



# Character Assessment

Scothern Neighbourhood Development Plan Review 2022-2040

## Introduction

This document aims to establish what makes Scothern distinctive and provides evidence for the special residential character of the village. It is intended to be used as a tool to inform the design of residential proposals for developers, architects, planners and the local community. It is also intended to ensure that new development is not only of high quality but also appropriate in character to the existing environment and context.





## Where are we?

Scothern is in the West Lindsey District of Lincolnshire. The parish is very rural and the village is surrounded with agricultural land graded 2 and 3a. This represents the “best and most versatile” land for the purposes of agriculture. A maze of footpaths connect Scothern to nearby villages and a number of narrow country lanes are used by commuting and larger vehicles.



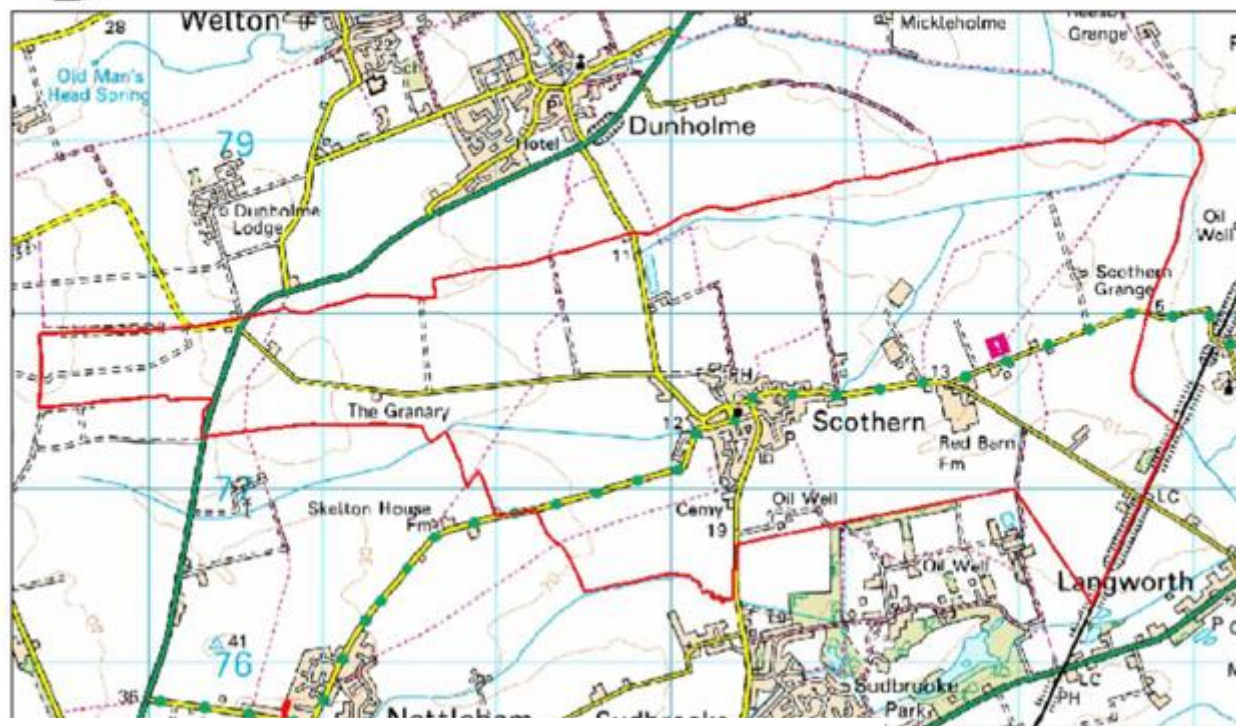
Fig. 1 West Lindsey DC [1]

Lincolnshire is an agricultural area, growing large amounts of rapeseed, sugar beet, wheat and barley. The cathedral city and county town of Lincoln was a Roman legionary fortress and a medieval bishopric.



Fig. 2 Lincolnshire [2]

Scothern is a rural parish lying approximately five miles north-east of Lincoln. The larger villages of Dunholme and Welton lie to the north, with Nettleham south-west, Langworth south-east and Sudbrooke due south.



Scothern parish is close to the northern section of the Lincoln Cliff and the landscape rises gently to the north. There are no appreciable changes of elevation within the village.

This document will concentrate on the character of the village of Scothern. The built-up area cannot be defined on a map but is generally accepted to stop at Heath Road to the north, Heathlea to the west, Mark Harris Commercials on Sudbrooke Road to the south and Saxon Fields to the east.

Fig. 3 Scothern Parish Boundary

## History

It is very probable Scothorne (with a variety of names) was a place of some importance before 1066 as the old Norse name Skott, Anglo Saxon Sceaet and English Scott or Shot means tax. A second source gives the meaning of Scothorne as Scot, a payment (especially a customary tax) and torne, to issue.

Lincolnshire CC has records of many Romano-British finds in and around the village suggesting settlement or trade here for nearly 2000 years.

Records from 1842 show that the village was a thriving, self-contained community with a wide range of trades, including: Bakers, Beer-houses, Blacksmiths (also recorded in 1639), Boot and Shoemakers, Brewers, Butcher, Corn-miller, Carriers, Drapers, Farmers, Grocers, Joiners, Parish Clerk, School Teachers, Shopkeepers, Tailors, Victuallers (Bottle & Glass) and a Wheelwright.<sup>[3]</sup>

Another interpretation gives Scot as meaning Gaelic speaker and suggests some Irish settlement in the area<sup>[4]</sup>. The village and its Manor House have strong historic ties to Barlings Abbey<sup>[5]</sup>. This may account for the large block on the north side of Main Street at its west end, centred on the present manor house, where pasture fields contain slight and un-surveyed earthworks<sup>[6]</sup>. Three sites of medieval ridge and furrow were observed in 2010.

The Manor House and the former barn and stable at Scothern Cliff Farm are grade-II listed. St.Germain's Church (mentioned in the Domesday Book) has records of registers surviving from as far back as 1636<sup>[3]</sup>.



Fig. 4 War Memorial



Scothern parish also has a Methodist Church, the Bottle & Glass public house, Ellison Boulters primary school, a small garden centre, St. Luke's nursing home (a former Boys' Home), a commercial vehicle manufacture and sales business and is surrounded by working farms. In addition, there is a village hall, a 4.5-acre playing field, the 2-acre meadow-style Grange Park and a cemetery (now closed). A children's nursery and Brethren's meeting room lie within the parish along Heath Lane to the north-west of the village centre.



Fig. 5 Oilfield

There is a small 'nodding donkey' oilfield adjacent to the south-west parish boundary off Sudbrooke Road.



Fig. 6 The Bottle & Glass public house



Fig.7 Scothern village and surrounds

## Views and Vistas

The parish of Scothern contains some excellent agricultural land. Housing within the village benefits from views of arable and pastoral fields. There are two farms to the east of the village. There are a number of houses scattered on all the approaches.

The village is verdant with mature trees and natural hedgerows abounding. A partly grass-banked beck runs through Scothern at both the Nettleham Road and Langworth Road ends. Sheep are often grazed on Manor Park / Paddock, a tract of privately owned land on the east side of Dunholme Road.

Houses on the outskirts of the village have spectacular views over open countryside. Within the built-up area there are also several special places that give Scothern its sense of beauty and rural feel. Grange Park, the greens at Heath Lea, the Village Hall Recreation Field and the Bottle & Glass beer garden all offer lovely views and break up the buildings to give an open feel to the village.



Fig.8 Footpath to Craypool Lane



Fig.9 Fields to the South



## Buildings

Approximately three quarters of the buildings in Scothern date from the twentieth century and most of the residents live in these houses. They are spread throughout the built-up area but predominate on the village approaches, especially from Nettleham, Sudbrooke and Langworth. The approach from Nettleham is special to those living in accommodation at Heath Lea.



Fig.10 Sudbrooke Road



Fig.12 Nettleham Road approach



Fig.11 Langworth Road



## Buildings

The village retains at its core buildings of the 18<sup>th</sup> and 19<sup>th</sup> centuries, set within a medieval street pattern. Buildings of the twentieth century are also found here and they are interspersed sympathetically with older buildings.

The majority of buildings within the village were built in the 20th century.

In the 21<sup>st</sup> century new developments at St Germain's Way, (Dunholme Road) and Abbots Way (Heath Road) and Saxon Fields, Langworth Road have been completed.



Fig. 13 Examples of housing styles

## Locally Important Buildings

Scothern has a wealth of beautiful buildings and work has been done to highlight some of those which are most special. A map illustrating these is included here and more information about each one is in appendix A. All these buildings contribute to the special character and sense of history and belonging that describes Scothern.



### Key to Locally Important Buildings

- 1 Little Acer and Barber's Cottage
- 2 Stonefield House & Outbuildings
- 3 Old School House
- 4 Farndon House & Outbuildings
- 5 Bottle & Glass Pub & Garden
- 6 Beck House & Outbuildings
- 7 Methodist Church
- 8 Weir Farm House
- 9 Removed (demolished)
- 10 Townend Farm and Outbuildings
- 11 Magnolia
- 12 Peartree Cottage & Old Smithy
- 13 Old Vicarage & Reading Room
- 14 The Old Post Office
- 15 Brinkburn House & Old Smithy
- 16 Ashwell House



## Neighbourhood Character Areas

To give a feel of the built-up village, it has been divided into five “character areas”.

Below is a description of each area, including examples of housing, unique features, views and vistas.



FIG.14

## Historic Core Area

Main Street / Church Street / Craypool Lane, Scothern retains its core of largely 17<sup>th</sup> and 18<sup>th</sup> century buildings, sympathetically interspersed with 20<sup>th</sup> century properties with fair sized gardens and mature trees.

The Manor House, St Germain's Church and the Bottle and Glass public house are all in this area along with many examples of characterful cottages and larger Victorian dwellings.

School Crescent, Lime Tree Paddock, Weir Farm Paddock and Elmdene have also been included.

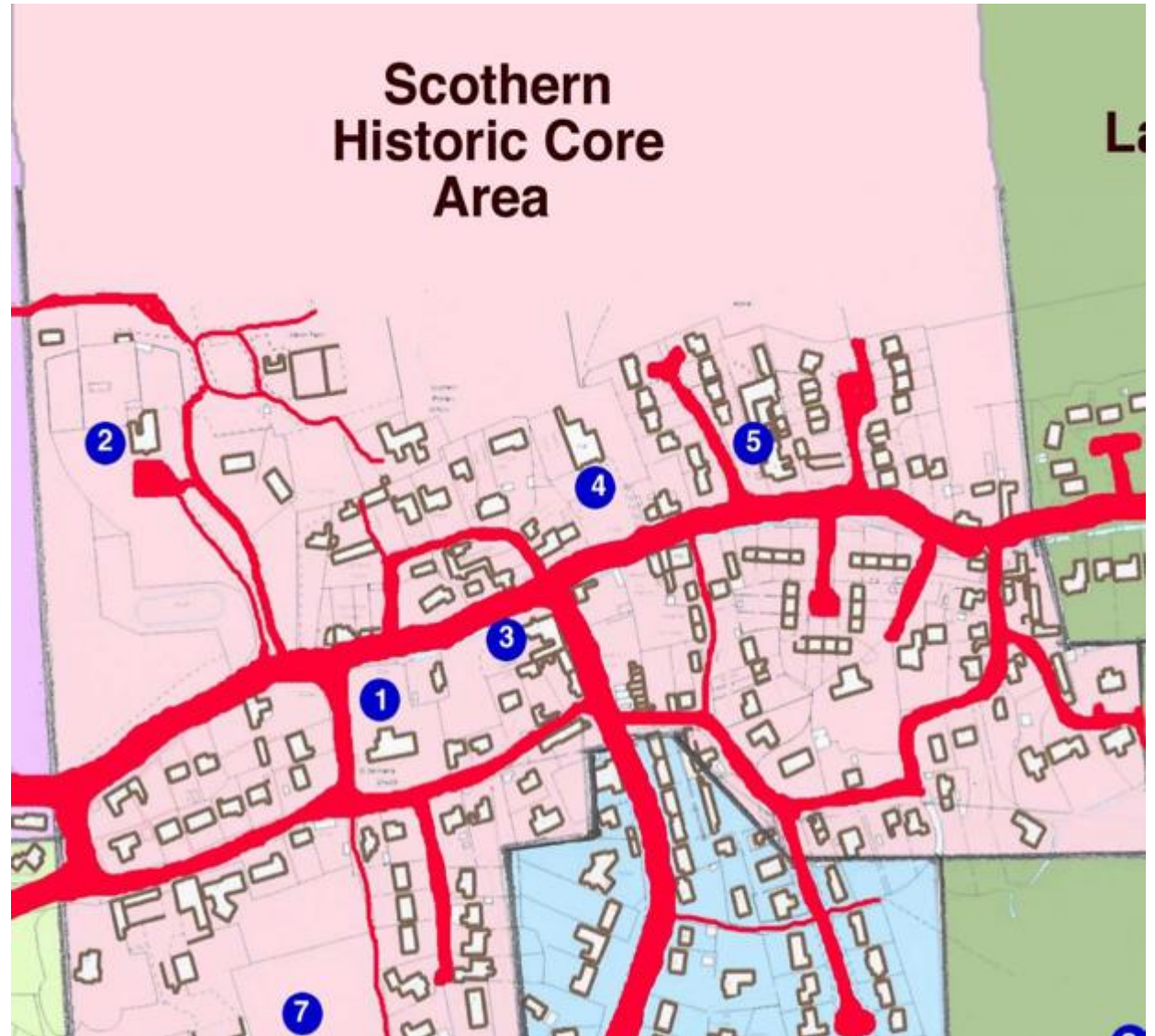


Fig.15 Historic Core Area



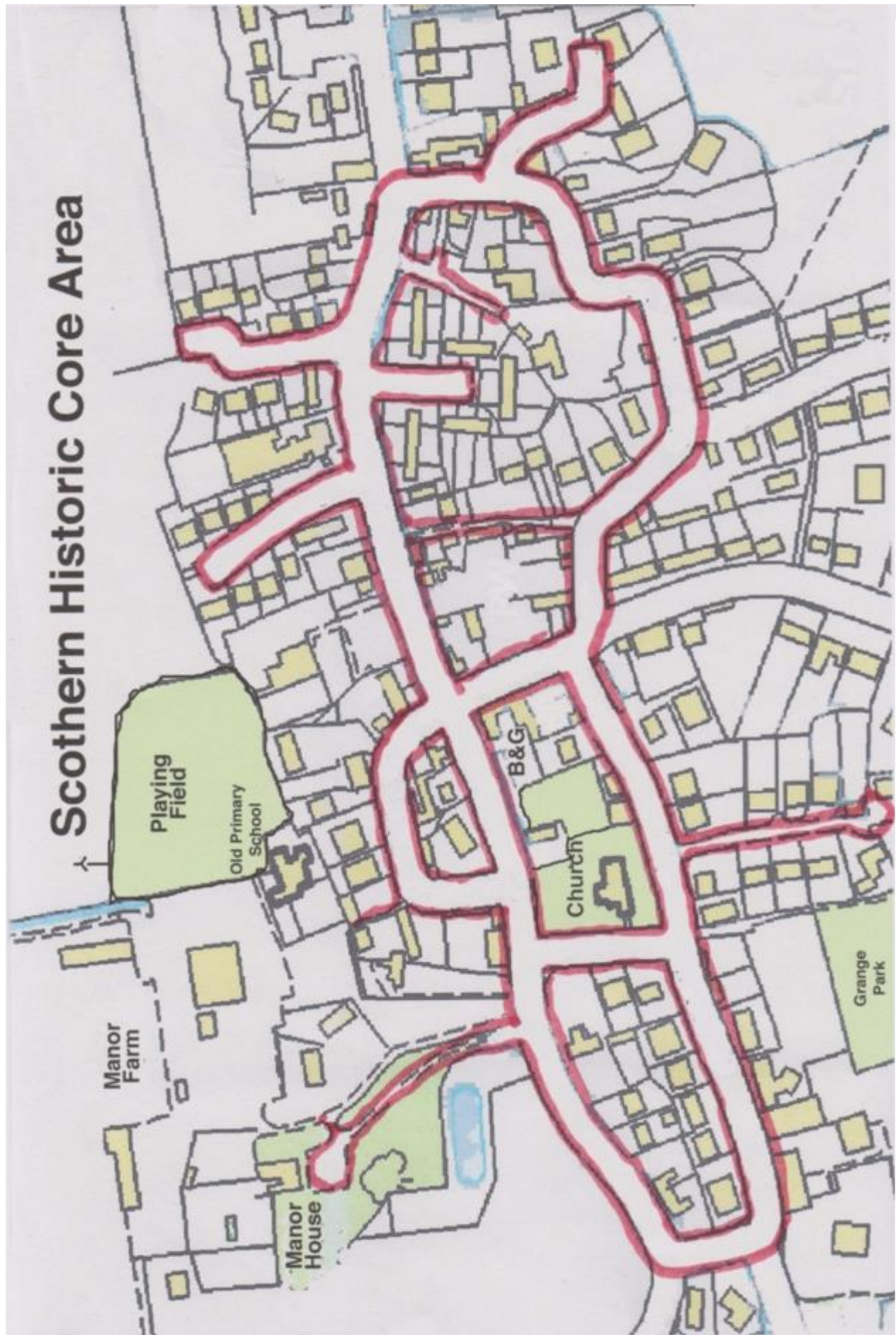


Fig.16 Detailed Map of Core Area

## The Historic Core

The core area is centred on St Germain's Church in a medieval street pattern. It is bounded by Manor Park to the north and Grange Park to the south, the latter easily accessed from Church Street.



Fig. 17 Grange Park

As well as magnificent views of the lovely church and churchyard, houses in this area benefit from views of the privately owned Manor Park.



Fig. 18 St. Germain's from Church Street



Fig. 19 Manor Park



Fig. 20 Western end of the Beck

Scothern Beck flows directly through this area from the western end of Main Street, contained in a deep concrete gully. The beck is a haven for wildlife and gives Scothern some flood protection.





Fig. 21 Cottages from the churchyard



Fig. 22 Manor House

## Main Street

Main Street has many of Scothern's older buildings. There are terraced, brick-built, two storey cottages at the western end with views of the church. The Manor House and grounds are at the western end of this area.

As Main Street continues, there is an eclectic mixture of older houses with some newer buildings. The Bottle & Glass has a large, pretty garden which was once part of an old Village Green. The Methodist Church (a Wesleyan chapel 1858) sits opposite the Village Hall and St. Luke's Nursing Home (1898) is between Lime Tree and Weir Farm Paddocks.



Fig. 23 The Laurels, Main Street



Fig. 24 Bottle & Glass



Fig. 25 Methodist Church

## Church Street / Vicarage Lane

This area has mostly newer brick-built, chalet-style dormer bungalows of the 1960s and two storey 3-4 bedroom houses. There are sharp pitched roofs with good-sized approaches. There are also two stone-built properties, one with an intricate herringbone pattern. The Old Post Office has been extended and is now a private dwelling. There is a footpath to Grange Park and views of the church.



Fig. 26 Church Street



Fig. 27 Vicarage Lane



Fig. 28 The Old Post Office



Fig. 29 Stonework, Church Street



## Craypool Lane

The sinuous nature of Craypool Lane is a very unusual feature, one not common in Lincolnshire villages. Today's route of the village Beck, alongside Main Street, is probably a redirection of an earlier water course that ran along Church Street into Craypool Lane to feed a mill pond (the Crakepool). The route of the lane skirts the west, south and east edges of this pool site, then continues eastwards to the site of the water mill where the former Town End farmhouse still stands. From Orchard Close eastwards to the junction with Main Street, the lane retains its historic nature; a narrow verge and mainly hedge-lined road with a surface shared by all road users.



Fig. 30 Craypool Lane (Main Street end)

There are many lovely examples of older buildings in this area.

Between the Main Street end of Craypool Lane and Main Street lies **The Green**; a group of newer houses around a small patch of what was the old Village Green.



Fig. 31 Back of Crowders Row (Sudbrooke Road end of Craypool Lane)



Fig. 32 Craypool Lane industry

## Craypool Lane

Craypool Lane has many 20<sup>th</sup> century buildings built alongside the older houses. Part of a 1960s development, 9 Craypool Lane has an iconic feature of the period; roof tiles flowing and curving over an 'eyebrow' dormer window in imitation of a thatched roof. Houses here are very mixed in age and design but all have one or two floors.

**Back Lane** leads off the Main Street end of Craypool Lane and boasts some interesting modern architecture alongside older, stone-built cottages. Planning permission was granted for two new bungalows in a field at the end of this lane (one has been built).



Fig.33 9 Craypool Lane



Fig.34 Back Lane



Fig.35 Chapel Walk

**Chapel Walk** was probably the boundary between the monastic interests of Barlings Abbey to the west and Peterborough Abbey to the east, as such it is an historic boundary marker. This narrow lane connects Craypool Lane with Main Street near the Methodist Church.



## School Crescent/Lime Tree Paddock/Weir Farm Paddock

These three small roads to the north of Main Street have open views over the cricket pitch or arable land. There is also a small wooded area and several field-paths lead away from and around the village.

School Crescent comprises a diverse range of older housing and 20<sup>th</sup> century dwellings built in keeping with the core of the village. There is a mixture of styles and sizes with no house taller than two storeys, most are brick-built with gardens and driveways. The Victorian village schoolhouse is now a private dwelling.



Fig. 37 View from School Crescent



Fig. 36 School Crescent housing mix

The 18-terraced homes at **Elmdene** off the south side of Main Street were built in 1948 as low-cost, permanent housing. As with many properties of this era, it was assumed that householders would grow their own fruit and vegetables and gardens were provided to this end. They are all red, brick-built, two storey, 3-4 bed roomed homes.



Fig. 38 Elmdene

**Lime Tree Paddock** was developed in the 1980s, its smaller gardens reflecting the increasing cost of land and the transition from 'grow your own' to supermarket culture. Houses have two storeys in a dormer style with mature gardens.



Fig. 40 Lime Tree Paddock



Fig. 39 Cricket pitch

Built in the 1970s, **Weir Farm Paddock** typifies a need for larger, 3-4 bedroom houses, able to provide extra space for children or privacy, while requiring less land than bungalows. Houses are two-storey, brick built semi-detached and detached properties with driveways and garages. The architecture is quite distinctive with faux dormer style roofs with an exaggerated pitch.



Fig. 41 Weir Farm Paddock



## Dunholme Road / Heath Road

Dunholme Road approaches Scothern from the villages of Dunholme and Welton. Both Dunholme Road and Heath Road meet the A46 to the north and west. Heath Road is a narrow country lane crossed by field-paths. Along this road there is a children's nursery and further down, the Brethren's meeting house in a stone-built barn.

Housing developments have been built on:

- a) Abbots Way (Heath Road) giving 30 properties plus a further two on a small adjacent plot and a third residential property related to the garden centre,
- b) St Germain's Way (Dunholme Road) giving 34 properties.



Fig. 42 Dunholme Road & Heath Road area



Fig. 43 Dunholme Road view

Grazing land within Manor Park forms the eastern side of Dunholme Road. The area has wide verges, thick, natural hedgerows and mature trees. Farm buildings lie to the north of Manor Park.

## Dunholme Road

The north-western fringe is the most sparsely populated part of the village. Separated from the main body of the village by arable land, this area consists of Scothern Nurseries – a thriving, family run garden centre – and nine bungalows, all on the west side of Dunholme Road. These houses are all three or four bedroomed, brick-built properties set well back from the road and with large plots. Numbers 10 and 14, built in the 1930s, were the first to appear in the village in the twentieth century.

At the Heath Road junction, substantial extensions have been made to an existing two storey house creating a modern property with a large garage.



Fig. 44 Dunholme Road housing



Fig. 45 Heath Road junction



## Heathlea / Nettleham Road / Cade Close

This area to the southwest of the village core has open views, a footpath to Grange Park and woodland. The Beck enters the village through an attractive, grassy gully at the point where Nettleham Road meets Church Street.



Fig. 46 Woodland on Nettleham Road



Fig. 47 Scothern Beck



Fig. 48 Nettleham Road area

## Heathlea / Nettleham Road / Cade Close

The housing stock at **Heathlea** was bricked in the 1960s to reinforce hastily erected, post-war pre-fabs. It mostly comprises brick-built bungalows with gardens and open field views on both sides. There is a row of terraced two storey houses. A small green with mature trees lies between Nettleham Road and some of the houses. At the southern end, another green leads to open countryside.

Houses along **Nettleham Road** have two storeys and are a mixture of ages and design. They have larger than average plots and lie opposite the private wood.



Fig.49 Cade Close



Fig. 50 Heathlea housing



Fig. 51 Heathlea Green

**Cade Close** typifies housing built in the 2000s as part of a central government drive to create affordable housing in rural villages. There is a mixture of semi-detached, red- brick bungalows and houses with driveways and gardens.



## Sudbrooke Road / Orchard Close / Juniper Drive

**Sudbrooke Road** is bounded by open, arable land, particularly to the east. A cycle-path to Sudbrooke can be accessed from this area, as well as footpaths to Grange Park and elsewhere.

Ellison Boulton's Church of England Academy lies on Sudbrooke Road within easy walking distance of the centre of the village. The extension burial ground, with a car park, lies next door to Mark Harris Commercial - commercial vehicles, manufacturing and sales business – at the far end of Sudbrooke Road, and this marks the southern limit of the built-up area.



Fig. 52 View from Sudbrooke Road



Fig. 53 Burial Ground



Fig. 54 Sudbrooke Road area

## Sudbrooke Road

Sudbrooke Road leads out of the village to the south. It has a mixture of older, larger properties with modern bungalows and brick-built houses. **Mill Rise** is a small development of bungalows in a cul-de-sac next to the school.

The dwellings at 28 to 34 Sudbrooke Road were built as council houses in the interwar period and set a new standard in scale and quality at that time. They are larger than average, two storey properties with off street parking and mature gardens.



Fig. 55 Sudbrooke Road housing



Fig. 56 Juniper Drive housing



Fig 57 Views to The Alders

## The Alders / Juniper Drive / The Oaks

The Alders / Juniper Drive / The Oaks form a self-contained estate with a series of cul-de-sacs. These were built in the 1990s as part of a government-mandated, expansionist housing policy.

For the first time in the village new development required more than one new street and modern housing predominates in this area. The houses are a mixture of two, three and four-bedroomed, brick-built houses and bungalows with driveways, garages and gardens.

There are a number of footpaths through this development giving excellent access to Grange Park and open views.





F ig. 58 Langworth Road area

Eight executive properties have been completed, known as Saxon Fields off Langworth Road on the outskirts of the village.

## Langworth Road / Northing Lane / Meadow Close/Saxon Fields

The eastern end of Main Street leads into Langworth Road where there are two poultry farms and a small number of well-spaced houses beyond the village limits.

The limit of the built-up area of the village is characterised by a diverse range of houses, views of arable land and farm buildings, and a wide verge accommodating a grass-banked section of the beck.



Fig. 59 Langworth Road view



Fig. 60 The Beck  
(Langworth Road end of  
Main Street)

## Langworth Road

There are a number of different styles and ages of house along this section. All have generous plots and many have views of grazing land to the south. There are a variety of well-spaced chalet-style bungalows and two-storey houses.

The houses along the south side of the road have driveways over the Beck.



Fig. 61 Main Street (Langworth Road end)



Fig. 62 Langworth Road housing



Fig. 63 Langworth Road approach



## Meadow Close

Meadow Close is a small crescent of fairly modern bungalows. A small plaque and bench mark the site of the Pinfold – where loose livestock was kept until released to its rightful owner.



Fig. 65 Northing Lane view



Fig. 66 Northing Lane housing



Fig. 64 Meadow Close

## Northing Lane

Northing Lane and the recent development at Saxon Fields mark the most easterly edge of the built up area of Scothern. There is a small number of modern, brick-built, larger than average, two-storey houses all on one side. These houses have view of a farmyard with stables and an older house with extensive grounds. A footpath follows Northing Lane north.



## Conclusion

Scothern is a prosperous, small village within easy reach of the city of Lincoln. Scothern is more than a commuter village, however, it is a rural community with an outstanding primary school and an impressive medieval church. The historic core is awash with a rich variety of buildings of historical and aesthetic value. More modern housing mixes in well and provides a good choice of residential accommodation.



The village has managed to remain small and rural and has grown less than its neighbours. Scothern is in a desirable catchment area for primary and secondary schools and properties do not remain empty for long.

Whilst there are fewer facilities now than in the past, there is a busy schedule of clubs and societies using our various venues. At the time of writing there is no public transport from Scothern to Lincoln, Nettleham, Dunholme and onward to Welton.

Residents are caught between wanting more facilities like a shop, doctors' surgery and sports grounds without losing the overall countryside feel. Many British villages are in the same position. The friendly, peaceful life that people yearn for when they move to a place like Scothern needs to be balanced with the conveniences of modern life. Scothern is aiming to find that balance for the next twenty years with the Neighbourhood Development Plan.





**References:**

- [1] <http://www.propertyurveying.co.uk/LINCOLNSHIRE/LINCOLNSHIREINDEX.html>
- [2] <http://www.lincolnshire.gov.uk/parishMap.aspx?navCode=12247>
- [3] Scothorne: The Story of the Village and Church, Florence L Baker.
- [4] <http://www.historyfiles.co.uk/KingListsBritain/EnglandLindsey.htm>
- [5] Custodian of Continuity, Paul Everson & David Stocker; Lincolnshire Archaeology and Heritage Reports Series
- [6] [http://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?uid=MLI53131&resourceID=1006](http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLI53131&resourceID=1006)

**Sources:**

Scothern C20 Building  
Scothern Sustainability Assessment Scoping Report  
Scothern Village Profile  
Scothern Conservation Area Project  
SNP Village Assets History

## Appendix A: Locally Important Buildings History

Scothern is lucky to have many beautiful and interesting buildings of all ages. Those mentioned here are special because of their age, rarity or aesthetic value. It is hoped that future developments will not have any negative impact on these lovely examples.

### 1 Little Acer and Barbers Cottage, 2 & 4 Main Street



**Age:** These semi-detached buildings date from the early C19.

**Rarity:** This may be an example of the provision of a more modern farmhouse and farm workers' cottage for a pre-Enclosure farmstead within the village. It may have been associated with former farm-buildings to the south or to the west, shown on the 1851 map. They are built alongside the Beck at the extreme northern edge of the property, probably to maximise the amount of ground available on the south side for growing vegetables and/or for farming operational practice.

**Aesthetic value:** The prominent elevation is the rear and it turns its back to the public view. However, there is an oblique view of the east elevation from Main Street.

**Landmark status:** Very prominently sited alongside a busy road junction and giving a strong sense of place to this part of Scothern.

**Group value:** Together, these two buildings form a small group at this end of the village.



### 2 Stonefield House and Outbuilding, 10 Main Street



**Age:** Early C19

**Rarity:** An example of the provision of a more modern farmhouse for a pre-Enclosure farmstead within the village. It was associated with the former farm-buildings on this plot to the west of the Parish Church, subsequently developed for housing. The only survival of these is the outbuilding to the south. The open nature of the setting to the east is a rare survival of the former farmyard and a contrast with the more highly developed nature of the later development in this area.

**Aesthetic value:** Said in the 1988 survey as having been built for the farm Foreman, it is an example of the status that would have been associated with such a role. It is a dignified design of a 'polite' style of architecture.

**Landmark status:** Very prominently sited at a busy road junction at the heart of the village.

**Group Value:** The house and outbuilding form a group and together they are part of the setting of the Grade II\* listed Parish Church



### 3 Old School House, 23 Main Street



**Age:** Built 1837

**Rarity:** Built for the Head Teacher at the village school.

**Aesthetic Value:** A well designed house in a “polite” architectural style, its size and siting within its garden reflecting the important status afforded to the role as Head Teacher. Indeed, also reflecting an attraction for the recruitment of potential future post-holders.

**Landmark status:** Prominently sited alongside Main Street.

**Group Value:** School House forms part of the setting of other buildings selected for consideration as Locally Listed Buildings: The Bottle and Glass; Farndon House and outbuildings; Beck House; Peartree Cottage and smithy; and The Old Post Office. Their individual importance is enhanced by their relationship and they give a very strong sense of place at the heart of the village.

### 4 Farndon House, and Outbuilding, 25 Main Street



**Age:** late C19

**Rarity:** Evidence of one of three former houses and their related workshops, two Smithies and a wheelwright's, in the village.

**Aesthetic Value:** A well designed and carefully detailed dwelling with an associated wheelwrights workshop. They are sited together in a large plot of ground. Their relationship indicates that the house, within its garden plot, was designed to stand slightly separately in the principle views from the south and west but that when seen together their materials ensured that they were in harmony. This attention to detail must have been designed for their prominent location.

**Landmark Status:** Very prominently sited at a road junction in the heart of the village.

**Group Value:** Farndon House forms part of the setting of other buildings selected for consideration as Locally Listed Buildings: The Bottle and Glass; Old School House; Beck House; Peartree Cottage and smithy; and The Old Post Office. Their individual importance is enhanced by their relationship and they give a very strong sense of place at the heart of the village.

## 5 **Bottle & Glass Pub and Garden**, 14 Main Street



**Age:** The oldest part of the building clearly dates from pre-1800, with late C19 extension and alteration. It has been said to date from the C16  
**Rarity:** This is one of the few surviving buildings in the village which have clear evidence within their fabric as dating from before 1800. Everson and Stocker (*Custodians of Continuity? The Premonstratensian Abbey at Barlings and the Landscape of Ritual*, Heritage Trust of Lincolnshire, 2011) conclude that the site of the building was on the edge of an extensive medieval village green. The western part of the village, until the Dissolution, was owned by Barlings Abbey. It was not uncommon for an inn to be built on the edge of such a green after this, and that would account for a building here of this date. It may well have been an inn, therefore, for almost 500 years. The extensive pub garden here is the largest surviving undeveloped remnant of the medieval green.

**Aesthetic Value:** The original building can be clearly seen, together with its later extensions. This is a building of vernacular style, very typical of many older buildings in this part of the County. The stone for the porch forming the main entrance may be reused from the demolition of the south aisle of the Parish Church in 1796.

**Landmark Status:** The pub is located in the centre of the village adjacent to the main road, a location chosen to ensure that it is clearly seen by passers-by. The open nature of its setting is also a contrast with the surrounding village streets along which development has taken place and, as such, it contributes strongly to the character and appearance of the village and gives it a strong sense of place.

**Group:** The pub forms part of the setting of other buildings selected for consideration as Locally Listed Buildings: Old School House; Farndon House and outbuildings; Beck House; Peartree Cottage and smithy; and The Old Post Office.

## 6 **Beck House, and Outbuilding**, including former butchers shop, 16 Main Street



**Age:** Late C19, built between 1850 and 1888.

**Rarity:** Evidence of former shops within the village is far from prominent. None survive today but there were some in earlier days. This was a former butchers shop, the butcher living in the house with his butchery business operating from the single storey building to the east. Sheep and pigs were butchered on site.

**Aesthetic Value:** Formerly a pair of dwellings converted to one house after 1905. This probably accounts for the later render to the west and south elevations. The buildings are of a vernacular style and retain, on their north elevation, Yorkshire Sliding Sash windows. These were very typical of vernacular buildings in Lincolnshire but are becoming increasingly rare and these are extremely rare now in Scothern.

**Landmark Status:** Very prominently sited in the village centre alongside a busy road junction.

**Group Value:** Beck House forms part of the setting of other buildings selected for consideration as Locally Listed Buildings: The Bottle and Glass; Old School House; Farndon House; Peartree Cottage and smithy; and The Old Post Office. Their individual importance is enhanced by their relationship and they give a very strong sense of place at the heart of the village.



7 **Methodist Church**, Main Street



**Age:** 1858

**Rarity:** This is the only survivor of two Methodist Chapels and a Schoolroom in the village. Methodism came early to Scothern, in 1779, and since then has continued to play an important role in the religious and social life of the village.

**Aesthetic Value:** This building is typical of its type in that it is of a small and simple form yet with some elegance and careful detailing. It is built of a local Langworth brick.

**Landmark Status:** Prominently sited alongside Main Street. Its form and function form a contrast to the other development here, which is mainly dwellings.

8 **Weir Farm House**, 37 Main Street



**Age:** C17, with re-facing of three walls in the C18 and raising in the late C19.

**Rarity:** Typical Yeoman style farmhouse of a pre-Enclosure date. It retains its C17 'baffle entry' layout – the entrance opens into the space alongside the chimney and its plan form is a single room width. Its farmstead has been lost to redevelopment, so it only remains as a reminder of that history.

**Aesthetic Value:** This is very much a Lincolnshire vernacular building. Modernised over time to meet differing aspirations and fashion, it retains early fabric and it tells a story of how those changes were made.

**Landmark Status:** Alongside Main Street, it is easily seen in the street views.

9 **Building removed from list – now demolished.**



**10 Town End Farm, and former Outbuildings, 30 Craypool Lane**



**Age:** certainly pre-1800. Everson and Stocker (*Custodians of Continuity? The Premonstratensian Abbey at Barlings and the Landscape of Ritual*, Heritage Trust of Lincolnshire, 2011) identify this as being on the site of the watermill owned by Barlings Abbey. They suggest that it may incorporate fabric from the mill, subsequently converted to a dwelling. If this is the case, then it will date from the pre C16. It was the farmhouse for Town End Farm, a pre-Enclosure farmstead established at the eastern end of the village. There are surviving buildings of the farmstead to the north and south; that to the north now converted to a separate dwelling, the former has been said to date from about 1500. (Everson and Stocker Ibid)

**Rarity:** This is a very rare survival of its age, not only for Scothern but may be an extremely rare survival in terms of Lincolnshire as a whole. The location of the building also relates to the water supply and control system for the watermill, the former mill pond for which accounts for the sinuous nature of Craypool Lane.

**Aesthetic Value:** A vernacular building which, despite subsequent alteration, has retained its essential character as a dwelling and marks the eastern limits of the medieval village.

**Landmark Status:** Prominently sited alongside Craypool Lane

**Group Value:** This building and its adjacent surviving former farm buildings to the north and south comprise a group of buildings, once in common use and ownership.

**11 Magnolia, Chapel Walk**



**Age:** The date 1748 and initials WH are inscribed on a corner stone to the north-east corner of the building. It has raising and other alterations of the late C19 and C20.

**Rarity:** This is one of only five surviving dwellings in the village which have clear evidence within their fabric as dating from before 1800.

**Aesthetic Value:** The stone of the original building can be clearly seen, with the walls having been raised at a later date. This is a building of vernacular style, its age and subsequent alteration would have been typical of many older buildings in the village.

**Landmark Status:** It is prominently sited on Chapel Walk.



## 12 Peartree Cottage, and attached former Smithy, 2 Sudbrooke Road



**Age:** pre 1800 with raising in the C19.

**Rarity:** This is one of only five surviving dwellings in the village which have clear evidence within their fabric as dating from before 1800.

**Aesthetic Value:** Both house and former smithy to the south are vernacular buildings, of a design and materials very typical of this part of the County. The changes over time are clearly expressed and this, too, is typical of such buildings, now becoming all too rare due to redevelopment. Peartree Cottage retains on its west elevation Yorkshire Sliding Sash windows under narrow timber lintels.

These were once very common in Lincolnshire but have become very rare.

**Landmark Status:** Prominently sited alongside Sudbrooke Road, along the back edge of the footpath.

**Group Value:**

These buildings form part of the setting of other buildings selected for consideration as Locally Listed Buildings: The Bottle and Glass; Old School House; Farndon House; Beck House; and The Old Post Office. Their individual importance is enhanced by their relationship and they give a very strong sense of place at the heart of the village

## 13 The Old Vicarage, outbuildings and the former Reading Room, 4 Sudbrooke Road & 2 Church St



**Age:** The Old Vicarage was built in 1855 and extended in 1882. Its outhouse range on the north side dates from 1855. What was the Reading Room, now a separate house, may have been a coach house subsequently converted to a Reading Room for the benefit of the villagers.

**Rarity:** A substantial house and outbuildings built to house the Vicar who formerly lived in a small cottage in what is now the churchyard.

**Aesthetic Value:** A large house substantial enough to signify the status of the vicar and, at the same time, be in a location accessible to the villagers.

**Landmark Status:** Very prominently sited alongside Sudbrooke Road

## 14 The Old Post Office, 1 Church Street



**Age:** Possibly dating from the late C17, certainly pre 1800, with C20 extension and alterations. The possible C17 date is derived from the 1988 survey.

**Rarity:** This is one of only five surviving dwellings in the village which have clear evidence within their fabric as dating from before 1800.

**Aesthetic Value:** A vernacular building, its age and subsequent alteration typical of surviving buildings of this age which have retained their essential character.

**Landmark Status:** The principal elevation is partly obscured from Church Street but its rear elevation is clearly seen in the view from Main Street, beyond the pub garden and car park.

**Group Value:** The building forms part of the setting of other buildings selected for consideration as Locally Listed Buildings: Old School House; Farndon House and outbuildings; Beck House; Peartree Cottage and smithy and The Bottle and Glass

**15 Brinkburn House, and former Smithy, 16 Church Street**



**Age:** early C19

**Rarity:** Evidence of one of three former houses and their related workshops, two Smithies and a wheelwright's, in the village.

**Aesthetic Value:** The house is of a restrained 'polite' architectural style, typical of its period and designed to reflect the status, and by association, the quality of the business operated from the site. The former smithy, by contrast is a vernacular building, very typical of its period. The smithy

wall is the only example in Scothern of its building using 'fieldstone rubble', some of it laid, unusually, in herringbone pattern. This is a local term for buildings making use of smaller pieces of limestone, in the main recovered from fields as they were cleared by cultivation. In the row of Springline villages north of Lincoln, of which Scothern is one, it is a particularly prevalent building material, especially in villages further north. Normanby by Spital is a good example.

**Landmark status:** The two buildings are prominently sited alongside Church Street. This is typical as the workshop relied on good access to the road.

**Group value:** The two buildings together form a group and are also part of the setting of the Grade II\* listed Parish Church.

**16 Ashwell House, Nettleham Road**



**Age:** late C19

**Rarity:** Its siting and design show that it was built to close the view north along Nettleham Road, the most prominent building on this main route into the village. It is a building designed to impress.

**Aesthetic Value:** A restrained and simple form of 'polite' architecture, built as a farmhouse to a farmstead that has been lost to redevelopment. It would have been carefully thought through to make the most of its siting.

**Landmark status:** Very prominent on one of the main approaches to the village.