

Brattleby

Village Design Statement



St Cuthberts Church

Fig - Wm
22.4.02

INTRODUCTION

What is a Village Design Statement?

This Village Design Statement sets out to show what makes Brattleby unique, what it is about the village that makes us want to live here, and to highlight the desirable features identified by the residents by means of a questionnaire.

This means that we give sufficient consideration to Brattleby's history, character, and its past architecture when looking at proposals for change in the village. We need to give special attention to the design of new buildings in order to ensure that they are sympathetic to what already exists.

Why was it undertaken?

Since we all agree that Brattleby is special, it seemed an appropriate moment in the history of the village to undertake this Village Design Statement in view of the immediacy of the Poplars and Manor Farm Development. This development will probably represent the greatest change our village has undergone at one time, since the 19th century. This Village Design Statement is our attempt to respond positively to this change, by increasing our awareness of what makes Brattleby different.

Change is inevitable, whether it takes the

form of a large scale development or is concerned with less obvious alterations made to homes, gardens, or even public areas such as roads, paths, open spaces, or hedgerows, since any of these can alter the appearance of the village.

Who is the Village Design Statement For?

1. District and local Councillors.

2. Landowners, planners, builders, developers, designers, architects.
3. Conservation and local community groups.
4. Householders, landlords, tenants and businesses.



Back Lane

HISTORICAL SETTLEMENT

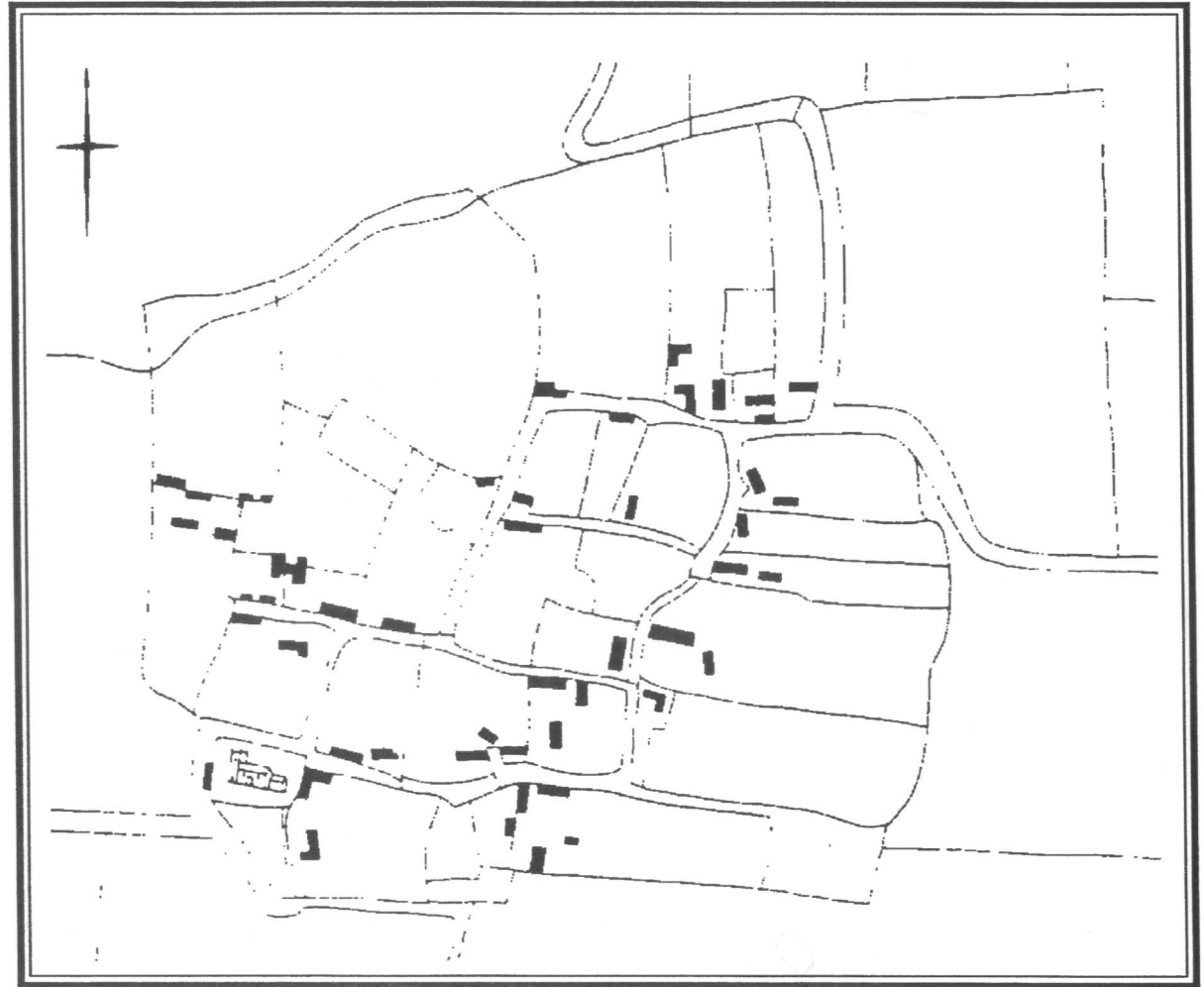
As its name ending 'By' indicates, Brattleby was a Danish settlement, the name Brattleby thought to mean "the epileptic one" or "the boisterous one".

Brattleby is named in the Domesday Book of 1088, when the village came under the jurisdiction of Scampton. The landowner was Gilbert of Ghent, the number of inhabitants was sixteen and the land value was sixty shillings.

Over the ages Brattleby has remained an agricultural village with a small population. In the 12th century, the small wood on Brattleby Hill known as Pitt's Wood is said to have been the setting for a battle between the forces of King Stephen and his rival to the throne, his cousin Matilda.

The village environs extend to that part of the limestone escarpment known as the 'Lincoln Edge' or 'Cliff'. In former times, large flocks of geese were reared on the heath above the village, whereas in recent years this area became the site of Brattleby Airfield subsequently absorbed in to RAF Scampton, of Dambuster fame.

Like other areas, Brattleby was affected by the Enclosure Act of 1779 but the greatest



Brattleby Village in 1779

change to its physical layout took place in the 19th century. In 1824 and certainly by 1858, the former village was changed so drastically that little, except some field

boundaries and lines of lanes now remains of the earlier settlement to indicate how it was arranged, except for a few fragmented earthworks.

VILLAGE STRUCTURE

The village of Brattleby is situated at the foot of the escarpment on the 'spring line' where the busy B1398 divides it into two parts. The west side of the village is notable for the ancient Church of St Cuthbert, with its 11th century unbuttressed tower. The church was restored by Fowler in 1858 when the spire was added. Across from the church on Thorpe Lane is the 19th century Rectory, which formerly was the home of parish rectors. Adjacent to the church stands Brattleby Hall set amid parkland and woods and built in the eighteenth century.



Cottage with dummy windows and small porches

Brattleby Hall is the most notable property in the village. Built around 1780, it was altered in 1830 and had additions to it in 1875-80. It is a three storey building with stucco walls and a slated hipped roof. The alterations included a ha-ha and tree mounds and a large earthen dam, which once ponded back a lake associated with the landscaped park. The stable block was built later in 1813 of coursed rubble stone and has a shallow pitched slate roof. In addition, it has notable features such as a basket or flat arch, a round arch and brick dressings. The Hall adds character to the village, its status reinforced by its size and position, set in its own wood and parkland, with some of its main curtilage against Lincoln Road made up of secure high stone walls.

It is due to the Hall landowners that Brattleby village is so well served with woodland, since not only is Brattleby Hall and its land surrounded by trees, but elsewhere in the village the estate owners have been concerned to plant a number of large trees over the years, and this practice continues under the present owner.

The village has evolved around the Hall and formed part of the Brattleby Hall estate. Apart from two estate cottages at one of the Hall's entrances the core of the village is on the east side of the Lincoln Road, where the houses, built along four lanes include early to mid Victorian farmhouses and cottages constructed of 'warm' coursed stone rubble. These houses could have had thatched roofs.

What makes Brattleby distinctive is its position at the foot of the 'Cliff', being enveloped by woodland and appearing both enclosed and compact. There is too an unplanned quality which adds to its charm. This informality can be seen in winding lanes and footpaths which are often grass verges rather than urban tarmaced surfaces. The dry stone walls fronting some houses on School Lane and which form a partial boundary to 'The Paddock' and along Back Lane are a significant feature which should be retained, and where appropriate, repeated in the new Development. Another noteworthy aspect of the village lies in its well defined perimeter, formed by open paddocks, orchards, hedgerows, farm tracks and woodland which abuts upon the farmland surrounding the



East Hall Farm and The Yews fronting the Paddock

village. None of these should be sacrificed if Brattleby is to retain its individuality.

Until recently, and from time immemorial, Brattleby was a working agricultural village, benefiting from its rich soil. The present

Development Site is therefore significant because until recently it was used as a farmyard and would once have been the working centre of the village. It is therefore important that something of Brattleby's agricultural character is retained. The keeping

of sheep on the village green, (formerly 'The Paddock') provides an attractive and continuing link with Brattleby's past.

The census of 1861 records the number of houses in the village as 35 and the population as 85 adults and 43 children, with most adults engaged in agriculture or related crafts. The number of houses in Brattleby ten years ago (1987) was only 29, since then 2 new dwellings have been built and two barns converted.

Now with the proposed new Development, the village may expand to over 40 houses, showing an increase of almost a quarter, in that time. The impact of this will be considerable because these new buildings will constitute a most important central focus in the village. Consequently, care must be taken to ensure that these new dwellings reflect some of the characteristic features of the best traditional village housing.

Conservation Area

Finally, Brattleby's designation as a Conservation Area provides us with a further incentive to ensure that new development proceeds in harmony with the best features of our village. A Conservation Area booklet has been published by the District Council and should be consulted in conjunction with this statement.

DESIGN GUIDELINES

Traditional Village Housing

Much of the village housing is traditionally vernacular in style, using local materials consisting mainly of limestone walling and red pantile or grey roofs. Dwellings are predominantly two storey, mostly low in height and simple in design. These materials can be seen to offset against worked stone and brick surrounds to openings in the building fabric. In places flattened arches span the heads of windows and doors in the same stonework as the buildings, brick soldiers or decoratively finished stone.

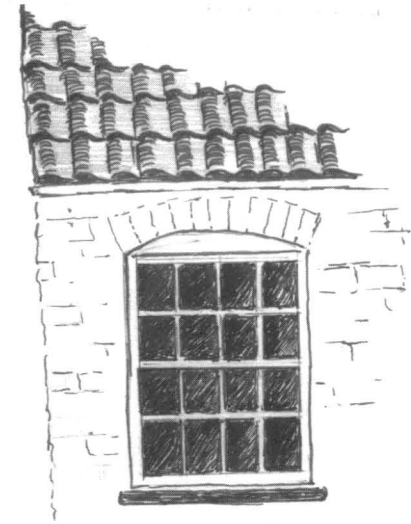


The School House

Windows

Traditional windows tend to be of sash and casement design, constructed of timber, with small panes of glass, and in some cases with stone mullions dividing the casements. This can be seen in a pair of slate roofed cottages with a gabled front facade, decorated in finished stonework. (See sketch of Slate Cottages, page 7).

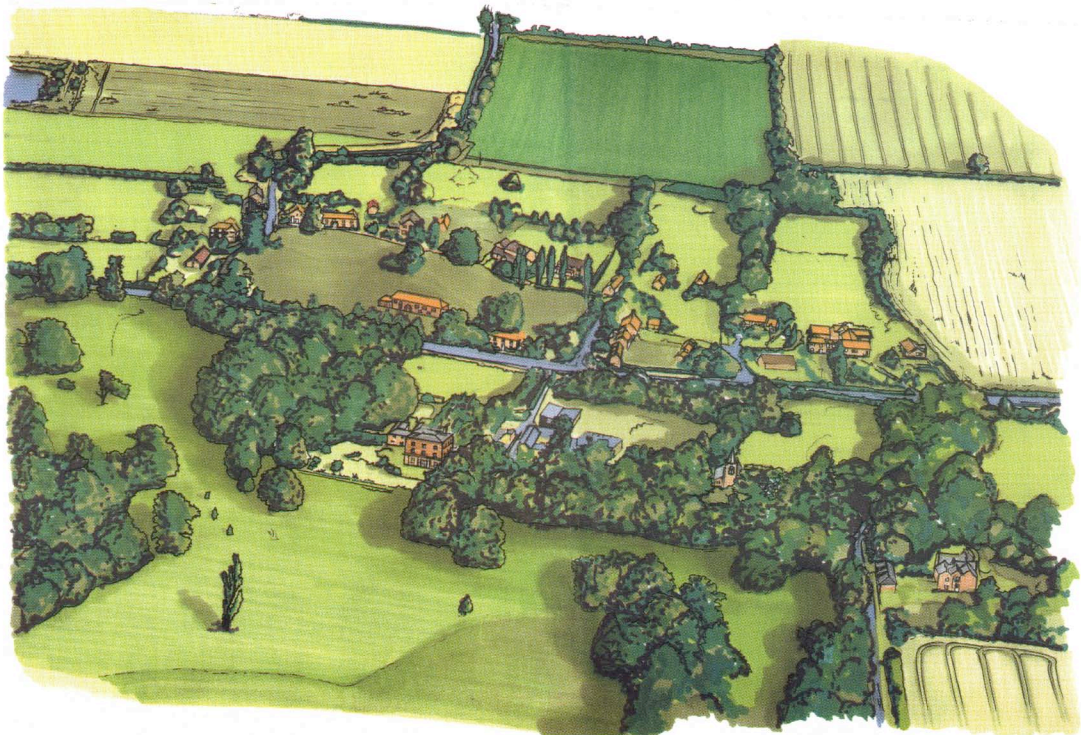
A pair of detached Victorian cottages on the main road retain much of their original simplistic design with slated small porches and first floor dummy windows (see sketch, page 3). Windows generally tend to be small



Typical Sash Window and Pantile Roof

in proportion to the overall size of the buildings, due to the short spans of the original timber or stone lintels used. Some houses have dormer windows that break up the dominant roof lines and reduce the scale to more human proportions.

The use of timber decorative finials and fascia boards at the junction of dormer ridges and their gables reflect those used in porch designs on such cottages as the School House. Most windows tend to be finished in white paint although in a number of newer or refurbished dwellings, brown staining is used and provides a contrast. The later fenestration to some of the buildings does increase in size and proportion but this is minimal and does not damage the overall view.



An Aerial View of Brattleby



Slate Cottages

Roofs and Scale

In looking at the larger houses we can see the advantages of hipped roofs with shallow pitches which have the effect of reducing the overall mass of the buildings to achieve better proportions. The converted barn with its length, benefits from this narrowing effect created by the use of a hipped roof rather than the effect that could be caused by the use of an abrupt end gable.

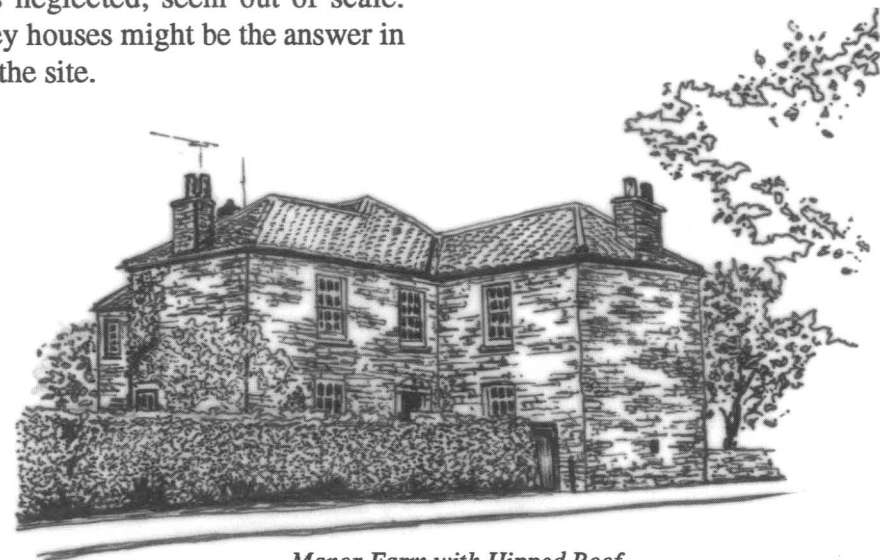
The majority of buildings have short roof spans and low eave levels, and in order that they may harmonize with existing properties, new buildings need to be low in height. This is particularly the case in the Development Site which is very high at 'The Paddock' end and along part of Back Lane, and where an

average two storey house would, were its proportions neglected, seem out of scale. Single storey houses might be the answer in this part of the site.

New Buildings

'The Barn' conversion is a good example of a design sympathetic to its former purpose. 'East Hall Barn' also shows how a single storey building can, in its materials, and design, reflect its original form. In 'Carpenter's Cottage' (see sketch, page 8) built in 1988, we see a new house modelled on the 19th century 'Old Post Office', the difference in scale here being imposed by Building Regulations which require ceilings to be higher and windows to be larger than former times allowed.

'Woodforth's Cottage' and 'The Old Post Office' are both examples of how old properties can be sympathetically restored.



Manor Farm with Hipped Roof

Since the war 4 modern style houses and 5 bungalows have been built in the village and these are interspersed in plots between the older properties.

Garages

Garages were not a feature of 19th century buildings, so we cannot point to any traditional designs, although barns and outbuildings constituted a substantial part of agricultural architecture, and the elements within these, such as a combination of hip and outskirt roofing could apply both functionally and aesthetically to garage design. In a rural traditional village like Brattleby, garages should be as inconspicuous as possible to blend in with existing buildings. To reduce their impact shallow pitched roofs, hips, low eaves, and the planting of large shrubs and trees would soften their effect.



Carpenter's Cottage, Built 1988

Many village houses have gravel drives, which have the effect of picking up the colour of the stonework in the buildings, and is less austere looking than concrete or tarmac.

Boundaries

A most pleasing feature of the village as one walks around its periphery is its well-defined boundaries. Most of the houses are flanked by green areas beyond their gardens, sometimes in the form of paddocks, some with grazing cattle, horses and sheep. Fronting the churchyard is an ancient field, formerly called 'Rector's Field', which is used as a paddock for horses, and its retention for this use is important to Brattleby's local history. The rear of Manor Farm has an orchard and open paddock where, again,

livestock graze, while 'East Hall Barn' has a large open paddock which extends the village boundary, and combined with several other paddocks create a green buffer: a transition into agricultural farmland.

Other boundaries can be found within the village ranging from vegetation, such as the common hawthorn hedge, to a particularly distinctive feature seen in the dry stone walling within the centre of the residential area. This theme, in the future, could be repeated combined with various soft borders to enhance the already diverse curtilages to local properties. A particularly notable feature to the area designated for development is the extent of mature hawthorn hedging adjacent to Lincoln Road.

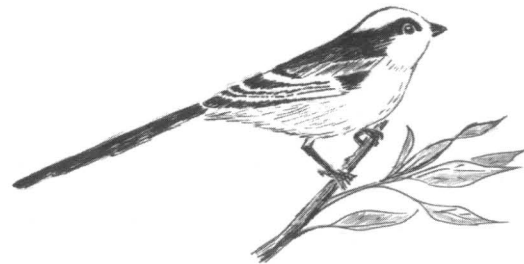


Wildlife

Brattleby is fortunate in having a reservoir within its locality, which, though created for agricultural purposes, has, over time, become a natural habitat for wild fowl, fish and flora. Another pleasing local feature is the dewpond on School Lane recently improved. There are wild areas of woodland and hedging, too, which provide habitats for wildlife, and it is essential that these are maintained in their present condition, representing as they do, part of our rural heritage and the conservation of the native ecosystem. Consequently, the

urge to tidy up these areas too much should be resisted.

Trees are an important feature of Brattleby adding to its distinctiveness, a fine example being the avenue of overhanging trees at the entrance to Thorpe Lane, comprising as it does, some fine Beeches. In a tree-lorn county like Lincolnshire, it is imperative, not only that they be replaced by native species, but also extended wherever possible to serve future generations. In this regard, the recent planting of trees along the length of Thorpe Lane and in other village areas, by the estate landowner, is therefore to be welcomed.



Traffic

What constitutes the greatest bane to the peace and tranquillity of this Conservation Village is the speed and noise of traffic on the B1398. It is a danger to the increasing number of young children in the village and to domestic animals, several having been killed by motorists driving too fast. The density of traffic causes increased pollution and damage to dwellings on the main road. The parish will continue to express its concern to the Highway Authority in order to lessen the speed of traffic.

SUMMARY OF GUIDANCE

This Village Design Statement is an attempt to define local distinctiveness and emphasise the fact that Brattleby is a Conservation Area, the character and appearance of which is to be protected and enhanced.

Primary Requirement - that buildings are well positioned in relation to plot size to achieve good overall proportions.

Height - needs to be low as higher buildings will look out of scale to the existing village design.

Style - simplicity of the design is recommended since this is more in keeping with what is already present.

Materials - stone rubble is the preferred material as it is widely used. Complementary brick additions to buildings are recommended. Alternatively, reclaimed brick showing some stone detail could fit in well with what is already present.

Roofs - in low pitch - such as hip roof or low gable roof. The shape of the roofs is important in recreating the character of older buildings.

Tiles - pantiles, preferred either clay or cement, and red or orange in colour. Chimneys are recommended since they add a better proportion to the building.

Windows - simple design recommended with wood surround, and size in proportion to the width of the house. Finished colour of window and door joinery in brown woodstain, white or off-white paint.

Detail - decorative detail recommended round the doors, windows, eaves, i.e. red brick trim on limestone buildings.

Garages - two doors would be preferred on the double garages. The recommended material for doors is wood, with colour to blend with the windows i.e. wood stain, or white paint.

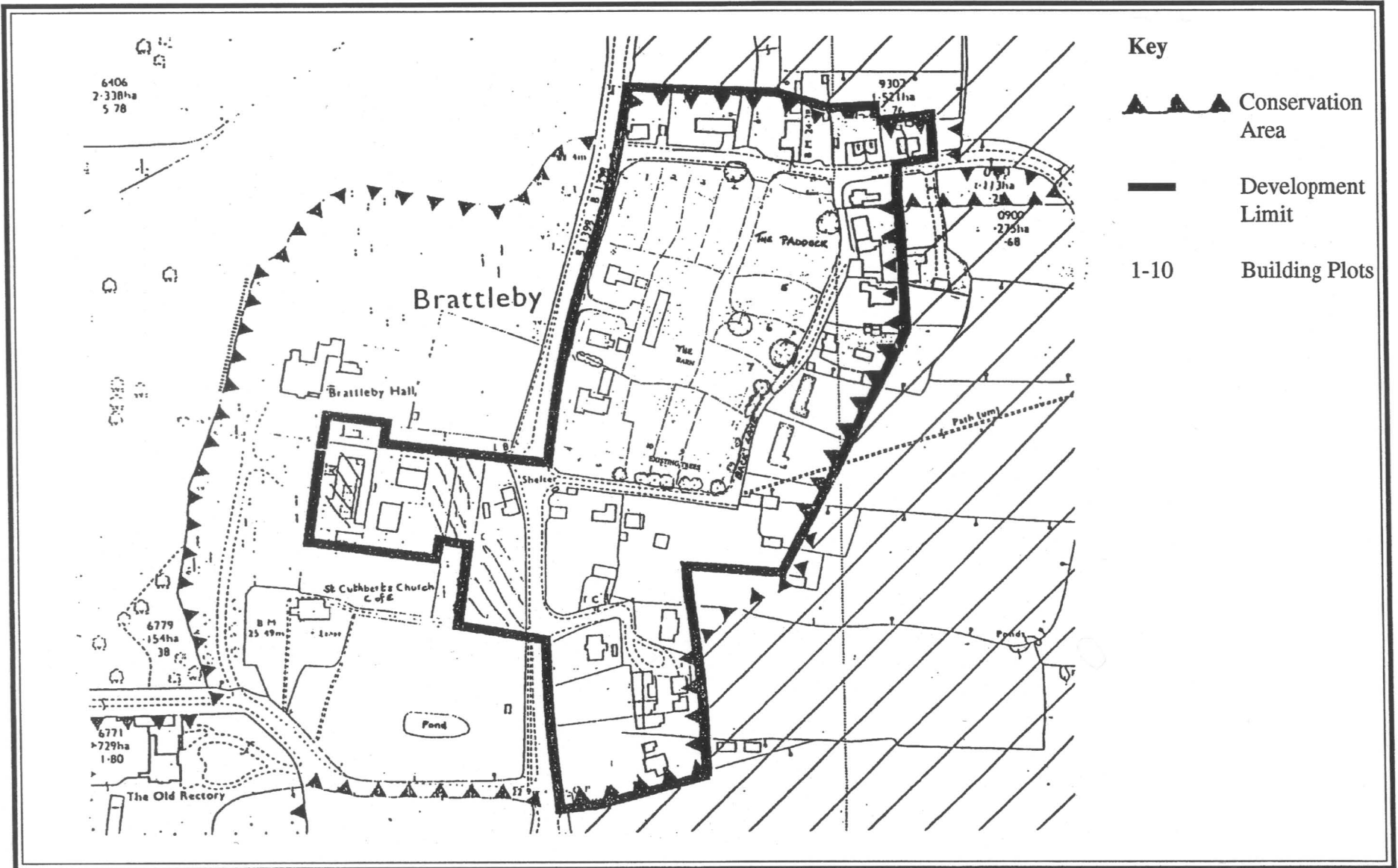
Drives and Pavings - gravel, limestone, and concrete look more suitable in a rural area than pavements or tarmac.

Boundaries - retain the dry stone walls, Lincolnshire fencing, and hedges, preferably of native species.

Additional Street Lighting - should be carefully considered in terms of style and position to suit the village.

For further information or advice about your development or extensions you should apply to West Lindsey Planning Dept.

MAP OF BRATTLEBY 1996



ACKNOWLEDGEMENTS

This Village Design Statement was produced by the Village Design Group, the Parish Council and the help of residents of Brattleby, in May, 1996, and with the helpful guidance of the Community Council of Lincolnshire and Heritage Lincolnshire. A special mention must go to Mr George Nelson for his help with the survey.

We are grateful for the support of West Lindsey District Council, and hope that our Statement will, in due course, be adopted by the District Council as Supplementary Planning Guidance for our village. The District Council has published a Local Plan and a Conservation Area Statement which should be consulted before any Development is undertaken.

We are thankful for grants received from the Rural Action for the Environment.

To new and old residents - thank you for helping to conserve Brattleby's heritage.

Illustrations:- Brendan Pritchard and a local resident. Front cover - taken from watercolour painted by Roger Mann.

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