

Dunston Village – Character Assessment



Dunston Parish Council, July 2015

Dunston Character Assessment – July 2015

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1 INTRODUCTION

About this document

This document, prepared by Dunston Parish Council with the support of Planning Aid England, provides an overview of the character and key qualities that define the village of Dunston. It looks at the existing character of the village of Dunston and its wider landscape setting. It identifies the positive elements of the village's built environment, which should be preserved and, where possible, enhanced.

It has been prepared as one part of a larger project – the production of the Dunston Neighbourhood Plan. Once adopted, the Neighbourhood Plan will be used by the North Kesteven District Council when considering planning applications which are submitted within the Parish area. This Character Assessment supports the design and character policies progressed within the Dunston Neighbourhood Plan, and will help to ensure that development proposals are designed in a manner which is complimentary to and reinforces the distinct and special character of Dunston.

2 LANDSCAPE CHARACTER OF DUNSTON

North Kesteven Landscape Character Assessment (2007)

The North Kesteven Landscape Character Assessment (2007) provides a detailed assessment of the character, distinctiveness and qualities of the landscape of North Kesteven. The assessment classifies and describes the different landscapes present within North Kesteven, and describes the variations in character between different areas and types of landscape.

Within the assessment, Dunston is identified as lying within the Central Clays and Gravel Landscape Character sub-area, which covers an extensive area of North Kesteven, running the entire length of the District (see Figure 1).

The assessment provides the following overview of the key characteristics of Central Clays and Gravel Landscape Character sub-area:

- *Landscape sub-area runs the entire length of the District.*
- *The narrowest part is in the north, widening southwards beyond Sleaford to meet the Upland Plateau Fringe. The western edge is defined by the Limestone Heath and Slea Valley, whilst the Fens lie to the east along its full extent.*
- *A gently undulating lowland, edged by areas of woodland in the north.*
- *Fields are generally smaller and more varied in shape than on the adjacent limestone plateau with some grazing land as well as arable.*
- *Surface water drains into small streams running from west to east and drainage ditches run by the sides of the fields.*
- *Well kept hedgerows along roadsides and sometimes between fields.*

- *Dark brown coloured soil.*
- *Small copses of broadleaved woodland throughout the sub-area and larger areas of woodland on the eastern edge.*
- *Three distinctive lines of settlements – the limestone villages following the spring lines coming off the limestone plateau; the line of villages on the clay strip; and the villages edging the fens to the south.*
- *Road network orientated with the main roads running from north to south (Lincoln to Sleaford) with smaller roads running west to east.*
- *Pressures for change in the sub-area relate to inappropriate development on the edge of villages and the loss of hedgerows and tree cover.*
- *Opportunities for landscape enhancement mainly rest with increased hedgerow and tree planting and maintaining the character of the villages.*

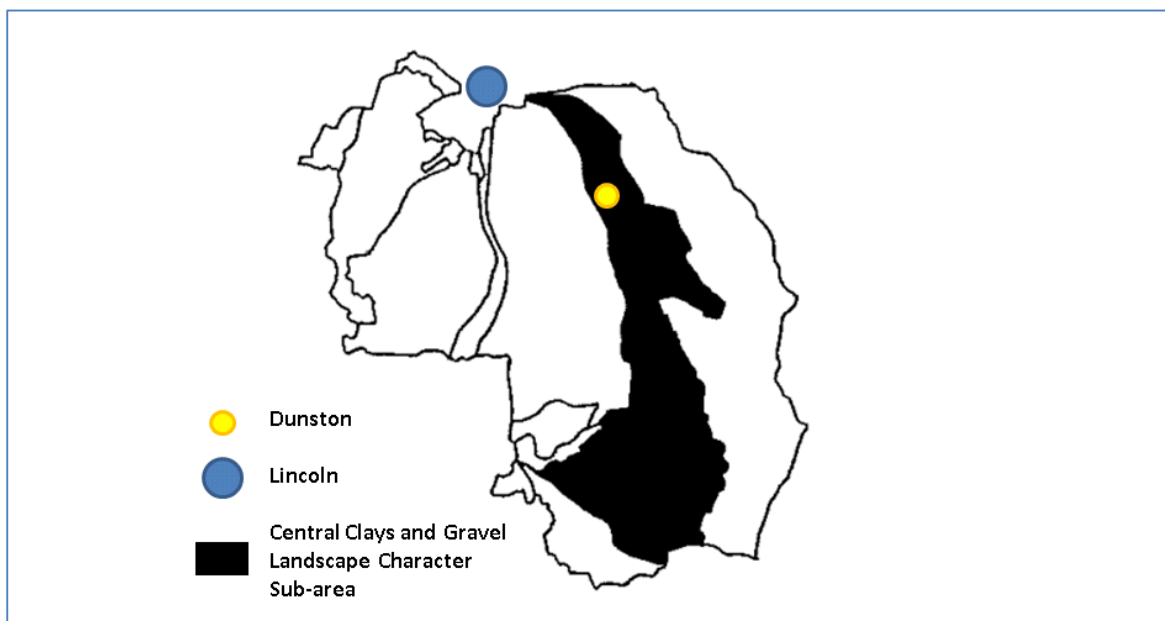


Figure 1: Extents of Central Clays and Gravel Landscape Character sub-area

Of the three distinctive lines of settlements outlined above, Dunston falls into the ‘*the limestone villages following the spring lines coming off the limestone plateau*’ category, forming part of a line of villages, which also includes Potterhanworth, Nocton, Digby and Scopwick.

Landscapes within Dunston Parish

The Parish of Dunston consists of a narrow, linear expanse of rural Lincolnshire, which stretches from Sleaford-Lincoln A15 Road in the west to the banks of the River Witham in the east. At the centre of the Parish is Dunston village, which accommodates most of the Parish's built development and therefore the majority of the local population. The village is flanked on either side by stretches of open countryside; to the east is Dunston Fen, and to the west is Dunston Heath (see Figure 2).

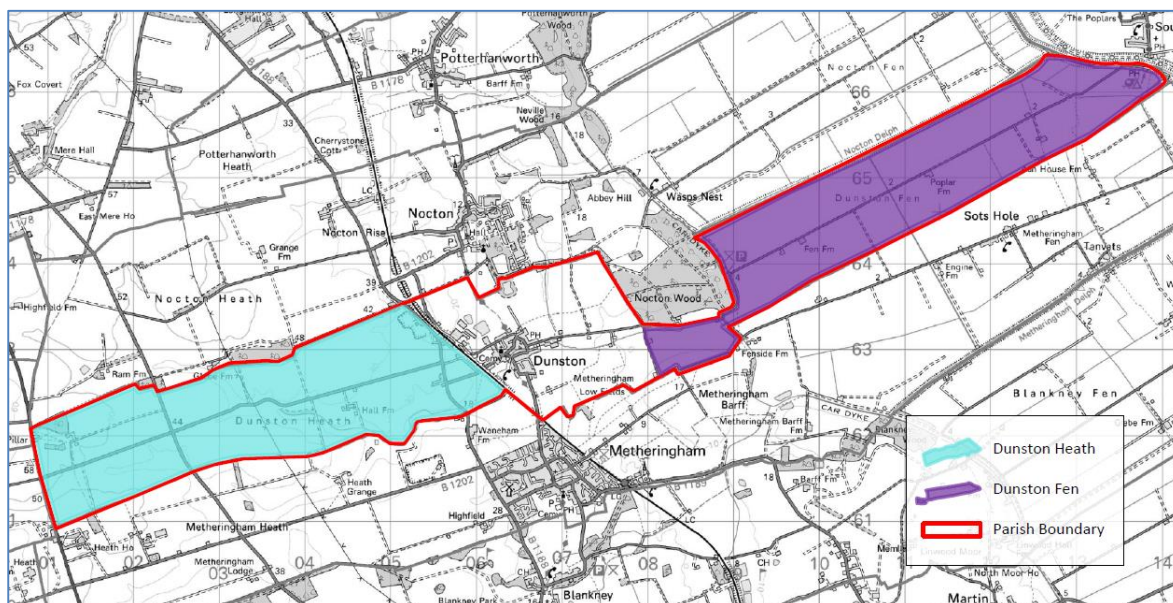


Figure 2: Landscapes within Dunston Parish

Dunston Fen

Dunston Fen runs east-north east from the Dunston Village between Dunston Water Dyke and Nocton Delph after skirting Nocton Wood. Although with no public access, Muntjack deer can be seen in these woods. Fen Lane runs 5 miles eastwards from the village, bisecting the character area, to White Horse Inn on the river Witham at its eastern boundary. The lane is a narrow unclassified named road reducing to a single track road as it enters the Fen Land proper a mile east of the Village boundary.

Once past the ridges of higher ground at Nocton Wood to north and Metheringham Barff to the south the landscape of the character area is classic fen land sloping gently from 10mtrs above Sea Level at the Village only 2mtrs above Sea level at the river. It is an area of wide open largely featureless spaces of arable farm land with scattered buildings that gives a sense of serenity.

The area is typical of Lincolnshire Fen Land with agriculture as the primary. Apart from farm and dwelling entrances the only roads other than Fen Lane are at the western end of the area where there is a crossroads between Fen Lane, Green Lane (an unpaved restricted byway)

running north and upwards along Nocton Wood, and Prior Lane rising southbound to Metheringham Barff. A short distance east of the crossroads is a single track paved road between the Fen Lanes of Dunston and Metheringham. Non-agricultural activities are few in number; a light engineering workshop operates from Prior Lane and further east, at a disused farm, one of the largest Arboriculture companies in the East Midlands area operates a wood chipping/processing plant. Several small isolated Farm complexes, cottages and converted farms buildings found at intervals along the eastern stretch of Fen Lane. Other features include Dunston Beck which, a short distance after Prior Lane, swings northwards to cross Fen Lane and, after skirting Nocton Wood, enters Dunston Backside Drain; other minor Dykes and Ditches drain the area into the Witham river through the Backside and Metheringham Delph.



Figure 3 Wolds View and Dunston Fen at Corner of Nocton Wood



Figure 4 Fen Lane Single Track to River Witham 4 Miles – draining ditches Left and Right!

At the Witham river, Fen Lane climbs abruptly by 20 feet and bears sharp right onto the western artificial flood bank of the Witham before descending into the car park of the White Horse Inn and residential Caravan Park. A chain ferry connected the Inn and the village of Southrey on the east bank of the river but has not operated since 1978; however, pleasure craft moorings are still operating on both banks. Along the Dunston Bank of the Witham a bridleway runs to Kirkstead Bridge at Woodhall Spa; providing access to fishing posts that are still in use although competitive fishing ceased around the end of the last century. On the Southrey side the following can be accessed; Water Railway- part of the long distance National Cycle Route Number 1 - the Viking Way - this section is part of the 147 mile long distance walk. The Abbeys of the Witham including Topholme, Bardney and Barlings



Figure 5 Eastern end of Fen Lane at the raised banks of the Witham

Abbeys. Southrey Woods cover 22 acres (0.1 km²) and are part of Bardney Limewoods, within the Lincolnshire Limewoods, an area steeped in history with numerous archaeological sites, rich in wildlife, ancient woodlands and quiet countryside.

There are impressive views of Lincoln Cathedral to the Northwest, the Wolds to the Northeast and a far scape of emptiness towards Tattersall Castle in the southeast. The Area supports public access with several footpaths, restricted byways, bridleways and the Stepping Out picnic site.



Figure 6 Stepping Out path at green Lane, Nocton Wood

Dunston Heath

Dunston Heath runs east west for 3 miles between the A15 and B1188 roads and between Metherringham Heath to the South and Nocton Heath to the North. The Heath's topography is undulating with a gentle rise upwards to the east towards the Lincolnshire Limestone Edge. A small Beck^{Note1} rises from a spring and flows eastward through Dunston Village to the river Witham on the eastern boundary of the Parish.

The area is predominantly arable agricultural land with some wooded areas. At the Western Boundary of the Parish, Dunston Pillar Farm and the famed Dunston Pillar lie adjacent to the A15 Lincoln-Sleaford road, both are Grade II listed sites. Other historic buildings on this site, but no longer visible, were a Leper Hospital and Methodist chapel.



Figure 7: Arable agricultural land dominates the Dunston Heath area



Figure 8 Dunston Pillar Farm

Note 1: -The Beck is rated as having a "moderate" ecological status under the Water Framework Directive (water body reference GB105030056230).

Dunston Heath area is bisected from North to South by Bloxholm Lane and East to West by the Dunston Heath Lane, both of which are unclassified named roads. There are a number of fragmented Bridleways and Public foot paths in the area.

At the Eastern End a small industrial complex straddles the B1188, north of the Heath Road, comprising a quarry on the west side of the road and light manufacturing on the east side. There is also the small detached community of Dunston Top running to the west and parallel to the B1188 road at the junction with Lincoln Road leading into the village proper. The building comprising a mixture of building ages, building types and construction materials.



Figure 10 Dunston Top looking North



Figure 9 Community at junction with Lincoln Road

Mature trees are the important feature of the Character area. These are predominantly of mixed native variety forming in several small woods and copses, and singly or in small groups at intervals along the Dunston Heath Lane. Both Bloxholm and Dunston lanes are bounded by wide grass verges with substantial hedging of mixed native species.

The source of Dunston Beck lies to south of the Heath Lane between Bloxholm Lane and the B1188. The Beck is a clear, spring-fed stream rising from Lincolnshire Limestone geology to the west of the village on Dunston Heath. The whole area contains an important aquifer which is abstracted for public water supply by Anglian Water at Dunston Water Treatment Works at the south east edge of the character area.



Figure 11: The source of Dunston Beck

As the roads are bordered by maturing hedges there are limited views travelling West on the Dunston Heath Lane. Travelling on foot, cycling or mounted on horseback breaks in the hedging allowing views of fields and distant woods and occasionally the Dunston Pillar. Travelling from West to East the distant Lincolnshire Wolds are clearly visible from the last mile of the lane as it slopes downwards to the level of the B1188 and. However, from Bloxholm Lane there are no notable views to the North, East or West, as these are blocked by Hedging and Woods. South bound on Bloxholm Lane South of Dunston Lane undulations allow occasional views of the woods on Blankney Estate's Golf Course.



Figure 12 View of Dunston Pillar from Dunston Heath Lane



Figure 13- Dunston Lane eastbound, approaching last undulations before views of the Wolds and B1188.

3 TOWNSCAPE CHARACTER OF DUNSTON

General Character

Dunston is a small, attractive village built around a picturesque historic core. It is a relatively compact village, with development clustered around a handful of key routes; Back Lane, Vicarage Lane, Middle Street and Front Street in the village centre, and along the approach routes of Fen Lane, Chapel Lane and Lincoln Road.

The village strikes a fine balance between the built and natural environments, consisting largely of detached dwellings set amongst generous gardens, many of which are bounded by either stone walls or hedgerows and contain a variety of private planting.

The prevalent building material in the historic core of the village is stone. Further from the village centre, where newer development has come forward, red brick has also become a common material for walls. Traditionally the predominant roofing material would have been of natural clay pantiles, which have a very distinct appearance which complements the stone facades. This roofing type is still seen throughout much of the village today, though primarily in the village core around Front Street, Middle Street and Vicarage Lane. Though less common than natural clay pantile roofing, a number of properties also display slate roofs.

Buildings are generally either single or two-storey in scale, and most have pitched roofs with gable ends. Chimneys are a common feature of many buildings in Dunston, and are typically of red brick.

Vital to the village character are a number of green spaces which provide both an attractive setting to those buildings which bound them, views into and out of Dunston, and recreation opportunities for the local community. Many of these open spaces are set along the Dunston Beck. The Beck flows in an easterly direction, through the village centre and joins the Car Dyke ^{Note 2} near Nocton Wood, and is a key component of many of the village's most picturesque and locally iconic settings. By turning stones on the river bed the presence of freshwater shrimps, mayfly nymphs and other invertebrates can be seen. Trout can be observed at various locations. The presence of trout is an indicator of good water quality in the Beck. The Parish Council is working with the Wild Trout Trust on a habitat improvement scheme for the Beck.

Note 2 - The Car Dyke was part of a major drainage system of Roman origin running from Peterborough to the Witham.

Heritage Assets

Dunston is a village which benefits from a rich built fabric, much of which is of recognised heritage value. The village's historic core is a designated conservation area, and within this lie seven listed buildings (see Figure 3).

All seven buildings are Grade II listed. The most prominent of the listed buildings is St Peter's Church that dates back to Norman architecture, the setting of which contains another three listed buildings; the Church Farmhouse, the Old Vicarage, and 6-7 Lincoln Road. The remaining three listed buildings are dispersed around the rest of the village core, along Front Street and Middle Street.

Whilst each of these listed buildings obviously have their own individual heritage value (see Appendix 1 for full details), collectively they also contribute to and enhance the wider village character, and therefore every effort should be made to ensure their preservation. In addition, there are numerous other historic buildings and older properties within and outside the conservation area which, though they have not achieved statutory listing, still make a significant contribution to the character of Dunston and collectively give Dunston its unique charm and personality.

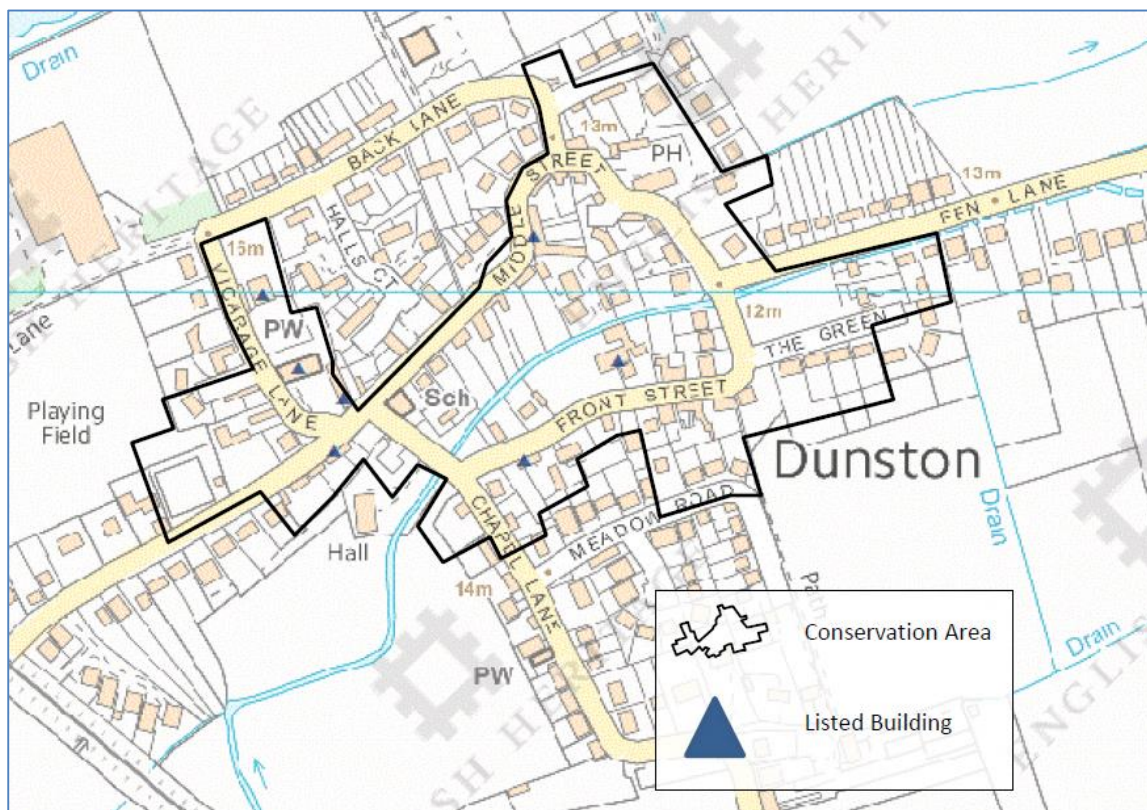


Figure 14: Heritage Assets in Dunston

Character Areas overview

Whilst the village has a strong overarching character, within the settlement boundaries a number of sub-areas with their own distinct qualities and character can be identified. In this respect, Dunston can be broadly divided into five distinct townscape areas of different character, the location and extents of which are shown in Figure 4 on the following page.

The defining characteristics and qualities of these character areas are discussed in turn throughout pages that follow.

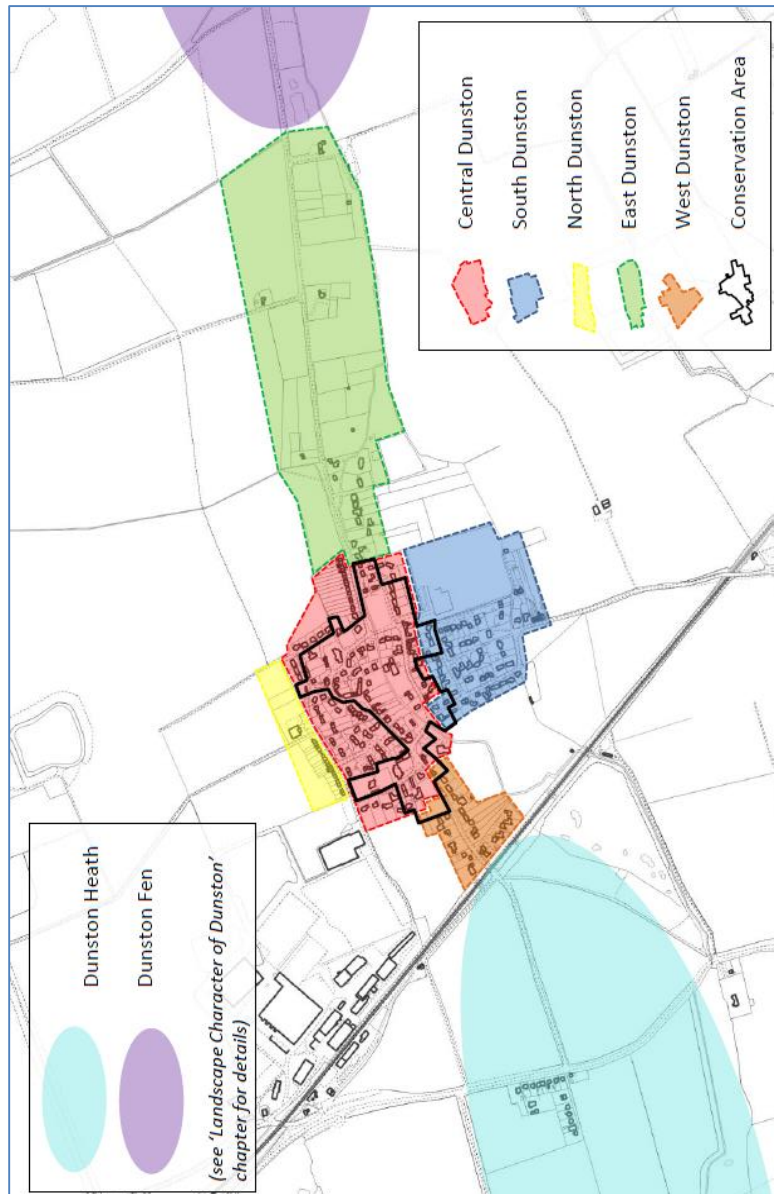


Figure 15: Dunston Character Areas map

Character Area 1: Central Dunston

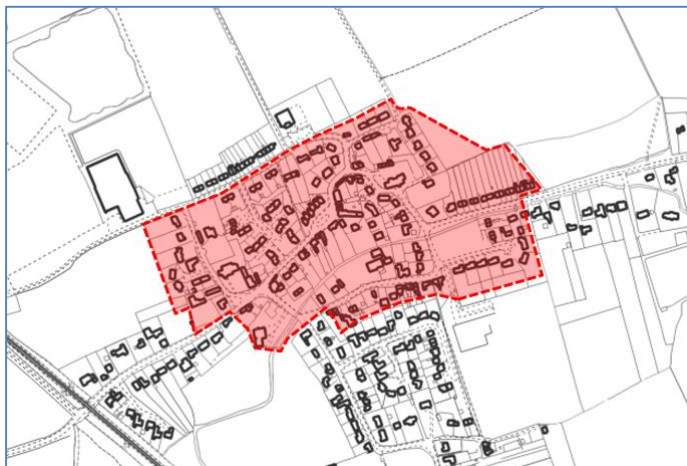


Figure 16: Central Dunston

As the name implies, the Central Dunston character area is located right in the heart of the village. It takes in the majority of the village conservation area and contains many of the village's most notable buildings and most attractive features.

It is largely residential in terms of land use. However, it does also contain many of the village's main non-residential institutions, including the Village Hall, Parish Church, and the Red Lion Public House.

The Village Hall and its wider grounds mark the southern entrance into this central area. Though the building itself is set back from the road, being fronted by a green space, its presence is clearly marked by prominent signage placed at the front of its grounds.



Figure 17: Dunston Village Hall

Across from the Village Hall lies one of the village's most attractive green spaces. The space, which is bound to the south by Front Street and west by Chapel Lane, is split by Dunston Beck, and provides a particularly picturesque setting to this southern gateway into the village core. It accommodates a number of public benches, which allow locals to enjoy views into the village centre, including great views towards St Peter's Church.



Figure 18: One of Dunston's most picturesque spaces

Front Street, which lies to the south of this green space, runs eastwards from the village centre. It is a street which benefits from a strong character, accommodating numerous fine vernacular buildings, many of stone construction and in good condition, alongside an abundance of greenery and vegetation. The street has two contrasting sides – the northern side of the street is dominated by a row of dense hedgerow and mature deciduous trees which lie behind an unbroken stretch of stone walling, whilst the other side of the street accommodates a mixture of terraced, semi-detached and detached residential properties.

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Figure 19: An idyllic view of Dunston's village centre

Some of these properties open right onto the street, whilst others have front gardens and are set back from the road. Those properties setback from the road are typically bounded by stone or red brick walls with timber gates, which enclose lawns and private planting, and driveways which are generally surfaced with gravel rather than hardstanding. These elements



Figure 20: Trees dominate views down Front Street

combined help give the properties and their gardens a semi-rural character.

Properties along Front Street are mostly two-storeys in height, and made of brick or stone, though the latter is the most common building material. Roofs are typically pitched and covered with clay pantiles. Many of these properties display chimneys, which are usually located in the gable wall, though in some properties they are located centrally and pass through the roof ridge.

Despite the individuality of the various buildings lining Front Street, with their differing building materials, spacing and

orientation, the street still feels coherent rather than chaotic. Indeed, it is this variety in building forms which, along with the various groupings of mature and attractive planting and vegetation, characterise this particular stretch of townscape.



Figure 21: Many properties along Front Street are finished in stone



Figure 22: Front Street contains a number of red brick dwellings which have their own distinct character and charm

Moving further east Front Street bends northwards at which point the townscape opens up and a pleasing view onto the village's second key green space is unveiled.



Figure 23: The green space south of Fen Lane is one of Dunston’s most distinct and attractive spaces



Figure 24: Trees, water and green space provide a natural and leafy setting to Fen Lane and Front Street

This particular open space is lined by formal rows of mature trees (willows along the northern edge and on the other side by horse chestnuts), which are spaced at regular intervals and frame the area. Again, as with the other green space at the heart of the village, the Dunston Beck emerges to add a further appealing dimension to this already scenic area of open space.

As well as offering residents opportunities for recreation and leisure, the space also provides a setting to the

properties of Fen Lane, The Green and Front Street, which all face onto it. In this regard, this green space is a key central feature which ties this part Dunston together, and collectively this space, with its mature trees, location along the Beck, and the surrounding residential properties presents a very coherent and attractive piece of townscape.

A variety of housing types and styles surround this open space, but all are two-storey and most are of more modern construction (1930’s onwards) than those older vernacular buildings which characterise much of the centre of Dunston. Here the Front Street properties take the form of large, detached homes with deep hipped roofs, which are well set back from the road and have particularly formal front gardens enclosed by hedgerows and boundary walls. The properties along Fen Lane have a similar roof form, but are mainly semi-detached. They display a variety of finishes – most are exclusively red brick, but some have pebbled-dashed upper levels, and others are painted white. The Green is lined on one side by sizable, detached homes finished in red brick.



Figure 26: Semi-detached dwellings along Fen Lane



Figure 25: Large detached homes along Front Street

Moving further along Front Street and towards Middle Street, residential remains the predominant land use, though, the appearance of individual homes do vary quite considerably. Along the eastern side of Front Street and down Orchard Close lie a number of mid-twentieth century bungalows, whilst the opposite side of Front Street accommodates a series of one and a half storey dwellings with integrated dormer windows, a feature not particularly common to buildings in Dunston. Whilst these one and a half storey dwellings share similar forms, there is stark contrast in building materials and construction era which undermines the coherency of this cluster.



Figures 27: Common building forms and features, but differing materials and construction eras

Amidst these various residential properties sits one of Dunston's most recognisable and distinct buildings – the Red Lion Public House. Set within the fabric of a 17th century cottage, the pub represents a local landmark in this part of the village. Finished in coursed limestone rubble with natural clay pantile roofing, this building displays some of the best architectural attributes common to traditional buildings in Dunston. Of particular note are the small dormer windows, which sit in the roof-slope, rather than dominate the building, the mullioned windows on the lower façade, and the central gabled porch with its traditional timber door.



Figure 28: The Red Lion pub is a local landmark

Just past the Red Lion pub, where Front Street meets Middle Street there are a cluster of indistinct modern red brick properties, which pay little regard to the architectural heritage of the village, and slightly dilute the character of this part of Dunston. However, these properties



Figure 29: A cluster of more recent red brick dwellings lie beyond the Red Lion pub

are followed by a grouping of particularly attractive properties, which line Middle Street as it loops westwards from the Red Lion Pub. These include Chapel Lodge, a former chapel, which is now a private house. This low gabled red brick structure with slate roof displays two round-arched windows with a small circular window, and is one of the most distinct and characterful buildings in the village. Running on from Chapel Lodge are a number of terraced properties in the typical limestone coursed rubble finish

and clay pantile roofing which defines many of Dunston older properties.



Figure 30: Chapel Lodge

The eastern end of Middle Street is not only host to some of the central character area's most distinct parcels of housing, but it also contains another of the village's key open spaces. Though of a much more modest scale than those other spaces previously discussed within this Character Area, the small central green at Middle Street, which accommodates a commanding semi-mature tree, greatly enhances the setting of those buildings which surround it and functions as a focal point within this part of the village



Figure 31: Though modest in size, the green at Middle Street makes a significant contribution to the character of this part of Dunston

This green space is overlooked on one side by a staggered row of terraced bungalows, which though taking few cues from the architectural heritage of the village, still make a positive contribution to this part of the village, primarily due to their simple, open plan gardens which

combine with the central green to give this stretch of Middle Street a particularly spacious and open composition.



Figure 32: Modern dwellings replicating traditional building forms



Figure 33: The Halls Court development and its green grounds

The remaining stretch of Middle Street, which leads back towards the junction with Lincoln Road and Chapel Lane, accommodates a mixture of dwelling types. Many of these are of recent construction, such as the terraced row of Winslow House and the Old Post Office, and the more self-contained development of Halls Court. Both of these developments draw inspiration from Dunston's more traditional architectural forms, features and materials, incorporating clay pantile roofing and red brick chimneys. The Halls Court development is set back from Middle Street, its building arranged in a less structured, more informal manner than the rest of Middle Street where dwellings typically align and face directly onto the street.



Figure 34: View of St Peter's Church from Middle Street

surrounding setting.

Towards the end of Middle Street views of St Peter's Church can be glimpsed, this key landmark providing the viewer with an indication of the close proximity of the village centre where Middle Street, Lincoln Road, Chapel Lane and Vicarage Lane converge. It is around this junction where many of Dunston's most valued architecture and natural elements combine to create what is the village's most attractive and iconic piece of townscape, the St Peter's Church and its

This cluster of buildings, a number of which are listed, form the very heart of Dunston. It is an area with a high degree of consistency and similarity in terms of building materials and forms. Buildings in this area are almost exclusively made of stone and are roofed with distinct red clay pantiles. Most buildings have been extremely well maintained, and insensitive or inappropriate alterations are thankfully non-existent. Buildings of note include the Old School, 6 and 7 Lincoln Road, Church Farmhouse, and of course, St Peter's Church itself, which



Figure 35: Lincoln Road is host to a row of fine vernacular properties

sits in a slightly elevated position, watching over the rest of central Dunston. In addition to the obvious importance and value of the buildings in this area, the contribution of green and natural features to the village core should not be underestimated. In this regard, of particular note are

the actual grounds of the St Peter's Church, which host a variety of trees and planting, and also the central green space which lies at the corner of Vicarage Lane and Lincoln Road, which also accommodates a large oak tree.



Figure 36: The setting of St Peter's Church contains many other traditional buildings of architectural and historic merit



Figure 37: St Peter's Church as viewed from Lincoln Road with the central green in the foreground

Character Area 1: Central Dunston Summary	
Overarching character	Dunston's historic core. Largely residential, but also containing a number of Dunston's key landmark buildings, including St Peter's Church and the Red Lion Pub. Majority of buildings have stone walling and clay pantile roofing, though some are of red brick construction. Regular green spaces and an abundance of greenery in the form of mature and semi-mature trees as well as private planting and hedgerows.
Strengths	<ul style="list-style-type: none"> • Well-defined streets and spaces. • High consistency of architectural forms and buildings materials. • Numerous well-maintained, authentic vernacular buildings, including seven listed buildings. • Attractive natural features - green open spaces, Dunston Beck and numerous trees. • Quality and distinct streetscape features, including traditional signage and attractive stone / brick boundary treatments.
Weaknesses	<ul style="list-style-type: none"> • A small number of properties pay little regard to the traditional building form and materials, and slightly dilute the character of this area.

Character Area 2: South Dunston



Figure 38: South Dunston

Comprising the south part of the village settlement, this is a largely residential area, the main exception being the Methodist Chapel along Chapel Lane.

The area is generally flat but rises slightly as you move south. The area has a mixture layout and plot arrangement. On the west side of Chapel Lane the properties are single plot depth, with open fields to the rear, with some properties close to the road and others set back. On the east side the plots are generally larger and set back

from the road. Meadow Road and Spring Court is a modern development of spacious dwellings generally set back from the road.



Figure 39: Chapel Lane runs southwards from the village centre

Chapel Lane is the main road through the village linking the neighbouring village of Metherringham. The road is 6m wide with a footpath to the east side. There are two sharp bends as you leave or enter the village which keeps traffic speeds generally low. As you leave the village there is a private road off to the east which links to the recently developed playing field providing extensive and varied play equipment. Meadow Road and Spring Court are traditional cul-de-sacs with footpaths on both sides. The extension to Meadow Road is of block paving shared surface construction.



Figure 40: The leafy residential cul-de-sac of Spring Court

The playing field is the key open space in this area, with children's play equipment, a football pitch, bowls green and changing accommodation. There is also a large dog walk. The houses on the extension of Meadow Road front onto the playing field.



Figure 41: Dunston's playing fields

There is a mixture of building ages, types and materials in the character area. On the west side of Chapel Lane there is an imposing gault brick detached house separated from the village hall by the beck side. Other properties on the west side are a mixture of older cottages with slate roofs and render and modern detached brick houses with concrete tiles. On the east side there is a pair of older stone cottages along with modern bungalows and detached houses.

As you round the bend towards Metheringham there are a number of larger older imposing detached houses set well back from the road, one of them having an ornate timber dormer. As you round the second bend, leaving the village, there is a terrace of stone cottages with

small front gardens. The private road off Chapel Lane has a number of older detached and semi-detached cottages which have been rendered. Meadow Road and Spring Court are spacious detached bungalows and houses of red brick and concrete tile construction, occupying fairly large plots set back from the road.



Figure 42: The Methodist Chapel is one of the most distinct buildings in this part of Dunston

A key landmark in this part of the village is the Methodist Chapel built in 1870, of red brick, is a key landmark building in the character area. It has an attractive set of metal railings at the front.

Mature trees are an important feature of the Character area. There is a particularly important line of mature lime trees on the eastern side of Chapel Lane as you round the bends leaving the village. On the opposite side is an important mature hedge marking the field boundary. Elsewhere there are groups of trees around the playing fields and to the rear of properties on Meadow Road and Spring Court. Hedges of various types are numerous as boundary treatments to the dwellings in the character area bring older and mature of hawthorn, elder and holly.

The group of signage at the junction of Chapel Lane and Front Street is of poor quality. The telephone / electricity poles detract from the streetscape in the character area. Boundary treatment is generally a mixture of hedges and fences and is of good quality. The children's play equipment has recently been provided and is of very high quality. Street surfacing is generally tarmac, the extension to Meadow Lane Road is block paving and the private road is gravel. Drives are generally gravel or block paving.



Figure 43: Open views from south Dunston towards Metherringham are important part of the local character

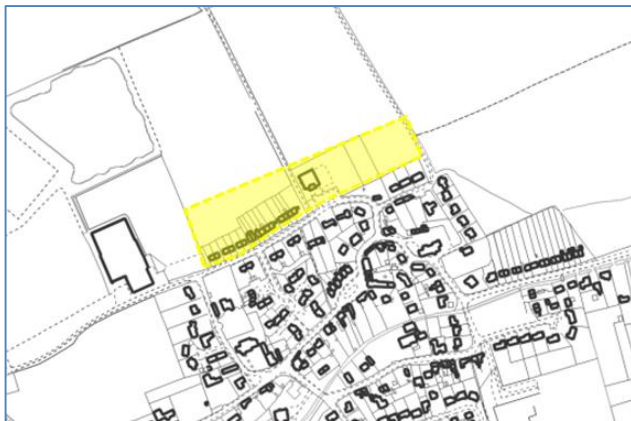
There are a number of important views from the character area which generate a feeling of spaciousness and tranquility that pervade the village and help frame its character, A key one is the view south from the bends in Chapel Lane towards Metherringham. In the foreground is the railway embankment with mature trees, beyond are open fields interspaced with mature trees. Beyond the village of Metherringham can be seen the old windmill which is an important landmark.

Other key views are those from the playing fields to the south and east, with open countryside and lines of mature trees and hedges. Again properties in the village of Metherringham can be seen in the far distance.

**Character Area 2: South Dunston
Summary**

<p>Overarching character</p>	<ul style="list-style-type: none"> • Largely residential with the Methodist Chapel being the one exception. • A mixed layout and plot arrangement. Older properties in smaller plots some close to the road comprising a number of older detached and semi-detached cottages which have been rendered. • The modern developments having more generous plots with gardens set back from the road. Having spacious detached bungalows and houses of red brick and concrete tile construction. • The playing field is the key open space in this area, with children’s play equipment, a football pitch, bowls green and changing accommodation. There is also a large dog walk area.
<p>Strengths</p>	<ul style="list-style-type: none"> • A number of important views form the character area which generates a feeling of spaciousness and tranquillity that pervade the village and help frame its character. Mature trees are an important feature of the Character area.
<p>Weaknesses</p>	<ul style="list-style-type: none"> • The group of signage at the junction of Chapel Lane and Front Street is of poor quality. The telephone / electricity poles detract from the streetscape in the character area

Character Area 3: North Dunston



Comprising the North Side of Back Lane, the North Dunston Character Area is the smallest in this review. Connecting Middle Street and Vicarage Lane it is a narrow poorly maintained road with a single pavement. The area is flat with a gentle west to east down slope. A bridleway, part of The Spires and Steeples trail from Lincoln Cathedral to St Denys' Church Sleaford, divides the area between residential and education usage.



Figure 44 Entrance to Bridleway

To the east of the bridleway lies Dunston St Peter’s Church of England Primary School. A typical single storey 1970’s school building with small surfaced and grassed play grounds that has been extended in recent years to accommodate growing primary age numbers in the local area. The School’s grounds and staff car parking area are shaded with semi-mature Trees of several varieties.



Figure 45: Dunston St Peter’s School

To the west of the bridleway are found a line of residential properties the majority of which originate from the post WWII period. They are divided between semi-detached bungalows and 4 unit terrace blocks typical of that time. All properties are set back from the road behind a mixture of wooden fencing and hedges with a variety of semi-mature trees and shrubs giving the area its tranquil feel. More modern infill Houses have been blended sympathetically within the area.



Figure 46 Terrace Homes



Figure 47 Back Lane Bungalows

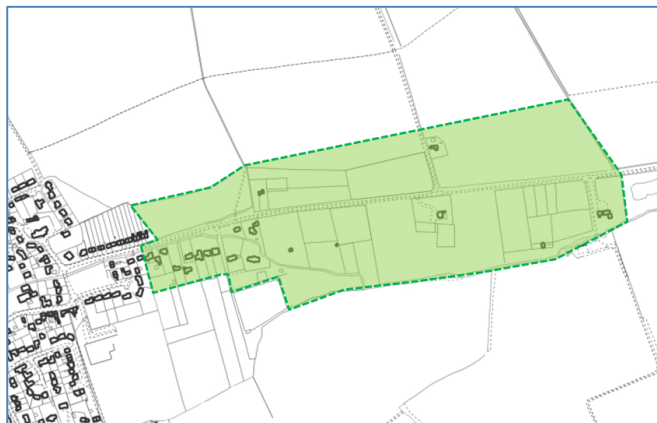
Further west of Vicarage Lane, Back Lane becomes a single track Farm road leading to Dunston Cemetery and Agricultural Building Complexes.



Figure 48 Back Lane facing West past Vicarage Lane

Character Area 3: North Dunston Summary	
Overarching character	Quiet residential road on the periphery of the village dominated to the east by a Primary School.
Strengths	<ul style="list-style-type: none"> Residential properties set back from pavement with off road parking, trees, shrubs and hedging.
Weaknesses	<ul style="list-style-type: none"> Narrow road that has not been well maintained. Poor vehicular access at the beginning and end of the school day. Also used by large agricultural vehicles routing to and from farm land east and south of the village

Character Area 4: Dunston East



This character area comprising the eastern edge of the village settlement, this is a lightly developed section giving way to open country side. The area is flat but descends slightly as you move east. A mixture layout of housing plot arrangements are found south of Fen Lane at the western end of the character area, with mature paddocks opposite. The main feature here is Dunston Beck

which continues from the central character area along the lane for a short distance before diverging south to pass between the 4 properties at the edge of the village proper.

From the village eastwards the Beck continues, marked by an almost continuous line of mature deciduous trees, to diverge to run along the southern boundary of the character area.

The residential housing at the western end of the area is of mixed age, styles and building materials. All properties are in good sized or extensive grounds with mature garden trees and shrubs. Fen Lane leading into the Fen Road proper is generally straight but reduces in width as it leaves the Village requiring larger vehicles to give way to oncoming traffic by using the grass verges.



Figure 49 Fen Lane looking west into Village.

The character of the area changes to paddocks or fields on both sides of the lane which, for much of its length, is bound by mature hedges and grass verges. Outside the village boundary there are 3 isolated properties set back from the lane in large plots screened by high hedges

and featuring mature and substantial trees. Only one of these properties continues to be a working farm.



Figure 50: Fen Lane looking southeast outside the village

Whilst hedges and trees restrict any significant views for the most part, the higher ground of Nocton Wood to the north and particularly Metherringham Barff to south are significant features visible from the lane. These form the last high ground on either side before the Fen Land proper.

The open countryside east of the village is well served with footpaths, byways and bridle paths giving easy and relatively safe access for walkers, bird watchers, riders, runners and cyclists. The closeness and ease of access to the countryside defines much of the character and desirability of this area.



Figure 51 View North over crops towards Nocton Village and Green Lane.

Character Area 4: Dunston East Summary	
Overarching character	<ul style="list-style-type: none"> • From the open green by the Beck; the area moves quite quickly to an expanse of arable land with some woodland exhibiting a mixture of flora and wildlife. • Modestly developed with a mixture of housing styles and build, most with generous gardens set off the roadside. • Main features being Nocton Wood, Dunston Beck and at the Fen the Car Dyke. • Access to bridleways, walks, wildlife, the Witham for fishing, kayaking etc.
Strengths	<ul style="list-style-type: none"> • A sense of space, available green open area for leisure • Easy access to unspoilt countryside.
Weaknesses	<ul style="list-style-type: none"> • The wide Fen Lane leading to the narrow badly maintained single unnamed road to the Witham.

Character Area 5: Dunston West



Comprising the west part of the village settlement. This is a largely residential area along Lincoln Road, the main exceptions being a Vehicle Servicing and MOT garage and a Child Day Nursery. The western village boundary is marked by the railway embankment.

The dominating railway embankment bridge spans Lincoln Road; the principle traffic route into the village and provides access to the B1188 the main route to neighbouring villages and Lincoln City. From its lowest point at the bridge, Lincoln Road rises gently to the highest point in the village at St Peter's Church before becoming Chapel Lane at the junctions with Vicarage Lane and Middle Street



Figure 52: Western Entrance to Village

Lincoln Road is lined by residential housing the majority of which are newer build with the exception being some old stone built C18th cottages comfortably nestling amongst relatively new detached bungalows or houses that are set back from the road or in Banks Farm cul-de-sac. The newer properties are constructed in bricks of various hues providing visual interest in amongst the mature and semi mature trees and hedging that lines both sides of the road. At the eastern end of this character area are some older stone built terraced and detached cottages that front directly onto the road. Opposite these cottages stands Dunston Manor, a single substantial stone walled detached house set well back from the road behind a low stone wall and metal railings forms the last property on the right approaching the Church and entering the Village Centre.

A pavement runs on the north side of Lincoln Road with a grass verge to on the south side that gives way to a pavement at the old cottages. The majority of Lincoln Road properties have hedging of mixed shrub/tree species. There are mature trees (30-50 ft) at the eastern end of the road whilst the trees, shrubs and hedging on the south side of the road are generally less mature. On the north side some properties have stone boundary walls. These are of various heights similar materials and are capped either by slopping tiles or concrete blocks.



Figure 53: Lincoln Road Facing East towards Centre of Village

Some commercial activity is found comprising a day nursery on the south side of Lincoln Road opposite a vehicle servicing and MOT business on the north side, the latter is well screened by a high conifer hedge and discreet metal panel fencing above stone walling.



Figure 54 Garage on Lincoln road

At its eastern end Lincoln Road swings right into Chapel Lane at the Old School House, ahead is Middle Street and to the left Vicarage lane.

Figure 55 Cottages and the Old School at Eastern end of Lincoln

This is the principle route to and from the village and the employment opportunities of Lincoln City and the larger villages on its periphery. The road is on the bus route and is also the natural exit towards the major trunk roads of A15, A17 and A46. Consequently at peak times the road carries significant traffic. The rail embankment dominates the western end of the village and recent upgrading of the rail track has led to increased noise pollution from faster and significantly heavier and longer trains.

Character Area 5: Dunston West	
Summary	
Overarching character	A green and visually attractive residential area with a mix of housing types.
Strengths	<ul style="list-style-type: none"> • Sympathetic development gives an impression of openness and character.
Weaknesses	<ul style="list-style-type: none"> • Principle route into the village leads to heavy traffic at peak times. Dominated by the railway embankment and noise of trains particularly at night

Appendix 1 – Listed building details

Name	COTTAGE TO EAST OF BROOK COTTAGE
Listed Entry Number	1061939
Location	COTTAGE TO EAST OF BROOK COTTAGE, FRONT STREET
Grade	II
Date listed	02-May-1985
Details	Cottage, originally cottage and shop. C18 and early C19. Coursed rubble and brick. Pantile ridge roof with 3 gable brick stacks. Two storey tall wing to east. Quoins. C19 plank door with glazing bar sash to west, tiny casement to east all with wooden lintels. To east again C19'shopfront with wooden pilasters and entablature, with C20 glazed door, to east again a larger glazing bar sash windows, with sliding casement above under wooden lintel, another sliding casement above in lower range to eaves.

Name	DUNSTON HOUSE
Listed Entry Number	1061940
Location	DUNSTON HOUSE, FRONT STREET
Grade	II
Date listed	02-May-1985
Details	House. Mid C19. Coursed rubble with ashlar dressings. Slate hipped roof, with white brick stacks and deep bracketed eaves. Two storey 3 bay. Central doorway, with shallow ashlar porch with moulded impost band and entablature and glazed door with semi-circular fanlight sunk in curved recess. Two ground floor and 3 upper C20 sashes.

Name	CHURCH FARMHOUSE
Listed Entry Number	1061941
Location	CHURCH FARMHOUSE, MIDDLE STREET
Grade	II
Date listed	02-May-1985
Details	Farmhouse. Late C18. Coursed rubble,painted. Pantile ridge roof. Central doorway with wooden C19 gable porch, with 4-panel glazed door. Two glazing bar sashes on ground and first floor.

Name	CHURCH OF ST PETER
Listed Entry Number	1061943
Location	CHURCH OF ST PETER, VICARAGE LANE
Grade	II
Date listed	02-May-1985
Details	Parish Church. C12, restored 1874-6 by R H Carpenter. Coursed rubble with ashlar dressings. Ashlar coped gables with finials. Tile ridge roofs. Tower, nave, north aisle, south aisle and porch, chancel. C12 unbuttressed west tower with re-newed 2-light west window, and 4, 2-light Y-tracery bell openings, topped with shallow crenellations and crocheted pinnacles. Four-light window to north aisle with intersecting tracery. North aisle has 4, 3-light windows with intersecting tracery. East end has 5-light window with geometric tracery and single large foil. South gable porch with re-used round hoodmould opening decorated with dog tooth. South aisle has ashlar coped parapet, and 3, 3-light windows with intersecting tracery. South chancel has 3, 2-light windows with Y-tracery. Interior has re-used 4-bay north arcade with stiff leaf capitals, quatrefoil piers and double-chamfered arches. Plain C19 fittings.

Name	THE OLD VICARAGE
Listed Entry Number	1317224
Location	THE OLD VICARAGE, VICARAGE LANE
Grade	II
Date listed	-
Details	House. Circa 1830 designed by John Shaw. Coursed rubble with ashlar dressings. Slate hipped roof, stone stacks. Three bay. Three storey. First floor stone band. Central door, and moulded surround and cornice, with 6-fielded panel door. Semi-circular bay window to east, with glazing bar sashes and parapet. Single glazing bar sash to west. Above 3 glazing bar sashes, with smaller glazing bar sashes above, all with plain ashlar lintels.

Name	6,7, LINCOLN ROAD
Listed Entry Number	1317250
Location	6,7, LINCOLN ROAD
Grade	II
Date listed	02-May-1985
Details	Pair of cottages. C18. Coursed rubble and brick. Concrete roof tiles with 2 gable and single ridge brick stacks. Two, C19 plank doors and 3, 2-light sliding casements, all under wooden lintels. Single square 2-light casement dormer window to No 7.

Name	BLUE HOUSE
Listed Entry Number	1317253
Location	BLUE HOUSE, MIDDLE STREET
Grade	II
Date listed	02-May-1985
Details	House. Late C18. Coursed rubble painted, pantile ridge roof, with 2 brick stuccoe..J gable stacks. Central doorway with C19 wooden glazed gable porch, and C20 half-glazed door. Two plain sashes on ground floor, and 2 glazing bar sashes above.

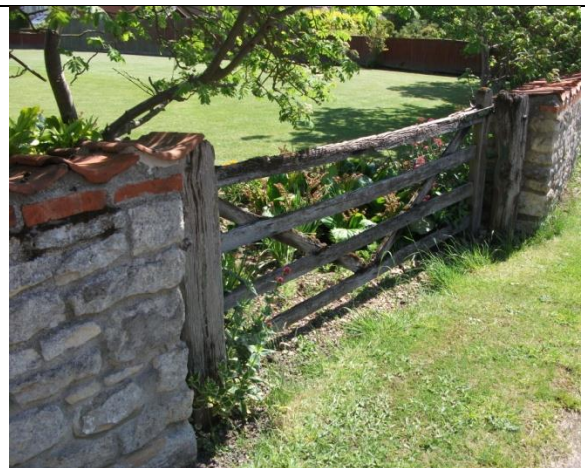
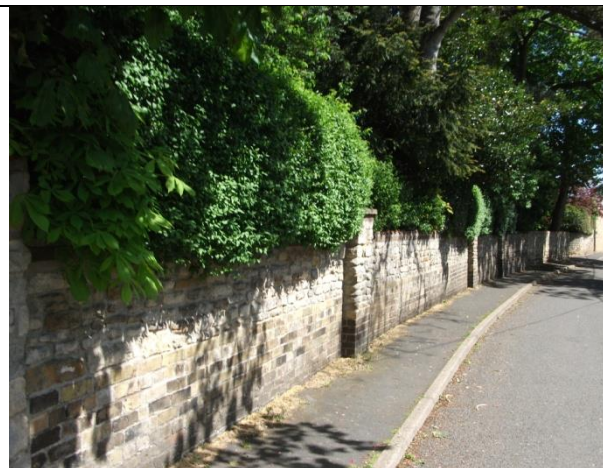
Name	DUNSTON PILLAR
Listed Entry Number	1923094
Location	Dunston Heath (A15)
Grade	II
Date listed	2 May 1985
Details	Beacon. 1751. Built for Sir Francis Dashwood to guide travellers, originally 92ft high, reduced during Second World War. Square pillar. Ashlar. Double plinth, with pointed single doorway with extended plinth forming hood. Above wall inscribed "Columnam Hanc Utilitati Publicae. D D D F Dashwood MDCCLI". See Appendix 3

Name	DUNSTON PILLAR FARM
Listed Entry Number	192303
Location	Dunston Heath Lane (A15)
Grade	II
Date listed	19 November 1951
Details	Farmhouse. Late C18. Coursed rubble. L-plan with 3 red brick gable stacks. Slate ridge roofs, brick decorated eaves cornice. Quoins. Main front, central doorway with plank door. Eitherside single glazing bar sashes, with 3 glazing bar sashes above. All openings have segmental heads with stone voussoirs.

Appendix 2 – Gallery of locally distinct features and characteristics

This section provides a photographic overview of the some of the best examples of the features and characteristics which contribute to Dunston’s distinct feel and appearance. This gallery, along with the rest of this document, should be used to inform the design of new development proposals.

Boundary treatments



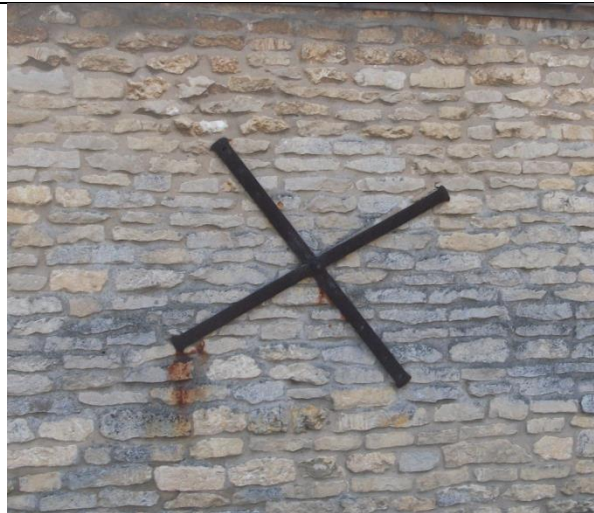
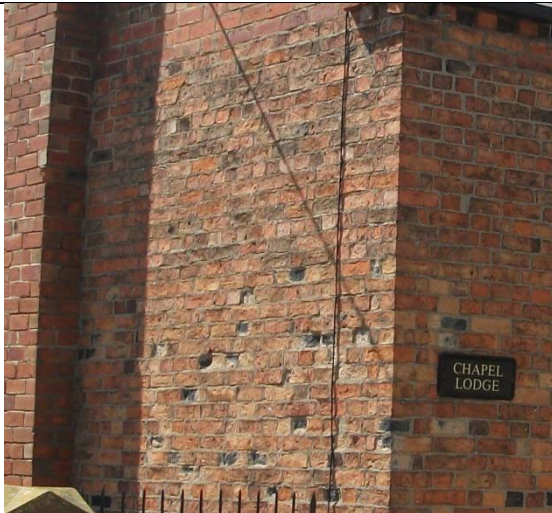
Windows and doors



Roofs



Walling



Appendix 3 – Dunston Pillar

A Brief History

In the 1700s, travellers making their way from Sleaford to Lincoln had been confronted by highwaymen on the bleak, western heaths of Dunston & Nocton. One such holdup by Dick Turpin ended in the murder of Christopher Wilkinson. The heath was on land owned by Sir Francis Dashwood, of the famous 'Hellfire Club', who was determined to make the road safer and decided to erect a land lighthouse. It was sufficiently high to make sure beams of light would spread across extensive brush waste to deter highwaymen. From the top of the pillar Lincoln Cathedral stood out to the north and, on a clear day, Boston Stump could be seen to the far southeast. It was one of only 3 land lighthouses ever built in England. It proved very popular as an early 'tourist attraction'. There were assembly rooms and a bowling green where travellers could rest and pass the time. In 1808, the lantern was replaced with a bust of King George III by the Earl of Buckinghamshire to celebrate 50 years of the king's reign. This bust, together with the top 30 feet of the pillar was removed in 1940 as the pillar was considered to be a hazard to low flying aircraft from the many wartime airfields in the vicinity. The bust can now be seen in the grounds of Lincoln Castle. In June 1991, the village community placed a smaller wooden replica of the pillar in the grounds of the village hall which sadly deteriorated and has since been removed.



1751



Pre 1940



2001



King George at Lincoln Castle