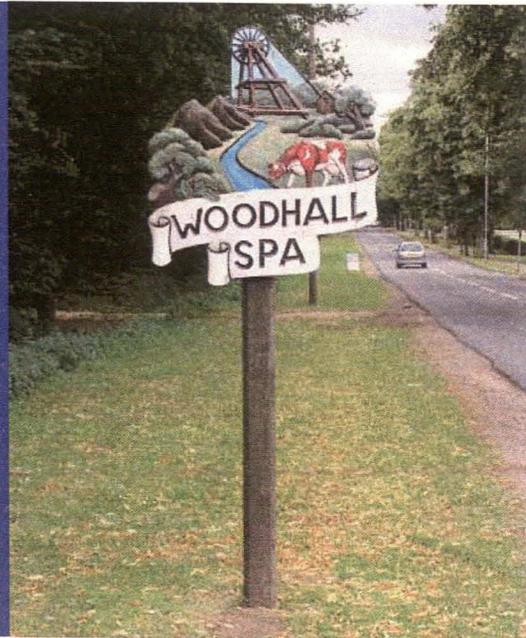


Cons Appraisal

WOODHALL SPA CONSERVATION AREA APPRAISAL

April 2008



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Fig.1 Townscape Analysis Map

WOODHALL SPA CONSERVATION AREA APPRAISAL

1.0 INTRODUCTION

1.1 Woodhall Spa is a popular inland tourist village, originally famous for its spa waters which are responsible for its development, and now renowned for its Championship calibre golf course. It is located within the East Lindsey District of Lincolnshire and is situated approximately 15 miles away from the city of Lincoln.

1.2 The Woodhall Spa Conservation Area was designated on 17 January 1991 and it currently covers the late Victorian/Edwardian planned area of the town including most of the pre-existing development. It also encompasses a large wooded area to the north with the Petwood Hotel in the centre of this area.

1.3 This document fulfils East Lindsey District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of the area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. The survey was undertaken in August 2007.

1.4 This section to describe the public consultation that has been carried out.....

2.0 WHAT ARE CONSERVATION AREAS?

2.1 Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

2.2 When a conservation area has been designated, it increases the Council's controls, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed whilst the rights which owners have to do works to their properties without planning permission (known as 'permitted development rights') are reduced or can be taken away.

2.3 Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a conservation area must be advertised on site and in the local press to give people the opportunity to comment.

What are the benefits of Conservation Area status?

2.4 There are a number of environmental and economic benefits of conservation area status, including:

- Spaces which contribute to the area's character will be protected;
- Trees within the area will be protected;
- Locally valued buildings will be protected;
- Retaining and enhancing buildings, features, and spaces that make Woodhall Spa special will ensure that residents, workers and visitors continue to enjoy a unique area;
- Property values are generally improved within conservation areas;

- Opportunities for grant aid to repair and reinstate traditional buildings;
- Retaining and enhancing building features and details contributes to Woodhall Spa's special character and benefits the value of property;
- Opportunities to improve the streetscape with appropriate materials; and,
- Greater economic confidence leading to investment in Woodhall Spa's built fabric.

Why are special Conservation Area controls necessary?

2.5 Woodhall Spa's special interest derives from a combination of elements that together form the town's well-established character and appearance. These elements include the topography, historical development, prevalent building materials, character and hierarchy of spaces, quality and relationship of buildings in the area, and trees and other green features. Architectural features, such as distinctive windows, doors and fanlights or other characteristic details, are also very important to Woodhall Spa's distinctive historic character. It is important that these elements are protected to ensure that the qualities that make the Woodhall Spa Conservation Area appealing are enhanced, helping to encourage investment in the town and therefore benefiting the local economy.

What is a Conservation Area Appraisal?

2.6 There is a duty on the Local Planning Authority to determine what parts of their district are areas of special architectural or historic interest and then to designate them as conservation areas. Having established a conservation area they are also required to regularly review the designation and boundaries of the area. This is to ensure the area is still considered to be of value and to consider whether any areas have been overlooked or changes have occurred which need the boundaries to be redrawn. Any pressures for change in the area can thus be identified and enhancement opportunities highlighted.

2.7 This appraisal document sets out the historical and economic context for the

locality and identifies what it is that makes the conservation area of special interest. It serves to provide clear guidance on what should be conserved in the area, with specific policies devised to preserve and enhance the character and appearance of the area.

2.8 The East Lindsey District Council Local Plan Alteration (1999) sets out the local planning policy background against which development in the Woodhall Spa Conservation Area will be assessed. Of particular relevance is Chapter 4 which contains the Conservation and Design Policies; special notice should be taken of Policies C1 – 6 and C8 & 9. It should be noted, however, that the Government has recently changed the way planning policy is to be prepared by local planning authorities. A Local Development Framework (LDF) will replace East Lindsey's Local Plan by 2009. The LDF will be a portfolio of documents that set out the land use strategy for the District through policies, inset maps and action plans.



The Spa Baths and The Kinema



Dambusters Memorial



Sylvan Avenue



The Broadway

3.0 DEFINITION OF SPECIAL INTEREST

3.1 Woodhall Spa is an exclusive planned late Victorian/ Edwardian inland spa resort in a picturesque sylvan setting. It is unique in the county of Lincolnshire which is typically characterised by traditional market towns and rural villages. The village's turn of the century genteel character is very much in evidence today with its 'Arts and Crafts' and 'Domestic Revival' style buildings and the broad tree-lined avenues.

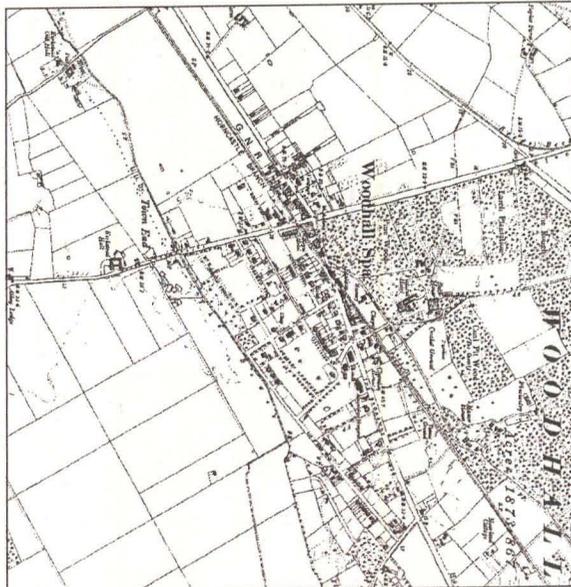
3.2 The original, albeit significantly enlarged and altered, spa baths survive, although they are currently derelict. Their surrounding secluded wooded setting has, however, become central to the informal recreation of the village. The Kinema, ('the flicks in the sticks') an unusual rear-projection system cinema, the Tea House in the Woods and The Pinewoods are all visitor attractions and are found in the immediate vicinity of the former spa baths complex.

3.3 Woodhall Spa is equally famous (if not perhaps now better known) for its Championship level golf course and for being the home of English Golf with the establishment of The National Golf Centre in 1995. The golf course (rated as the 33rd best in the world according to its website) and its associated facilities are prominent in the north-east of the conservation area.

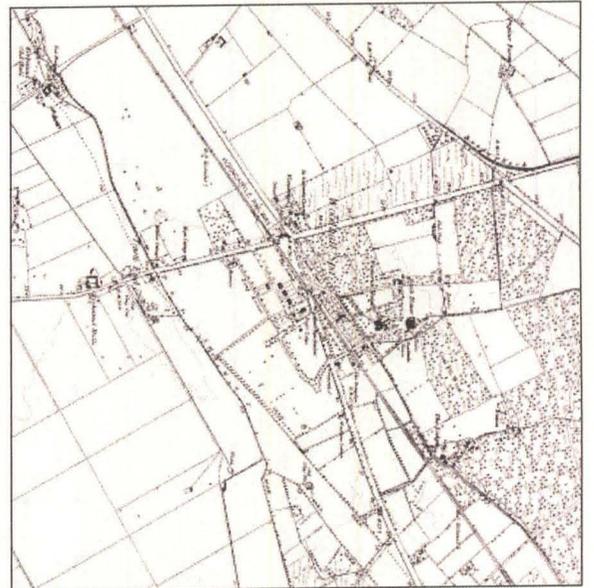
3.4 The recent history of Woodhall Spa has also been shaped by the presence of the British and Polish army in the village during the Second World War, although the stationing of the 'Dambusters' (made famous by the 1955 film of the same name) 617 Squadron at the Petwood House which was their Officers' Mess during WWII is perhaps better remembered. Petwood House (now a hotel) was one of the grandest and most important houses in the village and its owners have played an important role in Woodhall Spa's development.



Extract from 1947-51 OS Map



Extract from 1906-07 OS Map



Extract from 1st edition OS Map (1890-91)

4.0 HISTORY AND ARCHAEOLOGY

4.1 Since the early 1980s, the ancient parish of Kirkstead has been part of Woodhall Spa, and it is the former parish of Kirkstead that provides evidence of the area's early settlement with records of Iron Age find and indication of even earlier settlements. Many of 'Woodhall Spa's listed buildings pre-date the village and all but one are found in Kirkstead: the ruins of Kirkstead Abbey, the C13 St Leonard's Church, the medieval Tower on the Moor, etc.

4.2 The original village of Woodhall, now known as Old Woodhall (a hamlet) lies 3 miles northeast of Woodhall Spa. There was a moated manor house, the moated enclosure of which is still evident, and a church which was demolished in the 1970s. Aside from this hamlet and a few other scattered settlements (the largest villages in the area were Kirkstead to the southwest and Stixwold to the north) the area was largely uninhabited and uncultivated until the early C19.

4.3 In 1821 John Parkinson, a speculative land agent, obtained permission from Thomas Hotchkin, the local landowner and squire, to sink a trial coal shaft on land within the original Woodhall Parish. No coal was found, but the shaft hit a spring which flooded the shaft which was finally abandoned in 1823. According to local legend, sick cattle drank the water which had overflowed from the shaft into ditches and were cured. This encouraged local people to bathe in and take the water. The reputed curing properties of the water persuaded Thomas Hotchkin to initially build a brick bath and windlass by c.1829/30 to be replaced by, as the waters' fame spread, a proper bath house and a hotel in 1838/39.

4.4 It was at the end of the 1830s that A.B. Granville visited Woodhall Spa or the 'Iodine Spa' as called it in his book 'The Spas of England' published in 1841. Granville was an experienced physician and traveller and he visited Woodhall Spa in its embryonic stages, suggesting a variety of improvements to the accommodation to cater for more affluent persons. This advice was taken by Thomas Hotchkin's son who succeeded his father as local Squire in 1849 and the vast Victoria Hotel was built to replace the first hotel building.

4.5 In 1848 the Great Northern Railway Company built Kirkstead Station (later renamed Woodhall Junction), as one of the stations on the original main line from London to the north. In 1855 the Kirkstead to Horncastle branch railway line was built and Woodhall Spa Station opened in the centre of the village with through coaches to London. This enabled people to travel from further afield to take the waters and the numbers of visitors increased rapidly. In 1886 a Syndicate was formed with the aim of developing Woodhall Spa into a 'Lincolnshire Buxton' and they bought between 70 and 100 acres of land (including the Victoria Hotel) from Thomas Hotchkin for this purpose, building a new pump room at the spa in the process.

4.6 Richard Adolphus Came, a London-based architect, was appointed by the Syndicate in 1887 to plan the 'new town' and he created a strict set of design and planning guidelines to steer the development of an elegant and spacious community in a woodland setting. These 'rules' even specified that Woodhall Spa would not have 'streets'; a decree which is still followed today. The names of the Syndicate members are remembered in the names of the roads in the south of the town (Lord Iddesleigh, Lord Alverstone, Edward Stanhope MP, etc.). This area was to have been developed as a large suburban style housing estate, but it was never completed because the plots sold too slowly and the investors lost most of their money.

4.7 Golf became associated with Woodhall Spa at the end of the C19 with the opening of a 9-hole course in 1890. However, the Syndicate's planned expansion of the village meant that the golf course had to find another site in 1895. In 1902 the Golf Club (instituted in 1891) moved again to their present site off Horncastle Road because their land was once again required for the village's expansion. The 18-hole golf course, now known as 'the Hotchkin' in honour of the local landowner (Stafford Vere Hotchkin) who donated the land, was formally opened in 1905.

4.8 Woodhall Spa's heyday was the Edwardian period when distinguished society, including royalty, visited the village, staying in the various hotels and boarding houses that had been developed as part of the planned expansion. The Royal Hydropathic Hotel, one of the most distinctive Came designed buildings was opened on Station Road in 1897. The most famous hotel today, Petwood, was built in 1905 for Grace Maple, Baroness Von Eckhardstein, who became Lady Weigall upon her second marriage. This important building was significantly enlarged and altered in 1911 and the impressive grounds were laid out by Harold Peto in 1913-14. It first became a hotel in 1933.

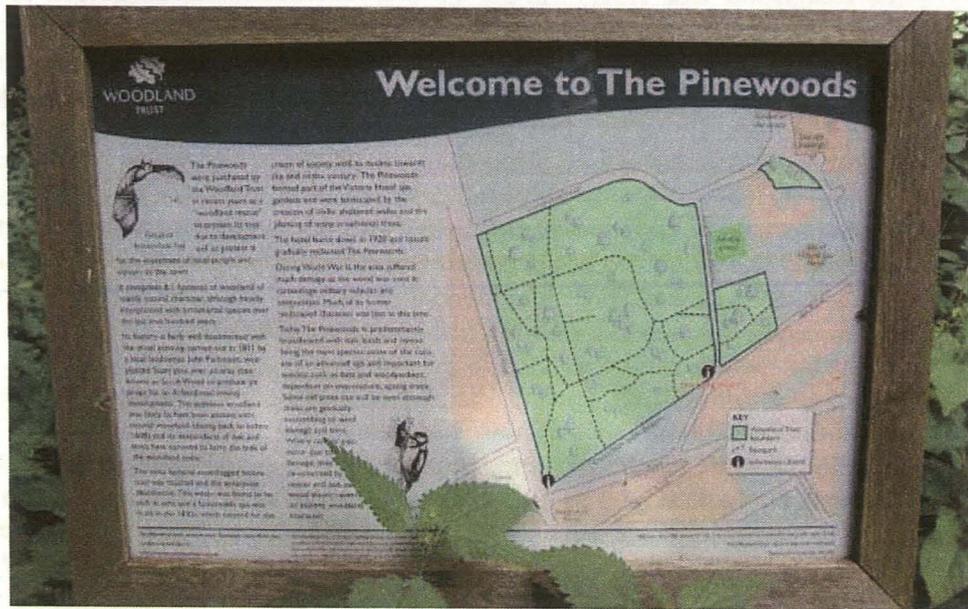
4.9 The First World War brought about the end of Woodhall Spa's golden days as the Spa became less fashionable, the numbers of visitors declined and the Victoria Hotel was destroyed by fire in 1920. The Spa Baths actually closed for a time, but were eventually bought by the Weigalls who set up the Spa Baths Trust in the 1930s. However, the village continued to attract leisure seekers, notably golfers, and reduced numbers still came to take the waters. The village quietly prospered and in 1922 Lady Weigall oversaw the conversion of the concert pavilion (which had already undergone several transformations) in the grounds of Petwood into the Kinema in the Woods. In 1947, she also gifted a swimming pool and gardens (constructed for her private use in 1935) to the village as Jubilee Park. The foundation stone of the café building in the park had been laid by Princess Marie Louise (a friend of the Weigalls) in 1935.

4.10 With the outbreak of the Second World War, Petwood was requisitioned for use as an RAF Officers' Mess for the famous 617 'Dambusters' Squadron in 1943. It returned to hotel use in 1945. Another important hotel was lost in 1943 when the Royal Hydro Hotel was badly damaged by a German parachute bomb; it was considered too expensive to rebuild and was demolished. Its Winter Gardens were also lost, to be replaced by car parking and the Royal Square Gardens with its Dambusters memorial.

4.11 After WWII the village continued to evolve as a leisure destination although the railway station was closed in 1954 with the nearby Woodhall Junction station closing in 1970. Until 1974, Woodhall Spa was run by its own Urban District Council which was replaced by a Parish Council in the local government reorganisation. The Spa Baths had been used by the National Health Service since 1946, but the spa well shaft collapsed in 1983 undermining many of the surrounding outer buildings. The Spa Baths closed and went into private ownership, and remain derelict.



Tattershall Road



The Pinewoods



The golf course

5.0 SETTING

5.1 Woodhall Spa is located c.6miles SW of Horncastle, the nearest market town; c.20miles S of Louth, the Administrative town for East Lindsey District; and c.20miles east of the city of Lincoln, the County town. It lies on low-lying land, a few miles from the ridges and valleys that form the southwest edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB).

5.2 The village lies on a patch of sandy gravel (glacial till) which sits on top of the Jurassic clay soils to the east of the River Witham. The nutrient poor soils lend themselves to the lowland heath vegetation that is found around Woodhall Spa including on the golf course. Ancient semi-natural woodland survives in the Bardney forest area between Woodhall Spa and Wragby. This woodland is part of the Lincolnshire Limewoods which are the largest concentration of small-leaved lime woodlands in Britain.

5.3 The woodland setting of Woodhall Spa is the key element of the village's character with trees planted before most of the village's buildings were built. "The Pinewoods", originally scrub land but later landscaped as part of the Victoria Hotel grounds now provides an informal recreation space. The wooded village is surrounded by agricultural land.

5.4 The conservation area boundary follows the outer limits of the village to the north and the village is approached from this point through open farmland along Stixwould Road which becomes a tree-lined avenue once Green Lane is reached. The eastern approach into the village is along Horncastle Road past the predominantly modern development of Roughton Moor which merges into the outlying ribbon development of Woodhall Spa.

5.5 The southern approach into the town is again through open farmland with scattered farmsteads until the village is reached whereupon the trees so characteristic of the village become more prominent. The approach into the village from the west along Witham Road is through mostly post-1950s residential development until the conservation area boundary is reached.



Spa Road



Dower House Hotel

6.0 TOWNSCAPE ANALYSIS (see Fig.1)

6.1 Spa Road / Manor Road

6.1.1 Spa Road runs at an angle from Station Road turning to run parallel with the line of the old railway line and eastwards to the Manor House. The road is for the most part attractive and tree-lined and it was one of the earliest roads in the settlement to be laid out. The first short stretch from Station Road has on its north side the single storey brick built Conservative club and open car park with the public toilets in a pleasant pavilion-like building beyond which compliments the style of the Came planned settlement. The mature trees along the path known as Church Walk form a strong backcloth to these buildings. The south side of the road is less positive in townscape terms with an open car park and a line of bungalows and chalets on land shown as a nursery (originally Blyton's Nursery) on the first 1889 Ordnance Survey map.

6.1.2 The road kinks at its junction with King George Avenue. The view down the avenue is very attractive with an enclosing canopy of trees. Spa Road continues to the east with 'The Pinewoods' (though the trees also include large numbers of oak, birch and rowan) on the north side. Although the houses on the south side are of no particular architectural interest, their gardens do contain some important trees which help continue the avenue whilst the hedgelines are a good screen and define the road edge.

6.1.3 The open car parking for the Coronation Hall creates a small gap in the trees on the north side and the galvanised fencing around the basketball court has a stark appearance. The vista up Coronation Road is quite attractive due to the trees and the way the pump house closes the vista. The renovation of this building and better locating signs and streetlights would potentially enhance the view.

6.1.4 New, but well-designed, buildings have been built set-back from the Coronation Road corner with views through the mature road-side trees. Opposite, the rendered walls of Rose Cottage on Iddesleigh Road can be seen with an attractive old greenhouse in its rear garden visible above the hedge which lines the road. East of Iddesleigh Road, Spa Road becomes Manor Road.



The Old Manor House



The Spa Baths

6.1.5 The Dower House Hotel was built in 1905 as a private house and now stands in attractive grounds on the south side of Manor Road. These grounds are formal nearest the hotel, becoming more natural moving eastwards. The lane here is very attractive and the trees in the hotel grounds are complemented by a strong avenue of trees along the northern verge. Between the latter are good views across the golf course. It is unfortunate that the old buildings north of the Manor House, which were presumably originally associated with it, are now derelict.

6.1.6 The Old Manor House itself (shown as The Lodge on the 1889 Ordnance Survey map) is enclosed by an attractive buttressed red brick wall. The house faces east and has an extended three-bay front with a porch, while to the west are a substantial range of additions and outbuildings making a complex architectural composition. It is of local historic importance as the former home of the Hotchkins family. The treed grounds to the east and north are all included within the conservation area.

6.2 Coronation Road

6.2.1 Coronation Road runs north-south from Spa Road, before turning to the west in front of the Spa Baths. The stretch from Spa Road is generally tree-lined. The 'Tea House in the Woods' (now known as Macauley's Restaurant and Tea House in the Woods) on the east side was a delicate timber-framed pavilion with an open verandah built around 1905. The current building, however, despite its open colonnade and metal roof, bears little relationship to the original building charmingly portrayed in numerous early postcards. Opposite the Tea House is a wall with a doorway which was part of the Victoria Hotel's stable wall. This, and a metal fence now hidden in the undergrowth, is all that remains of the Victoria Hotel.

6.2.2 The Spa Baths complex is, in many respects, the most important building in the town – without it, the town would not exist. The first buildings were erected in 1838 with substantial additions made in the 1880s. The 1-2 storey building today is sadly derelict. The rather irregular plan betrays the gradual growth of the building and its facilities and from the outside the C19 elements hide the earlier building. The original Hotchkin building of 1838-49, however, survives behind the early C20 pebble-dashed



The Kinema



Green Lane

eastern elevation. The pump room entrance and some attractive Victorian brick and slate detailing are evidence of the building's former glory.

6.2.3 To the west side of the Spa Baths is the Kinema. This was built firstly as a barn and converted or rebuilt by 1888 as a concert/dance pavilion. In Edwardian times it was a cricket / tennis pavilion for Petwood House and was converted in 1922 to a rear-projection cinema. This single storey building is of timber, render and brick and sits 'in the woods' surrounded by mature trees.

6.2.4 The Spa Baths and Kinema enclose views to the north and east along Coronation Road. The open car parking space between the two is an opportunity for enhancement. The view west is dominated by large trees including some Wellingtonia, a species of redwood, which were planted as part of the Victoria Hotel's ornamental gardens. The four mid-C20 houses located in the bend in the road make a neutral contribution to the area and are generally well-enclosed by hedges and trees.

6.2.5 The stretch of the road running west to Stixwould Road was not laid out until the C20 but is an attractive narrow lane with mature trees on either side. At its junction with King George Avenue is a set of directional signs, which match the other Victoriana fingerposts found in the village, erected in the 1960s.

6.3 Green Lane / Monument Road

6.3.1 Monument Road meets Stixwould Road just north of the Petwood Hotel. The north eastern leg, from the footpath to the north of a plantation of trees marked as 'The Rough' on the 1905 Ordnance Survey map, is a narrow tree-lined lane with verges on either side. The south-western stretch is defined by a tall red brick wall, punctured to allow access to a modern white-rendered bungalow known as Gardener's Cottage.

6.3.2 Monument Road becomes Green Lane west of its junction with Stixwould Road and a large red brick and half-timbered house sits to the north with an extensive range of weatherboarded outbuildings to the rear and a pair of semi-detached red brick houses to the south. The weather-boarded range at the rear was originally the Weigall Clinic which was set up as an alternative to the Spa Baths Clinic. All these buildings date from



No.2 Stixwoud Road



The Cemetery

the early C20 and are surrounded by mature trees and hedges. Beyond, westwards along Green Lane are mostly modern houses, though the avenue of trees continues into the surrounding farmland, as it does looking north along Stixwoud Road.

6.4 Stixwoud Road

6.4.1 The entire length of Stixwoud Road from the Green Lane junction south to the Witham Road junction is included within the conservation area. However, the boundary along the west side, for most of its length, only includes the roadside verge with its avenue of fine mature trees and the frontage hedges of the mostly relatively modern properties which are themselves outside the conservation area.

6.4.2 On the east side of the road, the good red brick wall which begins on Green Lane continues around the corner into Stixwoud Lane to a red brick and half timbered house. This was built c.1905 as a lodge to Petwood House, replacing an earlier blacksmith's cottage. Beside it are stone gatepiers with wrought iron gates and overthrow.

6.4.3 Continuing southwards, the boundary to Petwood is defined by a ditch to the rear of the wide grass verge and a belt of mature trees, including some pines. A commanding view of the magnificent house, now a hotel, can be gained along the entrance drive where the red brick and half-timbered house, built in 1905 and extended several times in the first forty years of the C20, can be seen across its formal and well-maintained gardens.

6.4.4 On the other side of the road is Jubilee Park, currently outside the conservation area. It was gifted to Woodhall Spa Council in 1947 by Lady Weigall and has attractive gardens with a bandstand as their centrepiece. Although the 1960s additions have spoilt the character of the Park somewhat, it is an important part of the village's history and a key part of the village's character today. On the south side of the entrance lane to the park, is a Came-influenced, half-timbered property called 'Woodlands' which is also proposed for inclusion.



Woodlands, Stixwold Road



Witham Road - view west

6.4.5 Further south along Stixwold Road, The Pinewoods define the south-eastern end of the road. On the grass verge is the attractive village sign which depicts a pit-wheel as reference to the origins of the village.

6.4.6 On the south-western end of the road is the graveyard, which originally surrounded the Church of St Andrew. The modest church was built of stone from Stixwold Priory in 1846 and survived for around a century before being demolished in the 1950s. The churchyard includes several mature pine trees and has a boundary of mature oaks (behind a metal railing) dating from the time of the enclosures in 1769. Right on the corner is a War Memorial, also protected by a railing. The towering trees provide an interesting contrast with the younger and more formal Royal Square gardens opposite.

6.5 Witham Road

6.5.1 Although only a relatively small stretch of Witham Road lies within the conservation area it contains some of the earliest buildings in the new village. Although the church has been demolished, the vicarage next door survives and was probably built in the mid-C19. It is in red brick with some Tudor-Gothic detailing and well-screened from the road by mature trees. Further east is the former school now at the entrance to Came Court. This is T-shaped, single storey and red brick with half-timbering and was built between 1889 and 1905 replacing an earlier building of 1847. It is surrounded by a timber picket fence. Came Court to the rear is a modern residential development of 1.5 to 3 storeys in red brick and slate.

6.5.2 Beyond the former school is a block of three properties and then a detached dwelling on the corner of King Edward Road. The former are of red brick and half-timbering with a slate roof; the latter has rendered walls and half timbering and a tiled roof. All these houses were built between 1889 and 1905 and form an attractive group.

6.5.3 On the south side of Witham Road are a group of residential and commercial buildings dating from between 1889 and 1905. These range in height from 1.5 to three



Came Court



Tattershall Road - view north

storeys and are of red brick with generally originally slate roofs (some now concrete tiled) with a variety of hips, gables and dormers. The building line is not consistent; the shops tend to be on the footpath edge or behind an apron beyond the footpath whilst several of the houses have front gardens often with attractive railings and gates on original dwarf walls. Some elements of the original shopfronts remain. The architectural detailing varies considerably between the different buildings and groups with brickwork cornice and eaves detailing, decorative bargeboards and bays – the latter on the domestic properties. The group of shops which runs towards the corner with Tattershall Road is one of the few in this part of the town with timber and render detailing and this is restricted to the faces of the first floor dormers.

6.5.4 A new residential development is under construction on the site of a garage between Nos. 23 & 27 Witham Road and will help consolidate the built frontage. The empty buildings and land on the plot to the east of No. 43 (which includes an unusual but massively altered building with painted rusticated stonework detailing) is also ripe for redevelopment.

6.5.5 The corner with Tattershall Road (known locally as Chapman's corner) has an information board within a timber 'gable'. Although it is quite neat with small trees and planters, it doesn't define the corner particularly well and an appropriately designed building (reinstating that demolished previously) would perhaps turn the corner more successfully.

6.6 Tattershall Road

6.6.1 The north-west end of Tattershall Road is defined by a group of commercial buildings which were some of the earliest in the town. Originally the block ran up to the Witham Road corner which was occupied by the 'London and Manchester' stores. The red brick part of Goodwins present store is all that remains of what was a symmetrical block which was demolished in 1956 prior to 1960s road improvements. The different brickwork on the north gable end betrays this 1950s rebuilding. The block to the south is, unusually for the village, in a gault brick with minimal red brick detailing but attractive fretwork bargeboards. The 1905 Ordnance Survey map identifies one of these buildings



Cornwall Terrace



Lindis & Inglewood

as a bank and a blocked wide door can still be seen which could have been the bank entrance. A garden area with some good mature trees lies to the south of this building block and today is used for the storage of antiques and curios.

6.6.2 Beyond this garden area is the line of the old railway line which is now occupied by the modern Budgens supermarket. Although a modern building, it is built in a style and materials to respect the traditional buildings in the town. The car park is to the rear (formerly the station goods yard) and quite well screened though let down by the wide access road, line of bollards and signage.

6.6.3 The block to the south of Budgens is a typical fine early C20 red brick commercial property with good red brick detailing and restrained timber and render detail to the dormer faces. Unlike the Budgens block, this defines the footpath edge and is parallel to the road. Behind is Tattershall House, a large modern but well-detailed apartment block. The modern house beyond, on the corner of Albany Road, is excluded from the conservation area.

6.6.4 The conservation area continues further southwards on the eastern side however. Sadly, what was the most imposing building in the heart of the town, the Royal Hotel, was destroyed in the Second World War. This occupied the corner of Station Road forming part of a large block containing flats and shops and stretching back to The Mall PH. From the evidence of contemporary postcards, the Royal Hotel was an extremely grand building (designed by its owner the architect Adolphus Came) with a very fine 'winter garden' at its heart. The present gardens are not unattractive and contain the memorial to 617 Squadron (The Dambusters), however, they lack the townscape presence of the outstanding hotel.

6.6.5 Cornwall Terrace to the south provides some indication of the strong character which this part of the town would have had in the late C19 and early C20. This very imposing row of nine Adolphus Came designed houses in the Queen Anne revival style is of two and a half storeys and red brick with a plain tiled roof. It has shaped gables, segmental dormers and arched doorways with timber canopies. The front gardens have some mature trees and the pavement edge is defined by tall hedges. Most of the houses also retain their original Adolphus Came designed gates.



Hazelmere, Tattershall Road



Station Road - view east

6.6.6 The rest of the positive buildings along the eastern side of the road mostly comprise large semi-detached houses on corner plots. The pair facing Albany Road (No.2 Victoria Avenue and The Limes) are of 2.5 storeys with a rendered first floor and timberwork in the apexes of the two end gables. Wildersdale and Bridlemere, which are north of Cromwell Avenue are also 2.5 storeys and predominantly of brick with timber detailing to the dormers, whilst Lindis and Inglewood, south of Cromwell Avenue, are larger buildings of 2.5 storeys again of red brick with tiled roofs and timber / render detailing restricted to the faces of gable ends and dormers.

6.6.7 Hazelmere which stands right on the southern corner of Long Avenue and is a single house built in 1895 with a long range to the Avenue. This attractive house is of two storeys and again the timber and render detailing is confined to the gable ends and one of the bays. To the north of Long Avenue are Pendling, another two storey red brick house with timber/ render gable apex but very well concealed behind trees and hedges, and to its north Franklyn, an inter-war house with typical detailing of the period.

6.6.8 All the houses on the east side of Tattershall Road have strong hedgelines to the road with some good mature trees within the front gardens. The vistas east along the various roads and avenues are generally attractive with well-detailed houses glimpsed through hedges and tree canopies.

6.7 Station Road

6.7.1 Station Road is the short stretch running east from the Tattershall Road junction to Spa Road; the road continues eastwards as The Broadway. The southern side of the road now contains the Royal Square Gardens housing the Dambusters' Memorial. The gardens are well kept with maturing trees and landscaping whilst the memorial itself is a representation of a bursting dam. A stone at the entrance commemorates the Royal Hotel which stood on this site.

6.7.2 All that now remains of the Royal Hotel complex is the Mall PH of two and a half storeys with a semi-basement, and the shops beyond. The original part of The Mall PH (which has a single storey extension to the west) helps give an idea of the scale



The Mall PH



Station Road - view west

and form of the buildings and is an attractive composition of brickwork and render with a complex roof form and interesting porch detail with tree-trunk columns (a feature repeated internally). The use of tree trunks and branches in a rustic variation of the 'Arts and Crafts' architectural style (similar to that used in German spa resorts) is unique to Woodhall Spa.

6.7.3 The Mall's car park, which sits between the Royal Gardens, is less attractive and would benefit from some form of enclosure to the footpath edge to give definition to the road and help screen views of the parked cars from the adjacent footpath.

6.7.4 To the east of the Mall PH is a pleasant single storey building containing two shops in red brick with hipped tiled roofs and timber / render detail below the eaves. These buildings have wide doors and a clock tower at the east end which was fitted in the 1970s. A modern retail unit has been added to the east of the line of the old railway.

6.7.5 The buildings on the north side of the road were not constructed until after 1905. The western block of this building group tapers to a point, like the Royal Hotel and The Broadway blocks, but the single storey scale is much more diminutive. The end building has been well-restored with appropriate shopfront and parapet details. The other buildings offer scope for enhancement. No.7 has had another storey added, seemingly in the 1950s.

6.7.6 The buildings to the east are mostly of greater scale. No.9 is of 2.5 storeys and has some good brickwork detailing and an interesting roof form at the side. Woodhall's Hardware is two storeys with a double gable to the street and elements of the original shopfront, whilst Martins Newsagents next door is of three storeys but has lost character due to the alterations to the shopfront and first floor windows. Relatively modern single storey shops stand to the east of No. 9, whilst east of Martins is a modern two storey retail premises. The rest of the buildings to Spa Lane are attractive and date from the early C20. Apart from the single storey Woodhall Printers, which was a bank until 1999, all the buildings are of two storeys with gables and dormers all with typical timber and render detailing. Many of the properties have lost some character through shopfront changes and alterations to windows, whilst the 'dutch' blinds on many of the properties



Clarence Road - view west



Post Office and Co-op supermarket

are rather garish compared to the traditional retractable canvas blinds which many of the properties originally had.

6.7.7 The trees along Church Walk and in the Pinewoods are a very attractive backcloth to the buildings on the north side of Station Road. These are particularly important in containing views through gaps in the building frontage and above the various single storey buildings.

6.8 Clarence Road

6.8.1 Clarence Road follows the line of the old railway which finally closed in April 1971. The road did exist when the line was opened, and is marked as 'The Avenue' on the 1889 Ordnance Survey map and as Clarence Road on the 1905 edition.

6.8.2 The very attractive Victorian Post Office at the south east end retains all its original detailing (though some repairs to the roof are required). The Late Shop beside it is modern, but well-detailed with the storage to the side in buildings designed to look like former stable / outbuildings.

6.8.3 The rear elevation of the Mall PH is very visible from Clarence Road and has kiln reject brick panels interspersed between the brick piers almost giving the rhythm and appearance of blocked windows. A prominent timber and rendered gable is also a strong feature.

6.8.4 All the rest of the properties are bungalows from the 1970s and are of little architectural interest. At the south west end is a single storey telephone exchange building of similar vintage. The tall trees which have matured on the line of the railway between the Royal Gardens and houses on Tattershall Road now attractively enclose the vista looking west and mature trees combine with garden trees and manicured hedges to similarly benefit the view to the east.



Victoria Avenue - view east



Victoria Avenue - view west

6.9 Victoria Avenue

6.9.1 Victoria Avenue was amongst the first residential streets laid out as part of the planned development drawn up by Adolphus Came and is in evidence on the 1889 Ordnance Survey map with three pairs of properties in standing on the north side (together with the plot of the adjacent Eagle Lodge Hotel). By the time of the 1905 Ordnance Survey, a single house had been added immediately west of the houses on the north side, whilst roughly facing them on the south side were four detached houses. All these properties still exist and make a positive contribution to the street scene.

6.9.2 Typically of the early planned roads in Woodhall Spa, Victoria Avenue is quite wide with a verge on the south side and wide footpaths on both sides. Roadside tree-planting is not so prominent as on some roads though many properties have mature garden trees and tall hedges defining the front gardens.

6.9.3 The earliest buildings on the north side are today Nos. 13-23 (odd). Nos. 13/15 & 21/23 are very similar with side entrances, tile-hung first floors and timber / render detailing to the gable apices and dormer faces. The plan form of Nos. 17 & 19 is not dissimilar, though the first floor is rendered. These houses were designed by Adolphus Came as boarding houses for those visiting the spa.

6.9.4 Other positive houses on the north side include the very attractive No.1 which is in fact the southern building of Cornwall Terrace and has a very attractive corner turret with ogee-shaped lead roof. No. 11, built c.1895, is unusually of gault brick with a prominent gable end and is a superb example of the Queen Anne Revival style. The concrete tiled roof is modern.

6.9.5 At the north east end of Victoria Avenue, the rear of the Eagle Lodge Hotel can be seen though there is a strong tree and hedge screen along most of the footpath edge. All the rest of the houses on the north side (Nos. 3-9 odd) are buff brick bungalows and of no architectural interest.

6.9.6 The south side of the road is much more varied architecturally. No. 2 is a positive building and forms a pair with The Limes on Tattershall Road. No. 6 is red brick



Nos. 21 & 23 Victoria Avenue



Long Avenue - view west

and side-on to the road with bays to its side elevation and good brickwork detailing including a pair of tall chimney stacks. No.8 is a curious house with a gault brick façade but red brick flank walls and it has been much altered. Nos 12-18 are the best group. Although they are all different, they exhibit many of the traits of the most interesting buildings in the town such as tile hanging, timber and render detailing and picturesque roof forms. Nos. 16 and 18 have fish-scale roof slate banding and the latter originally had a central tower (now truncated).

6.9.7 The rest of the buildings are of little interest and include bungalows (Nos. 4 & 28), three detached inter-war houses (Nos. 22, 24 & 26) and a 1950s house (No.10). The part single storey surgery on the corner with Stanhope Ave was built in the 1950s replacing a Victorian building destroyed during the Second World War.

6.9.8 Enclosure to the vista west is provided by the late C20 house on the end of Albany Road, which is a rather pale imitation of its traditional neighbours. The view east is more attractively enclosed by the late C19 houses on Stanhope Avenue.

6.10 Long Avenue

6.10.1 Long Avenue is, as its name suggests, a long relatively narrow footpath dominated by very fine mature trees particularly at the east end where there are several tall pines behind the surgery. The Avenue runs east-west and allows occasional views through the hedgelines into the rear of properties on Victoria Avenue and Cromwell Avenue.

6.10.2 Access to (and views of) the Roman Catholic Church can be gained whilst Hazelmere, at the west end, has a first floor bay and an attractive rear outbuilding range defining the edge of the path.



Cromwell Avenue - view west



Catholic Church of Our Lady and St. Peter and No.15

6.11 Cromwell Avenue

6.11.1 Cromwell Avenue was laid out between 1889 and 1905. Although it follows the grid pattern established by the other streets, it is unusual in dog-legging towards the west end. It is well-provided with mature trees, with an outstanding group on the south side in the gardens of the bungalows (these are outside the conservation area).

6.11.2 The earliest buildings are generally on the north side. Nos. 1 & 3 are a typical pair of red brick houses with the common timber and render gable end and dormer details and side entrances. Nos. 5 & 7 would have been similar though this pair has been extended and turned into flats, with the changes to the roof being particularly unfortunate. On the opposite side, Nos. 2 & 4 are very similar to Nos. 1 & 3 and retain most of their original detailing. No.11 (The Firs) is slightly different being detached and having a prominent central gable. Despite the modern roof, it is a positive asset to the conservation area. Several of the properties have modern garage blocks which if well designed (as at No.3) can sit comfortably with the original properties.

6.11.3 Up to the bend in the road, the rest of the houses are bungalows. Although the houses are not of interest, the substantial trees and strong hedgelines are important to the Conservation Area.

6.11.4 On the bend in the road, the Roman Catholic presbytery makes a strong contribution to the townscape. The building is typically of red brick and with the usual gable end detailing, but the stone transom and mullion windows and arched central entrance door are more unusual in the town. The presbytery sits in the middle of a large plot with well-manicured lawns and is the focus of views east. To the north is the separate chapel itself, built in 1896. The original building was the part nearest Long Avenue and also has stone windows. A modern range runs parallel to the south east of it and is linked by an earlier 1.5 storey element. The original chapel has also been extended at the west end. The buildings have an attractive but very diminutive appearance and the location in the middle of a residential street is unusual.

6.11.5 The road bends to the south here and only the eastern side of the road is within the conservation area. To the south of the presbytery is a large bungalow (Coppins)



St Hugh's School



No. 24 Cromwell Avenue

with open plan lawns and neat shrubs. Taller and more traditional buildings can be seen beyond and over the low building including No. 17, a very large and attractive red brick property with hipped roofs, dormers and bays. The building is well-screened by tall hedges and mature trees on the garden boundary. No. 16 / 18 Stanhope Avenue (Oglee Bed and Breakfast) occupies the north eastern corner of Cromwell Avenue and is of similar style with good brick detailing. It too has some fine mature trees on its boundary. Between the two is No.19 a substantial brick built property of the 1950s.

6.11.6 The south side of Cromwell Avenue is well-defined by the buildings of St Hugh's School. The oldest of the buildings has a semi-circular canopy above the front door and is of red brick with hipped dormers and the usual restrained use of timber / render detailing. It was first used as a school in 1929 and had a boundary of hedges rather than being open to the road. The buildings to the west are in broadly similar style but were probably built in the 1950s. Attractive gardens and a neat hedge separate the main school building from No. 24. This is now the girls' boarding school but was a guest house once known as Raftsund built between 1905 and 1907. Stylistically it is more 'arts and crafts' than other houses in the town with its sweeping roof and transom and mullion windows. The large side dormer, which is original, is particularly noteworthy.

6.11.7 Looking back west from the Stanhope Avenue junction, Cromwell Avenue is particularly attractive with its avenue of trees on the grass verges complemented by garden trees and hedges and well detailed buildings glimpsed through them. This view summarises the essential quality of Woodhall Spa's residential streets.

6.12 Tor-o-Moor Road

6.12.1 Tor-o-Moor Road runs eastwards from the southern end of Stanhope Avenue. The majority of the houses on the north side, as far as the junction with Sylvan Avenue, are within the conservation area but on the south side, only the tree belt beside the road is included. These trees, which sit on the grass verge combine well with the hedges and trees in the gardens opposite to define the road edges and help shield the less attractive modern development to the south.



Tor-o-Moor Road - view west



Nos. 61-65 (odds) Tor-o-Moor Road

6.12.2 From the southern corner of Stanhope Ave / Tor-o-Moor Road, views across the school playing fields and out into the surrounding countryside can be gained. Looking west, the modern metal sheeted school building and open parking area are less attractive. On the opposite corner, No. 27-29 Stanhope Avenue is a substantial early C20 property of great character with very good brickwork and timber / render detailing particularly on the corner. This building occupied a very substantial plot in which new well-detailed houses have been created. A similar property is being created to the east of the house on the Tor-o-Moor Road frontage.

6.12.3 Three pairs of semi-detached houses, all dating from 1889-1905 define the northern side of the road. Nos 3/5 and 11/15 are virtually identical with rendered first floors and good red brick detailing to the ground floor with moulded brick window head details. Nos. 7/9 between are totally of red brick but have some timberwork in the dormers. These properties retain their slate roofs, whilst the others have been replaced by concrete tiles.

6.12.4 The rest of the houses to the junction with Sylvan Avenue are all modern and of little architectural interest.

6.12.5 Right at the eastern end of the road, at its junction with Kirkby Lane, Nos. 89-109 (odd) Tor-o-Moor Road are included within the conservation area. Nos. 91-95 are a group with gabled cross wings at the end and a now-rendered range with arched window heads. This group is set back a little from the road. The group including No.109 (Heatherlea), built by Adolphus Came in 1902 as his Woodhall residence, sits closer to the road and is of brick with timber and render detailing to the gable ends. It is now a retirement home.

6.13 Sylvan Avenue

6.13.1 Along most of its length, Sylvan Avenue justifies its name - with groups of fine mature trees along the property boundaries, hedgelines and grass verges. In places the tree canopies meet across the road and even where there are relatively modern houses



Kenilworth, Sylvan Avenue



Richmond House

(or ones under construction) it is the natural features which dominate the townscape not the buildings.

6.13.2 The first properties at the south end are modern (including Low Wood, on the junction with Alverston Avenue). Kenilworth, on the east side of the road is an early C20 red brick building with the usual render and timber detailing and a corner tower. New additions and dwellings in its substantial grounds are under construction. To the north, Beech House and Frognall are both 1950s houses behind substantial hedges and trees.

6.13.3 The Vicarage is on a large plot where Sylvan Avenue turns to meet Iddesleigh Road. This is a modern house but a very well-detailed replica of the traditional houses in the town. Its mature trees and hedges allow it to sit very easily with its neighbours. To the west, are two pairs of houses probably built by Came between 1889 and 1905. Carisbrooke and White Gables are a fine pair with typical timbered gable treatment and unusually large dormers. The ground floor bays and window and door head details are rather more solidly Victorian than is customary in the town however. The pair including Moorhaven are similar, but instead of the cross gable they have a pair of large dormers and faceted bays of transom and mullion windows. Sadly the slate roofs have been replaced by concrete tiles.

6.14 Alverston Avenue

6.14.1 The 1905 Ordnance Survey map shows the line of Alverston Avenue defined by an avenue of trees but no buildings and without a road name. The houses along it, particularly along the south side are generally modern though most are within the conservation area.

6.14.2 The most architecturally interesting buildings are on the north side. The most easterly is Crossways, a restrained but well-built house with very well-laid brickwork and a tiled roof retaining its original ridge tiles and finials. Next to it is Richmond House, an interesting property with decorative eaves continuing as a band over the gable bay, shutters to the windows and a good Edwardian canopy over the door. This very attractive



property has an almost a French feel. Both properties have strong hedgelines to the road.

6.14.3 Lindsey House is next to the west. This is more open to the road and exhibits many of the typical characteristics of the traditional houses in the town, with its side entrance, rendered first floor, timber / render detailing and gabled roof form. The leaded transom and mullion windows and niche window next to the chimney stack hint at the 'arts and crafts' period however. Elsaforde beyond is a very neat and well-maintained Edwardian house with two pairs of non-matching bays and a central door with gabled porch.

6.14.4 Three modern bungalows, all with mature trees along the road boundary, stand between Elsaforde and the next traditional house, Rivoan. This is a substantial 2.5 storey property, white rendered on the front façade but red brick elsewhere. It has ground floor bays and timber detailing to the gable end and dormer.

6.14.5 The fine side elevation of No.25 Stanhope Avenue turns the corner with Alverston Avenue. This is a substantial symmetrical and well-detailed 2.5 storey red brick property. The long flank to Alverston Avenue, seen above the tall hedgeline has a central gable and ground floor double bay.

6.15 Stanhope Avenue

6.15.1 Stanhope Avenue is the north-south spine of the residential area south of The Broadway. The majority of the earliest buildings are on its eastern side. The largest of these is at the south-east end, Nos. 27/9 today. This is an extremely fine Edwardian house (see Tor-o-Moor Road) with a new housing development in its grounds. The belt of trees surrounding the plot largely survives however.

6.15.2 No.25 is also a substantial red brick property (see Alverston Avenue). This has a pair of gables facing Stanhope Road and has very good brickwork detailing. No.23, has much more use of timber and render detailing with a fine gable and bay. This property is now a care home. Nos. 19-21 are 2.5 storeys and with timber and render



No.25 Stanhope Avenue



Nos. 3 & 5 Stanhope Avenue

gables whilst Nos. 11/15 are now one property but were a matching pair of semis. The angled bracing in the gable is unusual in Woodhall Spa.

6.15.3 No.9 sits on the corner of Iddesleigh Road and presents a tall predominantly red brick double gable to Stanhope Avenue. One has a semi-circular bay at ground floor level and the sash windows are multi-paned to the upper sashes only typical of the Edwardian period.

6.15.4 Looking south from this point, the trees on the verges end outside Nos. 11/15 end at this point. No.9 is well screened by tall hedges, however, as are most of the other properties along the road.

6.15.5 No.7 is a later (possibly 1930s) bungalow (though with interesting fluted metal gatepiers). No.5 has half-hipped roofs with decorative bargeboards whilst No.3 is earlier with tile hanging. Although the central bay has been altered, this and the adjacent No.1 may be Adolphus Came designs. No.1 has a typical mixture of building materials found in the town with tile-hanging, timber and render detailing. The concrete tiled roof and windows are not original.

6.15.6 The west side of the road contains far fewer historic properties. The north-west side begins with No.2, now the Lodge PH, part of the Woodhall Spa Hotel (formerly the Eagle Lodge Hotel). The 1.5 storey range lines the road and is of brick, render with half-dormers and is broadly of the same 'Tudorbethan' character as the main hotel buildings.

6.15.7 A bungalow attached to the 1950s surgery on the end of Victoria Avenue faces Stanhope Avenue behind a low hedge, and Nos. 4-10 are all further bungalows whilst Nos. 12 & 14 are interwar houses. The south-western end of the road is more characterful however, with Nos. 16-18 and the No. 24 Cromwell Avenue being attractive houses with good mature tree and hedge screens (see Cromwell Avenue).

6.15.8 The view out across the school playing fields from the south end of Stanhope Avenue has already been described (see Tor-o-Moor Road). The view at the north end of the road is defined by the canopied former station buildings on The Broadway and by the Lodge PH on the west and mature trees on the east.



Pinehurst & Hereward House



Beverley, Iddlesleigh Road

6.16 Iddesleigh Road

6.16.1 Iddesleigh Road runs in an r-shape from Spa Road across the line of the old railway, across Broadway and to the top of Sylvan Avenue before it dog-legs west to meet Stanhope Avenue.

6.16.2 The southern stretch from Stanhope Avenue to Sylvan Avenue is shown laid out on the 1889 Ordnance Survey map (but with no buildings along it). By 1905, however, several properties had been built and this stretch contains some of the village's best domestic properties of this period.

6.16.3 Although a later bungalow (probably 1930s) forms the north west corner, beyond are four pairs of fine semi-detached properties. The most easterly are Southcote and Lindum. Although this looks like a symmetrical single house with a prominent central timber and rendered gabled bay, it is in fact a pair divided asymmetrically – as evidenced by the chimney positions and the side elevation of Lindum. The next pair are Latchmore and Alverston which were originally symmetrical. The gable end detail with its pronounced brick corbelling and tile hung faces are especially notable. Each originally had a small tower in the angle of the main range and cross wing; both have now been truncated and the roofs of both properties covered with concrete tiles. Hereward House and Pinewood have narrower facades but again have prominent gables with good timber and render detailing, whilst Bunsen House and Egerton House have a first floor timber balcony; Egerton retains its tower in the angle against the cross gable unlike Bunsen.

6.16.4 All these houses were probably designed by Adolphus Came and are effectively variations on a theme with different materials and architectural devices mixed and matched to give a highly decorative and picturesque effect.

6.16.5 Spa Court, turning the corner towards The Broadway, is a 1980s development on the site of the Spa Hotel (which was also known as the Lawson Hotel, the Hotel Goring and the Northcote Hydro). The original house was a large detached property in the turn-of-the-century style of the town; the modern development comprises a block of three and a pair of brick built apartments and houses with rear garage court.



Church and Sunday School



Longwood House, Iddesleigh Road

6.16.6 The south side of Iddesleigh Road begins promisingly with the side elevation of No. 9 Stanhope Avenue which has the usual timber and render detailing but unusually the timber is painted white not black. This is an attractive property with a side entrance bay rising to form a balcony below a second floor gable. Beyond this however are a group of bungalows and modern houses. Red Marley a house in the middle of the group has an interesting faceted bay and stone door surround, whilst the modern house to the east of Langley has almost Gothic proportions.

6.16.7 At the east end, 'Beverley' is an early C20 house, the façade of which is roughcast rendered though the rest of it is of brickwork. Consequently the house sits almost unnoticed behind its tall hedge and mature trees. The Grove, on the corner of Sylvan Avenue, sat in a very large plot but now has a new house, "Erinvale", built in the garden. The large house is of red brick with stone dressings and it has a very mature boundary of trees and hedges.

6.16.8 The south east corner of Iddesleigh Road and Broadway is defined by St Peter's Church – a brick built range parallel to Broadway erected in 1893. This has several good mature evergreen trees in its churchyard. On the south west corner is a pair of houses of similar date, Ingledew and Glen Esk. These are probably Came designs with hipped and gabled roofs, timber and render gable ends and dormers.

6.16.9 Across Broadway, Iddesleigh Road continues. On the west corner is the former Methodist Chapel. This was built in 1907 to the designs of Mr Thompson of Louth. The Iddesleigh Road corner is marked by a slender spire and the attractive building is of brick and stone. The chapel is now a commercial premises and the church has now returned to what had become the Sunday school buildings to the rear when The Thompson designed Chapel was built. These are slightly plainer than the larger chapel and have slate roofs. They sit gable end onto the road behind a low hedge.

6.16.10 Longwood House sits on the north eastern corner of Iddesleigh Road and the Broadway. This is one of the earliest private houses in the town and was said to have been influenced by Napoleon's house on St Helena. It is identified on the 1889 Ordnance Survey map as 'Oranienhof'. The house is of brick with a series of hipped and half-hipped/slate roofs and a large first floor balcony. It has some interesting



Willoughby Lodge, Iddesleigh Road



Rose Cottage, Iddesleigh Road

timberwork, a feature shared by the gable end of Willoughby Lodge to the north. This has an open gable of timber trusses and turned columns with a half-hipped roof. The ground floor brickwork is modern and apparently was originally a shop window as the building was a chemist shop for the Spa patients. The side gable of half-timber and render is equally striking.

6.16.11 What is today the Cottage Museum stands to the north. This is a rare survival of a corrugated iron bungalow, supplied in kit form by Boulton and Paul of Norwich. It has occupied the site since 1887, having been moved from a site 2 ½ miles to the north, and was large enough to have a bedroom for a servant. It sits back from Iddesleigh Road behind two mature trees.

6.16.12 The railway line crossed the road at this point and to the north the Iddesleigh Road becomes private. It contains two properties, Abstead a brick and rendered bungalow, and Rose Cottage which is probably the earliest building in the town. It was built in the late C18 as Evelyn's Farm (an enclosure farm) and in 1873 was adapted by Dr Robert Cuffe as a small hospital for those needing the beneficial effects of the spa but who could not afford to stay at the Victoria Hotel. Rose Cottage today is much altered with rendered walls and a concrete tiled roof. A picket fence defines the boundary to Iddesleigh Road.

6.17 Kirkby Lane

6.17.1 Only Nos. 2-10 Kirkby Lane and the frontages of the road from Broadway to Tor-o-Moor Road are currently included within the conservation area. This row of five Came designed houses dates from the late C19 (c.1890) and has a rendered plinth with red brick above and a hipped concrete tiled roof above. Four tall ridge stacks are of gault brick. The two end houses have half gables and the penultimate properties gabled porches. All the houses have linked ground and first floor windows. Most of the properties have low hedges and on the opposite side of the road, the grass verge is included within the conservation area.

6.17.2 Further southeast along the lane, Nos. 16 & 18, are a pair of Came-designed cottages, similar in style to those found along Tor-o-Moor Road. Nos. 37 & 39, on



Kirkby Lane - view north



Nos. 1-6 The Broadway

the opposite side of the road are an imposing 3-storey pair of houses which sit in an elevated position off the lane. Beyond a well-treed area, sits No.41, possibly a former tenant farm / smallholding from the mid-C19, although altered with plastic windows. These properties form an attractive group and are proposed for inclusion within the conservation area.

6.18 The Broadway

6.18.1 The Broadway has been the main east-west road through the town since the end of the C19. A considerable length is within the conservation area, though its character changes markedly as one travels east. The western end is the most commercial with buildings formerly close to the railway line located right on the roadside. The retail premises gradually give way to hotels and private houses which become less historic and more suburban to the east.

6.18.2 Beginning on the north side, the main commercial block stretches from where the railway line crossed Broadway to Iddesleigh Road. Like several other blocks in the town, it came to a point with a small enquiry office at its west end. This is now a shop and lacks the finesse of the original detailing, signage and blinds. The rest of the single storey block (Nos. 2-6) has been well-restored with timber parapets and a glazed canopy similar to the original. No.7 is also single storey but is gable-end on to the road with timber and render detailing typical of the town. The station canopy and platform, which stood behind this first group of building is now gone and the route of the line is used for service access and car parking.

6.18.3 Nos. 8-10 are a subdivided brick building of 2.5 storeys with render and timber cross gables and a 'pentice' roof linking the shopfronts (which have arched timber entrances to the end properties). Attached at the east end, No.11 is a single storey building (over which the pentice extends) now used as a bar. No.12 is a very narrow single storey shop, divided from No.11 by a narrow path.

6.18.4 Nos. 13-15 are of one build in red brick with expressed quoins, drip moulds over the windows and half-hipped slate roofs. Although the alterations to the shopfront



Former Methodist Church



The Golf Hotel

of No.13 have tried to respect this detail, the end result has destroyed the building's proportions. No. 16 is a more modern and plainer brick building, gable end onto the street whilst No.17 is older, of 2.5 storeys with twin gables to the street. A red telephone box survives outside Martin's newsagent.

6.18.5 Nos. 19-21 were built as houses and they are set back slightly from the road behind fenced gardens. The properties are also of 2.5 storeys and have expressed timber bays and gabled dormers. No.22 was a garage (an example of an early petrol pump survives) and is single storey with a stepped 1930s style parapet up to the taller two storey No.23 which has a prominent bay and a hipped roof to the street. No.24 is a very fine two storey commercial premises with asymmetric bays and a sweeping shopfront fascia detail which forms the base of the upper bays. This building has a half-hipped slate roof and the usual timber and render gable end detailing.

6.18.6 The former Methodist Church stands on one corner of Iddesleigh Road, Longwood House on the other. Both these properties make a very positive contribution to the character and appearance of the conservation area here (see Iddesleigh Road). The latter has some good mature trees beside it and to its east, the quite low hedge allows views towards Willoughby Lodge and the bungalow.

6.18.7 The Golf Hotel, which is set back some distance from the road but very visible across its landscaped grounds was built as Clevedon House later becoming a school, a club and then a hotel of the same name. The westernmost part is the oldest, the three-storey range to the east added apparently in the 1920s. The building is of 2, 2.5 and 3 storeys of red brick with attractive timber and render detailing to the gables and bays and a complex series of gabled and hipped tiled roofs with a variety of tall chimneys. The trees along the road frontage are quite sporadic and there are open lawns with ornamental shrub planting. The very tall evergreens along Manor Road and the railway line are visible above the hotel.

6.18.8 A later lodge building with a first floor of render and timber stands east of the Golf Hotel. All the rest of the houses along the north side of the road are relatively modern (with the exception of the inter-war Roselea and Glenside) and some are bungalows.



The Broadway - view east



Alexandra Hospital

Adjacent to Kings Walk is a modern single storey brick surgery with an open car parking area in front of it. Although this could be improved upon, the fine trees around it are an important townscape element. There are some good roadside trees and others on garden boundaries along this stretch as there are across the frontage of the National Golf Centre. These modern buildings are outside the conservation area. There would be merit in including Kirkby Lodge, a red brick two storey house opposite the Kirkby Road entrance within the conservation area to complement the group of buildings along Kirkby Lane; the vista north along which it encloses. The lodge has some good mature trees in its garden area to the west.

6.18.9 On the south side of the road, the conservation area excludes the suburban ribbon development of houses between Tarleton Avenue and Kirkby Lane though the roadside verge with its occasional mature trees is included. The area also includes part of the site of some new houses (Sterling Place) roughly opposite the National Golf Centre, and the adjacent large 1950s house Oldfields which shares a frontage of mature pine and other trees. Fairlawns, formerly a nursing home but built in 1894 as a home for gentlewomen 'in reduced circumstances' needing spa treatment is also included. This buff and red brick house was extended in 1915 when it was used as the Red Cross hospital and is now being converted to retirement apartments, Stafford Vere Court.

6.18.10 West of Tarleton Avenue, the matching pair of Tarleton House and Pitchaway are within the conservation area. The 2.5 storey houses are rendered with red brick dressings and gabled slate roofs. Inexplicably, White Cottage to the west is excluded. Although later than the original houses of the town it is rendered with timber detailing and has the typical gabled roof forms.

6.18.11 The next house westwards within the conservation area is Westerley. This large property has good brickwork detailing to the gable ends and an unusual porch which links over the adjoining bays. It has been extended and robbed of character due to the loss of chimney stacks and replacement of windows. To its west, Woodbine Villa appears on the 1889 Ordnance Survey map. This is a late Victorian villa, red brick and slated but with more restrained detailing than the houses of Adolphus Came and 'the Syndicate'. Like Westerley it has a frontage of trees and hedges.



Hartington House



Victoria Lodge

6.18.12 The former Alexandra Hospital is to the west of Woodbine Villa. It was built in 1890 in the Queen Anne Revival Style, and enlarged four years later with further extensions in the C20. Although a substantial red brick building, the various extensions and alterations have robbed it of character and the modern wall and railing and open frontage make it unduly prominent in the streetscene.

6.18.13 Continuing westwards are two identical pairs of semis. These are red brick with pairs of gables to the street with different timber and render patterns to the two faces. The ground floors have pairs of bays with a central pedimented porch canopy. The houses sit behind low hedges.

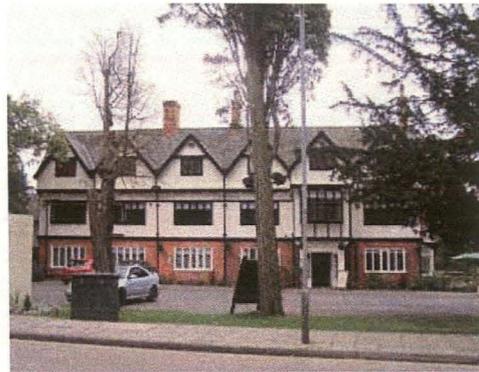
6.18.14 St Peter's Church was built in 1893 and is of red brick with a tiled roof. The long frontage to Broadway has buttresses and arched windows with lancets. The church hall to the east is a rather dull design and the sterile paving in front contrast with the fine mature trees and low hedge in front of the church itself. It is interesting to compare the size of these trees now with their appearance in the early C20 when the building was depicted on early postcards.

6.18.15 West of Iddesleigh Road are another matching pair of early C20 houses, Ingledew and Glen Esk. These are typical large houses of the town with gables and dormers, hipped roofs and timber and render detailing to the gables, dormers and bays. The houses have a mature hedge and tree screen to the road. Next door is Welby Lodge, built in 1891, which sits on an unusually narrow plot. This is a very attractive building with the usual brickwork details and hipped slate roofs. The bay to the road is charmingly detailed and the stepped building form takes advantage of the narrow site. Unusually it sits behind a relative tall brick wall rather than a hedgeline.

6.18.16 Beyond the tall trees on the boundary, a new house is under construction (Hartington Lodge) and which is attempting to replicate the architectural devices found on the grander houses in the town. To its west is Hartington House. This was built by Adolphus Came as a girls' boarding house. It exhibits all the architect's usual traits such as tile hanging, timber and rendered gables and good brickwork detailing. The west elevation has a very attractive timber and glass loggia structure. The frontage includes some good mature trees shared with Victoria Lodge next door.



Woodlands



Woodhall Spa Hotel

6.18.17 The adjacent Victoria Lodge (now a dental studio) is equally fine and was an annex to the boarding house. The mansard roof is unusual in the town though appears to be original. This gives the building greater verticality and a solid look. The brickwork detail is fine (including a central pediment) and is matched by the timber detailing to the porch and eaves which originally had a central balcony.

6.18.18 The property on the corner of Stanhope Avenue was built as a private house called Woodlands for a Dr Gwyn and it was later turned into a boarding house and later a school. The house is now a shop and although the distinctive tower remains, alterations to the windows have eroded its character. Despite the retention of some mature trees, the opening up of the frontage for parking leaves it a pale shadow of its original self.

6.18.19 The Woodhall Spa Hotel was built as Eagle House for Charles Blyton in the mid-1870s. It combines an Elizabethan form with elements of the vernacular revival found in the best houses of this period. It became a hotel in 1882 and was a nursing home before reverting back to hotel use in recent years. The façade to Broadway has a red brick ground floor, with rendered multi-gabled upper floors; the second floor jutting out. The entrance bay, which is the penultimate to the west has an ornate doorway and projecting oriel window above. Again, although the mature trees have been retained, the open car park area lacks definition and would benefit from a boundary to the road.



Iddesleigh Trail



Stixwould Road

7.0 KEY CHARACTERISTICS

7.1 Spaces and trees

7.1.1 The key component of Woodhall Spa's character is its woodland setting which is linked into the village by the tree lined avenues which were often planted before the buildings were built. The most important public space is The Pinewoods which offer informal recreational space to visitors and residents.

7.1.2 To the north of The Pinewoods are the vast grounds of the Petwood Hotel which, although not open to the public, do nonetheless contribute greatly to the setting of the conservation area, and in particular the approach into the village from the north along Stixwould Road.

7.1.3 The route of the old railway is still very much in evidence today, but is now the Spa Trail, a pleasant green walk for most of its length leading north east out of the village from Iddesleigh Road. It is, however, unfortunately an unkempt area of tarmac behind the shops on The Broadway, but then becomes a strong tree belt leading out of the village to the west. The Spa Trail is part of the Viking Way footpath and continues through the golf course, providing woodland views.

7.1.4 The cemetery on the corner of Stixwould Road and Witham Road is the only reminder of the now demolished church and is heavily shaded with mature trees. A memorial stone marks the position of the former church's altar. At its southeast corner stands the War Memorial. Diagonally opposite is the Royal Square Gardens which form an ornamentally planted space with the Dambusters Memorial as its centre piece.

7.2 Views

7.2.1 Long views along the approaches into the village are possible because of the long straight roads. These views, like most within the village, are framed by the large trees that line the roads and are scattered throughout the grounds of the village's buildings.



Views south from To-o-Moor Road



The Broadway

7.2.2. Views north out of the conservation area are generally of the golf course and over the surrounding fields. Looking east along The Broadway, the view is constrained by the avenue of trees which continues out of the village for a little while, screening the more modern development behind it. Views south from To-o-Moor Road are through a screen of trees and, in part, over the school playing fields.

7.2.3 Within the village, the linear nature of the tree-lined roads means that views are often closed off by the buildings at the end of the routes. In those roads which curve, the buildings on the bend become the focus of views, as in the case of Iddesleigh Road on which the church is prominent and on Coronation Road where the old Spa Baths come to prominence, although sadly dilapidated.

7.3 Uses

7.3.1 The conservation area is predominantly in residential use, although The Broadway/ Station Road/ Witham Road contain the commercial and civic core of the village. Within the residential area to the south of the conservation area, St Hugh's School occupies several prominent buildings on Cromwell Avenue which also contains the Catholic Church and rectory.

7.3.2 A number of the larger 'residential' properties are used as guest-houses/hotels; some were purpose-built, but some have been converted later. The largest of these is the Petwood Hotel which was originally built as a private residence.

7.3.3 Unusually for a village, Woodhall Spa also has a cinema which is 'in the woods' adjacent to the now disused Spa Baths. In addition to the commercial properties along the main road, there are also two church buildings (one is now converted for commercial use), a former cottage hospital (now Rose Cottage) and the former hospital for the Spa clinic (now flats) which developed as a result of the spa waters.



Longwood House, Idlesleigh Road



Egerton House and Bunsen House

7.4 Scale

7.4.1 Woodhall Spa is generally characterised by substantial buildings of 2.5-3 storeys in spacious plots. This is particularly evident in the oldest parts of the planned village which were built to a strict 'design code'. There are, however, clusters of smaller 1.5 storey cottage type dwellings which are found in the eastern parts of the village.

7.4.2 As the village expanded, the early design rules were not adhered to as strictly and there are examples of 2-storey terraced properties typical of the early C20 and of a more standard design. These are predominantly found in the western parts of the village. The mid-latter parts of the C20 brought further 'standard' designs and these resulted in a number of modest 2-storey houses and a significant number of bungalows.

7.5 Building Types

7.5.1 At first glance the most common type of building appears to be the large individual house, but in fact, a significant number of these are semi-detached. The majority of these substantial residential properties are original, or based-on, Adolphus Came designs and are of 2.5-3 large storeys and date from the latter years of the C19 and the early years of the C20. The smaller 'cottage type' of dwelling found in clusters along Tor-o-Moor Road, Tarleton Avenue and Kirkby Lane are all 1.5-storey pairs with a central shared chimneystack and are of a similar build date to the larger properties.

7.5.2 The Broadway, Station Road and Witham Road are lined with purpose-built commercial properties, particularly along the north side. Where these roads met the former railway line, the angle of the junctions resulted in some interesting single-storey wedge-shaped buildings which backed onto the station platform. These single storey buildings give way to larger 2-3 storey properties, forming a consistent frontage along the north side of Station Road and The Broadway until its junction with Idlesleigh Road.

7.5.3 A number of very large buildings are found along the main streets. These were, and the majority still are, used as hotels and hospitals (although only one hospital now remains). They are still only 2.5-3 storeys, but are numerous bays long and have deep



Nos. 3-5 Station Road



No. 1 Tattershall Road

plans, but are broken up into ranges and wings which lessens their bulk. The main exception is the Old Manor House which is thought to have originally been a hunting lodge, but has subsequently been much extended and remodelled (possibly rebuilt) from the late C19 onwards. It is one of the older buildings in the village and has been in a variety of uses including flats and offices, but was last used by a language translation agency.

7.5.4 There are three churches in the village; two are almost adjacent to each other, either side of The Broadway. The other is the Catholic Church off Cromwell Avenue. Although they are technically only one-storey excluding their towers, they are the equivalent of at least 3 large residential storeys and were built at a similar time to the rest of the planned development.

7.5.5 Perhaps the most important buildings in the village, certainly in terms of its history, are the Spa Baths complex. The original building was built before the mid-C19, possibly 1838, and this was expanded and altered over the years. Another unusual building is the Kinema which is a converted cricket pavilion with a unique rear projection system.

7.6 Building Details and Materials

7.6.1 Typical of most other settlements in Lincolnshire, red brick with clay plain tiles or slate is used throughout Woodhall Spa. However, the way these 'standard' materials are combined with other materials and the 'Arts and Crafts' detailing is what marks Woodhall Spa out from the majority of Lincolnshire's settlements.

7.6.2 Timber is widely used for a variety of details, particularly for half-timbering and pierced bargeboards in the gables of dwellings. It is also used, more unusually, in a 'natural state' evident in the porches and overhanging eaves of the smaller cottage type dwellings. The use of tree trunks and branches in a rustic variation of the 'Arts and Crafts' architectural style is similar to that used in German spa resorts and is unique to Woodhall Spa.



Lindsey House, Atherston Avenue



Railings at Nos. 15-23 (odds) Witham Road

7.6.3 Render is commonly used at first floor and in gables and many properties have substantial and decorative chimneystacks. Corbelling is sometimes used underneath a jettied upper floor. A number of buildings have small balconies, often on top of bay windows which are a common feature. Some dwellings have turret details, usually on the corner. Tile-hanging is found on the first floors of some of the larger properties.

7.6.4 Windows are predominantly timber sliding sashes, usually 2/2, in various arrangements and sizes. Window heads and sills are often both stone, although some more ornamental properties have tiled window heads. Multi-paned timber casements are also found on the more 'Tudor Gothic' inspired properties.

7.6.5 Kiln reject brick panels are common on the cottages in the village, but it is also found on the rear of the Mall PH on The Broadway. The commercial properties follow the 'Arts and Crafts' detailing with half-timbering, gables and canted windows as common features. These were an Adolphus Came trademark and formed part of the planned town's palette of decorative features between 1890 and 1900. A number of traditional shopfronts survive and particularly attractive is the restored canopy along the single storey range on The Broadway and the reinstated parapet on Station Road.

7.6.6 Variations to the above palette of materials are extremely rare and indeed, the only notable exceptions are those gault brick properties found on Tattershall Road and Victoria Avenue.

7.7 Boundary Treatments

7.7.1 Most of the houses are set within spacious plots, some way back from the roads and their gardens are often enclosed with good hedges in character with the informal feel of the tree-lined roads. In keeping with this rural character and appropriate to their edge of village position, the outer-lying properties often have picket fences and timber post fences. Came Court, in the centre of the village, also has a white picket fence.

7.7.2 Closer to the village centre, and particularly along the main shopping street, many more properties sit hard on the back of the footpaths. Those that do sit back from



Old Manor House wall, Spa Road



Royal Square Gardens

the roadside, frequently have low walls enclosing their front boundaries. Nos. 9-23 (odds) Witham Road are notable for having ornate railings and gates, a very unusual feature in Woodhall Spa, although the cemetery is also enclosed by railings much of which were replaced in the 1970s.

7.7.3 There are very few substantial walls of note, except around the Petwood Hotel's northern boundaries and enclosing the Old Manor House.

7.8 Public Realm

7.8.1 The road surfacing and footpaths throughout the village are not exceptional, consisting almost entirely of asphalt, although The Broadway pavements are laid in concrete paviours. The streetlighting is also relatively standard. However, the village's residential streets gain their character from the grass verges and trees that line them, despite the standard surfacing treatment.

7.8.2 The main points of interest in the village's public realm are the village signs which mark the approaches into Woodhall Spa; each is of a different design. There are also three Victorian and one Edwardian Royal Mail post boxes within the village; two Victorian wall boxes, one rare Victorian early pillar box and an Edwardian pillar box. In addition, the village also has the War Memorial on the corner of the cemetery, the Victoriana fingerposts and the Dambuster Memorial within the Royal Square Gardens.



Kirkby Lodge, The Broadway



Nos. 2-8 (evens) Tarleton Avenue

8.0 PROPOSED BOUNDARY CHANGES

8.1 Inclusions

8.1.1 Kirkby Lodge on The Broadway is a well-detailed detached property contemporary with the planned late Victorian / Edwardian development of Woodhall Spa. It retains its original timber casement windows and has substantial chimney stacks, and is also the focus of views northwest along Kirkby Lane. It is therefore proposed to include this property within the conservation area along with groups of housing further south along the lane. These include Nos. 16 & 18, "Litho" and "Graph", two semi-detached Came designed cottages of c.1895, which display the decorative use of kiln reject bricks found elsewhere in the conservation area. On the northeast side of the road, Nos. 37 & 39 are a semi-detached pair with many similarities to other early C20 (pre 1905) properties in the village. No. 41 (Tumby Woodside) was originally part of the Hawley Estate, and probably dates from the mid-C19. The inclusion of these properties necessitates the inclusion of The Copse and its matching pair on the corner of Kirkby Lane and The Broadway, and the 1920s/30s terrace on the northeast side of Kirkby Lane. Whilst of moderate historic interest themselves they contribute to the character of this part of the conservation area.

8.1.2 White Cottage on The Broadway, despite its white roughcast render finish, is in a similar 'Arts and Crafts' architectural style as the older properties in Woodhall Spa. It has half-timbered gables and leaded light timber casement windows, although its roof is covered in concrete pantiles. Behind this property are Nos. 2-8 (evens) Tarleton Avenue, two pairs of Came designed 'cottages' which were part of Came's planned town development. Although they have been altered, they still display some original features including half-timbered details and No.6 has overhanging eaves supported by tree branches, in common with The Mall PH. It is therefore proposed to include these properties within the conservation area.

8.1.3 Nos. 51-65 (odds) and Nos. 80-94 (evens) Tor-o-Moor Road form an attractive group of 'cottages' similar in style to those on Tarleton Avenue described above and were also designed by Adolphus Came. No.96 predates the Came development and was



Outbuildings to the Old Manor House, Spa Road



Sandbrook House, Tattershall Road

the site of the "Yorkshire Laundry" whilst Nos. 77-87 (odds) are a crescent of originally Council bungalows, built in the 1950s, but which fit in well with the general ambience of the village. Nos. 9&11 Tarleton Avenue and Nos. 50-58 (Evens) Tor-o-Moor Road are a range of late C19/ early C20 houses, some of which have been altered, but retain group value. Nos. 69-75 (odds) Tor-o-Moor Road and Vatnahalson and Linden House on Tarleton Avenue are of little or modest interest, but are included to produce a rational boundary with the existing conservation area. No.5 Tarleton Avenue, however, although of interwar date, respects the design characteristics of the original 'planned town'.

8.1.4 The derelict house and outbuilding range to the northwest of the Old Manor House appears to be in existence by the time of the 1889 Ordnance Survey Map. It is likely to have once been within the grounds of the Old Manor House and there is therefore a historical relationship between the buildings. It is possible that the main outbuilding pre-dates the manor house, and may possibly be the original farm (manor) house. Its proposed inclusion within the conservation area would hopefully help to return this range to beneficial use, improving its appearance at the same time.

8.1.5 Nos. 6-18 (evens) and Nos. 5-21 (odds) King Edward Road date from the turn of the C19/C20 development of Woodhall Spa. They are modest properties in comparison to the larger properties in the centre of the town, but are similar to the nearby Alexandra Terrace and other properties on the outskirts of the older town within the conservation area. They still have the original stone window and door heads and chimneystacks, with some properties retaining their original sash windows. It is, therefore, proposed to include these 15 properties within the conservation area.

8.1.6 Nos. 51&53 Witham Road are contemporary with the adjacent properties to their east and visibly differ from the properties to their west which are later in build. They therefore form the logical western entrance into the conservation area which generally encompasses the pre-First World War development of the town. Although simply detailed and No.53 has been altered, No.51 retains its original sash windows and could be used as the basis for restoration of No.53. It is therefore proposed to include this semi-detached pair within the conservation area.



Corner of Sylvan Avenue and Tor-o-Moor Road



Trees on The Broadway

8.1.7 Woodview, Larch House, High Ferry, Woodlea and Sandbrook House on Tattershall Road all date from the early part of the C20 and form an attractive entrance into the village with their Edwardian detailing and red brick and slate materials which match those of the other traditional properties in the village. Together with the village sign, just to the south of Sandbrook House, they signal the beginning of Woodhall Spa proper and are therefore proposed for inclusion.

8.1.8 Jubilee Park, off Stixwould Road, is an integral part of Woodhall Spa's historical development having been gifted to the village's community by Lady Weigall, the owner of Petwood House, itself an important part of the village's heritage. It is, therefore, proposed to include the Park, together with 'Woodlands', a half-timbered, Came-influenced cottage on the south side of the Park, within the conservation area.

8.2 Removals

8.2.1 There are a number of modern properties, mostly bungalows, which appear to have been built within the grounds of the adjoining larger houses. They do not, however, match the traditional buildings in terms of architectural style or detailing and are an alien building form within Woodhall Spa. The one house proposed for exclusion, on the corner of Sylvan Avenue and Tor-o-Moor Road, does not display the same careful detailing as the older properties either. It is, therefore, proposed to remove Five Oaks on Green Lane, No.23 Tor-o-Moor Road, the house on the corner of Tor-o-Moor Road and Sylvan Avenue, and Winfarthing on Alverston Avenue from the conservation area.

8.2.2 The part of The Broadway at the eastern end of the conservation area currently only encompasses the roadway and the front boundaries of the properties on the south side. In view of the proposed boundary inclusions described above which propose a more rational boundary, it would now seem sensible to remove this section from the conservation area. The trees along the roadside can be protected by Tree Preservation Orders if they are considered to be of townscape value.



The Spa Baths



Station Road

9.0 KEY ISSUES

9.1 Spa Clinic

9.1.1 The old spa clinic off Coronation Road is in a severely dilapidated state and in urgent need of repair. It is a very important building in Woodhall Spa's history, being the reason for Woodhall Spa's existence, although an application for it to be added to the statutory list was unfortunately rejected in 2007. It is, however, very important that this building is saved and a new appropriate use found for it that highlights the building's history and its importance to the town, whilst ensuring its long term future.

9.1.2 The setting of the Spa Baths (and Kinema) is also rather unattractive, with the car park in particular crudely laid out with no landscaping, adding to the unsightly appearance of the western side of the Spa Baths complex. The setting of the Spa Baths is important to the overall character of this building and the surrounding area, and should also be improved as part of any enhancement works undertaken to the building complex, to prevent further deterioration of this part of the conservation area.

9.2 Inappropriate alterations to shopfronts

9.2.1 A number of retail premises in Woodhall Spa have modern shopfronts, signs or blinds, etc. which do not respect the original design or character of the area. These are particularly noticeable along the rows of purpose-built shops (Station Road and The Broadway) where some restoration has taken place, further highlighting the remaining poor alterations to the original matching shopfronts. Consideration could be given to creating an Article 4(1) Direction to control such works in the future.

9.3 Plastic windows

9.3.1 Although not yet a significant problem, there are nonetheless a number of properties that have had their original timber windows (usually sashes) replaced with



Nos. 43 & 45 Witham Road

PVCu. This problem is also affecting doors and barge boards. This is particularly evident along the main commercial streets and especially along Witham Road. Plastic cannot imitate the often fine detailing of timber and original timber windows, which when regularly maintained, have been proven to have a longer lifespan than PVCu and inferior quality modern timber windows. Consideration should be given to creating an Article 4(2) Direction to prevent any further erosion of character. Proactively encouraging owners to reinstate/restore original features, perhaps through the offer of grant aid, could also benefit the town.

9.3.2 There are many important benefits to be gained from the receipt of a Historic Building Grant.

- Advice on the practical rescue, rather than replacement of historic features.
- To check and advise on specification or estimate details.
- Financial input of a proportion of the costs of repair and preservation for the owner.
- Regular inspection of the work by the Conservation Officer to assess the quality of the contractor's work, who like the owner wishes to ensure the work is of a high quality.
- To support and encourage the work of local skilled craftsmen and suppliers of traditional materials, thereby encouraging inward investment
- To educate owners and contractors in conservation techniques.
- To pump-prime investment in an area and match-fund other sources of grant

B) RECOMMENDED MANAGEMENT PROPOSALS

10.0 INTRODUCTION

10.1 The following guidance aims to provide the basis of a mid- to long-term management strategy for the Woodhall Spa Conservation Area. It should be read in conjunction with the East Lindsey District Council Local Plan Alteration 1999 and the Local Development Framework which will replace it in the next couple of years. In addition to the appropriate planning policies, other statutory requirements such as the Building Regulations and Fire Precautions Act should be carefully considered as they may also have implications on the external appearance of buildings and areas.



Station Road – poor quality shopfronts

11.0 POLICIES

11.1 Shopfronts and signage

Where traditional shopfronts and signage, or elements of them, survive, they should be retained and used as the basis for the restoration of the original frontage or incorporated into an appropriate new shopfront design. Removal of original features will only be permitted if they are beyond repair or are incapable of being successfully incorporated into a new shopfront.

The replacement of inappropriate shopfronts will be encouraged provided that the replacement respects the character of the building, adjacent buildings if part of a group or terrace, or the area as a whole. To be acceptable, new designs should:-

- Have a clear structural logic with a clearly defined frame of pilasters, fascia and, where appropriate, stallrisers.
- Relate to the character and proportions of the original building
- Maintain or improve the ease of access to the building for those with disabilities.
- Be of appropriate materials.
- Not stretch across the frontage of more than one building.
- Provide an appropriately designed separate access where separate living accommodation is to be provided within the upper storeys.

Signage should also respect the character of the building and area as a whole. Signs should always be designed for individual buildings; 'off the peg' designs are not appropriate.



Nos. 1 & 2 Station Road – good traditional shopfronts which frame the shop windows and support the upper floors

In future to be acceptable, new signage must:-

- Not obliterate, hide or destroy the proportions of the building or any of its architectural features.
- Have lettering of appropriate size, materials and font type for the building.
- Be clear and simple to read and not incorporate garish or unsuitable colours.
- Have only one appropriately designed and located hanging sign for each shop frontage.

Where change of use is sought for the conversion of a shop back to residential use and elements of an original or appropriate shopfront survive, these will be retained in any conversion unless they are completely beyond repair. Historic signs or name boards should also be retained where possible.

Advertisement Consent is required for most forms of illuminated signage in the Conservation Area. Clumsy, internally illuminated 'box' signs will not be permitted. To be acceptable, illuminated signs must:-

- Have a discrete light source which does not interfere with the proportions of the building or frontage or damage any architectural features.
- Not affect the amenity of nearby residential uses.
- Have a subdued and consistent light level.

Blinds and awnings will only be permitted in the conservation area when there is a historical precedent and the existing blind box survives, where they can be accommodated without damaging the character of the building or shop frontage and will relate successfully to existing features and detailing of the building.



11.2 New buildings and alterations to existing buildings

When considering the design of new buildings or extensions to existing ones, the Council will take into account the impact of the proposal on the setting of Listed Buildings and the character and appearance of the conservation area. Section 7 of this document sets out some of the key characteristics which need to be considered if a design is to fit comfortably with its neighbours. Any application to extend a building or build a new one must be accompanied by a Design and Access Statement which explains how the proposal conforms to the key characteristics identified in the appraisal, or if it does not conform, why this particular approach is felt to be appropriate.

11.3 Development Layout

New developments should respect the 'design rules' of the original planned development of Woodhall Spa. Although current density standards encourage the efficient use of land, this should not be at the expense of local character. The spacious feel of the existing plots should be retained and replicated in new developments. 'Streets' must not be used when naming new roads which should be well planted with grass verges.

11.4 Demolition

In line with national planning policy, there will be a general presumption against the demolition of Listed Buildings (including their outbuildings) and buildings of townscape value which are identified in the Conservation Area Appraisal.

The demolition of other buildings in the area will be approved provided that:-

- The building(s) is/are identified as making either a negative or insignificant* contribution to the character or appearance of the area.
- Any replacement building or feature will preserve or enhance the character and appearance of the conservation area. Any application for a replacement building must be accompanied by a design and access statement which



Bennetts Mill development, Albany Road

describes how the new building respects the 'Key Characteristics' of the area as defined in the Conservation Area Appraisal.

- To avoid unsightly gaps in the conservation area, a condition will be imposed on any grant of Conservation Area Consent which prevents the demolition taking place until a contract has been let for the redevelopment of the site.

* Paragraph 4.26 of PPG 15 states that: 'In the case of conservation area controls [over demolition] account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.'

12.0 ARTICLE 4 DIRECTIONS

12.0.1 Although conservation area designation restricts some 'permitted development' rights, some of Woodhall Spa's unlisted historic buildings have none-the-less been disfigured by the gradual replacement of original and traditional features such as windows, doors, roofing materials, etc. which are still permitted under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. Article 4 directions can be used by a local authority to withdraw further permitted development rights.

12.0.2 Article 4(1) directions can be used to withdraw permitted development rights on any type of building or land, whether or not it fronts onto a highway, waterway or open space, but they need to be approved by the First Secretary of State. Article 4(2) directions can be used to withdraw permitted development rights for a prescribed range of development that materially affects aspects of the external appearance of dwelling houses and associated buildings and structures that front onto highways, waterways or open spaces in conservation areas.

12.1 Article 4(2) Direction

12.1.1 A number of residential properties within Woodhall Spa have had original features such as sash windows, timber-panelled doors and roof coverings removed under permitted development rights. These alterations are particularly disfiguring in the numerous semi-detached pairs of houses, the symmetry of which is a key element of their character. The erosion of the verdant setting of most of the properties throughout the conservation area by the creation of hard standings and extensions that protrude forwards of the existing building line would also erode the character of the conservation area.

12.1.2 It is therefore suggested that an Article 4(2) direction should be considered to restrict the following types of development, currently allowed under permitted development rights:

Types of work

- Installation of one or more rooflights
- Replacement of plain clay tiles and natural slates with artificial materials
- Taking down, altering or building a chimney
- Replacement of windows and doors
- Changes to window and/or door openings
- External painting of buildings which have not previously been painted
- Cladding of buildings
- Removal of decorative features such as half-timbering and bargeboards on gables, turrets, and bay windows
- Building an extension, porch, conservatory, door hood/canopy, swimming pool, garden building or other buildings ancillary to the enjoyment of the main house
- Building, altering or demolishing a fence, wall, gate or railing around a house
- Providing a hard-standing for a property

12.1.3 These restrictions would only apply to dwelling houses as flats and commercial premises do not have permitted development rights and thus already require planning permission for the works described above. It is, therefore, proposed that the residential properties in the following roads are covered by an Article 4(2) Direction:

Suggested Streets / properties to be covered by Article 4(2) Direction

NB only those residential properties on the following roads (except those subdivided into flats) that are within the conservation area boundary are to be covered by the Direction.

Alverston Avenue	
Coronation Road	Nos. 1- 4, Brookside and Elmwood House
Cromwell Avenue	
Green Lane	
Iddesleigh Road	
King Edward Road	Nos. 5-21 (odds) and Nos. 2-16 (evens)
Kings Walk	
Kirkby Lane	
Stanhope Avenue	
Stixwould Road	Nos. 2, 61 & 63
Sylvan Avenue	
Tarleton Avenue	
Tattershall Road	
The Broadway	
Tor-O-Moor Road	
Victoria Avenue	
Witham Road	Alexandra Terrace, Came Court, Nos. 4, 10-18 (evens) and 15-23, 35-39 & 43-53 (odds)

13.0 ENFORCEMENT

13.1 Enforcement has a key role to play in the protection of Woodhall Spa Conservation Area, in particular with regard to the Article 4 Directions. Enforcement is often reactive, only resulting in investigation once a formal complaint is made. For the Woodhall Spa Conservation Area, a more proactive approach should be considered, including monitoring development activity and ensuring compliance with the terms of planning permissions. A positive and active approach to enforcement will help to reduce the number of contraventions and secure sustained improvements in environmental quality.

13.2 Consideration should be given to taking forward an Enforcement Strategy based upon the principles of good enforcement set out within the Cabinet Office's Enforcement Concordat. Such a strategy should consider the potential use of urgent works and repairs notices, details of which are set out below.

Urgent Works and Repairs Notices

13.3 Where emergency or immediate repairs to arrest the deterioration of a building are needed, East Lindsey District Council can serve urgent works notices on the unoccupied parts of both listed and unlisted buildings in conservation areas (although in the case of the latter, only with the agreement of the Secretary of State for Culture, Media and Sport, advised by English Heritage). Repairs notices requiring works that are reasonably necessary for the proper preservation of a building to be undertaken, can only be served by the local authority on statutorily listed buildings.

13.4 Urgent works and repairs notices can be very effective in helping to secure the future of listed buildings and unlisted buildings that contribute positively to the special interest of a conservation area. Further details of these notices are available from English Heritage's guide 'Stopping the Rot'.

13.5 If the condition of any land or building in the conservation area is adversely affecting the amenity of the area, the local authority can serve a Section 215 notice on the owner or occupier, requiring the person responsible to clean up the site or building. Further details can be found in the Office of the Deputy Prime Minister's 'Best Practice Guidance' on the use of Section 215 notices.

14.0 THE ROLE OF PROPERTY OWNERS

14.1 Conservation area designation restricts the permitted development rights of property owners within the boundary. Planning permission is therefore required for certain types of development including the addition of dormer windows to roof slopes, various types of cladding and the erection of satellite dishes fronting a highway; the size of permitted extensions is also reduced. In addition, if Article 4 directions are applied to properties in Woodhall Spa, these will withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of properties in conservation areas.

14.2 By restricting permitted development rights, East Lindsey District Council is seeking to preserve those features which are important to the character and appearance of Woodhall Spa Conservation Area. However, property owners also have a responsibility to preserve and enhance the character and appearance of the conservation area.

14.3 East Lindsey District Council will work with property owners to encourage them to undertake regular and appropriate maintenance. Property owners should also take the opportunity to consult the local authority over proposed alterations to their properties to ensure that they do not, however unintentionally, harm the character or appearance of the conservation area.

14.4 Without careful consideration, many seemingly minor and insignificant alterations, particularly those undertaken under permitted development rights, can result in the loss of architectural features which are important to the special interest of Woodhall Spa, e.g. traditional sash windows, panelled doors, fanlights, parapets, chimneystacks, and traditional roof coverings such as natural slate.

15.0 TREES

15.1 The woodlands are a striking feature of the Woodhall Spa and a key area of these, The Pinewoods, is under the protection of the Woodland Trust which owns the historic site. The woodlands in the village provide recreation opportunities and enhance the nature conservation interest of this space which is central to the informal recreation of the inhabitants of Woodhall Spa as well as visitors.

15.2 Although Woodhall Spa has a large number of Tree Preservation Orders, the well treed setting of the village is an essential part of its character (and history) and the use of further Tree Preservation Orders should be considered. The District Council will produce management plans to direct any works proposed or required on these trees. The District Council will also encourage and work with owners towards the production of management plans for those trees in private land.

16.0 GREEN SPACES

16.1 Woodhall Spa Conservation Area is surrounded by a network of green areas which contribute much to the setting of the conservation area, whilst key spaces such as the cemetery and the ornamental gardens contribute to the appearance of the conservation area. In order to preserve the character of these green spaces, the District Council will produce management plans to direct any works proposed or required in these areas and will also encourage and work with owners towards the production of management plans for those areas in private ownership.

16.2 All proposals for landscaping schemes and other works in these important spaces must be based upon these management plans and should seek to maximise the benefit to biodiversity and the local communities where applicable.

17.0 RESOURCES AND MONITORING

17.1 Resources, both financial and time/staff, are often limited, and must therefore be directed/targeted in the most efficient manner to ensure that maximum benefit is gained. Spending priorities and budgets are under constant review and these will obviously influence the level of success achieved.

17.2 The Conservation Area Appraisal will be reviewed every 5 years and updated as necessary. In order to be effective, the Management Proposals will also need regular reviews at intervals to be decided.

18.0 REFERENCES

- Petwood: The remarkable story of a famous Lincolnshire Hotel [Edward Mayor, 2000]
- Spas of England and Principal Sea-bathing Places – 2: the Midlands and South [A.B. Granville, 1971]
- The Historic Centres of East Lindsey - Heritage Economic Regeneration Scheme: Implementation Programme – January 2003 [East Lindsey District Council]
- Voices of Woodhall Spa: A Century of Memories [Marjorie Sargeant, 2003]
- Woodhall Spa on old picture postcards [Brian & Shirley Prince, 2001]
- [Http://www.woodhallspa.org.uk/heritage](http://www.woodhallspa.org.uk/heritage)

19.0 CONTACTS

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Woodhall Spa



KEY

- Conservation Area Boundary
- Listed Buildings
- Proposed Boundary Inclusion
- Proposed Boundary Exclusion
- Buildings of Townscape Value
- Negative Buildings
- Poor Floorscape
- Positive Floorscape
- Negative View/Vista
- Positive View/Vista
- Positive Boundary
- Negative Boundary
- Positive Minor Detail
- Tree Preservation Order
- Group TPO
- Important Tree
- Important Tree group
- Key Green Space



