

Character Assessment



Scothern Neighbourhood Plan 2015-2035

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]

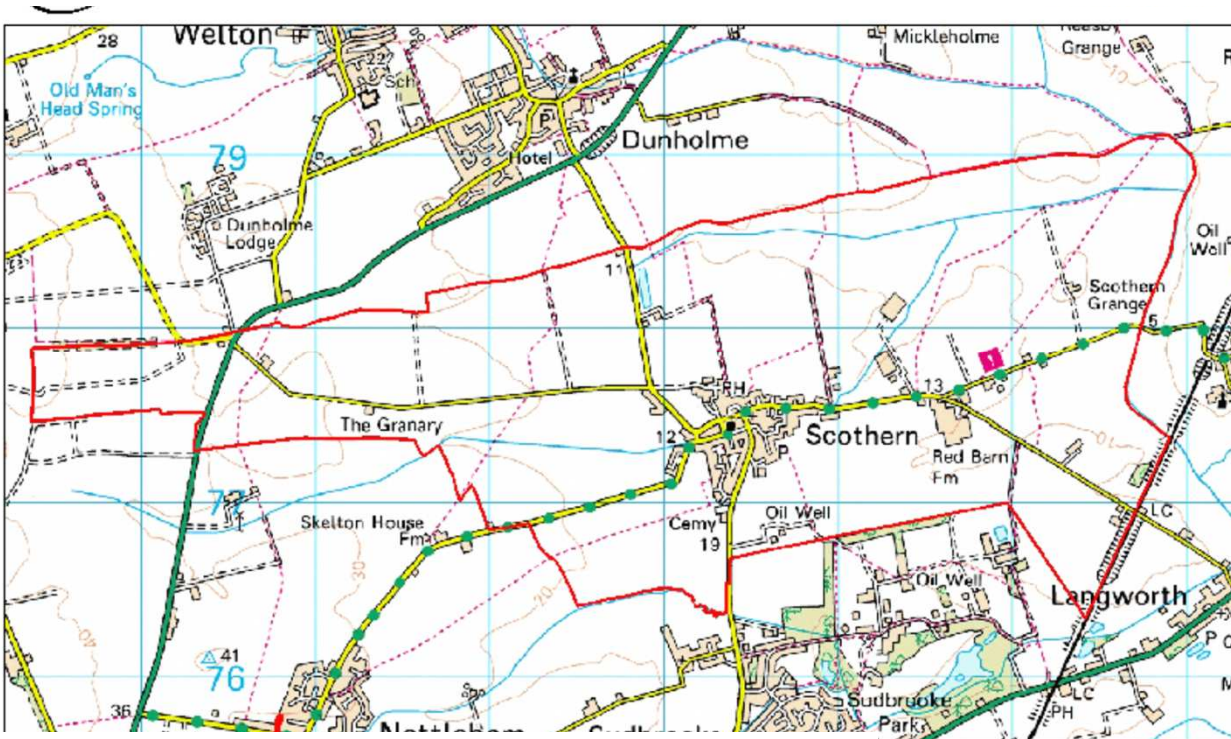
Lincolnshire is an agricultural area, growing large amounts of rapeseed, sugar beet, wheat and barley. The cathedral city and county town of Lincoln was a Roman legionary fortress and a medieval bishopric.



Fig. 2 Lincolnshire [2]

Where are we?

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 Commercial on Sudbrooke Road to the south and Northing Lane 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 Sceat 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 have 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.^[3]

Another interpretation gives Scot as meaning Gaelic speaker and suggests some Irish settlement in the area ^[4]. The village and its Manor House have strong historic ties to Barlings Abbey ^[5]. This may account for the large block on the north side of High Street at its west end, centred on the present manor house, where pasture fields contain slight and un-surveyed earthworks ^[6]. 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 ^[3].



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 garage 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. 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



Fig. 8 Footpath to Craypool Lane



Fig. 9 Fields to the south-west

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 poultry 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 a number of 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.

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. 12 Nettleham Road approach



Fig. 10 Sudbrooke Road



Fig. 11 Langworth Road

Buildings

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

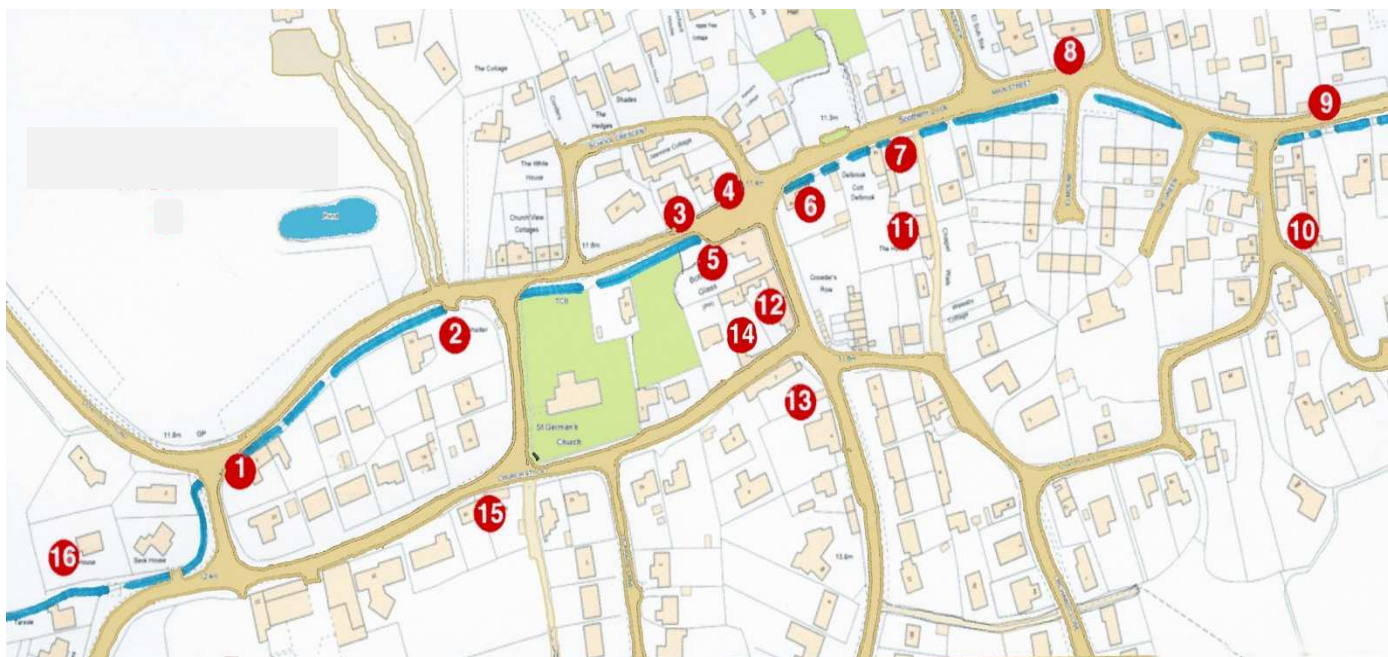
There are some 257 buildings of the twentieth century and 76 surviving from earlier times. Of the 257, 246 are dwellings and the remainder are farm buildings or business premises, with the exception of the school and village hall. Of the 246, 117 date from the forty year period from 1930 to 1971, most built after 1950. The remainder date from the next forty years to 2010, including 21 dwellings built in the twenty-first century.



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 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.



PP = Planning Permission. The Chestnut Homes site on Heath Road is under construction at the time of writing (February 2016) All other sites are still at the Outline Permission stage.

Fig. 14 Neighbourhood Character Areas

Historic Core Area

Main Street/ Church Street/ Craypool Lane

Scothern retains its core of largely 17th and 18th century buildings, sympathetically interspersed with 20th century properties with fair-size gardens and mature trees.

The Manor House, St. Germain's and the Bottle & Glass pub 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.

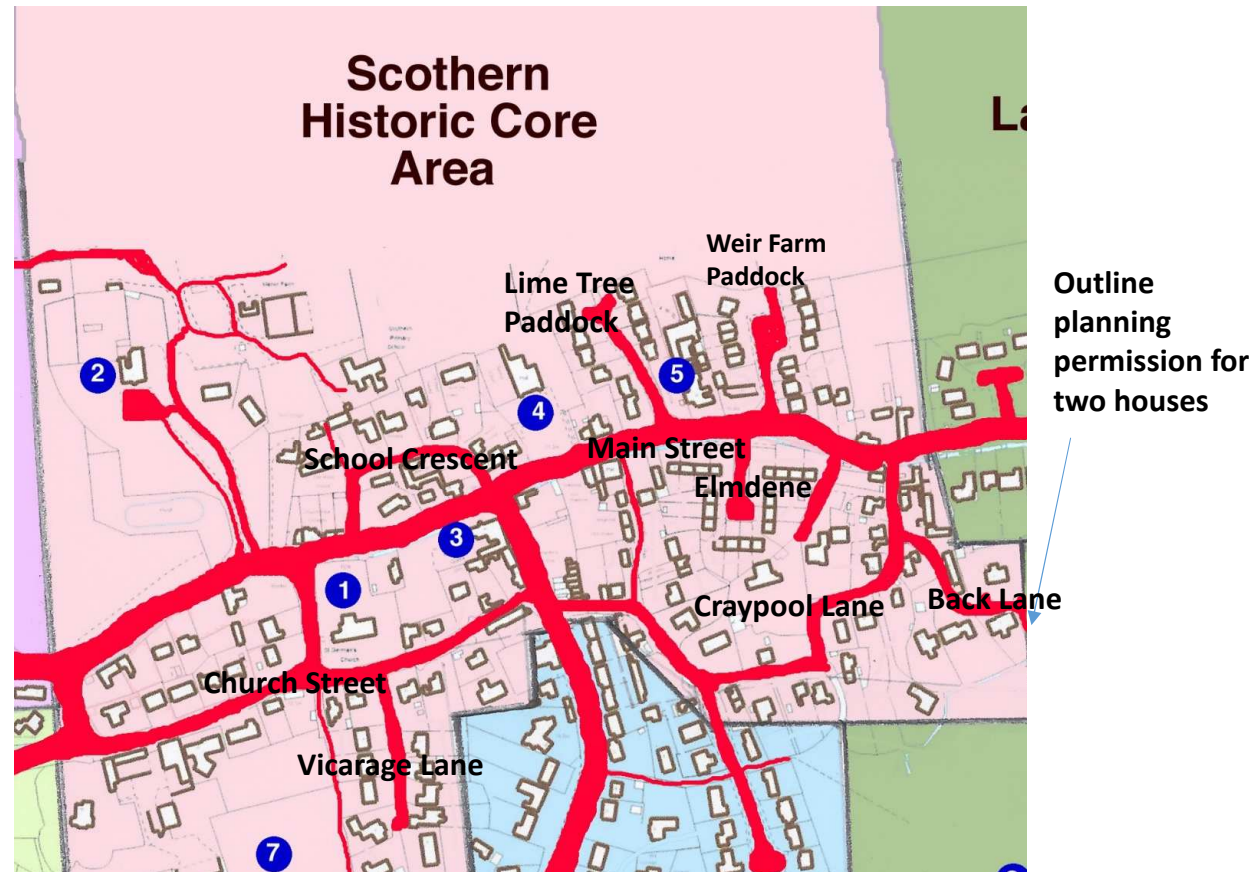


Fig. 15 Historic Core Area

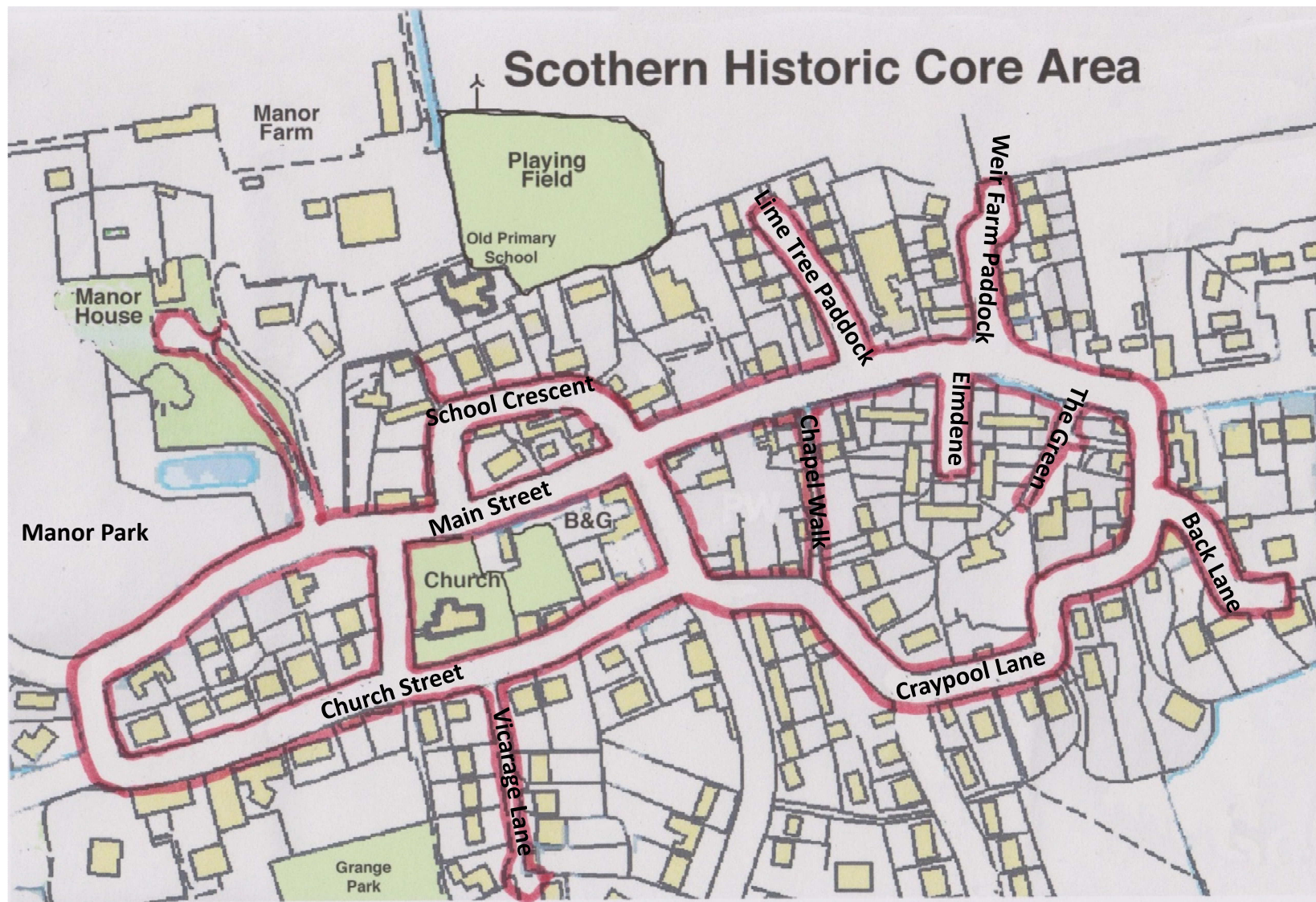


Fig. 16 Detailed Map of Core area

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



Fig. 26 Church Street

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 rooves with good-sized approaches. There are also two stone-built properties, one with an intricate herring-bone 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. 27 Vicarage Lane



Fig. 28 The Old Post Office



Fig. 29 Stonework, Church Street