night -**

**Smells -** not noticeable

**Noises** none

#### **Final reaction**

Buildings 5

Spaces 4

Long/short views 1

Light/dark 2

Surfaces 2

Greenery and landscape features 1

Noise smell traffic 9

#### **Spirit of the place**

Good access for emergency vehicles and adequate parking for residents benefit from green open space to one side which means that the overall impression is light especially as the brickwork is light as well - it is shame that there hasn't been a more attractive resolution to the storage bin problem which must have been introduced after the houses were completed.



## From the Health Centre to Swines Meadow

### Initial reaction

**Spaces** The Health Centre being so large is impact on the street scene but low level light coloured brick makes it seem relatively unobtrusive. There are increasing green spaces as you go east as the landscape takes on a more rural aspect.

**Buildings** On the right hand side going down there are a couple of 1960's Alison houses well screened by trees and a row of detached houses on the new Persimmon estate - Duchess Way they have a wide green verge in front of them and some trees have been planted.

**Views** Over towards large buildings on the industrial estate which are well screened by a very attractive hedge. At the end of the row of houses on Duchess way there are views over a green field leading over to Linchfield Road

**Light/dark** - Light

**Greenery/ landscape** Green

**Uses and activity** residential/industrial

**Noises and smells** On the weekend and when we were there there was no noise or smells but during the working week there can be very pungent smells emanating from the recycling plant at Mountain on the industrial estate.

**General comments** - Sporadic residential and industrial buildings screened by hedging.

### Spaces

**Formal/informal spaces** - At the top of Lancaster and Shackleton Way on Towngate East there are generous verges and a bus shelter with no litter bin (I understand that this is now going to be rectified).

**Gaps between buildings** - Plenty of space around the buildings .

**Plots** All the houses along this part of Towngate East are detached and the industrial buildings are also large and have wide green verges, trees and hedging. Older Houses at Five Houses and Willow Court have generous drives and gardens.

**Wide/open spaces** - green verges - a yke and beyond skirting the field abutting Linchfield Road a skirt of trees has been planted and there is a pathway much used for dog walking.

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road runs straight.

**Relationship of the space to buildings and structures** - houses are detached with many metres in between and surrounded by green space.

**Uses and activities** residential - industrial - retail and also sports fields

**Paving materials** - adopted road but no pavements - after the top of shackle ton it is just a grass verge on both sides of the road.

**Street furniture** unobtrusive

**Impact of vehicles and traffic** - traffic will vary from time to time - the crossroads at Swines Meadow has poor visibility and there have been fatal accidents at this point.

**Visibility and accessibility** - about a 20 minute walk to Tesco from Swines Meadow - this area is very visible to passing motorists, do walkers and those travelling to the industrial estate for work.

## **Buildings**

**Contribution of buildings to the space** - buildings are set back from the road and some are not very visible from the road - those that are visible are not particularly attractive but they are not badly kept.

**Size/scale** Large detached buildings

**Age** from early Victorian to 2015

**Materials** some red brick for the older houses and Swines meadow is clad but the newer house have lighter brick

**Windows new houses** white UPVC older are wooden largely painted white

**Doors** new houses on duchess way have attractive composite doors - older houses have wooden doors Five Houses has an out of character full glass paned front door.

**Roofs/chimneys/gables** all dark terracotta roof tiles except Swines Meadow which has slate the older properties have chimneys.

**Uses past and present** residential - industrial - retail

**Can you tell if a building has been altered** - yes the older houses have been altered over the years

**Condition** houses in good condition - industrial buildings in very good condition for example Nordmann's

**Note** - there is some impressive Victorian tracery around the gable end at Swines Meadow which could usefully be emulated in some new buildings

**Views**

## **Historic/popular views**

**Form of view short or long unfolding glimpsed channelled or wide and open** - Open views of the green fields towards Lichfield and beyond - ancient hedges both sides

**Focal points**

**Streetscape** increasingly rural aspect with plenty of beautiful hedges providing screening which needs to be retained.

**Roofs cape** - mostly two storey houses - the older ones all have chimneys

**Urban/rural views** - largely rural views

**Views out of the space** - to green space, trees and ancient hedgegrow

**Landscapes**



**Leafy/ and or green image** = green image

**Hard urban landscape** no

**Public/ private greenery** both

**Does water form a key part of the landscape** no

**Topography** flat

### **Ambience**

**Activities** - At the weekend little activity or traffic except on match day cars going to the Rangers ground and parents taking children there in the morning

**Traffic** - see above

**Dark/shady/light/airy** light and airy

**Day and night** - dark at night very little street lighting

**Smells** - very noticeable in the working week

**Noises** not noticeable

### **Final reaction**

Buildings 3

Spaces 1

Long/short views 2

Light/dark 2

Surfaces 2

Greenery and landscape features 1

Noise smell traffic 9

### **Spirit of the place**

This is a thoroughfare primarily cutting through an ancient landscape of fields which have retained hedgerows and recently planted avenues of trees and also a large dyke alongside the road - as you enter the town it becomes increasingly built up



## **Flats on Wellington Way**

### **Initial reaction**

**Spaces** Two storey blocks of flats surrounded by generous green space and trees

**Buildings** Light coloured brick makes them less obtrusive to their surrounding than they might otherwise be

**Views** Over towards other small blocks of flats surrounded by green space and with trees planted.. Also green verges and green open spaces on the corners with mature trees

**Light/dark** - Light

**Greenery/ landscape** Green

**Uses and activity** residential

**Noises and smells** No smells or noise

**General comments** - Very little signs of activity - some properties better cared for than others

### **Spaces**

**Formal/informal spaces** - Green field like open space - small gardens hidden from view by fences

**Gaps between buildings** - Plenty of space between each block of flats and generous car parking - no or very few cars parked on the road.

**Building plots** - footprint of the blocks of flats relatively small

**Wide/open spaces** - wide well kept grass verge facing all the properties around the flats and grass verges -

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road runs straight down to the old officers houses and this can be used as a rat run by boy racers could benefit from traffic calming

**Relationship of the space to buildings and structures** - Flats well accommodated in the generous open space

**Uses and activities** residential

**Paving materials** - adopted road and tarmaced pavements and tarmaced parking areas.

**Street furniture** unobtrusive - no litter bins at any point but two groups of robust anti



vandal chairs and tables

**Impact of vehicles and traffic** - very little traffic

**Visibility and accessibility accessible by car** - quite a distance from local shops although within walking distance of health centre and Tesco (about 10 mins) - overlooked by other flats but houses and bungalows are low level, well kept and pleasing to the eye

## **Buildings**

**Contribution of buildings to the space** - flats constructed of light brick which prevented them being overbearing along with their height

**Size/scale** small scale blocks of flats

**Age** 1980's?

**Materials** light coloured brick

**Windows** white UPVC

**Doors** largely white upvc in concealed entrances some of which had been changed

**Roofs/chimneys/gables** flat roofs

**Uses past and present** residential

**Can you tell if a building has been altered** - none of them have been altered

**Condition** flats better kept with hanging baskets etc in evidence on the flats towards the front of the estate - no spaces to keep wheelie bins which form an unattractive blight on the development

## **Views**

### **Historic/popular views**

**Form of view short or long unfolding glimpsed channelled or wide and open** - Open views of the green verge opposite

**Focal points** Green space on the corner with trees

**Streetscape** mixture of dwellings around a reasonably sized road

**Roofs cape** - relatively low level - no chimneys

**Urban/rural views** - largely rural views and the view towards the back of the Industrial estate buffered by green space and trees - only some graffiti visible there - which could benefit from hedge planting

**Views out of the space** - to green space, trees and other small blocks of flats

## **Landscape**

**Leafy/ and or green image** = green image

**Hard urban landscape** no

**Public/ private greenery** both

**Does water form a key part of the landscape** no

**Topography** flat

## **Ambience**

**Activiites** - residential homes for a mix of older people and small families and singles - a

play park had an impressive grid to stop dogs but only two swings to service the whole estate!

**Level of activity** - very little

**Traffic** - only that generated by the homes although this can become a rat run for boy racers at night

**Dark/shady/light/airy** light and airy

**Day and night** -

**Smells** - not noticeable

**Noises** not noticeable

### **Final reaction**

Buildings 7

Spaces 3

Long/short views 2

Light/dark 2

Surfaces 2

Greenery and landscape features 1

Noise smell traffic 9

### **Spirit of the place**

The light coloured and compact nature of the flats and the surrounding green space and trees make the development reasonable attractive and it is clearly respected by the majority if not all of its residents





Flats at wellington way









Area 5

15 of 45

**Turning off Wellington Way on the left going down****Initial reaction**

**Spaces** Green space opposite and on the corners of the estate and some mature trees which give the effect of space .

**Buildings** On the corner of Wellington Way and this little cul de sac two pairs of semi detached houses and then six pairs of semi detached houses with four pairs of semi detached bungalows at the end.

**Views** Over towards small blocks of flats surrounded by green space and with trees planted - at the back currently over open fields. Also green verges and green open spaces on the corners with mature trees

**Light/dark** - Light

**Greenery/ landscape** Green

**Uses and activity** residential

**Noises and smells** No smells or noise

**General comments** - low lever bungalows and small dwellings surrounded by plenty of green space, gentle on the eye

**Spaces**

**Formal/informal spaces** - the bungalows have open plan front gardens laid to lawn with a drive - there is also a green area at the end of the bungalows with trees and the houses all have drives and green front gardens all open plan

**Gaps between buildings** - Plenty of space around the bungalows and houses and the front doors are not overlooked - the terrace of smaller dwellings are obviously very close

**Building plots** - bungalows a reasonable size - the smaller semi detached houses probably with three bedrooms as it was apparent that children live there

**Wide/open spaces** - wide well kept grass verge facing all the properties around the flats and grass verges -

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road runs straight down to the bungalows with a turning head off to the right - plenty of room for emergency and utility vehicles.

**Relationship of the space to buildings and structures** - houses low level and pleasing to the eye

**Uses and activities** residential



**Paving materials** - adopted road and tarmaced pavements and block paved and tarmaced drives

**Street furniture** unobtrusive

**Impact of vehicles and traffic** - very little traffic as the road is a cul de sac

**Visibility and accessibility accessible by car** - quite a distance from local shops although within walking distance of health centre and Tesco (about 15 mins) - overlooked by the flats and are low level, well kept and pleasing to the eye

## **Buildings**

**Contribution of buildings to the space** - buildings are low level and use of red brick and uniform design renders them unobtrusive

**Size/scale** small bungalows and semi detached dwellings

**Age** 1990's?

**Materials** red brick with contrasting stringing courses in the houses

**Windows** white UPVC - some of which have a box/bow design which provides contrast and interest

**Doors** largely dark composite doors with pleasing cottage style porches and canopies over the windows

**Roofs/chimneys/gables** all dark terracotta roof tiles

**Uses past and present** residential

**Can you tell if a building has been altered** - none of them have been altered

**Condition** houses in good condition

## **Views**

### **Historic/popular views**

**Form of view short or long unfolding glimpsed channelled or wide and open** - Open views of the green verge opposite

**Focal points** Green space on the corner with trees

**Streetscape** mixture of dwellings around a reasonably sized road - conflict visually with the block of flats opposite is mitigated by the wide green areas and trees

**Roofscape** - relatively low level - no chimneys

**Urban/rural views** - largely rural views

**Views out of the space** - to green space, trees and small blocks of flats

## **Landscape**

**Leafy/ and or green image** = green image

**Hard urban landscape** no

**Public/ private greenery** both

**Does water form a key part of the landscape** no

**Topography** flat

**Ambience**

**Activities** - residential homes for a mix of older people and families - there was a no ball games sign on a green space which was a sign of potential conflict

**Level of activity** - no signs of activity

**Traffic** - only that generated by the homes as cul de sac

**Dark/shady/light/airy** light and airy

**Day and night** -

**Smells** - not noticeable

**Noises** not noticeable

**Final reaction**

Buildings 2

Spaces 3

Long/short views 2

Light/dark 2

Surfaces 2

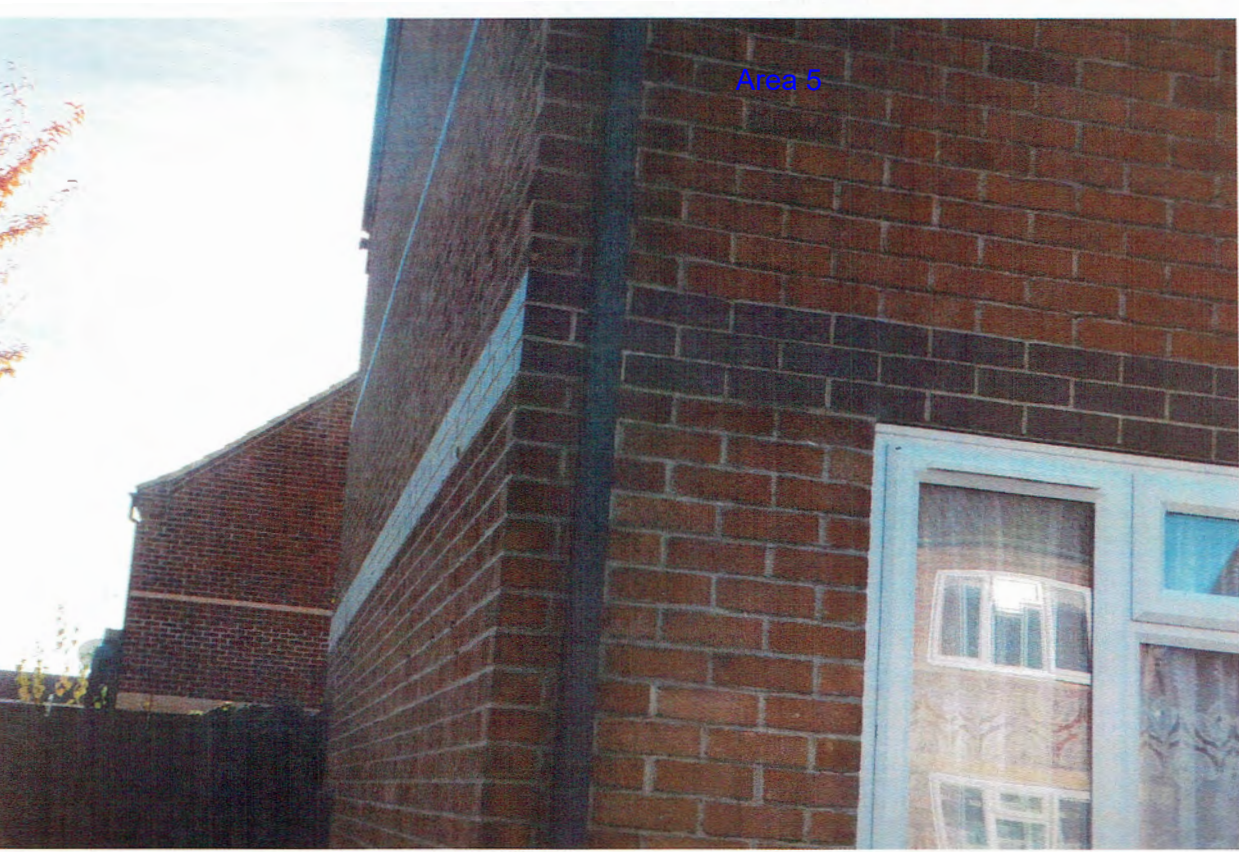
Greenery and landscape features 1

Noise smell traffic 9

**Spirit of the place**

The dwellings were all well looked after - grass neatly cut and visually the small terraces and the bungalows complemented each other very well.





Wellington Way  
W1 2 5 00







**Officers Houses, Northfields Rd., Market Deeping****Initial reaction**

**Spaces** - plenty of space between homes - wide road, wide green verge and old mixed hedgerow providing barrier to the bypass

**Buildings** Handsome red brick detached some with feature windows

**Views** Over towards hedge with green space at the entrance leading down to the Car Dyke

**Light/dark** - Light

**Greenery/ landscape** Fabulous old hedge - three lovely trees, green space

**Uses and activity** residential

**Noises and smells** No smells but it is possible to hear the bypass from outside of the houses

**General comments** - the houses have seen better days but with investment could be very attractive indeed - at the moment most are clean and tidy and presentable.

**Spaces**

**Formal/informal spaces** - open plan front gardens laid to lawn facing a very wide verge and an open space at the turn in with several trees and access to the Car Dyke

**Gaps between buildings** - sense of space because of wide road and pavements - properties are linked with a garage but give the appearance of being detached

**Building plots** - large

**Wide/open spaces** - wide well kept grass verge facing all the properties with an ancient mixed hedge at the front screening from the bypass, a triangle of land with trees on the entrance and access to the Car Dyke

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road turns round a bend and along in front of the properties which is a cul de sac at this point

**Relationship of the space to buildings and structures** - substantial houses well balanced with the generous green space around

**Uses and activities** residential

**Paving materials** - adopted road and tarmaced pavements and drives

**Street furniture** unobtrusive

**Impact of vehicles and traffic** - very little traffic as at the end of the estate

**Visibility and accessibility accessible by car** - quite a distance from local shops although within walking distance of health centre and Tesco (about 15 mins) - can be seen from the bypass and look well maintained and a pleasing addition

## **Buildings**

**Contribution of buildings to the space** - because of the generous surrounding of green open space the large detached family houses sit well in their environment

**Size/scale** large family houses 2 storey with linked garages

**Age** Late 40's built??

**Materials** red brick with contrasting brick features see photo

**Windows** white UPVC - two of the houses have large feature windows which provide an attractive focus

**Doors** largely white upvc some have been changed not to the detriment of the overall appearance

**Roofs/chimneys/gables** - chimneys all dark terracotta roof tiles

**Uses past and present** residential

**Can you tell if a building has been altered** - yes but overall only a couple of windows have been changed low impact

**Condition** houses good condition but could be altered to be highly desirable

## **Views**

**Historic/popular views** View of historic hedge in front of the buildings and at the entrance to the road of the ancient car dyke

**Form of view short or long unfolding glimpsed channelled or wide and open** - Open views of the green verge and mixed hedge - bypass would be visible from upstairs windows

**Focal points** Hedge - Car Dyke and within the buildings the two large windows

**Streetscape** substantial dwellings with commensurate green areas

**Roofscape** - varied with chimneys

**Urban/rural views** - largely rural view

**Views out of the space** - to green space, trees and Car Dyke

## **Landscape**

**Leafy/ and or green image** = green image

**Hard urban landscape** no

**Public/ private greenery** both

**Does water form a key part of the landscape** no

**Topography** flat

## **Ambience**

**Activities** - residential family sized homes

**Level of activity** - no signs of activity



**Traffic** - only that generated by the homes as cul de sac

**Dark/shady/light/airy** light and airy

**Day and night** -

**Smells** - not noticeable

**Noises** generated by bypass muffled by hedge but still discernable

#### **Final reaction**

Buildings 1

Spaces 1

Long/short views 1

Light/dark 2

Surfaces 2

Greenery and landscape features 1

Noise smell traffic 9

#### **Spirit of the place**

It is clear that when these were built these homes were top of the range, brick built substantial ideal for families - even with the advent of the bypass because of the existing landscaping which has been kept they remain desirable - it would seem though that they maybe council housing or lived in by elderly people as no noticeable improvements have been made in recent years to maintain their status - they do have scope though and we would suggest that residents would consider that this was a nice place to live









Officers houses  
Northfields Road  
MO.





Houses  
~~Area~~  
officers  
Northfields Road  
MD.





Officers Houses  
Northfields Road  
MD

7

**Rear of Wellington Way on right hand side going down from the entrance**

**Initial reaction**

**Spaces** - Because of generous parking areas both in parking bays on the road in front of the bungalows and the parking areas for the flats and the green areas there appears to be a lot of space around the buildings.

**Buildings** One row of terraced single story dwellings with dormer windows for bedrooms upstairs. Another row adjacent of semi detached bungalows

**Views** Over towards small blocks of flats surrounded by green space and with trees planted - at the back currently over open fields.

**Light/dark** - Light

**Greenery/ landscape** In spite of only having very small strips of garden the area is predominantly green

**Uses and activity** residential

**Noises and smells** No smells or noise

**General comments** - low level bungalows and small dwellings with dormer windows

**Spaces**

**Formal/informal spaces** - the bungalows have open plan front gardens laid to lawn with a drive - there is also a green area at the end of the bungalows with trees

**Gaps between buildings** - Plenty of space around the bungalows and the front doors are not overlooked - the terrace of smaller dwellings are obviously very close

**Building plots** - bungalows a reasonable size - the smaller terraced dwellings suitable for single or older people

**Wide/open spaces** - wide well kept grass verge facing all the properties around the flats and grass verges - the Car Dyke runs at the back of the terraced dwelling which do have small back gardens

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road runs down to the Officers houses and there is ability to turn in the parking area

**Relationship of the space to buildings and structures** - houses low level and pleasing to the eye with their dormers - bungalows less interesting

**Uses and activities** residential



**Paving materials** - adopted road and tarmaced pavements and block paved and tarmace drives

**Street furniture** unobtrusive

**Impact of vehicles and traffic** - very little traffic as at the end of the estate

**Visibility and accessibility accessible by car** - quite a distance from local shops although within walking distance of health centre and Tesco (about 15 mins) - overlooked by the flats and are low level, well kept and pleasing to the eye

## **Buildings**

**Contribution of buildings to the space** - buildings are low level and use of red brick and uniform design renders them unobtrusive

**Size/scale** small bungalows and terraced dwellings

**Age** 1990's?

**Materials** red brick

**Windows** white UPVC

**Doors** largely white or blue upvc

**Roofs/chimneys/gables** all dark terracotta roof tiles

**Uses past and present** residential

**Can you tell if a building has been altered** - none of them have been altered

**Condition** houses good condition but could be altered to be highly desirable

## **Views**

**Historic/popular views** View the ancient car dyke at the back of the terraced dwellings and to the left of the bungalows

**Form of view short or long unfolding glimpsed channelled or wide and open** - Open views of the green verge opposite

**Focal points** Car Dyke

**Streetscape** mixture of dwellings around a reasonably sized road - conflict visually with the block of flats opposite

**Roofscape** - low level

**Urban/rural views** - largely rural views

**Views out of the space** - to green space, trees and Car Dyke

## **Landscape**

**Leafy/ and or green image** = green image

**Hard urban landscape** no

**Public/ private greenery** both

**Does water form a key part of the landscape** no

**Topography** flat

## **Ambience**

**Activiites** - residential homes for older people

**Level of activity** - no signs of activity

**Traffic** - only that generated by the homes as cul de sac

**Dark/shady/light/airy** light and airy

**Day and night** -

**Smells** - not noticeable

**Noises** not noticeable but possible from the bypass

**Final reaction**

Buildings 2

Spaces 3

Long/short views 2

Light/dark 2

Surfaces 2

Greenery and landscape features 1

Noise smell traffic 9

### **Spirit of the place**

The dwellings have been built for a specific purpose and have low impact on the area in which they are built being low level easy on the eye and well cared for - visually there is a conflict with the flats opposite though these are softened by the green area arounds and over towards the industrial estate by trees.





Wellington Way  
MD



**Lancaster Northfields area, Market Deeping****Initial reaction**

**Spaces** - wide roads, generous pavements, mix of housing in terms of build date and design

**Buildings** mix of larger 3 bed terraced houses and some newer smaller houses at the top of the road abutting Towngate East

**Views** Facing each other and over towards green space around Health Centre Car Park

**Light/dark** - Light

**Greenery/ landscape** some well maintained gardens but some have been taken up for parking - some have been done sensitively and have replaced with nicely planted pots and some haven't.

**Uses and activity** residential with one pair of houses incongruously turned into a business

**Noises and smells** none apparent

**General comments** - relatively quiet but as the lead in road to the rest of the estate more traffic than elsewhere and the wide road means that it is a haven for boy racers - could do with traffic calming

**Spaces**

**Formal/informal spaces** - larger front gardens a lot of which have been taken up for use as drives - green verges which have been kept cut and are in good condition

**Gaps between buildings** - sense of space because of wide road and pavements

**Building plots** - reasonable size for the terraces

**Wide/open spaces** One green space has been taken up for a house to be built on but there are grass verges and a view over to the green at the side and front of the health centre

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road leads through to the Wellington Way estate around a wide bend and a small off shoot into a cul de sac which at one time would have had a green space now occupied by a house.

**Relationship of the space to buildings and structures** - two storey buildings - the older ones poss 1950's are less well looked after than the newer smaller terraces which have a cottagey feel and have a pleasant impact on the space.

**Uses and activities** residential with one incongruous exception



**Paving materials** -- adopted road and tarmaced pavements

**Street furniture** unobtrusive

**Impact of vehicles and traffic** off street parking either on purpose built drives or where gardens have been reclaimed for drives - because of the wide road and the fact that it leads though into the estate and is used as a rat run by boy racers

**Visibility and accessibility** of the space visible from Towngate East - mixed in terms of attractiveness of the buildings though layout with plenty of space is good.

## **Buildings**

**Contribution of buildings to the space** relatively low impact - the fact that are two distinct styles of housing means that this is not totally pleasing

**Size/scale** low level

**Age** 40's/50's? and late 80's built??

**Materials** newer houses red brick older housing - some cladding which is inappropriate and the majority red brick

**Windows** white upvc windows - one of the newer cottage style houses has lattice windows which is attractive

**Doors** some white upvc doors and some red composite doors on the newer built houses and some have been changed though this is not necessarily a bad thing

**Roofs/chimneys/gables** - no chimneys all dark terracotta roof tiles

**Uses past and present** residential

**Can you tell if a building has been altered** - yes but on the whole with two exceptions of houses (one of them a business) being clad this has been an improvement The conversion of gardnes to driveways has been less successful

**Condition** Newer properties better looked after as I suspect that the owner occupieds were of the older houses

## **Views**

### **Historic/popular views**

**Form of view** short or long unfolding glimpsed channelled or wide and open - wide view down the street in one direction to low level health centre surrounded by greenery

### **Focal points**

**Streetscape** 2 story dwellings situated off a wide sweeping road

**Roofs cape** - low level but with chimneys on older buildings which gives a varied appearance

**Urban/rural views** - largely rural view at the top of the road

**Views out of the space** - to health centre as mentioned

## **Landscape**

**Leafy/ and or green image** = green image marred by fences and some ill kempt gardens

**Hard urban landscape** no

**Public/ private greenery** a lot of drives - nice gardens stand out! And green verges

**Does water form a key part of the landscape** no

**Topography** flat

**Ambience**

**Activities** - residential

**Level of activity** - movement of cars at times a problem

**Traffic** - see above - also parking on road during working hours from business

**Dark/shady/light/airy** light and airy

**Day and night** -

**Smells** - not noticeable

**Noises** none

**Final reaction**

Buildings 5

Spaces 2

Long/short views 35Light/dark 2

Surfaces 1

Greenery and landscape features 1

Noise smell traffic 9

**Spirit of the place**

Mixed in terms of upkeep - the older homes have had their gardens turned over by and large to driveways - some successfully and others not so and there are a variety of fences as well and walls which detract from the overall appearance.



Lancaster Way  
MD.





Lancaster way  
MD





From: JUDY STEVENS judy.stevens1@btinternet.com  
Subject: Character assesement walks - Lancaster way  
Date: 20 Nov 2017 at 15:24:50  
To: Mike Ward mg\_ward@yahoo.co.uk, Julie Fortnum  
clerk.dsipc@btconnect.com

---

Just had to go and remind myself of this one!









Lancaster Way.doc

39.0 KB

## **Lancaster Northfields area, Market Deeping**

### **Initial reaction**

**Spaces** - wide roads, generous pavements, mix of housing in terms of build date and design

**Buildings** mix of larger 3 bed terraced houses and some newer smaller houses at the top of the road abutting Towngate East

**Views** Facing each other and over towards green space around Health Centre Car Park

**Light/dark** - Light

**Greenery/ landscape** some well maintained gardens but some have been taken up for parking - some have been done sensitively and have replaced with nicely planted pots and some haven't.

**Uses and activity** residential with one pair of houses incongruously turned into a business

**Noises and smells** none apparent

**General comments** - relatively quiet but as the lead in road to the rest of the estate more traffic than elsewhere and the wide road means that it is a haven for boy racers - could do with traffic calming

### **Spaces**

**Formal/informal spaces** - larger front gardens a lot of which have been taken up for use as drives - green verges which have been kept cut and are in good condition

**Gaps between buildings** - sense of space because of wide road and pavements

**Building plots** - reasonable size for the terraces

**Wide/open spaces** One green space has been taken up for a house to be built on but there are grass verges and a view over to the green at the side and front of the health centre

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road leads through to the Wellington Way estate around a wide bend and a small off shoot into a cul de sac which at one time would have had a green space now occupied by a house.

**Relationship of the space to buildings and structures** - two storey buildings - the older ones poss 1950's are less well looked after than the newer smaller terraces which have a cottagey feel and have a pleasant impact on the space.

**Uses and activities** residential with one incongruous exception

**Paving materials** -- adopted road and tarmaced pavements

**Street furniture** unobtrusive



**Impact of vehicles and traffic** off street parking either on purpose built drives or where gardens have been reclaimed for drives - because of the wide road and the fact that it leads though into the estate and is used as a rat run by boy racers

**Visibility and accessibility** of the space visible from Towngate East - mixed in terms of attractiveness of the buildings though layout with plenty of space is good.

## Buildings

**Contribution of buildings to the space** relatively low impact - the fact that are two distinct styles of housing means that this is not totally pleasing

**Size/scale** low level

**Age** 40's/50's? and late 80's built??

**Materials** newer houses red brick older housing - some cladding which is inappropriate and the majority red brick

**Windows** white upvc windows - one of the newer cottage style houses has lattice windows which is attractive

**Doors** some white upvc doors and some red composite doors on the newer built houses and some have been changed though this is not necessarily a bad thing

**Roofs/chimneys/gables** - no chimneys all dark terracotta roof tiles

**Uses past and present** residential

**Can you tell if a building has been altered** - yes but on the whole with two exceptions of houses (one of them a business) being clad this has been an improvement The conversion of gardens to driveways has been less successful

**Condition** Newer properties better looked after as I suspect that the owner occupiers were of the older houses

## Views

### Historic/popular views

**Form of view** short or long unfolding glimpsed channelled or wide and open - wide view down the street in one direction to low level health centre surrounded by greenery

### Focal points

**Streetscape** 2 story dwellings situated off a wide sweeping road

**Roofscape** - low level but with chimneys on older buildings which gives a varied appearance

**Urban/rural views** - largely rural view at the top of the road

**Views out of the space** - to health centre as mentioned

## Landscape

**Leafy/ and or green image** = green image marred by fences and some ill kept gardens

**Hard urban landscape** no

**Public/ private greenery** a lot of drives - nice gardens stand out! And green verges

**Does water form a key part of the landscape** no

**Topography** flat

## Ambience

**Activities** - residential

**Level of activity** - movement of cars at times a problem

**Traffic** - see above - also parking on road during working hours from business

**Dark/shady/light/airy** light and airy

**Day and night** -

**Smells** - not noticeable

**Noises** none

## Final reaction

Buildings 5

Spaces 2

Long/short views 35 Light/dark 2

Surfaces 1

Greenery and landscape features 1

**Spirit of the place**

Mixed in terms of upkeep - the older homes have had their gardens turned over by and large to driveways - some successfully and others not so and there are a variety of fences as well and walls which detract from the overall appearance.



## **Northfields ind Estate**

### **Initial reaction**

**Spaces** relatively well card for at the top of Northfields with set back buildings and nicely kep grass verges but as you go back into the site no greenery of trees and avery hard ill thought out landscpe and a very hard environment for people to work in

**Buildings** Mixture of large and small units and some brick built offices at the top of the road - Mountain is disproportionately high

**Views** unattractive view s over industrial units

**Light/dark** - Light

**Greenery/ landscape** Very little greenery as you go back into the site

**Uses and activity** industrial some retail

**Noises and smells** On the weekend and when we were there there was no noise or smells but during the working week there can be very pungent smells emanating from the recycling plant at Mountain on the industrial estate.

**General comments** - Sporadic residential and industrial buildings screened by hedging.

### **Spaces**

**Formal/informal spaces** - At the top fo the estate there are green verges but as you go into the estate all hard concrete landscape

**Gaps between buildings** - At the top f the estate there is a lot of space around buildings but as you go back into the estate there are no spaces between buildings at all

**Plots** varying sized units

**Wide/open spaces** - spaces are just used for car parking except at the top of the estate where there are green verges.

**Narrow/enclosed spaces** none

**Winding/straight spaces** - road runs straight until you reach a very dangerous bend at Ken Read with continual accidents

**Relationship of the space to buildings and structures** - there is no pleasing green space at all

**Uses and activities** industrial

**Paving materials** - adopted road tarmaced pavements

**Street furniture** unobtrusive

**Impact of vehicles and traffic** - traffic will vary during the working week - not enough car parking at the insideout store and a dangerous bend as mentioned and traffic conflict outside of Mountain

**Visibility and accessibility** - the estate has to be accessed by car from most parts of Deeping

## **Buildings**

**Contribution of buildings to the space** some brick built buildings at the top of the estate which make a positive contribution but the units are all ugly - badly planned and make a negative impact on the space

**Size/scale** Variety

**Age** Built over the last 30 year

**Materials** some red brick at the top of the estate -

**Windows** new houses metal

**Doors** metal/wood/upvc

**Roofs/chimneys/gables** corrugated metal

**Uses past and present** industrial

**Can you tell if a building has been altered** - yes

**Condition** the properties are not in bad condition but they are ugly

## **Historic/popular views**

**Form of view** short or long unfolding glimpsed channelled or wide and open - urban views

**Focal points**

**Streetscape** parking and ugly units no greenery no proper planning.

**Roofscape** - flat roofs

**Urban/rural views** - lurban

**Views out of the space** - to green space, trees and ancient hedgerow

## **Landscape**

**Leafy/ and or green image** =

**Hard urban landscape** yes

**Public/ private greenery** only at the top of the estate

**Does water form a key part of the landscape** no

**Topography** flat

## **Ambience**

**Activities** - Busy well used industrial estate

**Traffic** - During the working week a lot of traffic especially at key times of the day


**Dark/shady/light/airy** light and airy

**Day and night** - dark at night very little street lighting





**Smells** - very noticeable in the working week

**Noises** not noticeable



**Final reaction**Buildings 9 

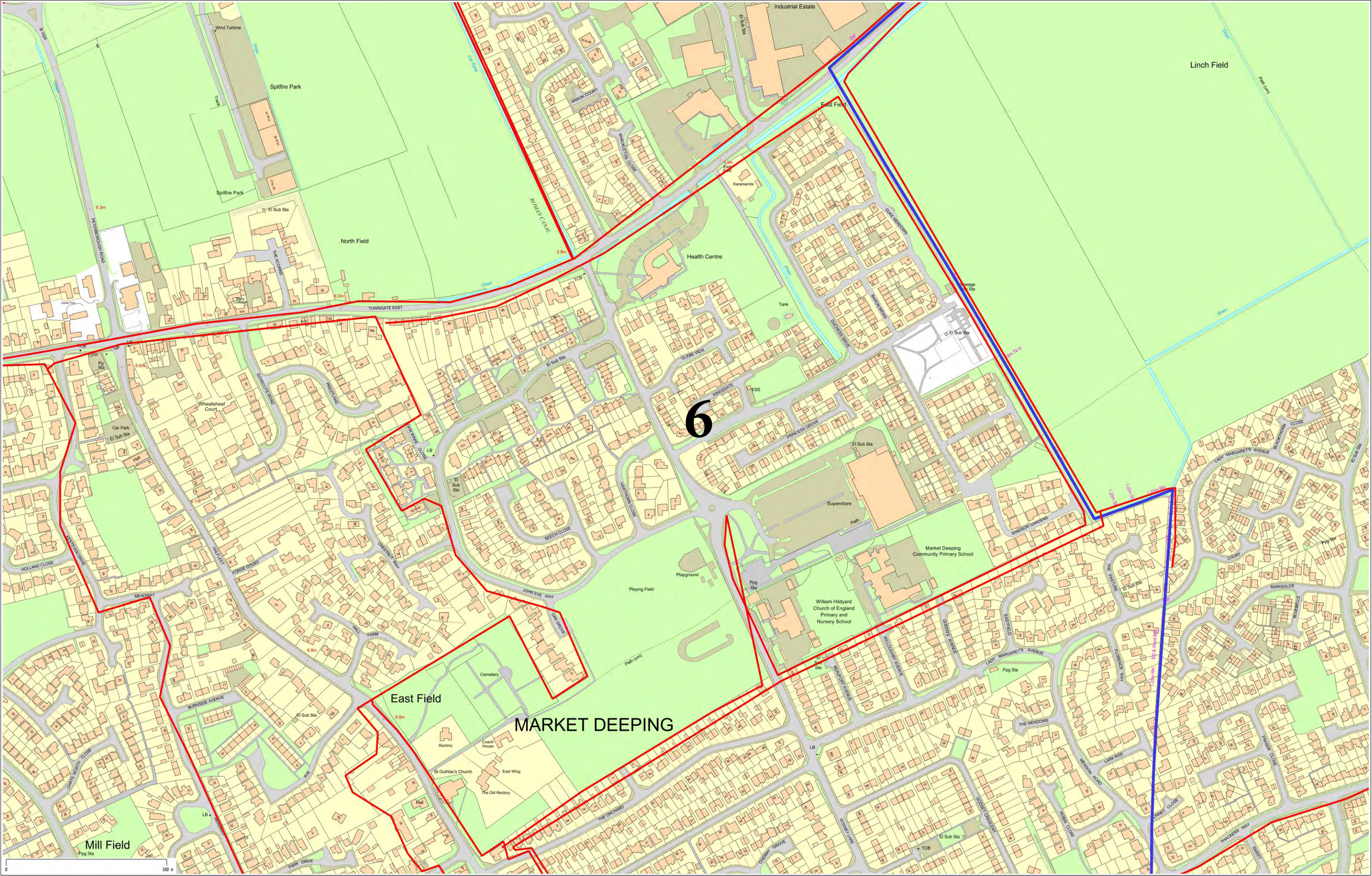
Spaces 8

 Long/short views 2 Light/dark 2 Surfaces 2Greenery and landscape features 9  Noise smell traffic 1**Spirit of the place**

This as been allowed to grow without any positive overview as to how it would develop with no consideration given to the users or workers in the place and permissions have been passed which have been detrimental to the aim (industrial) of the place - so retail as well as gyms as well as nurseries - the larger offices have their own gated area - green spaces and modern buidlings but the units on the bulk of the estate are ugly with no views or green space - tis is an indictment of councillors and planners who have let this happen

# AREA 6





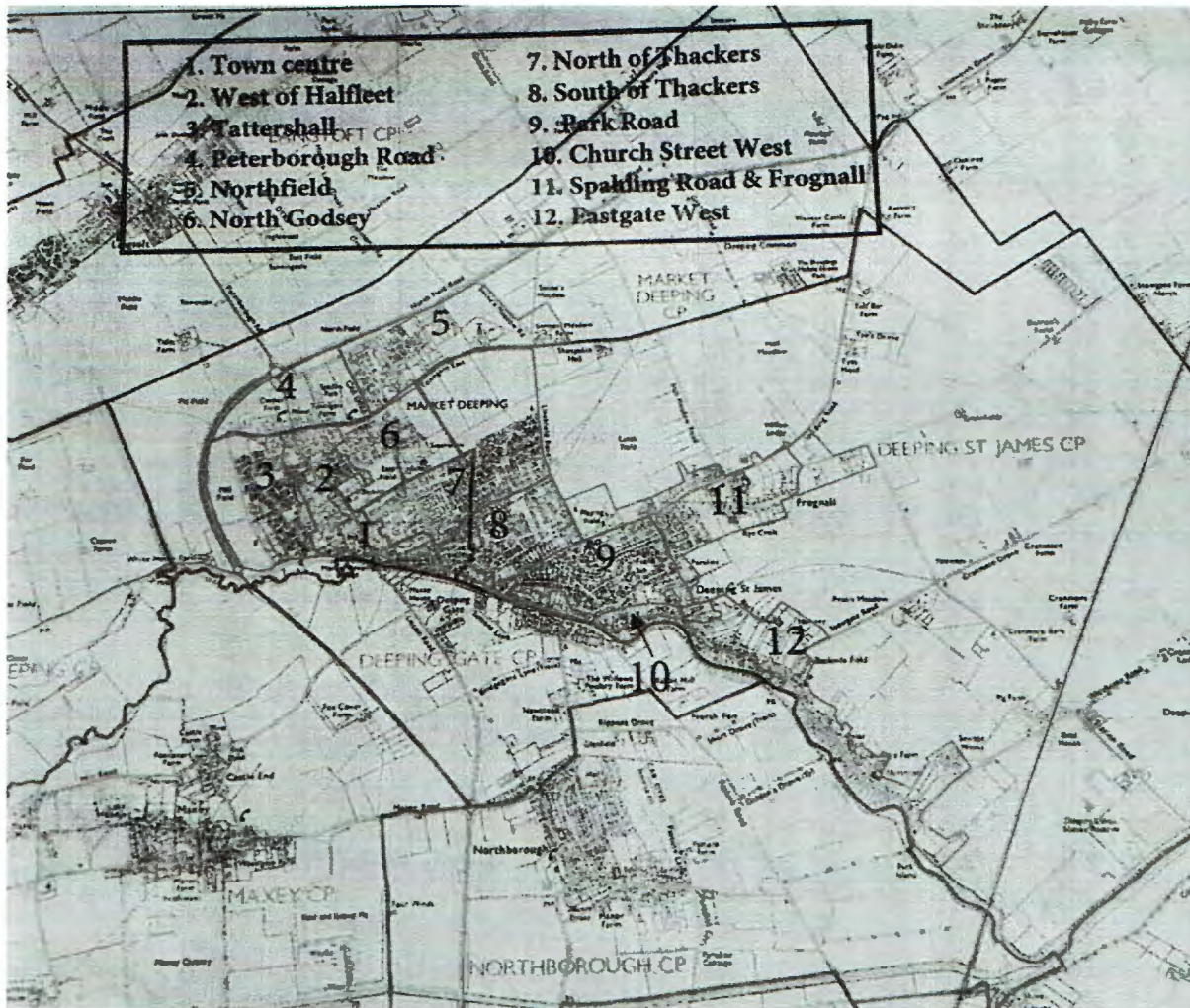


# Deepings Character Assessments

Date: Saturday 18<sup>th</sup> November 2017

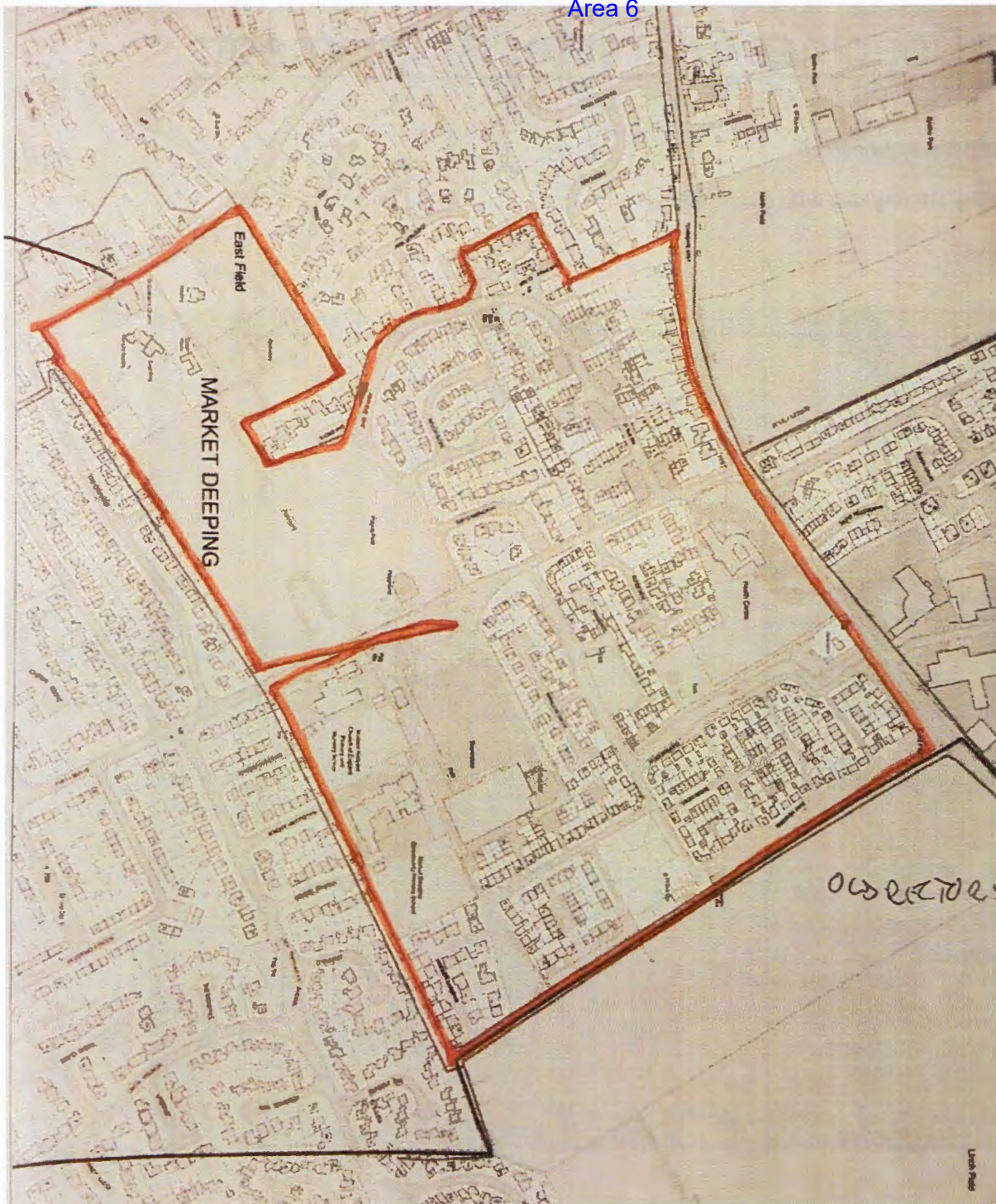
Weather: Sunny, dry autumn day with a light breeze.

Start time: 1030am



Market Deeping & Deeping St James have been split into 12 sections.





My Character Walk was area no 6, covering from St Guthlacs Church across to the new development behind Tesco, and North as far a Towngate East.

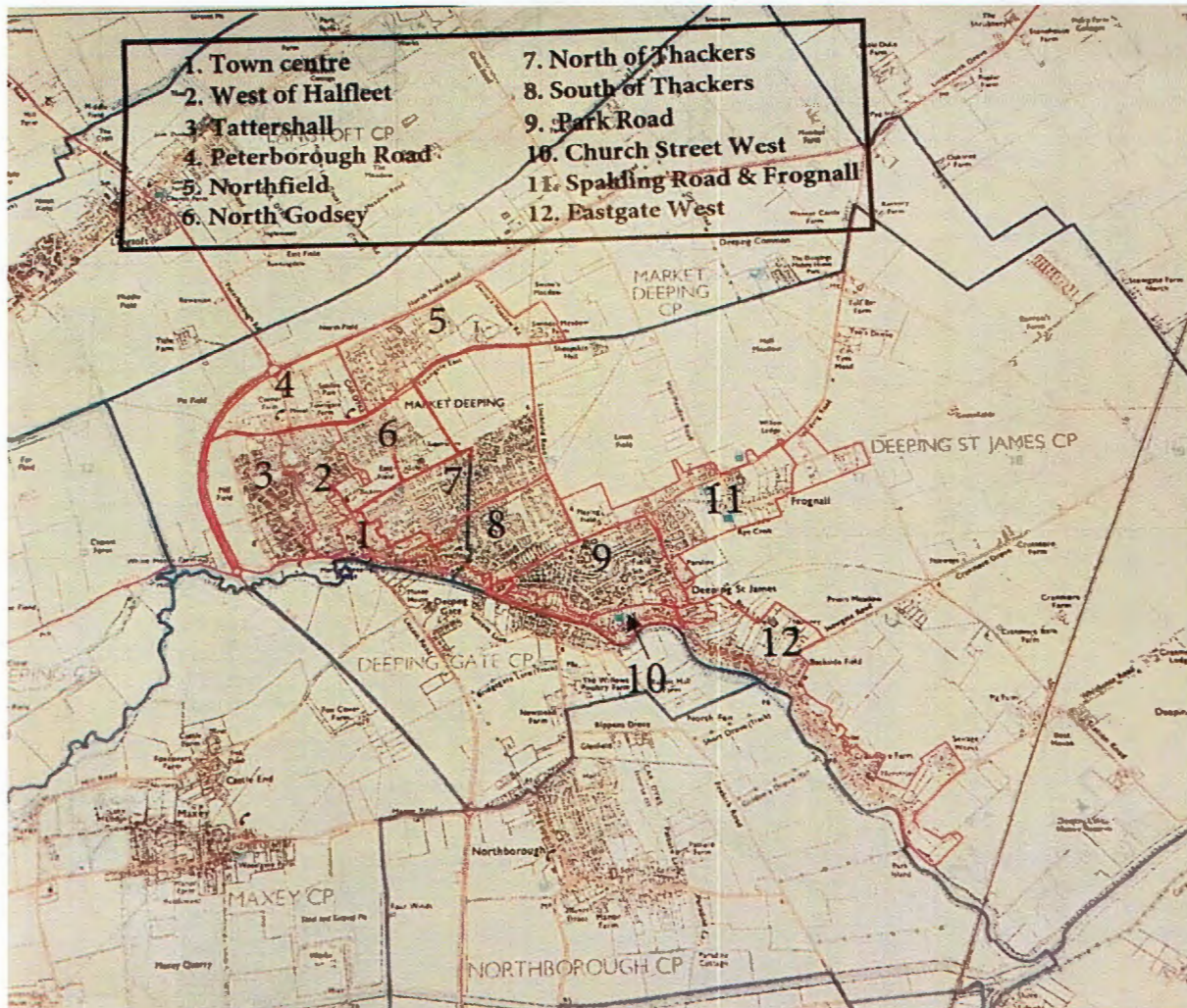


# Deepings Character Assessments

Date: Saturday 18<sup>th</sup> November 2017

Weather: Sunny, dry autumn day with a light breeze.

Start time: 1030am



Market Deeping & Deeping St James have been split into 12 sections.



The Grade 1 listed Church of St Guthlac has dominated this area for at least 800 years. The stone Church Tower is visible from a long distance away. The Church Yard is no longer used for burials and is maintained by SKDC who cut the grass, and the PCC who cut back the ivy, elder and clean up any detritus. The Church Yard is an oasis for wildlife, and is dominated by some pollard yew trees, and a couple of Sequoia.

Traffic on Church Street was busy, and the noise of the traffic could be heard over people talking at the bus stop.



St Guthlacs Church with a Sequoia in the Church Yard





St Guthlacs Church with the avenue of yew trees lining the path to the front door



St Guthlacs Church Yard. An Oasis for wildlife.



## CHURCH STREET, MARKET DEEPING

The Grade 1 listed Church of St Guthlac has dominated this area for at least 800 years. The stone Church Tower is visible from a long distance away. The Church Yard is no longer used for burials and is maintained by SKDC who cut the grass, and the PCC who cut back the ivy, elder and clean up any detritus. The Church Yard is an oasis for wildlife, and is dominated by some pollard yew trees, and a couple of Sequoia.

Traffic on Church Street was busy, and the noise of the traffic could be heard over people talking at the bus stop.



St Guthlacs Church with a Sequoia in the Church Yard



Behind the Church, and along a gravel drive is another Grade 1 listed building, "The Old Rectory".

Built of Clipsham stone, this building stands in ¼ acre gardens and dates from the 14<sup>th</sup> Century. It was originally the refectory, or infirmary for the Market Deeping Priory. The building was extended in 1832, and is now a split into two private houses. Cast iron electric gates give access from Church Street.

A gravel drive that extends from Church Street to the Town Cemetery, and the John Eve Field, separates "The Old Rectory" from the new "Rectory." This gravel road is a public footpath and vehicular access to the Cemetery.

The new "Rectory" is set back from Church Street, behind a very high hedge that is very wild. To the side and behind the Rectory is "The Paddock". This is a modern brick building with tiled roof, build c. 1960's.



The Old Rectory, now split into two Dwelling by the hedge at the front.





Mature trees line one side of the gravel drive leading to the Cemetery, with a hedge on the other side. Here you can both see and hear birds on a daily basis, and you may catch a glimpse of a grey squirrel going about its business.

Both the Church and the Old Rectory are in a conservation area, and are the only Grade 1 listed buildings in Market Deeping.

## THE RECTORY Paddock

As it's name suggests, The Rectory Paddock, which is situated next to the Vicarage, was originally used as pasture for cattle. Now owned by Market Deeping Town Council the area is now maintained as an open grassed area for the use of the public. There is a hawthorn hedge on the north edge of the field.

This is mixed grassland, with numerous wild flowers, and a variety of deciduous trees, dominated by silver Birch. A mown path runs through the Paddock to "The Spinney", skirting round the edge of a pond. The pond is full of water lilies, with majestic reed mace round the edges.

Near to the road is a "Swift Box" mounted on a pole. Controlled by solar panels it transmits the mating call of a swift at regular intervals in the spring.

I arrived here at 10.45am, and the sun was shining through the deciduous trees that lined the gravel road next to the Church. The leaves were a patchwork of colours, brown, bronze, yellow, green, red, and looked stunning in the bright autumn sunlight.

There are benches in the Paddock, making it a tranquil place to sit and relax, listening to the bird song.

This is the type of development that we should encourage, where residents can go to escape the humdrum of everyday life.



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A gravel drive that extends from Church Street to the Town Cemetery, and the John Eve Field, separates "The Old Rectory" from the new "Rectory." This gravel road is a public footpath and vehicular access to the Cemetery.

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The Old Rectory, now split into two Dwelling by the hedge at the front.





View of St Guthlacs Church Tower from "The Spinney," looking across The Rectory Paddock



The Pond in the corner of the Rectory Paddock





The Rectory Paddock

## THE SPINNEY

"The Spinney" is hidden behind The Rectory Paddock, and is a quiet area where the Ashes of the deceased can be spread. Here the only noise that could be heard is the wind rustling the leaves of the trees, and bird song, and as I walked through, the leaves crunching under my feet. The ground is covered with low growing shade loving plants, and deciduous leaves that had fallen from the trees.

Here the tree types were ash, oak and sycamore, and the sun shining through the leaves made a colourful mosaic on the floor.

The Sycamore Trees were showing signs of "Tar Spot," a disease caused by the fungus *Rhytisma acerinum*. The symptoms are slightly raised shiny black spots on the leaves. No long term damage is caused to the affected trees, but it may cause the leaves to drop early.

These black spots are also an indicator of good air quality.



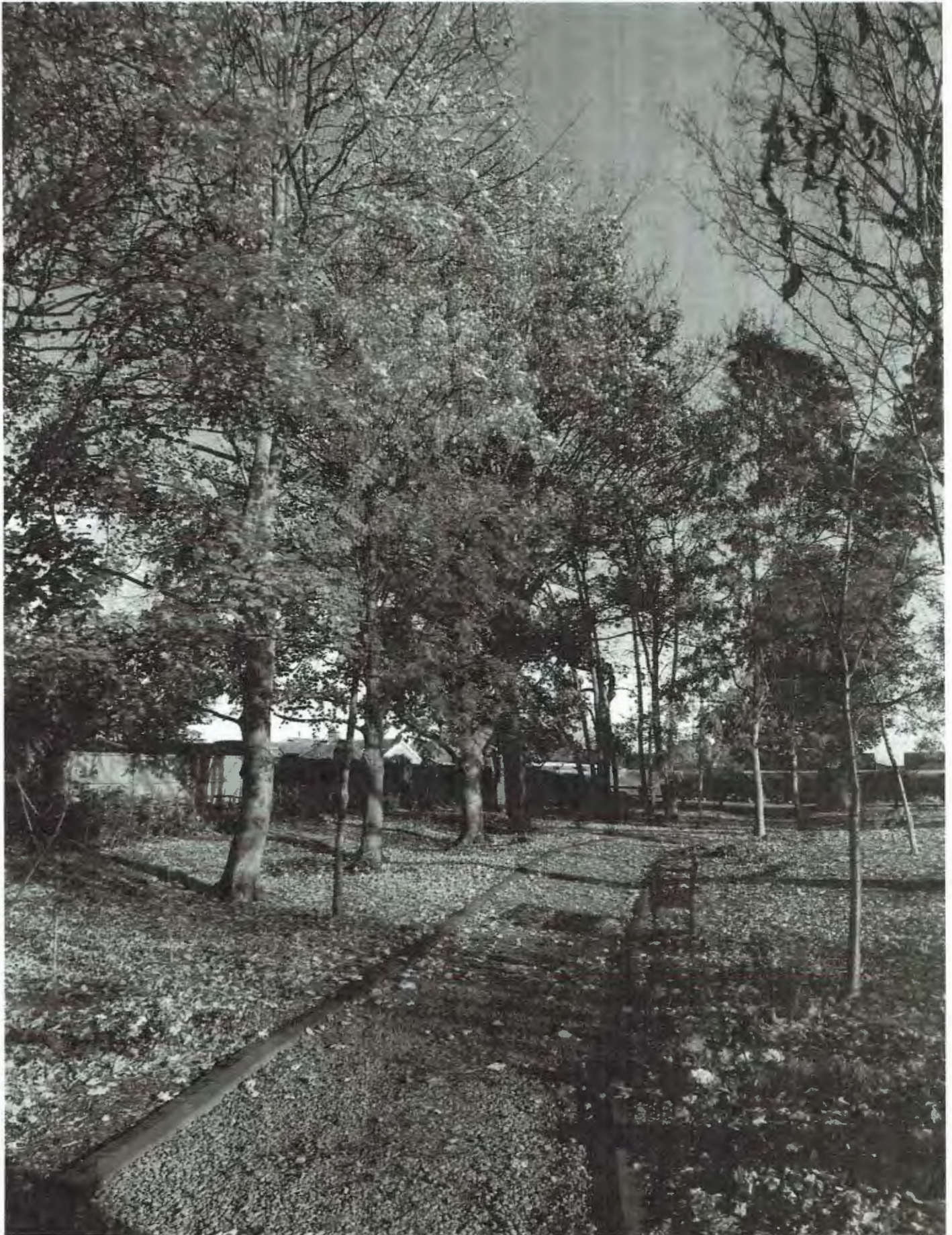


View of St Guthlacs Church Tower from "The Spinney," looking across The Rectory Paddock



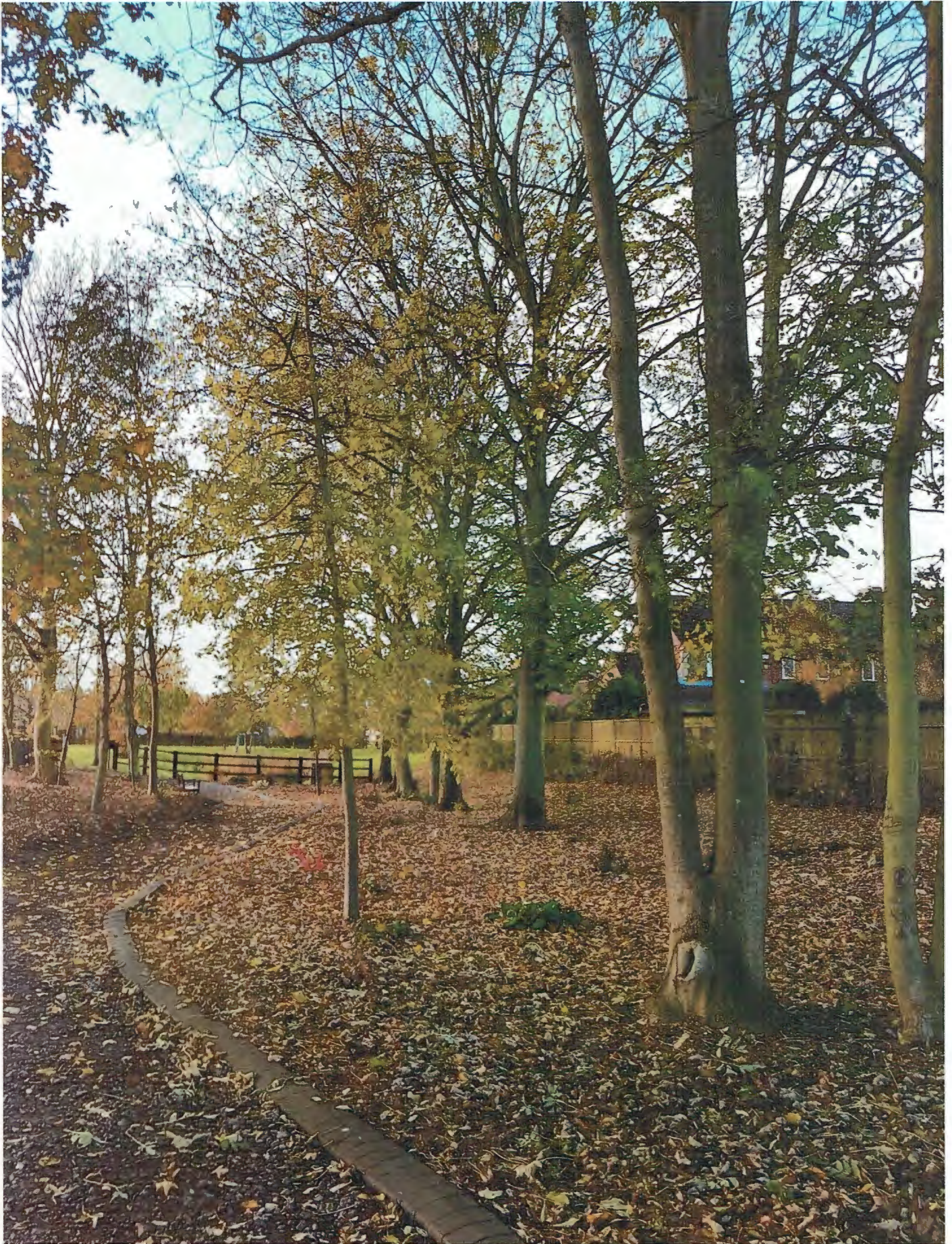
The Pond in the corner of the Rectory Paddock





The Spinney with golden coloured leaves on the ground





The Spinney looking towards the Rectory Paddock





The Spinney with golden coloured leaves on the ground





Symptoms of Tar Spot on sycamore leaves

This area has been tastefully managed by the Town Council, and is a very pleasant spot to visit.

## THE CEMETERY

Behind The Spinney is the Town Cemetery, which can be reached on foot through The Rectory Paddock and The Spinney, or via the gravel road that runs between the Rectory and The Old Rectory.

Again this area is managed by the Town Council, who keep the grass mown short. The flower beds were planted with winter flowering pansies, also hydrangeas and roses. Along the gravel drive is a row of fine oak trees, and amongst the graves in the old part of the Cemetery are some good examples of topiary. Some of the large mature deciduous trees are hosts to mistletoe, which grows in abundance in this area.

Behind the Cemetery you can see the roofs of bungalows above the hedge line.

As you walk through the Cemetery you can hear the gravel crunching under foot, together with bird song, and the voices of children playing in the nearby Park.

It is worth standing quietly and looking around, as birds can be seen hopping about amongst the grave stones, mostly blackbirds, and you can often see squirrels scurrying about.





The Town Cemetery, with examples of topiary.





Symptoms of Tar Spot on sycamore leaves

This area has been tastefully managed by the Town Council, and is a very pleasant spot to visit.

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The Cemetery – note the bungalow roofs protruding above the hedge line.



I arrived here at 11.05am, and the autumn sun was very warm.

This piece of land was purchased by the Town Council to ensure it stays as an open space, and to stop it being sold for development. The land has some Elms and Chestnut trees with preservation orders, and the Town Council has a programme for maintaining the trees and replacing them, if necessary, and they also cut the grass and empty the bins.

The trees were spending in their autumn colours of red, gold, brown etc, and still retained a lot of their leaves.

The land also hosts a Regional Competition size BMX track which was built in 2009.

This field is very popular with dog walkers, and I came across a number of dogs chasing balls.

Here you could hear the low hum of motor vehicles coming from Church Street and Godsey Lane. Children laughing and playing, and adults nattering.



Horse Chestnut Trees on The Glebe Park

These are very popular with young children collecting conkers to play with.





The Cemetery – note the bungalow roofs protruding above the hedge line.





The Glebe Park and John Eve Field

## JOHN EVE FIELD

This field is next to The Glebe Park, and was donated to the Town Council by John Eve, a local farmer. The John Eve Field and Glebe Park together are protected from illegal travellers, by a green metal fence. This large green open space is bordered by Godsey Lane to the east, and by houses to the North and South

It is used extensively by all members of the community, it provides sports facilities via an informal football pitch along with a children's play area.

The John Eve Field is a great asset to the Town, as it is the venue for The Deepings Carnival, the annual Fun Fair, and the annual Circus visit.

When I visited there was children flying Kites.

The Field is clean and tidy as no dogs are allowed on this piece of land. They are however free to use the Glebe Park.

The noises I heard was the wind rustling in the trees, people talking, children playing and motor vehicles on Godsey Lane.





The Play Ground on John Eve Field





The Glebe Park and John Eve Field

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The BMX Track





The Rules and regulations set out by Market Deeping Town Council for using The Glebe Park and John Eve Field.





The BMX Track



Open green spaces are good for residents as a place to enjoy nature, exercise, play and have fun.

What should future developers take into account:

- Large mature trees should be saved wherever possible.
- Areas should be segregated for dog exercising and children playing
- Green spaces need to be built into future developments. These green spaces need to be large enough to accommodate play equipment, goal posts etc. Not just small green areas.
- The management and ownership of these green areas should be handed to the Town/ Parish Council, as it has been shown that they are best placed to develop and manage these areas.
- Any play equipment installed must cater for all age groups. Even if spread over a number of sites.
- The encouragement of wildlife is paramount. Habitat needs to be maintained and created for wildlife to exist and flourish. Hedgerows should be preserved or set to act as wildlife corridors. Ponds and drainage dykes need to be maintained and managed to encourage insects, birds, and small mammals to coexist with humans.
- Nesting boxes for birds





## SUMMARY

- This is a horrible development
- Badly designed
- Not enough storage space for bins etc
- Not enough parking spaces, it is a problem if a family has more than one car.
- Gardens too small
- The layout does not lend itself to a happy and healthy life style.
- Residents do not have pride in the area
- Not enough open green space
- Rubbish in the streets
- We do not need this type of development anywhere else in the Deepings.









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The small gardens





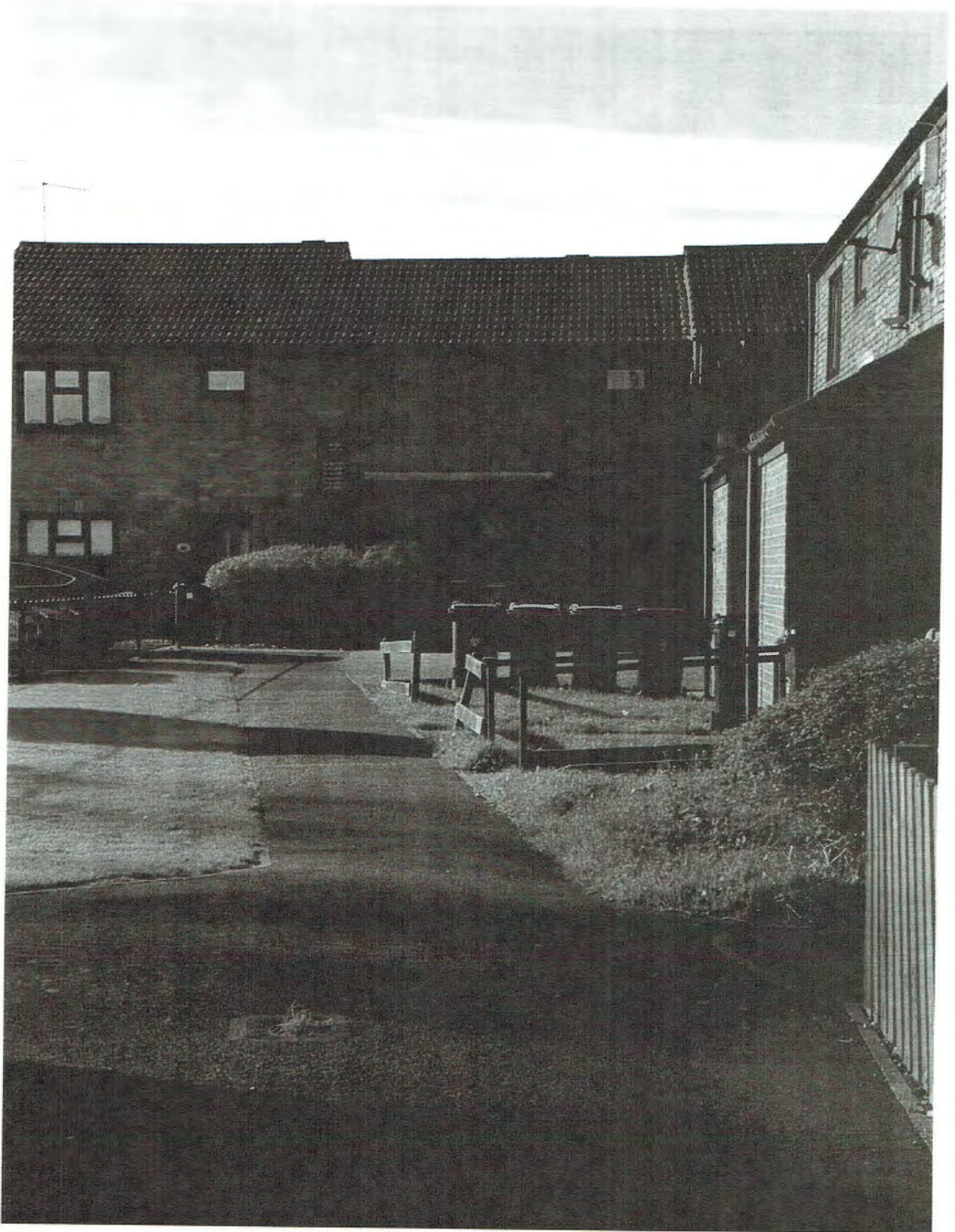
Bins are kept in the street as there is no where else to put them





The small gardens







**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
FORMAL / INFORMAL SPACES	Jubilee Park constitutes the largest formal open space with several other much smaller spaces within the area.	+5
GAPS BETWEEN BUILDINGS	For most buildings there are only small gaps between adjacent buildings.	-2
MEANS OF ENCLOSURE	Open spaces including Jubilee Park are largely only enclosed by adjacent properties boundary fences/walls/hedges etc.	0
BUILDING PLOTS	Plots are mostly small but usually include space both to the front and rear of the property.	-1
WIDE/OPEN SPACES	Grass verges alongside primary roads through the area contribute to an open feeling.	+3
NARROW / ENCLOSED SPACES	There are some narrow/enclosed sections of footpath through the area.	-1
WINDING / STRAIGHT SPACES	Jubilee Park and other open spaces mostly have largely straight edges rather than being winding.	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Most of Jubilee Park faces onto the rear of houses. Given the terrain, it is possible there may be some overlooking from the raised area.	0
USES AND ACTIVITY	Little activity was observed on the smaller open spaces but Jubilee Park is used for play, walking, and the exercise of dogs.	+2
PAVING MATERIALS	The spaces are largely unsurfaced except tarmac paths and some surfacing within the Jubilee Park play area.	+1
STREET FURNITURE	Jubilee Park features noticeboards and bins for litter.	+2
IMPACT OF VEHICLES AND TRAFFIC	Most of the spaces, including Jubilee Park, are largely away from roads. The most significant exception is Jubilee Park's northern edge where traffic may impact on enjoyment of the space, particularly given the proximity of the roundabout junction.	+2



<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
SPACES	Jubilee Park is a significant open space within the area that also provides routes both within the area and to others.	+5
BUILDINGS	Mostly two-storey houses of a variety of types but widely fairly modern construction. Some older properties on Dixons Road.	+1
VIEWES	There are some wider views from Linchfield Road on eastern edge of area across agricultural land.	+2
LIGHT/DARK	Most of the area has only two-storey houses, set back from roads so feels open and light. Most obvious exception is Fen Field Mews with three-storey houses creating significant shadows and a dark street.	0
SURFACES	Paved areas are mostly tarmac.	0
GREENERY & LANDSCAPE	Most of the greenery is through gardens of dwellings. Some trees on open spaces and school land. Some grass verges alongside roads.	+2
USES AND ACTIVITY	Mostly residential, some retail use, primary school, recreation.	0
NOISES AND SMELLS	South of area experiences traffic noise from B1525 High Street/Bridge Street/Horsegate and Linchfield Road which are important through routes.	-2
GENERAL COMMENTS	Area is mostly of reasonably modern construction, main exceptions are on Horsegate and off Dixons Road.	0



**SURVEY DETAILS**

<b>STREET/BUILDING/ AREA NAME</b>	Deeping St James Area 8 – Crowson Way, Swift Close, Linchfield Road etc.
<b>DATE</b>	25 November 2017
<b>TIME</b>	10am
<b>WEATHER</b>	Dry, sunny. Windy, cold.

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.



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## Initial Reaction to an Area

The initial reaction is a summary of what you see and feel when you first enter the area being assessed.

## Survey

In the main body of the toolkit, the character features outlined in the 'Initial Reaction' section are broken down into individual questionnaires. These prompt a finer level of analysis of each of the broader character themes. Again, not every feature in the list may be relevant and a comment and a numerical value should be entered only where applicable.

## Final Reaction

This prompts a reassessment of your initial reactions. It allows you to see if your perception of the asset's character has changed as a result of the in-depth study. Try placing the nine character groups in an order of preference, with '1' being the feature you feel the most important contribution to its character and '9' the least.

## Spirit of Place

This is an open question allowing you to articulate what you feel about the place and how it influences all your senses

## Need more help?

A guidance document is available to view on the Character Assessment Toolkit Website. This includes explanations of some of the terms used in the questionnaires and some prompts to help you think about the contribution of different types of features to the character of the area. If you feel there is an additional feature, feel free to make a note of that separately in the comments box at the end of the questionnaire. Not every feature in the list may be relevant and you need only enter a comment where you feel it is applicable.

A visual study may only take you so far in understanding what is special about an area. By researching its history you may develop a better understanding of how the buildings and spaces reflect its evolution and its unique character. You may wish to focus this research on how the physical characteristics reflect the process of its development, such as the formal design of a landscape, the functional and artistic elements of a building that reflect its use, or the social and economic processes that have influenced the evolution of a settlement. The Character Assessment Toolkit website includes a Research Area with tips and links to help you get started with your research. Some of the information may be readily accessible as online resources, whilst others may require visiting the local studies library, record office or other archives.

## Assigning numerical values to features

Assigning a numerical value or score provides a mechanism for analysing and interpreting results over a wider area. Without scoring consistent interpretation and evaluation of text and written comments can be difficult

- +1 to +5: Positive features that add to the character or special nature of an area. This ranges from +1, slightly adds to the character, to +5, that significantly adds to the character.
- 0: Neutral features that are neutral. They neither detract nor add from/to the character of the area.
- -5 to -1: Negative features that detract/take away from the area. This ranges from -5, significantly detract, to -1, slightly detract.

## Further Research



## GODSEY LANE

This is a busy road with housing development on both sides. Lots of pedestrians and vehicles.

A number of housing developments come out on both sides of Godsey Lane

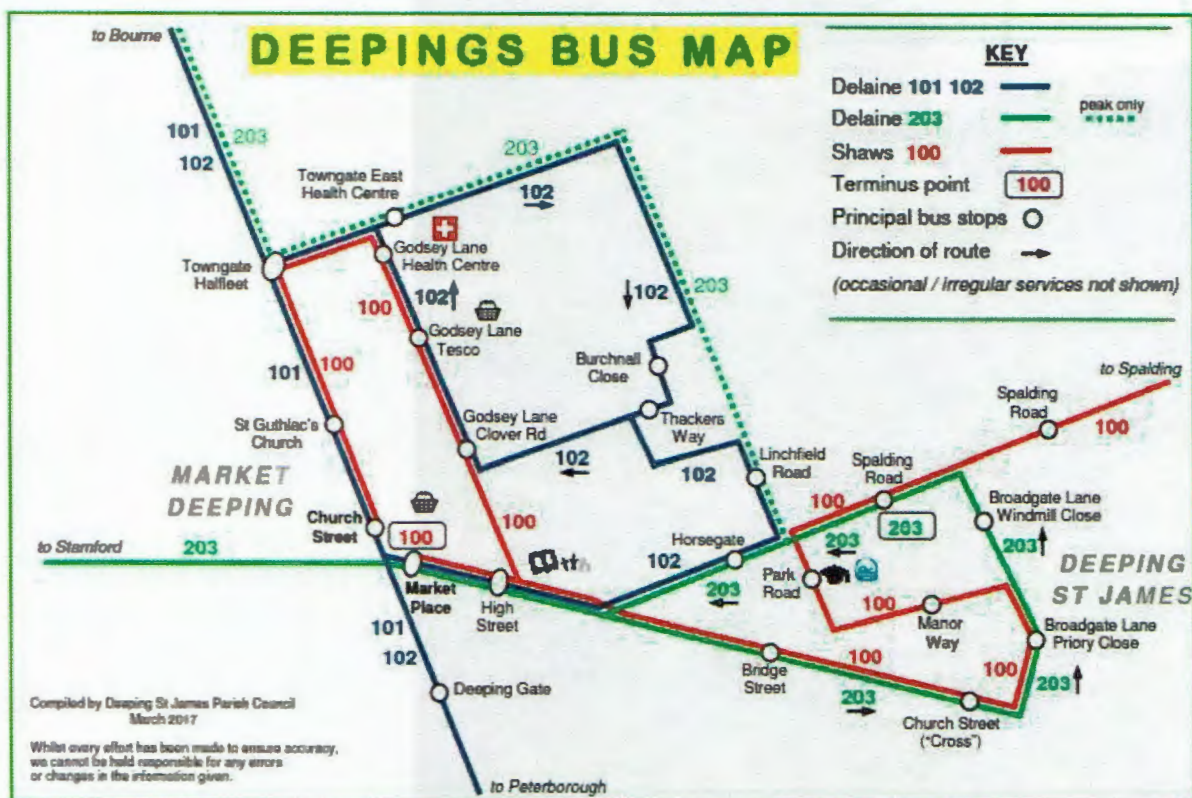
The Deepings Medical Practice is situated on the corner of Godsey Lane/Towngate East.

Tesco Store is on the east side of Godsey Lane, opposite The John Eve Field, and next door to two schools; Market Deeping Community Primary School, and William Hildyard Church of England Primary School.

The car park at Tesco is used by parents to drop off and collect their children from the two adjoining schools, making the roundabout at the junction of Godsey Lane, John Eve Way and Tesco very busy. There is a pedestrian crossing enabling pedestrians to cross safely from the playground on John Eve Field to Tesco and the two schools

There is a cycle lane that shares the footpath from Lady Margaret's Avenue to Tesco.

This is also a bus route, with buses to Bourne, Stamford, Spalding and Peterborough at various times of the day.



## SUMMARY

- Godsey Lane is already busy, and will not support anymore development on either side.
- The cycle lane needs to be extended and developed to benefit more people and to keep the cyclists safe.
- The two schools cannot expand much more because of the restraints of land. Any further development in The Deepings should include new provision for Primary Schools.
- The Deepings needs new retail units to create competition, and to keep the Community thriving. Any further development should include retail.
- The amount of traffic generated by the Tesco Store is substantial, and any further retail chains moving to The Deepings should be on the edge of town, to make deliveries and access from outlying villages easier.
- The Traffic also causes pollution and can add to health problems for local residents



A busy road with vehicles and pedestrians

Buildings are a mix of old and new, brick and stone, with a wide grassed area between the road and the footpath. Most development is on the south side.

Junction with Godsey Lane is a mini roundabout.

Bus stop on both Towngate East and Godsey Lane.



Towngate East looking west from Godsey Lane

## SUMMARY

- As developments are built to the north and south of Towngate East the road needs improving and widening, to take the increase in traffic.
- Pedestrian Crossing needed to help people cross from Wellington Way and Shackleton Close to access the Health Centre etc.
- Speed limit needs extending to benefit pedestrians.



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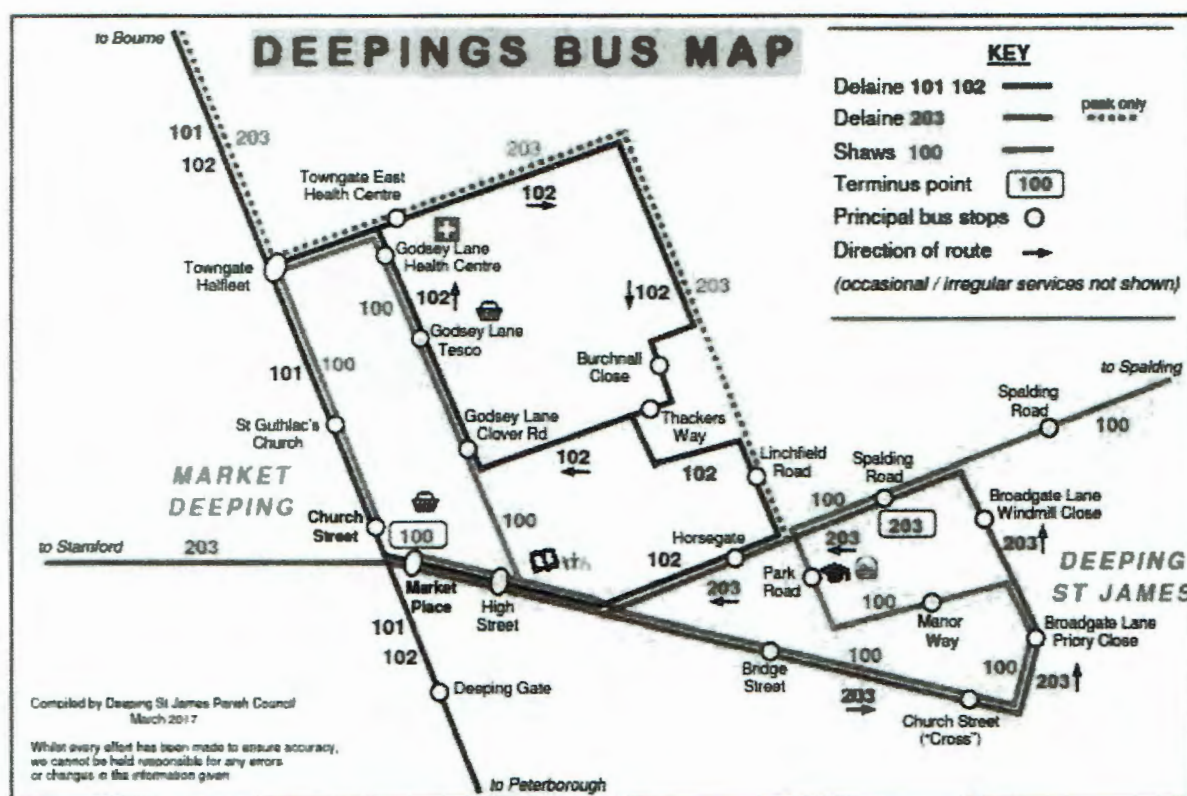
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A small cul-de-sac development on the east side of Godsey Lane, built in the 1990's and consisting of all bungalows.

Next door to The Health Centre and in walking distance to the town centre and the industrial estate. Buses run past the end of the road

Very quiet, I never saw anybody on my visit. I heard bird song, and the low hum of traffic noise.

Cars were parked on the drives, next to manicured lawns.

This is an affluent area, for couples and retirees.

This is a "No Cold Calling Zone"



Glebe View and Courtfields

### SUMMARY

- Nice little estate suitable for active retirees and, single people and couples.
- This is the type of development that we should be encouraging.





The Car Park at Tesco is always busy. It is used by shoppers and for the school run alike.



Tesco as seen from Godsey Lane.

Opening Times : Monday – Saturday 7.00am to 10pm  
Sunday 10.00am to 4.00pm



## GLEBE VIEW AND COURTFIELDS

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Noisy and busy car park, youths on cycles gathering out the front, riding up and down. Families shopping, people chatting, car engines humming.

Mother and Todler Parking outside the front entrance

Generates a large amount of rubbish

Opening Times : Monday – Saturday 7.00am to 10pm

Sunday 10.00am to 4.00pm

The car park is used by parents picking up and dropping off children at the two adjacent Primary Schools.

Footpath runs between Tesco and Market Deeping Community Primary School. This is an area where rubbish gathers. Ground cover plants are adding to this problem, and the area is getting unsightly, and may be a health hazard, with the possibility of rodent infestations.



The Footpath between Tesco and Market Deeping Community Primary School



## THE DEEPINGS MEDICAL PRACTICE

Area 6

50 of 82

On the junction where Godsey Lane joins Towngate East

Doctors, Podiatrist, Pharmacy, Physio. Extensive medical centre

Large car park with entrances on Godsey Lane and Towngate East

Open Monday to Friday, and Saturday mornings.

Very busy Practice. Many people find it difficult to get appointments when required.

Bus stop right outside so easy access for those that do not drive



The Deepings Medical Practice

### SUMMARY

- Future developments within the Deepings must be planned and not done piecemeal.
- There is a need for a second Medical Practice within the Deepings to cater for the growing population.
- Developers should not build homes that will take the population over the capacity for the Medical Centre to accommodate. Should this happen then a new Medical Centre must be in any planned development.



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The Footpath between Tesco and Market Deeping Community Primary School



## SUMMARY

- The two Primary Schools in Market Deeping cannot expand much further because of location restraints. Future developers will need to provide Primary Schools for the expanding population.
- Footpaths should be protected, and improved where possible for multi use. ie. Hard surface so they can be used throughout the winter. Wide enough to accommodate cyclists and pedestrians.
- Adequate facilities to be included for rubbish receptacles. Ordinary rubbish, Dog waste, and recyclable.
- Ground cover planting in communal areas should not be the type of plants that trap rubbish.

## WINDSOR GARDENS

This development is a new build at the back of Tesco and is accessed via road, or the footpath along side of Tesco.

The road surface is block paved, and there are no pavements.

All the buildings are large detached houses, built in 2017.

No sign or sound of children playing or of bird song



Looking a long Windsor Gardens. Cars parked on drives. No footpaths and no people about.





Rubbish outside Tesco. On the footpath.





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The houses face each other across the road. No privacy for residents as you can see straight into the windows on the opposite side of the street. The rear gardens are also very overgrown by neighbouring properties and those houses behind. They are built to close together.

Each property has an outside tap at the front. This has caused problems with children running up and down switching them on.

All the properties are owned by housing associations. Rent: £125 per week.



Squire Close showing parking problems and bins stored in the street





Looking from Windsor Gardens towards the small grassed area.

## SUMMARY

- This road is very sterile
- No where for children to play
- No footpaths for pedestrians
- This is not the type of development we need in the Deepings.
- The lay out does not allow for families with more than one vehicle

## SQUIRE CLOSE

Bricked road. People were outside talking, and children were playing in the street.

Cars parked either side of street in front of houses, with only the space for one vehicle per family

Bins stored in the street as no room elsewhere, gardens too small.

Small front and rear gardens with limited access to the rear.

I spoke to residents in the street who stated the houses were difficult to heat and were always cold.

The houses are very small inside. Some residents have to store freezers and fridges in their outdoor sheds as no space inside the house.

Standard of build is very poor.



The houses face each other across the road. No privacy for residents as you can see straight into the windows on the opposite side of the street. The rear gardens are also very oozed by neighbouring properties and those houses behind. They are built to close together.

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Squire Close showing parking problems and bins stored in the street



Similar to Squire Close, built 2016/2017, the houses on this street look straight at each other, and into the neighbours windows.

Problems with parking. Each property has one parking space outside the front. Families with more than one vehicle have nowhere to park the others.

No footpaths for pedestrians.

The developers are taking too long to complete the small Play Park, and the allotment gardens, and the roads have not been made up, with raised ironworks. Residents complained to me that they had bought their houses, and the builders have not finished the facilities. It was described as a case of "They have taken our money and not finished the job."

Residents are blighted by shopping trolleys being abandoned in the street.

With a footpath each end, this estate is used as a thoroughfare, and residents have suffered with cars being vandalised, wing mirrors being broken, and windows being broken. This is accompanied by drink cans being littered everywhere.

The Children's playground has no rubbish bins, and there are no dog exercising areas.

No bird songs



Some of the houses on Jubilee Drive





The view from the back garden of a property in Squire Close. Showing houses overlooking the gardens



## JUBILEE DRIVE

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No bird songs



Some of the houses on Jubilee Drive



The rest of this development is very similar.

Where the properties are owned by Housing Associations the houses face each other and look straight into each others windows. There is no storage rooms for bins, and only one parking space per property.

Throughout the estate there is a lack of footpaths.

## SUMMARY

- This estate is poorly designed
- The builders have neglected finishing the roads and communal areas
- No footpaths for the use of pedestrians
- Lack of car parking
- Lack of storage space for refuse bins
- Very little wild life
- Properties over looking each other
- Lack of privacy.
- Poor building designs
- No litter bins
- No where for children to play
- This is not a type of development that we want in the future in the Deepings .





The play park still under construction



The Allotments Gardens. Still not finished and now an eyesore.



## OVERALL SUMMARY

Future Developments within the Deepings should adhere to the following guidelines

- Large mature trees should be saved wherever possible.
- Areas should be segregated for dog exercising and children playing
- Green spaces need to be built into future developments. These green spaces need to be large enough to accommodate play equipment, goal posts etc. Not just small green areas.
- The management and ownership of these green areas should be handed to the Town/ Parish Council, as it has been shown that they are best placed to develop and manage these areas.
- Any play equipment installed must cater for all age groups. Even if spread over a number of sites.
- The encouragement of wildlife is paramount. Habitat needs to be maintained and created for wildlife to exist and flourish. Hedgerows should be preserved or set, to act as wildlife corridors. Ponds and drainage dykes need to be maintained and managed to encourage insects, birds, and small mammals to coexist with humans. Nesting boxes for birds
- As developments are built to the north and south of Towngate East the road needs improving and widening, to take the increase in traffic.
- Pedestrian Crossing needed to help people cross from Wellington Way and Shackleton Close to access the Health Centre etc.
- Speed limit on Towngate East needs extending to benefit pedestrians.
- Godsey Lane is already busy, and will not support anymore development on either side.
- The cycle lane in Godsey Lane needs to be extended and developed to benefit more people and to keep the cyclists safe.
- The two schools cannot expand much more because of their position. Any further development in The Deepings should include new provision for Primary Schools.
- The Deepings needs new retail units to create competition, and to keep the Community thriving. Any further development should include retail.
- The amount of traffic generated by the Tesco Store is substantial, and any further retail chains moving to The Deepings should be on the edge of town, to make deliveries and access from outlying villages easier. This will also minimise the litter problem
- Future developments within the Deepings must be planned and not done piecemeal.
- There is a need for a second Medical Practice within the Deepings to cater for the growing population.
- Developers should not build homes that will take the population over the capacity for the Medical Centre to accommodate. Should this happen then a new Medical Centre must be in any planned development.
- Roads to be wide enough, and to include footpaths
- Roads and communal areas to be finished on time, or a financial penalty imposed to allow the work to be done by the local council.
- Adequate car parking spaces to allow each house to have at least two vehicles
- Adequate storage space for refuse bins for each house, bearing in mind each property will have at least two bins, and some will have three bins
- No properties should ever over look each other.
- Developments should include a mix of affordable housing, flats and detached properties. They should not be segregated into areas, to avoid overlooking others, or creating a ghetto.
- Existing footpaths should be retained and improved. New footpaths should be created to encourage residents to walk, and to make all corners of the Deepings accessible by pedestrians
- Developers should follow the Home Office's Design and Technology Alliance against Crime and the Design Council guidelines to design out crime.
- More cycle paths should be included in future developments to encourage the use of pedal cycles as a means of transport and to keep fit.
- Facilities should be included for public transport, e.g. bus stops, bus shelters, laybys etc.



The rest of this development is very similar.

Where the properties are owned by Housing Associations the houses face each other and look straight into each others windows. There is no storage rooms for bins, and only one parking space per property.

Throughout the estate there is a lack of footpaths.

## SUMMARY

- This estate is poorly designed
- The builders have neglected finishing the roads and communal areas
- No footpaths for the use of pedestrians
- Lack of car parking
- Lack of storage space for refuse bins
- Very little wild life
- Properties over looking each other
- Lack of privacy.
- Poor building designs
- No litter bins
- No where for children to play
- This is not a type of development that we want in the future in the Deepings .



## CHESTNUT WAY

Large detached houses c 1970's

Quiet cul-de-sac. Well established. Prim, neat front gardens.

## JOAN WAKE CLOSE

Warden controlled sheltered housing for the elderly.



Joan Wake Close

## SUMMARY

- These are the types of developments we need to encourage
- Safe streets for children to play in.
- Well maintained properties
- Safe accommodation for the elderly where they can live independently.



## JOHN EVE WAY

Area 6

66 of 82

Mix of houses and bungalows, semi and detached. Built in c. 1970's

Well maintained, prim front gardens with cars and caravans on the drive. Some owned by self employed trades people.

Busy road with traffic both ways. Traffic noise, but no bird song.

Large plain trees line the sides of the road.





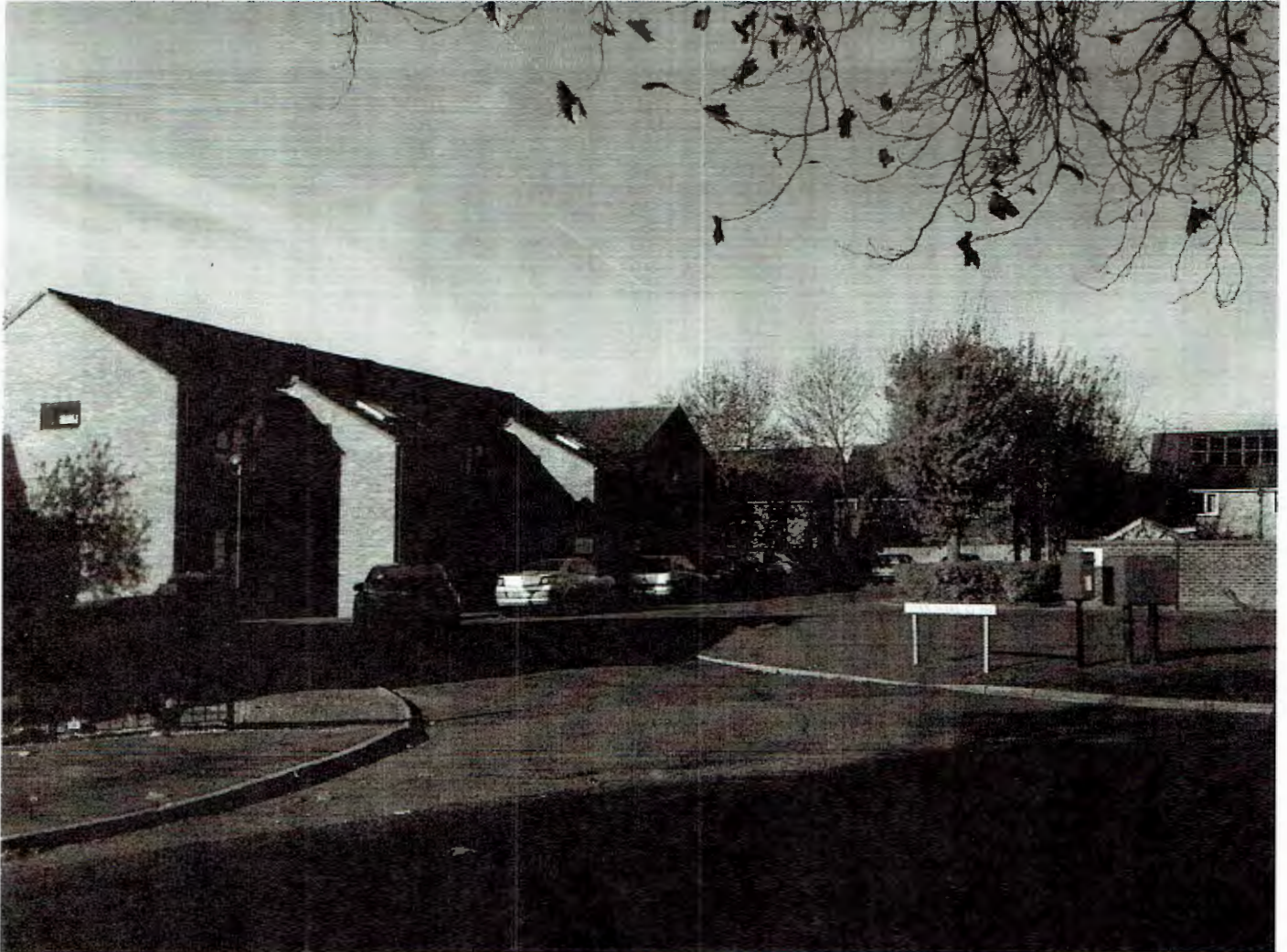
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Looking towards Black Prince Avenue from John Eve Way





## BLACK PRINCE AVENUE

This is a mixed development of flats and houses, owned by housing associations.

The roads are lined with mature Plain Trees, but there is no bird song. Leaves piled on pavement.

Flats are small, with Spartan stairwells in blocks.

Terraced houses have small gardens front and back.

Bins stored on the street as nowhere else to put them

Rubbish piled in street and gardens.

Cars parked in communal areas.

I spoke to residents who didn't seem happy with the area, and said that residents keep to themselves.

Lots of rat runs between houses and flats.

This estate is almost a ghetto, with people talking and shouting at each other.







Looking towards Black Prince Avenue from John Eve Way







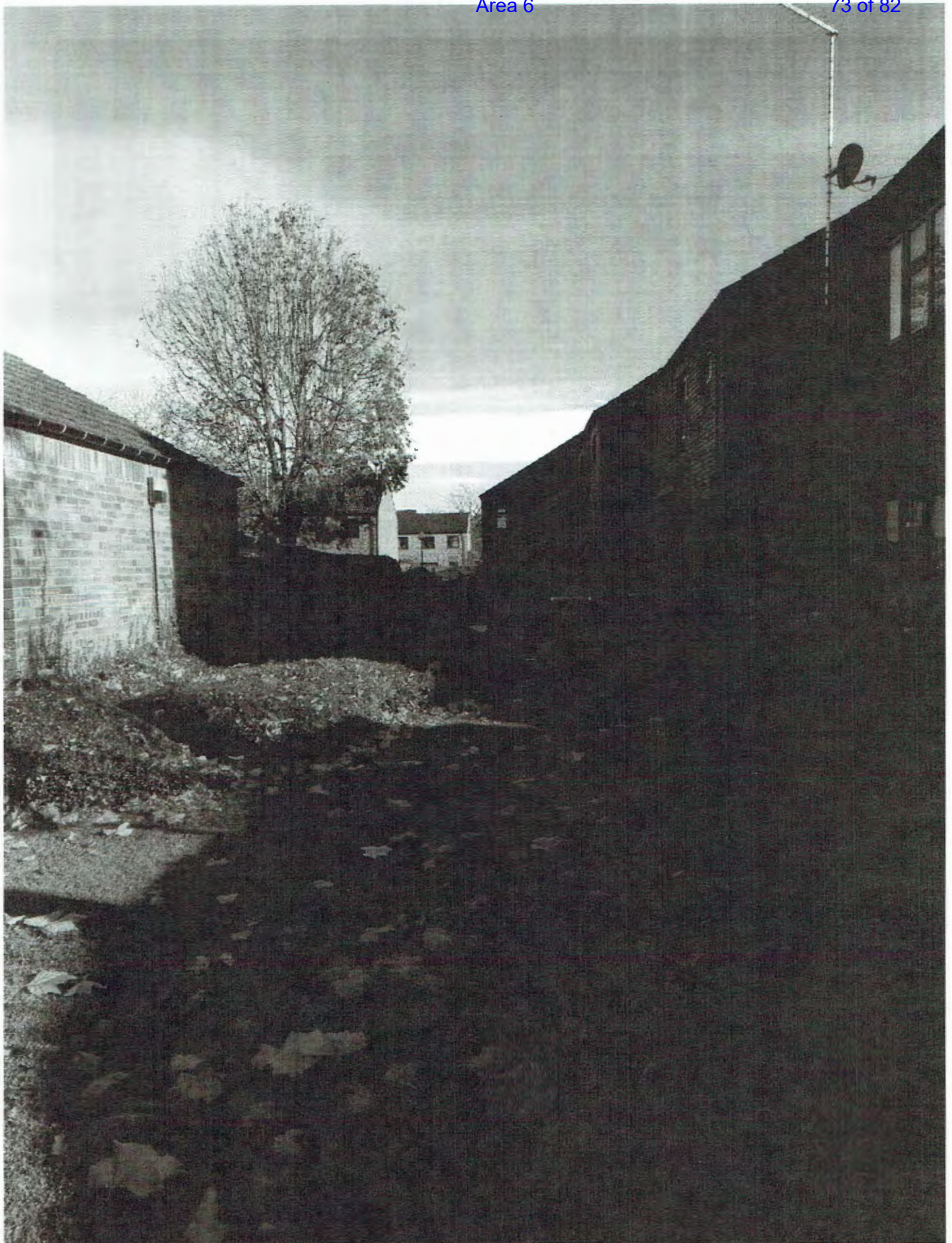
One of the alleyways on Black Prince Avenue





Black Prince Avenue





One of the alleyways on Black Prince Avenue









Black Prince Avenue



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<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
FORMAL / INFORMAL SPACES	Jubilee Park constitutes the largest formal open space with several other much smaller spaces within the area.	+5
GAPS BETWEEN BUILDINGS	For most buildings there are only small gaps between adjacent buildings.	-2
MEANS OF ENCLOSURE	Open spaces including Jubilee Park are largely only enclosed by adjacent properties boundary fences/walls/hedges etc.	0
BUILDING PLOTS	Plots are mostly small but usually include space both to the front and rear of the property.	-1
WIDE/OPEN SPACES	Grass verges alongside primary roads through the area contribute to an open feeling.	+3
NARROW / ENCLOSED SPACES	There are some narrow/enclosed sections of footpath through the area.	-1
WINDING / STRAIGHT SPACES	Jubilee Park and other open spaces mostly have largely straight edges rather than being winding.	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Most of Jubilee Park faces onto the rear of houses. Given the terrain, it is possible there may be some overlooking from the raised area.	0
USES AND ACTIVITY	Little activity was observed on the smaller open spaces but Jubilee Park is used for play, walking, and the exercise of dogs.	+2
PAVING MATERIALS	The spaces are largely unsurfaced except tarmac paths and some surfacing within the Jubilee Park play area.	+1
STREET FURNITURE	Jubilee Park features noticeboards and bins for litter.	+2
IMPACT OF VEHICLES AND TRAFFIC	Most of the spaces, including Jubilee Park, are largely away from roads. The most significant exception is Jubilee Park's northern edge where traffic may impact on enjoyment of the space, particularly given the proximity of the roundabout junction.	+2



USABILITY AND ACCESSIBILITY OF THE SPACE	Jubilee Park is very accessible and features a tarmacked footpath through part, providing access to the children's play area and destinations outside the park.	+4
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**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?



<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
CONTRIBUTION OF BUILDINGS TO THE SPACE	The buildings make a significant contribution to the character of the area given they make up such a great proportion of the area.	+1
SIZE/SCALE	With a few exceptions, most houses would up to four bedrooms. There is a significant mix of detached and semi-detached, as well as bungalows and small cottages.  Most houses are two storeys but there are some three story homes in Fen Field Mews.	0
AGE	Estimate most of the buildings are around 25-40+ years old. There are older examples on Horsegate particularly but also more modern examples of a style sympathetic to their more historic neighbours.	0
MATERIALS	Brick is the dominate building material, with stone common on Horsegate and Dixons Road.	+1
WINDOWS	There is a significant variation in the styles and this is likely to continue to increase as windows are replaced. There are examples of houses with dormer windows.	0
DOORS	Given the size of the area, it is difficult to identify distinctive examples and there is a significant variation with no dominate style.	0
ROOFS / CHIMNEYS / GABLES	The majority of newer properties do not feature chimneys whereas these are a common feature of older properties.	-1
USES (PAST AND PRESENT)	The majority of the buildings have been constructed as residential dwellings and remain in such use. It is possible that some of the older buildings on Horsegate had previous uses perhaps relating to agriculture.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some buildings feature extensions or conversions of garages to additional habitable space.	0
CONDITION	Most buildings are of good condition.	+2

**4.0 VIEWS:** Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly



<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
CONTRIBUTION OF BUILDINGS TO THE SPACE	The buildings make a significant contribution to the character of the area given they make up such a great proportion of the area.	+1
SIZE/SCALE	With a few exceptions, most houses would up to four bedrooms. There is a significant mix of detached and semi-detached, as well as bungalows and small cottages.  Most houses are two storeys but there are some three story homes in Fen Field Mews.	0
AGE	Estimate most of the buildings are around 25-40+ years old. There are older examples on Horsegate particularly but also more modern examples of a style sympathetic to their more historic neighbours.	0
MATERIALS	Brick is the dominate building material, with stone common on Horsegate and Dixons Road.	+1
WINDOWS	There is a significant variation in the styles and this is likely to continue to increase as windows are replaced. There are examples of houses with dormer windows.	0
DOORS	Given the size of the area, it is difficult to identify distinctive examples and there is a significant variation with no dominate style.	0
ROOFS / CHIMNEYS / GABLES	The majority of newer properties do not feature chimneys whereas these are a common feature of older properties.	-1
USES (PAST AND PRESENT)	The majority of the buildings have been constructed as residential dwellings and remain in such use. It is possible that some of the older buildings on Horsegate had previous uses perhaps relating to agriculture.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some buildings feature extensions or conversions of garages to additional habitable space.	0
CONDITION	Most buildings are of good condition.	+2

**4.0 VIEWS:** Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly



important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
HISTORIC / POPULAR VIEWS	Some of the views of the buildings on Horsegate are of a more historic character.	+2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	There are some fairly long views along Thackers Way including of fields to west. Same with east-west footpath through Jubilee Park.	+2
FOCAL POINTS	The beacon on Jubilee Park does serve as a focal point for community events to mark important national occasions. This is also where the ground is highest in the area, providing a view across the park and surrounds.	+4
STREETSCAPE	The combination of the width of Horsegate and the setback of the buildings contributes to a particularly open feeling for that street.	+2
ROOFSCAPE	Most roofs within the newer estate in the development have dark tiled roofs. On Horsegate there is a cluster of houses with red roofing.	0
URBAN/RURAL VIEWS	Linchfield Road serves as a boundary between urban and rural areas, with agricultural land to the east and the large green expanse provided by the rugby club.	+1
VIEWS OUT OF THE SPACE	Extensive views along Linchfield Road of fields and obscured views of sports facilities.	+2



**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
LEAFY AND/OR GREEN IMAGE	There are very few street trees. The contribution to a green image is mostly from planting within private gardens and the open spaces.	+1
HARD URBAN LANDSCAPE	The majority of hard surfaced areas are tarmac but with some dwellings featuring gravel or block paved driveways.	0
PUBLIC/PRIVATE GREENERY	The Linchfield Primary School site and Linchfield Road feature significant numbers of large trees. There are some large trees on Jubilee Park but these are more discrete rather than forming a more continuous group.	+2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0
TOPOGRAPHY	With the exception of Jubilee Park, the area is almost completely flat so it is largely the absence of variations in topography that is notable.	-1

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?



**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

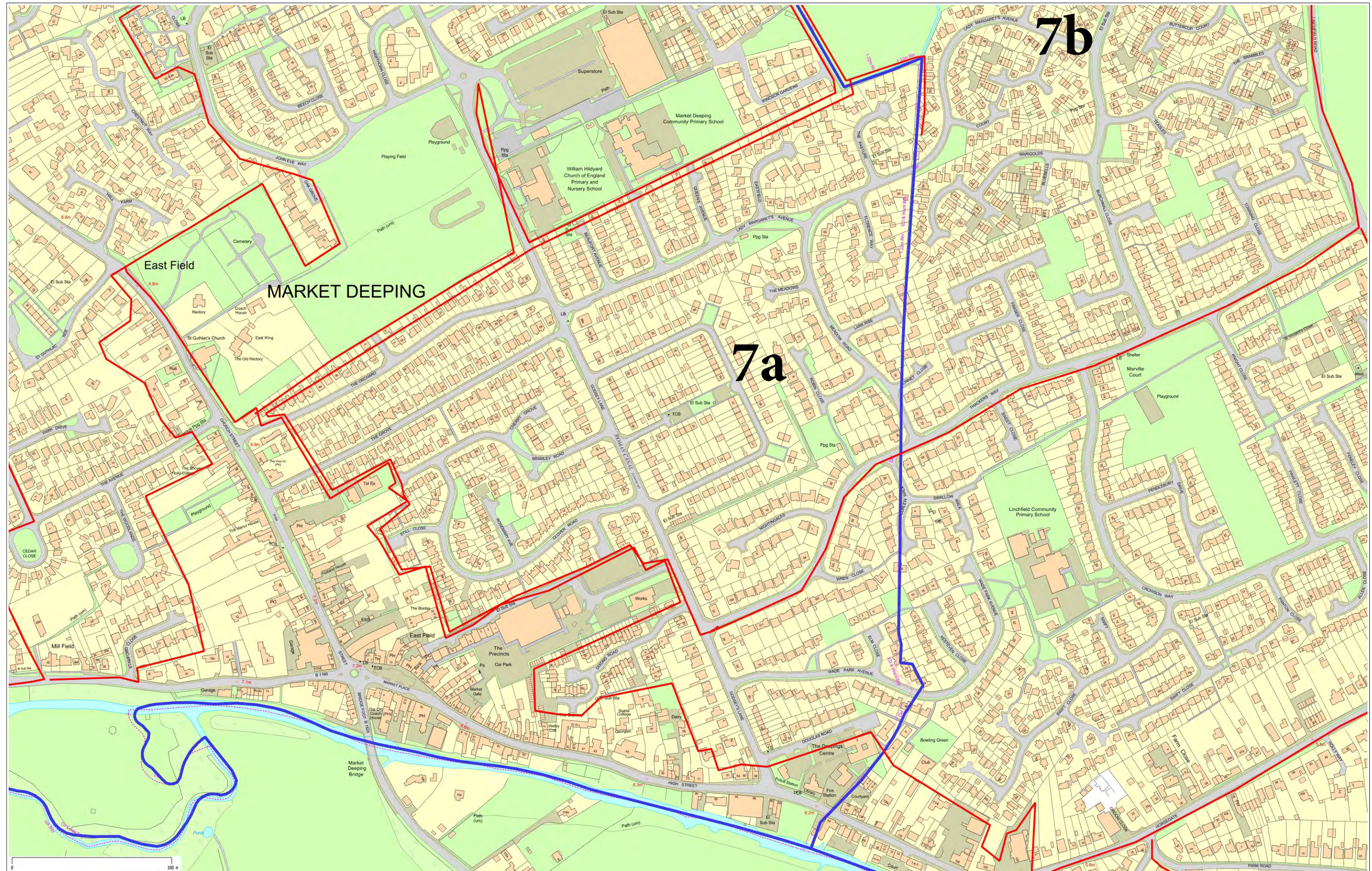
<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
LEAFY AND/OR GREEN IMAGE	There are very few street trees. The contribution to a green image is mostly from planting within private gardens and the open spaces.	+1
HARD URBAN LANDSCAPE	The majority of hard surfaced areas are tarmac but with some dwellings featuring gravel or block paved driveways.	0
PUBLIC/PRIVATE GREENERY	The Linchfield Primary School site and Linchfield Road feature significant numbers of large trees. There are some large trees on Jubilee Park but these are more discrete rather than forming a more continuous group.	+2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0
TOPOGRAPHY	With the exception of Jubilee Park, the area is almost completely flat so it is largely the absence of variations in topography that is notable.	-1

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?



# AREA 7











**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	A large number of small spaces unrelated to the housing they are meant to serve. Mostly inaccessible, nor overlooked, and a clear by-product of poor housing layout and design rather than a result of thought. (= 'SLOAP' – space left over after planning') In the absence of better spaces they are however important breaks in the built up area. Pleasant but largely functionless.	+2
BUILDINGS	Variety of house styles mostly from 1970's onwards. Older property exists on on Godey Crescent (1950's ex and current Council owned). Mostly two storey 3/4 bed, popular house forms, mostly well maintained Some 1 bed units .at The Brambles and Burchnall Close Bungalows only found at The Orchard and The Grove (1950's/60's). Some clusters of modern 1990's terraces but minimal.	+4
VIEWS	Limited outward views from the area. A few outward views eastwards across Linchfield towards fields, northward across adjacent fields. ('flat fens' character, minimal vegetation, some hedgerows). Important view toward St Guthac's Church east to west along footpath across fields north of Campion Drive	+1
LIGHT/DARK	N/A	0
SURFACES	Modern tarmacked roads and footpaths and gardens. Featureless grassed open spaces. - nothing remarkable.	+2
GREENERY & LANDSCAPE	Very well-tended front gardens on the whole but minimal public open space. A large number of small decorative open spaces, but not useable.	+3
USES AND ACTIVITY	Some activity around Spar on Godsey Lane, and at school arrival and collection time at Lady Margaret's Ave. Otherwise residential area with suburban character. Acitvity limier to car movements, minimal walkers, some dog walkers.	+2
NOISES AND SMELLS	N/A	0
GENERAL COMMENTS	Very pleasant reasonably modern residential area, with some access to use-able green space to south outside survey area (Jubilee Field). smaller open spaces ('sloap') were largely decorative without clear purpose, and isolated by being enclosed with rear garden fences. No clear entry points and ball games pointlessly discouraged. Footpath routes are poorly signposted. Poor legibility given absence of unique character areas (could be anywhere). But 3 character areas discerned : 1. High density – Godsey Crescent 1950's, and north end of Burchnall, Campion Drive 2. New lower density, 1990's detached houses in the main 3. Old lower density Grove, Bramley, Clover Roads	+4



**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES	A lot of small decorative open public greens, many well managed, but not useable. But still have value in the absence of choice. Larger ones were mostly featureless grassed spaces with poor natural surveillance	+2
GAPS BETWEEN BUILDINGS	Mostly 'loose weaved' and low density with detached houses separated by garages. Some terraces of 3 with garage courts. Garage Courts poorly arranged and unused. Longer terrace exist but were uncommon.	+5
MEANS OF ENCLOSURE	Open front gardens in the main	+4
BUILDING PLOTS	3 character areas: 1. High density – Godsey Crescent 1950's, amnd north end of Burchnall, Campion Drive 2. New lower density, 1803's detached houses in the main 3. Old lower density Grove, Bramley, Clover Roads	+3
WIDE/OPEN SPACES	None – all small and visually contained	-5
NARROW / ENCLOSED SPACES	Just grassed areas. No clear function	+1
WINDING / STRAIGHT SPACES	Winding estate roads add variety, but confused layout (not legible, and no tall focal points)	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Poor relationship between open space and houses. Back garden fences enclose space. No natural surveillance	-2
USES AND ACTIVITY	None	0
PAVING MATERIALS	Unremarkable	+1
STREET FURNITURE	Minimal	-3
IMPACT OF VEHICLES AND TRAFFIC	Cars parked on pavements in denser areas. High adverse impact	-2
USABILITY AND ACCESSIBILITY OF THE SPACE	N/A	0



**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	Attractive, very pleasant but non-descript residential areas based on volume housebuilder pattern books No buildings higher than 2-storey. Variety only offered with some variable design	+2
SIZE/SCALE	99% two storey. Street is not unduly enclosed. Pleasant sense of suburbia.	+3
AGE	Oldest 1950s on Godesy lane, mostly 1990's to early 2000's	0
MATERIALS	A variety of brick types, with no dominant pattern. Older properties are rendered and pebble dashed.	0
WINDOWS	Modern suburban – no pattern	0
DOORS	Modern suburban – no pattern	0
ROOFS / CHIMNEYS / GABLES	Modern suburban – no pattern	0
USES (PAST AND PRESENT)	Car Dyke. Lavender Distillery at Still close	+2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes given original design are readily recognisable	0
CONDITION	Very good – buildings are not old.	0



**4.0 VIEWS:** Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

<b>FEATURE</b>	<b>COMMENTS</b>	<b>VALUE -5 TO +5</b>
HISTORIC / POPULAR VIEWS	St Guthalcs Church – west to east long view along unmade Footpath	+5
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long	+5
FOCAL POINTS	None.	
STREETSCAPE	Moderately varied suburban	
ROOFSCAPE	Moderately varied suburban	
URBAN/RURAL VIEWS	Eastern and northern side over to fields	
VIEWS OUT OF THE SPACE	Eastern and northern side over to fields	



**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	Front gardens well maintained. Some key decorative open spaces add special character. larger open space offer no character as they are merely grassed.	+2
HARD URBAN LANDSCAPE	None	0
PUBLIC/PRIVATE GREENERY	Front gardens well maintained.	+4
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0
TOPOGRAPHY	Flat	0

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	None other than by the Spa Shop	
LEVEL OF ACTIVITY	Low	
TRAFFIC	Low levels	
DARK, SHADY, LIGHT, AIRY	N/A	
DAY AND NIGHT	n/A	
SMELLS	None	
NOISES	None	



**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

*RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)*

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	1
SPACES	5	3
LONG/SHORT VIEWS	2	4
LIGHT/DARK	4	6
SURFACES	3	5
GREENERY & LANDSCAPE FEATURES	6	2
NOISE, SMELL AND TRAFFIC	7	7

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

A pleasant suburban area with few remarkable features. No memorable character.

The newer higher density areas are suffering from inadequate off street parking, with considerable obstruction of footpaths.

A few larger open spaces exist but they do not serve the area well as they are low maintenance grassed area with no facilities, nor seats. House back onto them so there is no natural surveillance. None were in use on the Saturday morning visit.

Roads and routes were difficult to comprehend as there are no reference points, no direct routes to schools or shops.

Alleyway paths were often not signposted, and squeezed between houses.

**Lessons for Open fields to north of Campion/Cowslip – future development based on character assessment**

Redevelopment here can set its own character, and need only ensure that:

- Routes to services and schools are as direct as possible, and are made legible
- Open spaces are overlooked and given a clear purpose (not just 'left behind after planning')
- Linkages to this older housing area are examined
- Ensure any garage courts are robustly conceived and designed.



# AREA

# 8



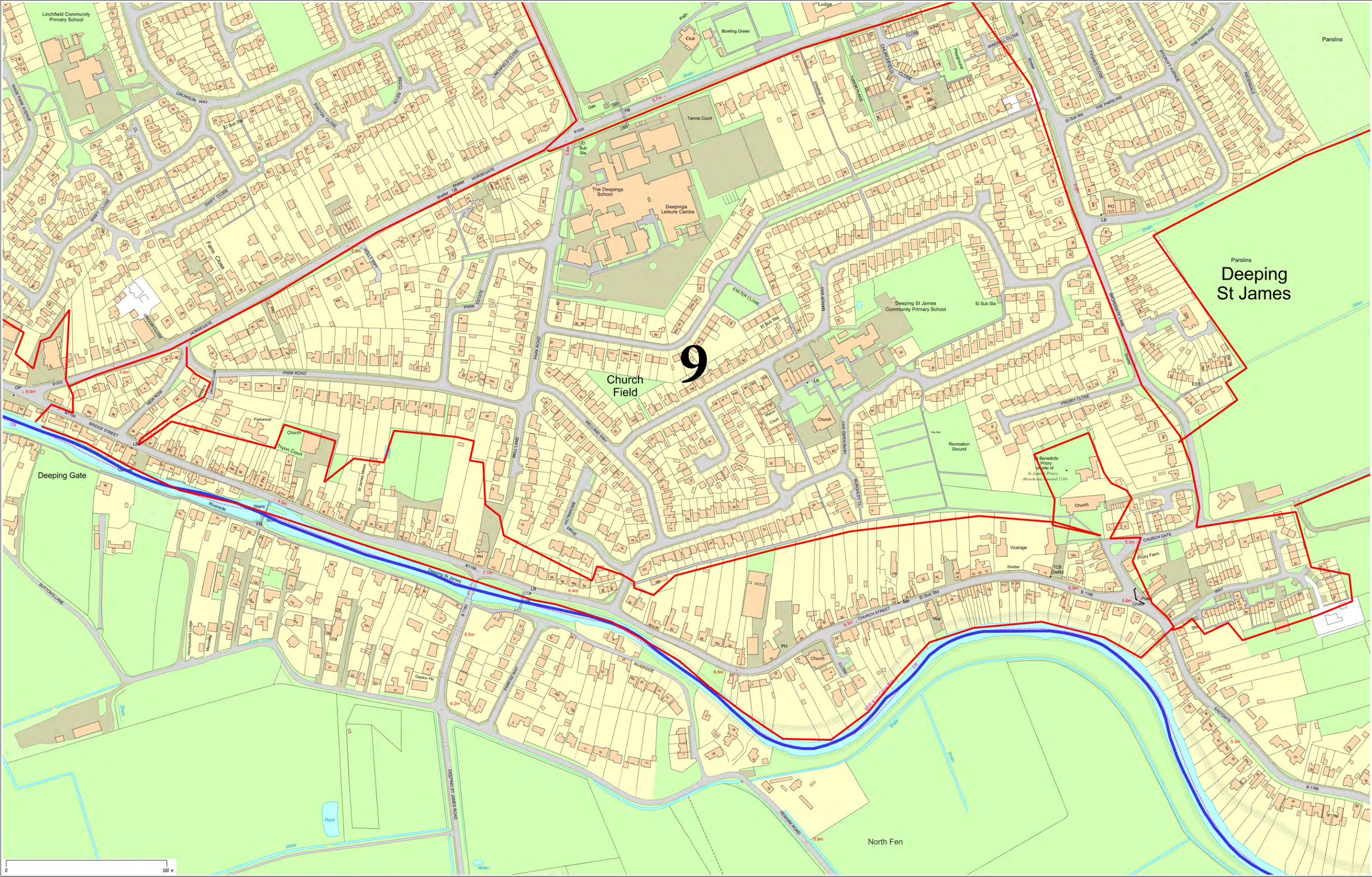
Background survey work missing, but  
summary done in main report

GS 11.8.19



# AREA 9







SURVEY DETAILS	
STREET/BUILDING/ AREA NAME	Park Road
DATE	25/11/17
TIME	1000
WEATHER	Cold dry Sunny.

1: INITIAL REACTION: What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.		
FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	Having estate built in stages wide roads, pavements.	0
BUILDINGS	Houses <sup>some</sup> det. bungalows. (lots) det. brick front garden area.	2
VIEWS	open no highlights	0
LIGHT/DARK	Light	0
SURFACES	Tarmac Rd, paved tarmac	0
GREENERY & LANDSCAPE	from housing. hedges, trees garden.	2.
USES AND ACTIVITY	Residential lot Deerpark School, Primary school church.	
NOISES AND SMELLS	none evident	
GENERAL COMMENTS	Pleasant housing area mixed houses.	



**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES	formal between houses. wide pavements	
GAPS BETWEEN BUILDINGS	generally. enough for a garage	
MEANS OF ENCLOSURE	open, fences, hedges.	
BUILDING PLOTS	moderate	
WIDE/OPEN SPACES	rare.	
NARROW / ENCLOSED SPACES		
WINDING / STRAIGHT SPACES	slightly winding.	
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	good.	
USES AND ACTIVITY	donate + school leisure centre	
PAVING MATERIALS	Tarmac	
STREET FURNITURE	minimal	
IMPACT OF VEHICLES AND TRAFFIC	light dust day.	
USABILITY AND ACCESSIBILITY OF THE SPACE	good	



SURVEY DETAILS	
STREET/BUILDING/ AREA NAME	Park Road
DATE	25/11/17
TIME	1000
WEATHER	Cold day Sunny.

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	Having estate built in stages wide roads, pavements.	0
BUILDINGS	Houses <sup>some</sup> det. bungalows (lots) <sup>det</sup> brick front garden ones.	2
VIEWS	open no highlights	0
LIGHT/DARK	Light	0
SURFACES	Tarmac Rd, paved tarmac	0
GREENERY & LANDSCAPE	from hedges. hedges, trees garden.	2.
USES AND ACTIVITY	Residential lot Deerpark Sch, primary school church.	
NOISES AND SMELLS	none evident	
GENERAL COMMENTS	Pleasant hedges area used hedges.	



**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE	Good balance	
AGE	50's to 90's	
MATERIALS	predominantly brick; some stone	
WINDOWS	generally white uPVC.	
DOORS	mixed wood / uPVC.	
ROOFS / CHIMNEYS / GABLES	tiled (dark brown).	
USES (PAST AND PRESENT)	domestic.	
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	some evidence of 6 building remains?	
CONDITION	good well maintained	



**4.0 VIEWS:** Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

FEATURE	COMMENTS	VALUE -5 TO +5
HISTORIC / POPULAR VIEWS	mainly houses glimpse of ruins church & castle in small section	1
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	medium	1
FOCAL POINTS	none	0
STREETSCAPE	pleasant trees, hedges houses	2
ROOFSCAPE	various roofs well	2
URBAN/RURAL VIEWS	urban	0
VIEWS OUT OF THE SPACE	houses, rural	0



**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE	Good balance	
AGE	50's to 90's	
MATERIALS	predominantly brick; some stone	
WINDOWS	generally white PVC.	
DOORS	Mixed wood / upvc.	
ROOFS / CHIMNEYS / GABLES	tiled (dark brown).	
USES (PAST AND PRESENT)	domestic.	
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	some evident due to building nature	
CONDITION	good well maintained	



**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	generally green / front lawns some trees	
HARD URBAN LANDSCAPE	Rural	
PUBLIC/PRIVATE GREENERY	Private - schools / home care / on end	
DOES WATER FORM A KEY FEATURE OF THE AREA	No	
TOPOGRAPHY	flat	

**5.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	very little -	
LEVEL OF ACTIVITY	little	
TRAFFIC	light	
DARK, SHADY, LIGHT, AIRY	light	
DAY AND NIGHT	day	
SMELLS	/	
NOISES	/	



**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	1
SPACES	5	6
LONG/SHORT VIEWS	2	7
LIGHT/DARK	4	5
SURFACES	3	4
GREENERY & LANDSCAPE FEATURES	6	2
NOISE, SMELL AND TRAFFIC	7	3

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

estate  
Well designed housing with a  
variety of detached bungalows and 2 story  
houses with plenty of space and reasonable  
lead and low price - feeling of  
well designed housing development



**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	generally green / front lawns some trees	
HARD URBAN LANDSCAPE	Rural	
PUBLIC/PRIVATE GREENERY	Private - schools / home gardens	
DOES WATER FORM A KEY FEATURE OF THE AREA	No	
TOPOGRAPHY	flat	

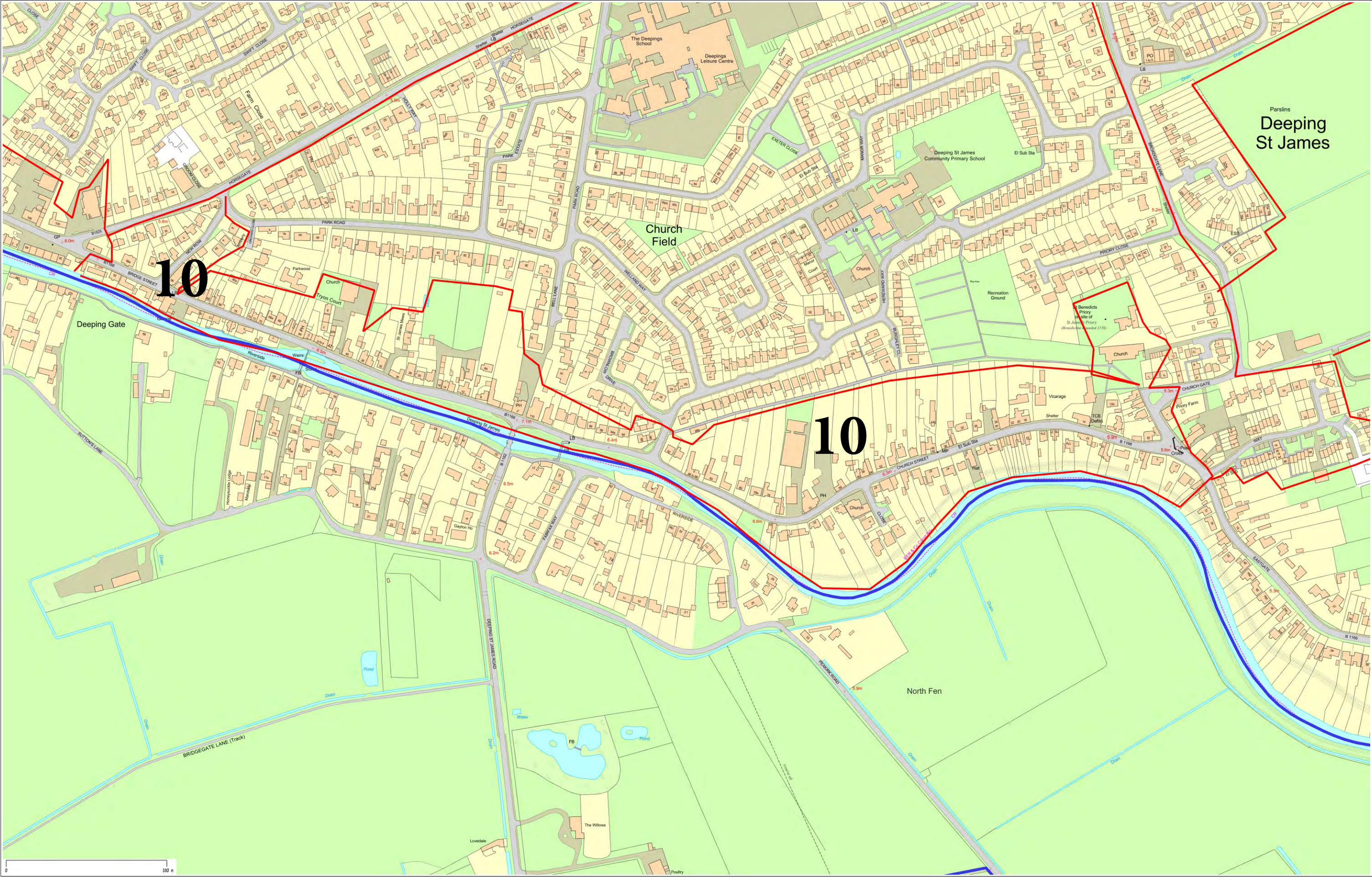
**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

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ACTIVITIES	very little -	
LEVEL OF ACTIVITY	little	
TRAFFIC	light	
DARK, SHADY, LIGHT, AIRY	light	
DAY AND NIGHT	day	
SMELLS	/	
NOISES	/	

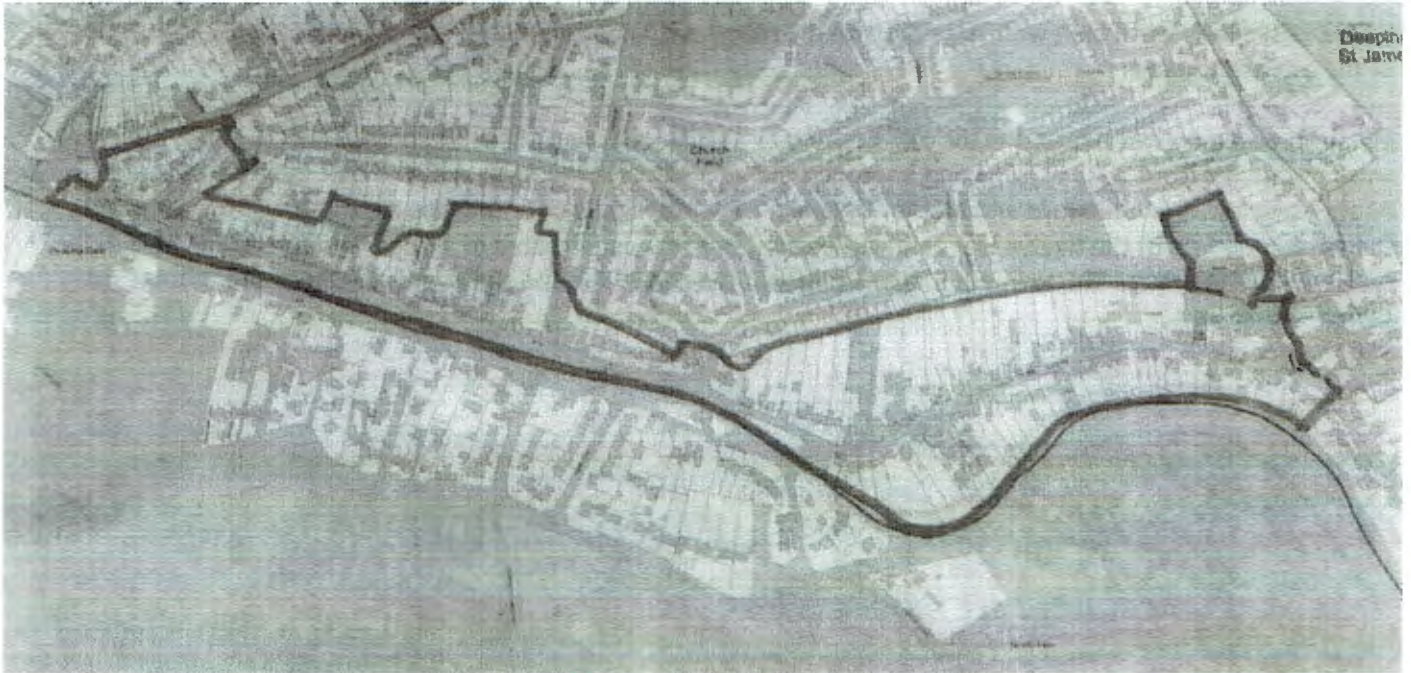


# AREA 10









## Character Assessment Walk – Saturday 25<sup>th</sup> November 2017

Weather : Cold and sunny.

Start time: 10.30am

Church Street and Bridge Street area includes the Conservation area of Deeping St James.

### History & Overview

There are 17 listed buildings within the boundary of the conservation area which reflects the historic and architectural quality of the village.

#### Grade 1 listed:

The 12<sup>th</sup> Century St. James's Church, (The Priory Church)

Three mid 18<sup>th</sup> Century table tombs 6 yards from the South Side of the Church.

Village Cross & Lock up - C15th Century, converted to a lock up 1819. Interior has 3 semi-circular seats, with attached chains.

#### Grade II listed:

Deeping Gate Bridge – built 1651. This Bridge is an important historical asset that is regularly damaged by wide and over weight vehicles.

Priory Farmhouse - 17<sup>th</sup> Century in origin

30 Bridge Street – 17<sup>th</sup> Century, with an oriole window which was supposedly used as a lookout for lighters travelling along the river.

40, 42 & 44 Church Street – originally 3 Dwellings dating from the 17<sup>th</sup> Century.

64 Church Street – built 1770

Curwen Cottage – built 1819

Milepost by no 42 Church Street – early 19<sup>th</sup> Century, cast iron

4 & 6 Bridge Street, and the Barn attached to no 6 – pair of houses and a Barn dating from 17<sup>th</sup> Century.

The Boathouse, at the rear of no 2 Eastgate – late 17<sup>th</sup> Century

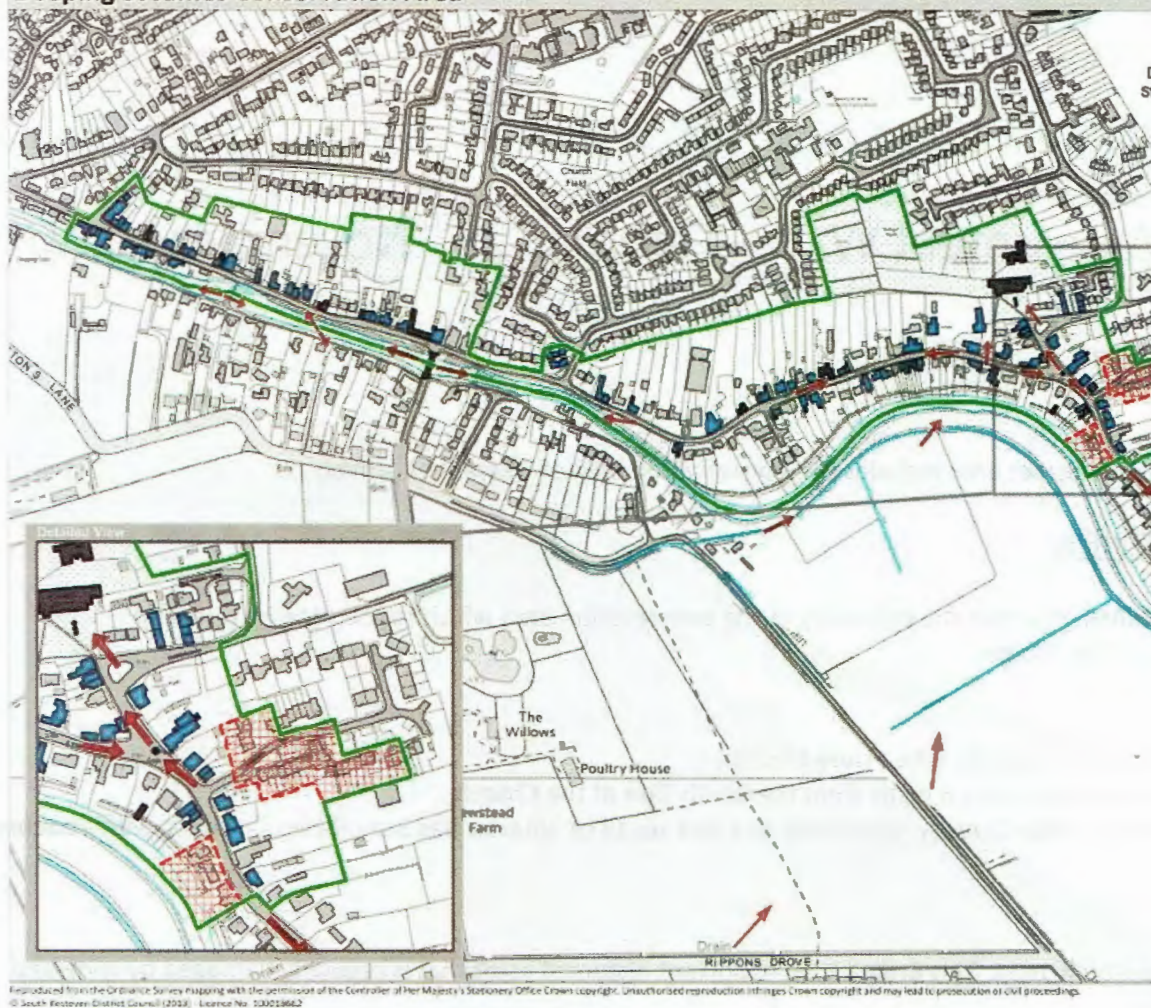
The historical development of this part of the village is intrinsically linked to the River Welland, which provided an important means of communication, and was also crucial in the transportation of materials for the building of great fen churches. The principal streets follow the river contours, and the buildings are arranged in a linear fashion, tightly packed and directly addressing the street.



Buildings typically were built with large plots to the rear which accommodated market gardens to feed the families of the owners/tenants.

The local economy was boosted in the 17<sup>th</sup> Century by the construction of the Stamford Canal in 1664. The canal was operational from 1673 to 1863 and improved the navigation of the River Welland as it bypassed the water mills on the river between Stamford and Market Deeping. Deeping High Lock or Briggins Lock as it was originally called, is the most complete of the twelve locks along the canal as it was constructed of stone chambers to withstand the faster flow of the river. The towpath is now a pleasant riverside walk and the river is an important natural and recreational asset.

### Deeping St James Conservation Area



## CHURCH GATE

Situated at the Junction of Church Street, Eastgate and Broadgate Lane, this area is dominated on the north side by The Priory Church.

**Priory Church** - Consecrated on St James Day 1139, this building was originally part of a Benedictine Priory founded by Baldwin Fitzgilbert. It was dissolved in 1539. In front of the Church and to the west is the Church Yard which contains Commonwealth War Graves. This is an 8mportant area of open space. There is also a footpath, "Church Walk" which runs at the back of the houses on Bridge Street, before joining Hereward Way. This area is maintained by the Parish Council and SKDC. Because of its location and purpose it cannot be developed much.

Along "Church Walk" and in the Church Yard are a number of magnificent trees protected by TPO'S. These need to be maintained to keep them in good health for future generations to enjoy. Half way along Church Walk the path is





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4 & 6 Bridge Street, and the Barn attached to no 6 – pair of houses and a Barn dating from 17<sup>th</sup> Century.

The Boathouse, at the rear of no 2 Eastgate – late 17<sup>th</sup> Century

The historical development of this part of the village is intrinsically linked to the River Welland, which provided an important means of communication, and was also crucial in the transportation of materials for the building of great fen churches. The principal streets follow the river contours, and the buildings are arranged in a linear fashion, tightly packed and directly addressing the street.



being broken up by one of the ancient trees. This needs sorting, but the tree needs to be preserved. The path will need to be diverted, or re-laid with shallower footings.

Church Gate is enclosed on the east and west sides by large scale detached and smaller scale semi-detached traditional buildings which date from the 18th to 19th centuries constructed of stone or brick. The north side has a more mixed character comprising of former barn ranges, bungalows and a modern residential development. The character of the street differs to the linear quality of Bridge Street and Church Street owing to the curvature of the road as it also encloses The Old Priory Farm to the north.

The broad junction with Church Street and Eastgate is demarcated by the remains of the 15<sup>th</sup> Century village cross which was converted into a lock-up in 1819 and forms a striking focal point. The lock-up is Grade II listed and is also a scheduled monument. The cross demarcates the site of the market place which was historically larger than its current layout and was encroached upon by the 18<sup>th</sup> and 19<sup>th</sup> Century buildings to the south of the Church.

On the north side, next to the Church is a row of bungalows, built in 1963 on the site of a former tithe barn, which was part of the original Priory. The Tithe Barn was over 600 years old when it was demolished, and this sort of vandalism should not be allowed in future. We must ensure that such buildings are preserved and brought back into use.



Church Gate, with the Priory Church, and the row of bungalows built on the site of an old Tithe Barn that was part of the original Benedictine Priory. The Village Green is in front of the bungalows

The bungalows that are on this site have no garages, but have nice gardens in front. Residents have to park on the street. Any further development must include of road parking and garages.



Next to the bungalows is The Old Priory Farm development. This is a beautiful complex of houses converted from barns, using the original stone structures. There is no front parking, but there is parking round the back. Fronting onto Broadgate Lane is a garden of ornamental grasses. Although this is green, it lacks colour. Future developments of this kind should include a greater variety of plants.

In the centre of Church Gate is the village green. This is one of the smallest village greens in the country, with an Oak Tree planted on it. There is little room for further development, although this would be a good location for a village flag pole.

The Village Cross/Lock up. – On this site was originally a 15<sup>th</sup> Century wayside cross. In 1819 the cross shafts was removed, and the Base was converted into the village lockup. Drunkards and other vagrants would be locked up here for the night, before appearing in front of a magistrate. Inside you can still see 3 seats, complete with the chains to secure the prisoners. This ancient monument is Grade 1 listed, although the door has been repaired and the stone work is discoloured. The Village Cross is surrounded by cobbles, with a bench, and underground lights, making this an attractive feature.

There is some doubt as to the ownership of this monument, which is reported as being owned by Lincolnshire County Council, although they cannot trace ownership. Going forward ownership should be transferred to the Parish Council who can better look after the structure. It needs cleaning to bring it back to its original colour, and the repair to the door needs sorting to match the era.



The Village Cross and Lock Up



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The Cross School - Situated next to the Cross is The Cross School. Closed in 1968 this is now owned by Deeping St James United Charities, and is home to the local Dance School, and Deepings Youth Club. There is an extensive car park at the rear, that used to be the play ground, and outbuildings. One of the outbuildings is now used as an art school. It is vital that the car park remains as such, to accommodate those using the facility. There is scope to renovate and reuse the out buildings for small businesses.



The Old Cross School

Church Street - Church Street has a mixed character derived from the variety of architectural periods, materials and alignment of the buildings along the street. It has a higher density of development than Bridge Street, with a more lively character as this is the ancient commercial centre of the village, with a small number of shops such as the Bakers, and a Railway Modellers. There are also a number of terraces and cottages; however some of these terraces have been rendered which compromises the traditional character of the street. This type of rendering needs to be forbidden in future, and where already applied it should be corrected, if possible.

Parking is a problem, as most of the houses do not have parking spaces or garages. A large number of parked cars detracts from the views of the building frontages. This is a result of previous development not taking account of motor vehicles. Local farmers, and buses have regularly found it difficult to negotiate the road because of parked vehicles. This cannot be corrected, but needs to be monitored and controlled in the future to ensure the road is not blocked and residents inconvenienced, whilst maintaining the character of the area.





## Parking on Church Street

There is a number of post war buildings which comprise of single and two storey dwellings, that typically stand within small gardens set back from the highway with boundaries including hedges, walls and railings. The building materials are limestone and brick, some of which have colour washed or roughcast renders and painted facades. The removal of boundary walls to create vehicular access interrupts the continuity of the building line along the street and detracts from the enclosed character of the conservation area.

In addition to the number of listed buildings in this area, there is a number of unlisted buildings and structures that make a positive contribution to the character and appearance of the area. Notable examples include No. 1 Church Street, a detached buff brick building, with an elaborate date stone above the door of '1884'. No 10 Church Street which is situated in a prominent corner plot at the junction between Church Street and Church Gate has an attractive mix of stone and brick and also has a number of small outbuildings within the site; it retains many of its original features such as two by two sash windows. The Scout Headquarters, which was a former school stands gable end on and has some attractive details such as stone mullions.



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The Vicarage – although no longer used this is an attractive Victorian building, with gardens that are used for weddings, Church fetes etc. The fate of the Vicarage is unknown at present as a lot of money needs spending on it to make it habitable. The garden contains some magnificent trees. This is one of the largest open spaces in this area, and has been used by the residents of Deeping St James for many years. As such it should be retained for future generations.



The Vicarage Garden

Next to the Vicarage is the Church Hall, that is used by groups in the village for meetings, plays, etc. In the Church Hall car park is a majestic Oak Tree.





The Oak Tree in front of the Church Hall



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River Bank Close – This is a new development to the rear of the buildings on the south side, and next to The Methodist Church which detracts from the historic plan form and is at variance with the vernacular character of the conservation area. It is however a well designed development of large detached bungalows, all with garages and gardens.

The Waterton Arms – This is one of one four public houses in Deeping St James and Frognall. Built of stone, in keeping with the area, it has a large car park together with a large grassed area to the rear. The area to the rear of the pub could be developed and used for housing, but this should be avoided if possible. This area is used for parties, plays, and holds a marquee that can be used for weddings.

Broadgate House – This is located adjacent to The Waterton Arms, and is a single storey industrial warehouse unit, with offices. Part brick and block construction, and part steel framed with steel sheet cladding. It has an electrical roller shutter door. This development is not in keeping with the Conservation Area, and should not have been allowed in this location. Industrial/commercial units such as this should not be located in this area.

Bridge Street - Bridge Street has a harmonious character derived from the mix of building material, which is predominantly limestone interspersed with brick. The colour tones of limestone and brick are broadly similar which partially integrates the traditional and post war buildings in spite of the differences in architectural styles and alignments along the street.

The river frontage confers a more open character and enhances the rural setting of the village. There are important views looking over the river into Deeping Gate and from Deeping Gate towards Deeping St. James.



## Deeping Gate Bridge

Bridge Street is a busy road, focusing on the “Deeping Gate Bridge”. A grade 2 listed monument built of stone in 1651. Only one vehicle at a time can go over the narrow Bridge, which is regularly damaged by large vehicles. The



bridge has 3 arches. The spans are 5.6m, 5.8m and 5.6m, with a maximum rise of 2.5m at the central span, making almost semi-circular arches. The bridge is 4m wide, and it has an imposed vehicle weight limit of 7.5 tonnes.

Briggins Lock or Deepings High Lock. – Built as part of the Stamford Canal Navigation, this structure is a focal point on the River Welland. There is a footbridge across the river to Deeping Gate at this point.



Briggins Lock



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30 Bridge Street – 17<sup>th</sup> Century, with an oriole window which was supposedly used as a lookout for lighters travelling along the river.



30 Bridge Street. The Lock Keepers Cottage



The Bell Inn.- Situated at no2 Bridge Street, immediately opposite the bridge, this Public House has a large car park at the rear which can be accessed from Bridge Street, or by foot from Bell Lane. It is an important building, overlooking the river.



The Bell Inn

Clematis Cottage - A tiny fairy tale thatched cottage overlooking the river in Church Street. This house attracts much interest from visitors, the initials on the plaque over the door probably being those of the man who built it together with the date and name of the property "H.S. - 1819 Clematis Cottage".



30 Bridge Street – 17<sup>th</sup> Century, with an oriole window which was supposedly used as a lookout for lighters travelling along the river. Area10 19 of 23



30 Bridge Street. The Lock Keepers Cottage





The River side in Bridge Street





Riverside Park, Bridge Street





The River side in Bridge Street



Between Church Street and Park Road is an area of fields that has not yet been developed. Access to this plot is very narrow though, and it is difficult to visualise how this could be developed.



## SUMMARY

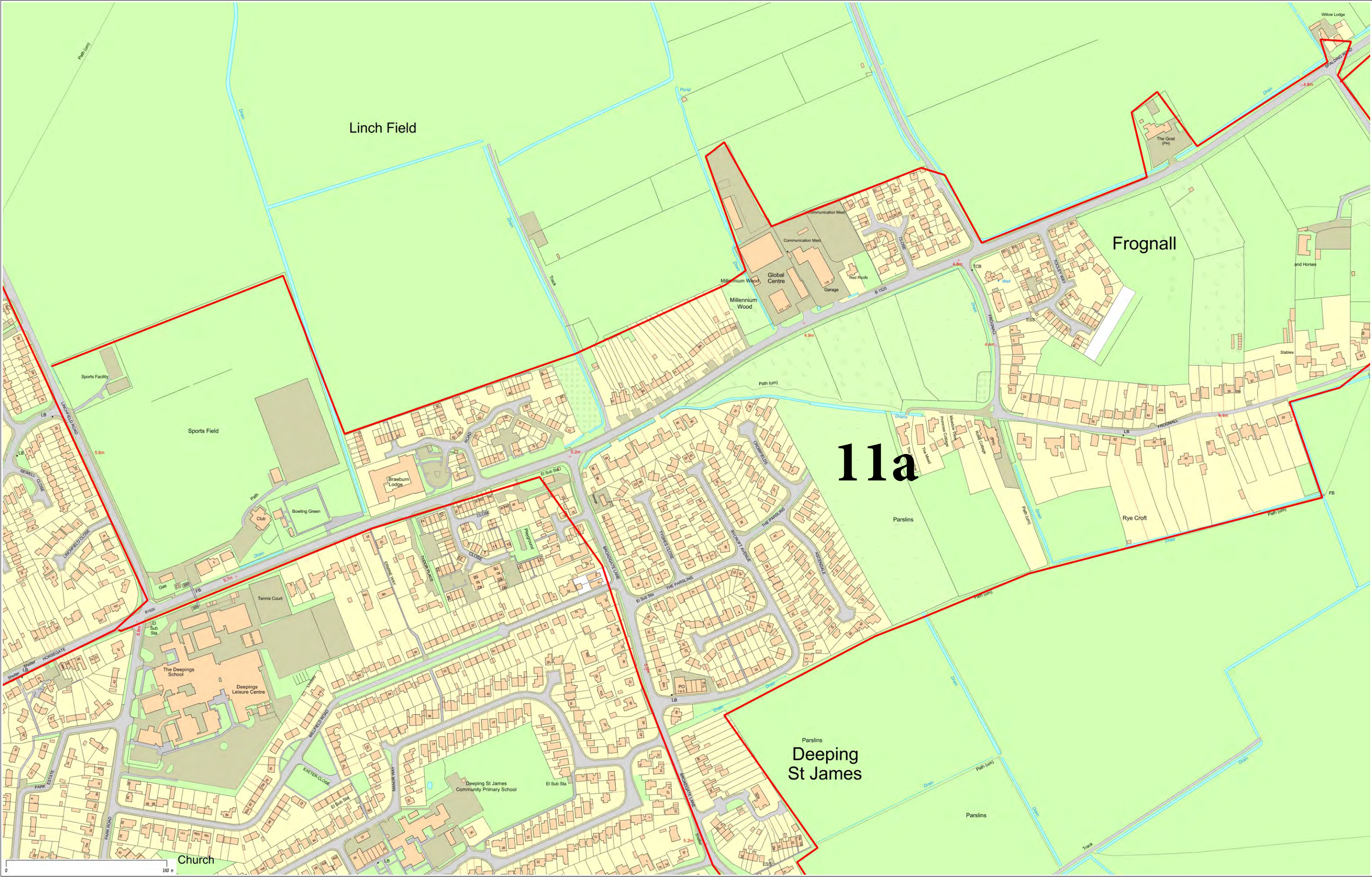
- This is a conservation area, and any future development should be in keeping with the existing buildings
- Satellite dishes should not be attached to the front of any properties in this area.
- The river should be enhanced to keep the water safe.
- The views across the river from both sides makes this a popular place to live, and these views should be maintained.
- Within the environmental dimension sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment'. A conservation area is a 'designated heritage asset' and has been defined as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority.
- Because of the conservation status for this area I would suggest that no new building takes place.



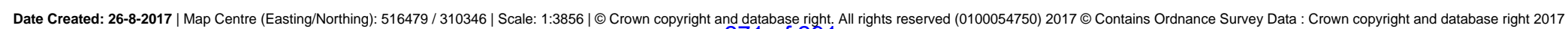
# AREA

# 11











<b>SURVEY DETAILS</b> DEERING ST. JAMES WALK 11	
STREET/BUILDING/A	SPALDING ROAD, BRABURN ESTATE, DARTSHIRE ESTATE (A)
AREA NAME	B BRADGATE LANE & RYECROFT AVENUE ESTATE (B)
	C FROGNAL, HAROLD LANE, TOLLEY WAY ESTATE (C)
DATE	25-11-17
TIME	10.00
WEATHER	FINE/COLD

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES		+2
BUILDINGS		+3
VIEWS		+3
LIGHT/DARK		+1
SURFACES		0
GREENERY & LANDSCAPE		+2
USES AND ACTIVITY		+3
NOISES AND SMELLS		+3
GENERAL COMMENTS		+3



<b>2: SPACES:</b> A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.		
FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES		+1
GAPS BETWEEN BUILDINGS	DARTSHIRE CLOSE RESIDE	+2 -2
MEANS OF ENCLOSURE		+2
BUILDING PLOTS	DARTSHIRE CLOSE RESIDE.	+2 -2
WIDE/OPEN SPACES	PROGNAL	+2 +4
NARROW / ENCLOSED SPACES	DARTSHIRE CLOSE RESIDE	0 -2
WINDING / STRAIGHT SPACES		+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	FLEDGELL & RYCHERT RESIDE GOOD	+2
USES AND ACTIVITY	SPORTS - SHEDDING ROAD GOOD INDUSTRIAL SHEDDING ROAD & " " SHEDDING ROAD IND. RETAIL " "	+3
PAVING MATERIALS		0
STREET FURNITURE		0
IMPACT OF VEHICLES AND TRAFFIC	SHEDDING ROAD BUSY EXIT FROM VILLAGE / TOWN PROGNAL QUIET	+1
USABILITY AND ACCESSIBILITY OF THE SPACE		+1



**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	FROGNALL VENT GOOD, BAPTIST CHURCH, TOWN HALL TESTIMONIES GOOD BY COUNCIL SPREADING LAD OK, DARTMOUTH CLUB POOL	+3
SIZE/SCALE	GOOD RANGE	+2
AGE	VARIOUS (SEE NOTES B)	+2
MATERIALS	"	+2
WINDOWS	"	+2
DOORS	"	+2
ROOFS / CHIMNEYS / GABLES	"	+2
USES (PAST AND PRESENT)	RESIDENTIAL EXCEPT:- SANDHURST ROAD NO. 1 & 5 SUPERMARKET LUXURY RYCROFT MIDDLE SCHOOL SCHOOL, SPORTS & GOLF PH	+3
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	NA	0
CONDITION		+3



**4.0 VIEWS:** Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

FEATURE	COMMENTS	VALUE -5 TO +5
HISTORIC / POPULAR VIEWS	<i>FUSGNAN</i>	+1 +2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	<i>SPREADING LAND, BRINGING LONG LONG VIEWS. FUSGNAN ATTRACTIVE CURVED RESIDENTIAL ROAD</i>	+2
FOCAL POINTS		+1
STREETSCAPE	<i>VARIED SEE NOTE 8</i>	+2
ROOFSCAPE	<i>11</i>	+2
URBAN/RURAL VIEWS	<i>GOOD RURAL VIEW FROM SAVERAM POINTS 11</i>	+3
VIEWS OUT OF THE SPACE	<i>11</i>	+3



**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	VARIED GOOD & SOME POOR AREAS (SEE NOTE B)	+2
HARD URBAN LANDSCAPE		+2
PUBLIC/PRIVATE GREENERY	( " )	+2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0
TOPOGRAPHY	FRILAND FLAT	0

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	SCHOOL, PLAYING AREAS, BOWLING INDUSTRIAL (2) PUBLIC HOUSE (1) RETAIL (5) ALLOTMENTS	+3
LEVEL OF ACTIVITY	DYNAMIC ACTIVITIES	+2
TRAFFIC	MAIN A11 ROAD - SPINDLE ROAD	+2
DARK, SHADY, LIGHT, AIRY	OPEN (SEE NOTE B)	+3
DAY AND NIGHT	DAY BUSY, NIGHT ALSO BUSY PRESENT BACKLASH	+2
SMELLS		+2
NOISES		+2



**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	1
SPACES	5	4
LONG/SHORT VIEWS	2	2
LIGHT/DARK	4	5 =
SURFACES	3	5 =
GREENERY & LANDSCAPE FEATURES	6	3
NOISE, SMELL AND TRAFFIC	7	5 =

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

SEE ATTACHED SURVEY DETAILS



## Survey Details – 11 – Spalding Road and Frognall

### Saturday 25 November – Lisa Goodchild and David Shelton

Spalding Road – significant car parking in the cycle lane and grass verge adjacent to The Deepings School (playing field users) – completely inadequate car parking for community use of the playing fields on evenings/weekends – the public refuse to use the nearby Leisure Centre car park and walk for 3-4 minutes to access the playing fields on foot. This is a future accident waiting to happen.

Grass areas (belonging to Highways) in front of The Deepings School Sixth Form Centre and The Deepings School main site poorly maintained. Frontages to both areas not as attractive as they could be.

Tree lined areas by the school, rugby club and bowls club attractive. Extensive hedging around the bowls club, which has plenty of car parking.

Plenty of character in private housing lining this area of Spalding Road, with significant driveways. Housing is large/luxurious, built over time.

Braeburn estate – attractive estate with parking appearing to be adequate, if not overly generous for rows of terraced housing. Care home set back from road (more landscaping – trees/garden area required around it, it currently has small grass area) with seemingly appropriate car parking. Fencing shields care home bedrooms from the road.

**Broadgate Lane and Rycroft estate behind** – water pump station located. Alms cottages. Attractive mix of well-maintained housing including sought after bungalows. Parking is good and much of the housing is affordable. Shop area around Rycroft Avenue has many lovely overlook to farmer's fields, very peaceful area with low air/noise pollution generally on the estate. Footpaths across and around fields. Flats above shops are quite "high rise" for the rest of the area. Bus shelter and bins. Area of former terraced council housing set back from road on the Spalding Road. On road parking comfortably supplements driveways along the whole stretch....although:

Note one very dangerous area caused by infill housing using on-road parking on a blind corner. Housing was build c. 2 years ago. Small infill of housing (2 or 3 homes) where there had previously been garage/workshop unit of a small business. Many "near misses" have been reported.

Shops on Rycroft = pharmacy; newsagent/general store including DSJ post office counter; fish and chip shop; computer shop; hairdresser. Bins and flower planters are attractive.

Windmill Close – parking is more of an issue with cramped housing. **David to check if children's play area is underdeveloped.**

The Vicarage for The Priory Church is located on 50 Spalding Road (some distance from the Church). Two areas of small housing development on the Spalding Road of luxury/large detached housing which are shielded from the road by hedges/trees.

Spalding Road – former council housing have very long driveways/front garden – on whole well maintained, with one exception.

Global Centre – small industrial unit with range of business (care hire and sale, engineering businesses, Spin Room studio).

Darbyshire Close – parking utterly terrible – worst example ever seen in the area – impossible turning space, emergency vehicles would struggle for access. No green spaces.



No bins. **Check who developer was.** Limited garages to a few properties. Three storey properties very out of character of the area. One lone row of houses on the periphery of the estate - Hall Meadow Road - has very attractive view to fields.

Hall Meadow Road – far end – has the Deeping St James allotments located on it – very well maintained site with an enthusiastic user group. Plenty of off road parking for allotment holders. However on a Saturday morning – absolute ghost town – no one there!

Tooley Way – phase 2 of above development, larger and more spacious homes with garages. Nice small green circle space with trees. Walkway through the estate to Frognall. Outlooks for some houses onto fields. Also contains 3 storey properties again out of keeping with all local housing and not sympathetic to housing around.

**Frognall** – beautiful traditional village with many lovely vistas and outlooks onto countryside and fields. Traditional and very well maintained throughout. Benches, traditional phone box – with phone! and litter bins, postbox Tree and hedge lined throughout. Mix of new and old housing and all types, mainly detached with lots of character and well maintained gardens. Attractive frontages and a range of building materials – stone, brick, wood. Footpaths surround the area and link to Deeping St James. This area needs preserving. Road loops around the village and back to the main Spalding Road – access very easy. Some properties have significant land including equestrian homes. Question effectiveness of street lighting at night – Judy? Drainage ditches around. Quiet and peaceful. Needs to be protected/maintained as it is.

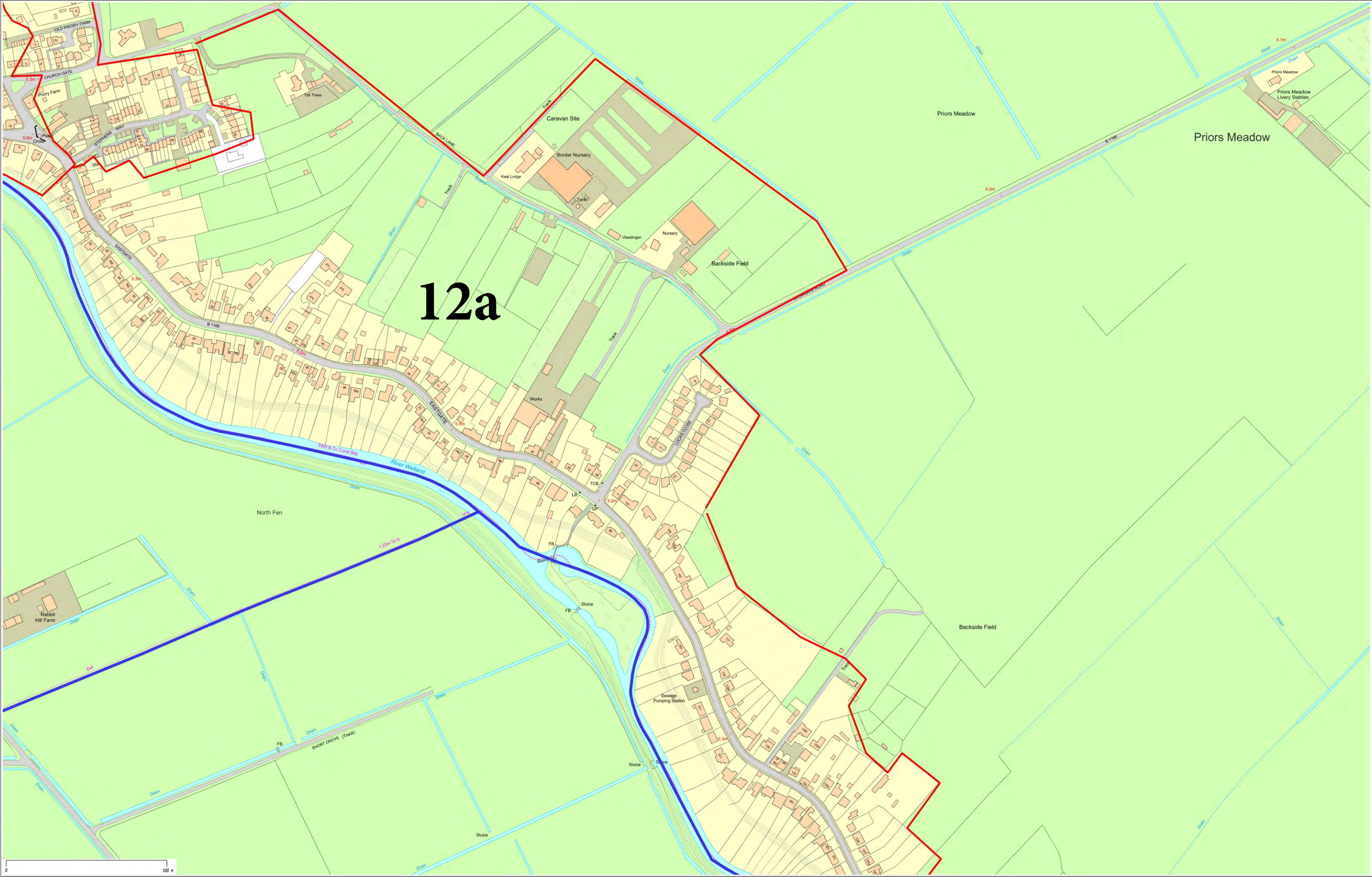
Industrial Estate – Squirrel's Lodge – appears to be 7 businesses. Appears from outside to be well maintained and accessible.

The Goat Pub – attractive and well maintained – lovely views over fields and plenty of off-road parking for patrons.

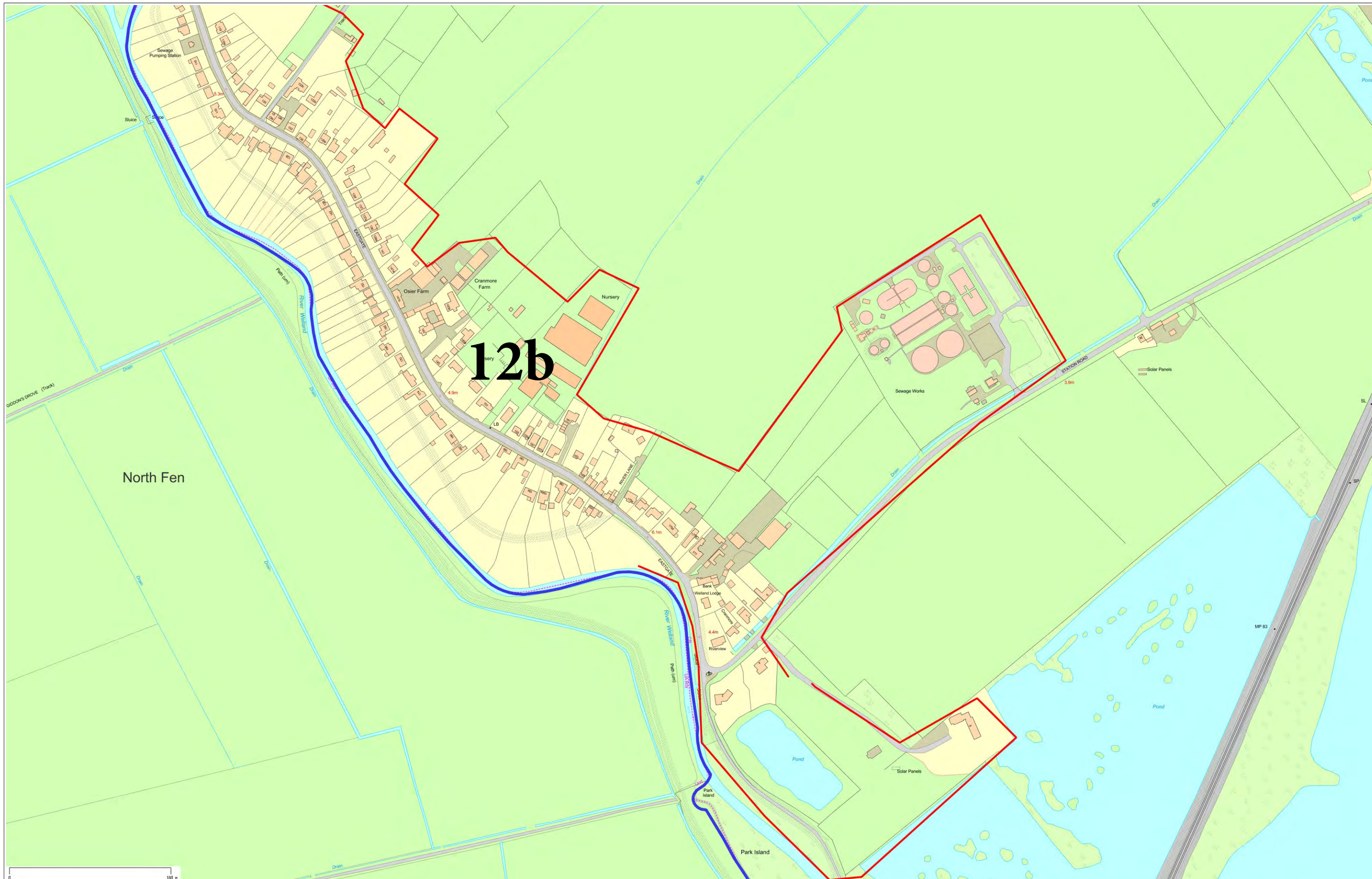


# AREA 12











SURVEY DETAILS	
STREET/BUILDING/ AREA NAME	Keston Gate
DATE	
TIME	1000
WEATHER	Day dull

1: INITIAL REACTION: What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.		
FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	Houses set back from road gardens open	5
BUILDINGS	Mix of age and style - large detached predominates.	5
VIEWS	Many chimneys at 1st Garden - Meandering lane	2
LIGHT/DARK	Light and open.	3
SURFACES	road - tarmac pavement to N no pavement to S	2
GREENERY & LANDSCAPE	Lots of gardens, trees,	5
USES AND ACTIVITY	for living accommodation,	
NOISES AND SMELLS	Bird song no smells.	3
GENERAL COMMENTS	attractive setting	



**2: SPACES:** A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES	informal spaces.	
GAPS BETWEEN BUILDINGS	significant in most cases	
MEANS OF ENCLOSURE	none, hedges, trees, <sup>LOW</sup> walls	5
BUILDING PLOTS	Large	5
WIDE/OPEN SPACES	few beyond large gaps	
NARROW / ENCLOSED SPACES	None.	
WINDING / STRAIGHT SPACES	meandering road	5
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	well balanced and attractive.	5
USES AND ACTIVITY	living.	
PAVING MATERIALS	tarmac	
STREET FURNITURE	obvious telephone poles and other street furniture.	-1
IMPACT OF VEHICLES AND TRAFFIC	little traffic when there	3
USABILITY AND ACCESSIBILITY OF THE SPACE	Very usable and accessible by footnote	3



SURVEY DETAILS	
STREET/BUILDING/ AREA NAME	Kestgate
DATE	
TIME	1000
WEATHER	Dry dull

**1: INITIAL REACTION:** What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	Houses set back from road gardens open	5
BUILDINGS	Mix of age and style - large detached properties	5
VIEWS	Pray Church at end Gardens - Meandering Road	2
LIGHT/DARK	Light and open	3
SURFACES	road - tarmac pavements to N no pavements to S	2
GREENERY & LANDSCAPE	Lots of gardens, trees,	5
USES AND ACTIVITY	Living accommodation,	
NOISES AND SMELLS	Bird song no smell	3
GENERAL COMMENTS	attractive setting	



**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	Very attractive - open gardens on Southgate, etc	4
SIZE/SCALE	Large houses	4
AGE	18th, 19th, 20th and 21st Century houses. Mixed.	4
MATERIALS	Stone, brick, Varied	4
WINDOWS	Wood, UPVC	-
DOORS	Wood, composite. Varied	-
ROOFS / CHIMNEYS / GABLES	Very varied - bay windows, 2 story, different pitches	4
USES (PAST AND PRESENT)	Living, <del>domestic</del> <del>commercial</del> Some originally old pubs	-
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some yes.	-
CONDITION	Very well maintained	4



<b>4.0 VIEWS:</b> Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?		
FEATURE	COMMENTS	VALUE -5 TO +5
HISTORIC / POPULAR VIEWS	Priny Church. to W end. River Holland - at bottom of S house, open field. N	2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Unfolding due to meandering road	4
FOCAL POINTS	Church at N River at S and E end.	2
STREETSCAPE	Varied ages, moderns classics - very attractive.	4
ROOFSCAPE	Very varied.	4
URBAN/RURAL VIEWS	River to S and E near field to N - glimpses.	2
VIEWS OUT OF THE SPACE	Priny at W. Trees in distance Riverside	2



**3.0 BUILDINGS:** Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	Very attractive - open gardens on South side of road	4
SIZE/SCALE	Large houses	4
AGE	18th, 19th, 20th and 21st Century houses mixed.	4
MATERIALS	Stone, brick, varied	4
WINDOWS	Wood, UPVC	-
DOORS	Wood, composite. Varied	-
ROOFS / CHIMNEYS / GABLES	Very varied - bay windows, 2 storey, different pitches	4
USES (PAST AND PRESENT)	Living, some originally other uses	-
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some yes.	-
CONDITION	Very well maintained	4



5.0 LANDSCAPE: What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?		
FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	from Gardens.	4
HARD URBAN LANDSCAPE	attractive houses.	4
PUBLIC/PRIVATE GREENERY	lots of garden views	4
DOES WATER FORM A KEY FEATURE OF THE AREA	yes but not visible for now.	2
TOPOGRAPHY	flat	+

6.0 AMBIENCE: Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?		
FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	living.	-
LEVEL OF ACTIVITY	Low.	3
TRAFFIC	Low	3
DARK, SHADY, LIGHT, AIRY	Light	4
DAY AND NIGHT	Shade by lights Low.	-
SMELLS	none	-
NOISES	Bush	2



**7.0: FINAL REACTION:** Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	1
SPACES	5	6
LONG/SHORT VIEWS	2	3
LIGHT/DARK	4	5
SURFACES	3	7
GREENERY & LANDSCAPE FEATURES	6	2
NOISE, SMELL AND TRAFFIC	7	4

**8.0 SPIRIT OF PLACE:** Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

Ribbon development along in 11  
 with river to S. Large modern buildings  
 designed having most cars on bridge  
 not on road - Very varied building  
 materials and design and age -  
 All blend well to give an attractive  
 road with lots of open garden  
 views



**5.0 LANDSCAPE:** What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	from Gardens.	4
HARD URBAN LANDSCAPE	attractive houses.	4
PUBLIC/PRIVATE GREENERY	lots of garden views	4
DOES WATER FORM A KEY FEATURE OF THE AREA	yes but not visible for most.	2
TOPOGRAPHY	flat	+

**6.0 AMBIENCE:** Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	Living.	-
LEVEL OF ACTIVITY	Low.	3
TRAFFIC	Low	3
DARK, SHADY, LIGHT, AIRY	Light	4
DAY AND NIGHT	Street lights low.	-
SMELLS	none	-
NOISES	Buses	2