

Ketton Conservation Area



Ketton Conservation Area Appraisal

Designated 1972

Review January 2020

1.0 Background

Ketton conservation area was designated in 1972, tightly drawn around the historic core of Church Road, Chapel Lane, Redmiles Lane, Aldgate and Station Road and extended in 1975 to its current size.

A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It is the duty of local authorities to designate such areas in order to ensure that their unique character is preserved and enhanced. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.0 Location and Setting

Ketton is a large village located 4 miles south west of Stamford on the Stamford Road (A6121). It has been identified within the Rutland Landscape Character Assessment (2003) as being within the 'Middle Valley East' of the 'Welland Valley' character area which is 'a relatively busy, agricultural, modern landscape with many settlements and distinctive valley profiles.'

The river Chater is an important natural feature of the village and within the valley are a number of meadow areas between Aldgate and Bull Lane that contribute towards the rural character of the conservation area. The south western part of the conservation area is particularly attractive with a number of tree groups at Ketton Park, the private grounds of the Priory and 'No.1 Aldgate, The cottage' known locally as 'Aldgate Lodge' making a positive contribution.

The attractive butter coloured stone typical of Ketton is an important feature of the village. The stone quarry and cement works which opened in 1928 is located to the north. A number of famous buildings have been built out of Ketton Stone, such as Burghley House and many of the Cambridge University Colleges. Although the Parish Church is of Barnack stone.

The historic core is nestled in the valley bottom on the north side of the River Chater and extends in a linear form along the High Street, continuing onto Stamford Road (A6121). To the south of the river are the hamlets of Aldgate and Geeston. Although both have well preserved historic cores, only Aldgate is included within the conservation area boundary.

Ketton village has a Post Office and Store, a library, Primary School, Ketton Sports and Community Centre, playschool and two Public Houses. Most of the residents commute outside the village to go to work.

3.0 Historical development

There is a long history associated with Ketton with archaeological evidence indicating a settlement dating from the Bronze and Iron Age and a number of finds have confirmed that it was occupied in Roman times. The name of the village derives from its siting on the river Chater, with 'Chetene' being mentioned in the doomsday book, meaning on the banks of the river Chater. During the medieval period the village was owned by the crown and the estimated population was approximately 200. The historic core of Ketton is located near the church, and as the village has grown it has merged with the surrounding hamlets of Aldgate and Geeston to form the Ketton that we see today.

In 1146, Ketton became a prebendal estate of the Diocese of Lincoln and under the administration of a Canon of the Cathedral. Ten years later the village was granted to Richard Humez and within the next five years the church was rebuilt with a cruciform plan and central crossing tower. Further work commenced in the 1240's after an appeal from the Bishops of Lincoln, and the transepts, aisles and tower were completed. The broach spire, similar to that of St. Mary's Church in Stamford, was added in the 14th century. The Church is Grade I listed.

To the south of the church is the Priory. It is likely that it was a prebendal manor house and became a private residence in 1723.

The quarrying industry is intrinsic to the character and identity of Ketton. Extraction began in the late 13th century but didn't get established until the 17th and 18th century. At this time the village grew out of the historic core along the High Street towards Stamford, infilling around many of the earlier hamlets such as Home Farm and Manor Farm.

The parish was enclosed in 1768 and the prebendal estate fell into the hands of John Rushout of Northwick Park, near Evesham (Worcestershire). He became Baron Northwick in 1797 and this is where the Northwick Arms gets its name from.

During industrialisation there was significant growth in the village and increased production at the quarry. The Syston to Peterborough line of the Midland Railway opened in 1848. The railway spurred further development in the village with the establishment of the Midland Hotel and the Village Gas works.



Fig. 1 A 'Plan of the Manor of Ketton' in the County of Rutland 1768' showing tightly packed development within the historic core and linear development along Stamford Road (A6121)

In the 19th century, a large maltings was established close to the station. The building is Grade II listed and was converted to flats in the late 20th century. Rutland Brewery was set up by Thomas Molesworth in the 1870s next door to the Northwick Arms but unfortunately its success dwindled and the buildings were demolished in 1926. During this time there were also significant housing developments in the village. Ketton Hall was rebuilt in the Tudor style in 1873 and was bought by John Turner Hopewood. The Firs, located to the north of the High Street was erected by the Molesworth family at the corner of Pit Lane.

Crescent', which is located between the Conservation Area boundary and the quarry.

4.0 Summary of Special Interest:

- Visual cohesiveness across the conservation area owing to the use of locally derived stone, principally 'oolitic' stone from Ketton quarry and Collyweston slate roofs sourced from nearby Collyweston.
- Lively and interesting streetscenes – some buildings stand gable end on, others directly addressing the highway, whilst others are set behind boundary walls or aligned at an angle.
- Attractive areas of open space, particularly within the meadows of the valley bottom, eg. Hall Close.
- Spire of St. Mary's Church visible in many parts of the conservation area and public vantage points.
- Picturesque quality at bridge of river Chater (Grade II).
- Traditional coursed stone walls delineating boundaries and creating visual continuity in the street scene.
- Well defined historic core with later linear development along the High Street.
- The heritage significance is high with 82 listed buildings located within the boundary of the conservation area.
- Specimen trees of considerable age contributing towards the significance of the conservation area.
- Strong historic link between the village and Ketton quarry to the north.
- Farmsteads and agricultural buildings are important and add to the rural character of the conservation area. Many of the farmsteads are listed or are good examples of the local vernacular.
- The setting of the conservation area within the Chater Valley is important to its character, contributing to the backdrop of many important views both in and out of the conservation area.

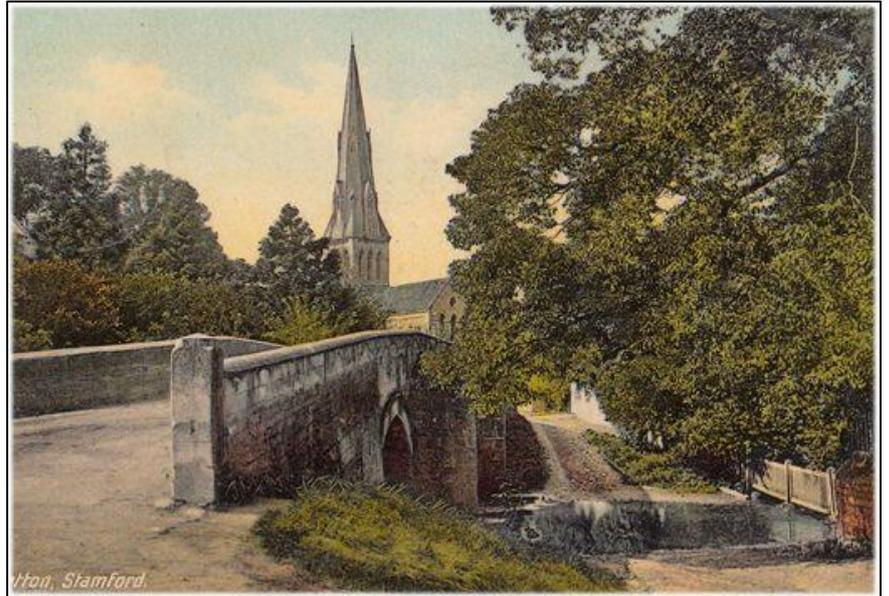


Fig. 3 Historic postcard showing picturesque quality of the bridge over river Chater with the spire of St. Mary's Church in the background.

5.0 Character areas:

The conservation area at Ketton has an attractive cohesive character owing to the predominant vernacular building style and use of local Ketton stone. Despite the cohesive material palette across the conservation area, the village can be broken down into six distinctive character areas, see details below:

5.1 Character area 1 - St. Marys Church

- Cluster of highly significant heritage assets within historic core including, Church of St. Mary (Grade I) and The Priory (Grade II*) and a number of Grade II listed cottages and detached dwellings.
- Historic plan form intact with narrow lanes interlinking Church Road with High Street.
- Picturesque character at the Bridge over River Chater, with important views in many directions.
- Narrow Lanes and intimate character creating unfolding views in the streetscene
Tranquil and rural character at Mill Lane with the river Chater contributing towards the setting of Mill House (Grade II) and The Priory (Grade II).
Important views towards St. Marys Church with spire featuring strongly.
Open character at Stocks Hill contrasting to enclosed character at Redmiles Lane and Church Road.
- Jubilee Fountain providing the focus to views as Stocks Hill meets High Street.
- Unmetalled Road along Redmiles Lane contributing towards rural character.



Fig.4 Character area 1 - St Mary's Church. Left to right.. Narrow Lanes with intimate character. Picturesque view of St.Marys Church from Ketton Bridge.

5.2 Character area 2 - Aldgate

- Small hamlet located to the south east of the historic core.
- Enclosed rural character with predominantly stone cottages and farmsteads.
- Development within the valley bottom and on the valley hillside to the east.
- Stone boundary walls contributing towards sense of enclosure along the narrow lanes.
- Tall stone boundary wall to No.1 Aldgate, The Cottage, known locally as 'Aldgate Lodge' is an important enclosing feature.
- Fields to the West, north and east contributing towards the rural setting of Aldgate.

- At the junction of the built up part of the settlement with the surrounding countryside to the west and north there are important views looking out of the conservation area.
Ridge and furrow to the north accessed via public footpath important archaeological landscape feature.
Attractive Avenue of trees at Edmonds Drive with Tree Preservation Order Status.
Tranquil character within valley bottom adjacent river Chater. Trees and open space at Hall Close making a significant contribution.
- Areas of open space and private gardens, together with mature trees at the junction of Station Road with Church Lane contributing towards a verdant character at the entrance to the hamlet from the south.
- Aldgate Farmhouse, known locally as Buckland House, (Grade II) and associated farm buildings set within an open crew yard are an important group of buildings that links with the agricultural history of the hamlet.



Fig.5 Character area 2 – Aldgate. Left to right. Boundary wall at The Cottage, Aldgate, No.3 Aldgate (Grade II), with attractive Collywestern roof and stone coped gable.

5.3 Character area 3 - The Firs

- Spacious and verdant character contributed by presence of large specimen trees, grass verges and large private gardens.
- Low density of development with detached houses occupying large plots.
- Historic Houses of The Firs (c.1875) to the north of the road and Ketton Grange (C17th) to the south making a significant contribution with specimen trees located within private gardens.
- Development on the north side of the road dates to predominantly the late 19th/ early 20th century.
- Development on the south side of the road, adjacent river Chater has a long history with Ketton Grange dating to 17th Century.
Medieval Fish ponds of archaeological interest present at Ketton Grange
- Public footpath to the south east with glimpsed views through the trees towards Ketton Grange.

- Molesworth Eventide Bungalows built in 1964 and Chater House residential care home built in 1969 are set within former parkland of The Firs with specimen trees contributing towards spacious character.
- Views of Ketton Grange are partially restricted due to boundary wall however, views of the roofscape feature strongly.
- Bridge over the River Chater to the south east of Ketton Grange is unlisted but a very attractive feature.



Fig.6 Character area 3 - The Firs. Left to right. Grass verges on the High Street which contribute towards a spacious character. Hipped roof with prominent chimneys at Ketton Grange and boundary walls which creates visual continuity in the streetscene.

5.4 Character area 4 - High Street including Luffenham Road

- Linear plan form with buildings directly addressing the highway.
- Mix of detached dwellings and terraced cottages and a high density of development.
- Busy character owing to shops and community facilities located on the High Street and traffic going through the village.
- A number of key buildings along the High Street making a positive contribution to the conservation area such as The Northwick Arms, Village Post Office, Public Library and the former White Hart public House (No.31 High Street).
- Groupings of historic buildings along the High Street contributing towards attractive views in both directions.
- Important historic Farmstead at Home Farm, with a number of traditional farm buildings arranged around a crewyard which are vernacular in their character and make a significant contribution to the High Street. The farmstead has a attractive boundary walls as well as a recently Grade II listed Dovecote.



Fig.7 Character area 4 – High Street including Luffenham Road. Left to right. Curve in High Street creating unfolding views with boundary walls giving a sense of enclosure. Two storey terraces with higher density of development creating sense of enclosure within this more lively part of the conservation area.

Character area 5 The Green

- Cluster of predominantly 18th century detached and terraced cottages arranged around historic green.
- Historically the location of the village pinfold and green.
- Informal plan form, with the exception of those addressing Empingham Road, where dwellings are generally aligned close to the footway or set back from the road.
- Development predominantly took place post 1768 after enclosure.
- Enclosed character with properties aligned towards each other.
- Buildings built in the vernacular style using locally derived materials.
- Typically small to medium sized cottages and terraces– with limited examples of large detached dwellings.



Character area 5 - The Green. Left remnants of historic village green which is an important area of open space. Right – unmetalled road in need of re-surfacing.

5.5 Character area 6 - Bull Lane

- Attractive hamlet of predominantly 17th/18th century cottages and detached houses.
- Quiet enclave contrasting to the busy High Street.
- Hall Close – an important area of open space and recreational area making an attractive link between Aldgate and Bull Lane.
- A number of attractive buildings typical of the local vernacular.
- Methodist Church and Hall is a particularly important building of high community value.
- Similarly to The Green development comprises typically small to medium sized cottages and terraces– with limited examples of large detached dwellings.
- Opposite Quoits Cottage was a quoite bed an area in which villagers played quoits. Quoits was a very popular game within the village until the 1920s. A Mr A Knox of Ketton was all England champion three times.

5.6 Character area 7 - Hall Close

- Important area of open space adjacent river Chater.
- Formerly owned by Ketton Manor, which stood on the site of the current Ketton Hall and was gifted to the village by Miss Burroughs.
- High Community value with Hall Close being an important leisure and recreation facility.
- Hall Close benefits from community orchard and playground.
- Many important views across areas of open space including those towards the spire of St. Marys Church.
- Open space contributing towards the setting of a The Stables and Workhouse Cottage.
- The Stables and Workhouse Cottage are important traditional buildings with their relatively plain unaltered elevations contributing towards the historic scene.
- Drystone Wall which is currently being repaired is an important feature.



Fig.9 Character area 7 – Hall Close. Left to right, Drystone wall in repair at Hall Close with St. Marys Spire in the background, open space at Hall Close with a number of mature trees surrounding it.

6.0 Prevailing building materials and details:

The architecture of the village mainly relates to the local vernacular, with stone walls, Collyweston roof tiles and traditional timber or sash windows creating visual continuity across the conservation area. Chimneys are particularly important features and provide visual interest to the roofscape.

Details such as doors and windows vary according to the status, period and style of the building. Please see details below for further information:

Walling	Coursed 'oolitic' stone. Some brick and often the use of engineering brick string courses. Ashlar on the higher status and Georgian buildings.
Roofing	Collyweston slate with diminishing courses, welsh slate and pantiles. Some limited examples of thatch. Traditional pitched roofs although hipped roofs are also common. Traditional dormers are common features that has a pitched roof and sits close to the eaves, with the bottom of the window interrupting the guttering.
Eaves	Plain roof verge on the stone cottages and detached dwellings, some use of bargeboards on the 19th century buildings only. Rainwater goods traditionally painted cast iron with gutters on rise and fall brackets.
Windows	Multi-paned timber sliding sash, timber casements on the vernacular buildings, ovolo - stone mullions on higher status buildings. Vertical sliding sash more common on the C19th buildings. Some inappropriate 'storm proof' design windows which could be replaced with a 'flush' design more appropriate to historic contexts.

Architectural details	Hooded moulds over windows and doors, stone quoins, ashlar chimney stacks, stone coped gables, hipped roofs, hipped roofed bays and porches, bay windows, 'gothic' style door details are also common. Stone lintels and cills. Timber bracketed porches and bargeboards used on some of the 19th century properties, particularly on the High Street adjacent the post office. Porches with hipped roofs are common features. Lozenge fanlights and stepped keystones.
Doors	Predominantly timber panel doors, some with window lights. Some of the 19th century doors of gothic style with attractive strap hinges.
Boundary treatments	Coursed stone boundary walls with stone copings. Some very tall examples such as at The Posts to the rear of No.88 High Street. There are also some examples of railings such as at No.17 Bull Lane and No.55 High Street.
Chimneys	Chimney stacks of varying heights. Ashlar is very common. Some limited examples of brick stacks. Stacks located on gable ends, however older buildings have them positioned one side of the main doorway.
Thatch	There is only one thatched property in the conservation area. Kettons close proximity to Collyweston means that this is the main source of roofing material.

7.0 Key Views and Vistas

Please refer to the conservation area map and key views index for more information. Within the built up part of the village where there is a high density of development views are generally restricted up and down the main streets. However, there are also a number of attractive views looking out of the conservation area towards agricultural fields, or



Fig. 11 View from the footpath to the south of Mill Lane looking across open fields towards woodland in a westerly direction towards Ketton Green Park Burial.

across important areas of open space such as at Hall Close.

The spire of St. Marys Church is a key landmark and can be visible from many vantage points, however due to the enclosed nature of the historic core views of the spire are sometimes constrained. There is an attractive view of the spire at Chapel Lane where the spire forms the focus of views in a south westerly direction.

The cement works is an important landmark feature and the cooling towers are visible from the northbound section of the A1 and from the entrance to the village from Steadford Lane,

however given the tightly packed historic core it cannot be seen from many parts of the conservation area.

As Pevsner writes in his appraisal of Ketton in his Buildings of England Book

‘The Ketton-Portland Cement Co (Opened 1928) which uses the famous Ketton limestone of which the village is built looms large in the view from the east. But it does not spoil the heart of the village ‘

The exception to this is Aldgate whereby the towers can be seen from the upper areas of the settlement looking in a northerly direction.

In the fields to the north east of Aldgate where there is ridge and furrow there are attractive views across the Chater valley towards the rear of the properties on the southern side of High Street and Bull Lane. There are long range views from Barrowden Road, Geeston looking into the valley towards the conservation area. There are also attractive views from Collyweston Bridge looking outside the conservation area towards the escarpment at Geeston.

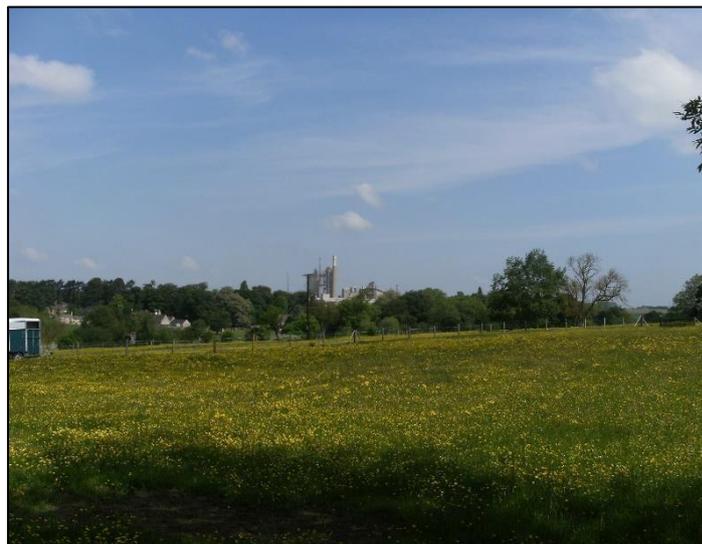
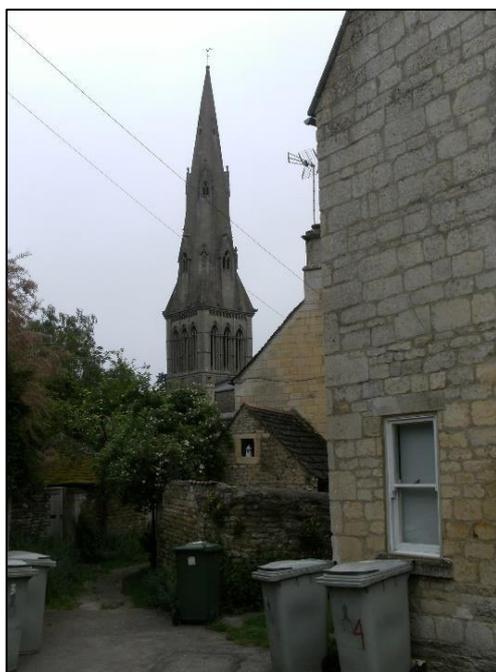


Fig. 12 View from the upper areas of Aldgate looking in a northerly direction across open fields with Ketton quarry forming the focus of views.



8.0

Fig. 10 (Left to right) View looking towards St. Mary's Church spire from Chapel Lane, view looking across Ketton Bridge towards St. Mary's Church.

Open Spaces and trees

Please refer to conservation area map for the location of important spaces.

8.1 Open Space

Open spaces, particularly those that follow the river valley are very important features of Ketton Conservation Area and provide a natural green buffer to the busy village core.

Hall Close is an important area of open space which is used for recreation. It is a piece of land formerly owned by Ketton Manor which stood on the site of the current Ketton Hall. The Burroughs family who used to reside at Ketton Hall, were responsible for a large number of the specimen trees of Ketton and other planting. Mr Burroughs developed the 'Ketton Snowdrop' in the mid-19th century. Hall Close has a playground, orchard and storytelling area. It has a tranquil character contributed by the river Chater running through it and trees creating areas of shelter. There are some attractive views in a southerly direction towards the Parish Church and Spire.

Other important areas of open space include the fields and meadows either side of Station Road forming an attractive entrance to the conservation area from the direction of Geeston. These fields also contribute towards the setting of St. Mary's Character Area.

At The Green, most of the original pinfold green has now been infilled sometime after enclosure, however there are some elements of green space at the junction on Empingham Road with Manor Green. Given this is the last remaining element of the pinfold green it is important that this should be retained

Whilst not within the conservation area, but nonetheless important areas of open space which contribute towards its setting include the field on the south of the railway line at the start of Barrowden Road, known as 'upper priory field' and the field to the south east of the conservation area adjacent the River Chater (Bull Lane to the Fish Ponds).

8.2 Trees



Fig.13 Group of Corsican Pine trees next to Molesworth Eventide Houses which also have TPO status.

Large mature trees are a particular feature of the conservation area contributing towards a verdant character. These create areas of shelter and frame views. Examples are mainly within private gardens or as a result of historic planting schemes including those adjacent Molesworth Eventide housing associated with The Firs, High Street, those at Hall Close associated with Ketton Hall and those to the east of Station Road. Adjacent the river at Aldgate are a number of attractive trees which frame picturesque views.

There are a number of trees within the conservation area that have tree preservation order status, examples include:

- Avenue of trees at Edmonds Drive, Aldgate

- Group of trees located adjacent public footpath that runs between Station Road and Edmonds Drive.
- Group of trees adjacent Molesworth Eventide houses.
- Avenue of trees at Ketton Grange (currently not in conservation area boundary but forms part of the extension proposals) .

9. Floorscape and Street Furniture and other features.

There is a K6 telephone box on High Street (now converted to defibrillator) which contributes positively towards the village scene. Historic street signs and fingersposts are important features that should be retained.

At Aldgate adjacent the footpath at juniper lodge is a large stone stile which contributes towards the rural character of Aldgate and should be retained. To the south east of Ketton Grange is an 18th century bridge with shallow arches. The bridge is not listed but is a very distinctive feature, somewhat hidden within the conservation area.



Fig.14 Bridge (unlisted) to the south east of Ketton Grange.

There are limited examples of street furniture within the conservation area, and where there are street furniture items they have not necessarily been located in the most appropriate locations, these include the bin and notice board outside the cart shed at Home Farm. It is recommended that a street furniture audit is undertaken to better display existing furniture items.

10. Archaeology

There are no scheduled monuments within Ketton Conservation Area however there are some interesting archaeological features such as the medieval fishponds to the south of High Street. In a watching brief in 2007 a Bronze Age ring ditch was identified with postholes and medieval pottery was found in the holes suggesting it was infilled by the 12th century. There are also some examples of ridge and furrow at Aldgate which is not documented on the HER but are an important historic landscape feature.

A gazetteer can be viewed within the appendix of this document, which details all of the historic buildings, sites, structures and above and below ground archaeology for Ketton Conservation Area. This includes designated as well as non-designated heritage assets.

11.0 Listed Buildings

There are 82 buildings which have been recognised as being of national architectural or historic importance through being granted listed building status and have been identified on the appraisal map. Listed building descriptions can be found in the



Fig. 15 Dovecote (Grade II) at Home Farm, High Street a recent listing.

historic environment record (HER) schedule within appendix A and they have also been identified on the appraisal map. The most significant and oldest building in the village is the Grade I listed Parish Church, this, together with the Grade II* Priory opposite are a particularly important grouping within the conservation area. The remaining buildings are all Grade II listed and include both vernacular and polite architectural styles. The use of local harmonious materials, canted bays and ovolo moulded mullion windows is a common characteristic amongst the listed buildings. There are also some attractive examples of Georgian

architecture and agricultural buildings which contribute towards the character of the conservation area.

Fine examples include The Vale (Grade II) and Orchard House (Grade II) and a recent addition is the Dovecote at Home Farm which has been given grade II status. It is one of four Dovecotes in the village.

12.0 Buildings of Local Importance

There a number of other buildings which, although not of national significance, contribute to the character of the conservation area by reason of their age, history, design or appearance. These are identified on the townscape appraisal map as buildings of Local Importance. This follows advice provided by Historic England and the national planning policy framework (2018), both of which stress the importance of identifying and protecting such buildings. The criteria used for selecting buildings of local importance is set out within the 'positive contributors' section of Historic England's guidance document "Conservation Area Designation, Appraisal and Management". Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded. Buildings of Local Importance have been identified on the conservation area appraisal map.

Please see some examples below:



Fig.20 Chapel, Bull Lane Built in 1864 this Methodist chapel replaced an earlier chapel, it has some beautiful features such as gabled door entrances, tracery windows and is constructed of ashlar with slate roof. There is an adjacent hall which is a meeting place for the church and other activities.



Fig.21 106 High Street, Ketton This is a former police house, it has a datestone of 1934 but makes a positive contribution in terms of its uniform elevations and design features.



Fig.22 No.21 Aldgate
This building makes a positive contribution in terms of its traditional design and use of locally sourced materials of coursed stone, 'Yorkshire' sliding sash windows and slate roof. The building acts as a visual stop too as it is located on a road junction.



Fig.23 Northwick Arms, High Street

The pub takes its name after the Northwick family of Normanton Park who were large landowners in the village. The pub takes its name after the Northwicj family

The pub takes its name after the Northwick family of Normanton Park who were large landowners in the village.



Fig.19 Hibbins House, High Street

This was built by George Hibbons a Master Mason in 1890 showing a vast array of masonry skills with a mixture of Venetian, Gothic, Jacobean and Perpendicular style. There is also an earlier building to the rear, 'Hibbons Cottage', with a contrasting traditional style.

12.0 Loss of character

Please see details below of elements that detract from the character and appearance of the conservation area.

- Overhead power lines and poles, which detract from the appearance of the conservation area. In some villages the electricity supply has been placed underground and it is suggested that the supplier be encouraged to undertake similar work within Ketton.
- Loss of character arising from inappropriate alterations to windows and doors, including the removal of traditional timber windows and replacement with PVCU.
- Loss of character arising from inappropriate alterations to boundary walls.
- Loss of character arising from the erection of inappropriate boundary treatments such as 'wanelap' fencing.
- Some of the street furniture and signage would benefit from repositioning to reduce visual clutter.

13.0 Preserving character

An important feature of Ketton is the traditional use of limited range of building materials, including Ketton Stone and Collyweston slates. Widespread replacement or loss of traditional features would result in the gradual erosion of the character of the village, and for this reason the local authority should consider an Article 4 Direction. Article 4 directions can be introduced by a local authority to protect important features of a heritage asset that are at threat from incremental erosion. These directions withdraw permitted development rights of the General permitted development order 2015.

The appearance of the conservation area can also be preserved by careful repair and restoration of existing features rather than replacement. By matching as closely as possible the original material and design, the appearance of a building and the overall character of the area can be maintained. Planning permission is not normally required for like-for-like repairs where they match the original feature.

- Boundary walls are an important feature within the village and should be carefully maintained and, if necessary, rebuilt like-for like. Examples include at the north boundary to Ketton Hall, Luffenham Road and at The Cottage, No.1 Aldgate, known locally as 'Aldgate Lodge.
- The village uses locally derived materials and this must be encouraged and promoted, in particular the use of Collyweston slates which are a distinctive feature of this part of the East Midlands.
- Much of the historic pinfold Green has been lost and it is important that what is left is retained as it is an important area of open space.
- Open space, particularly within the valley adjacent the River Chater and at Hall Close make a significant contribution to the character of Ketton and should be preserved.
- The Dovecote at Home Farm has recently been Grade II listed. There are several local historic farmsteads which form important elements of the agricultural landscape of the village. It is important that these are conserved and their contribution to the character and appearance of the conservation area is due regard in the planning process.
- Chimneys articulate the roofscape and should be retained.
- There are a number of attractive specimen trees within the conservation area that contribute towards its special interest and have been identified on the conservation area map. Trees within conservation areas are given special protection; it is an offence to cut down, lop, top or uproot a tree without giving six weeks' notice to the local planning authority. There are a number of trees within the conservation area that are afforded Tree Preservation Order protection.
- Many of the unlisted buildings reflect different periods of construction and it is important when undertaking repairs, maintenance works or when developing plans for planning permission that due regard is given to the historic phasing of the building.
- The setting of the conservation area, including agricultural fields and escarpment surrounding the village and the River Chater make a strong contribution to the character of the conservation area. Any development proposals should give due regard to this particular characteristic so that the setting is preserved.



Fig.24 No.1 Church Road. This is a positive building at the junction of High Street with Church Road and is prominent in the streetscene. It has several different phases of construction indicated with the building line on the gable end, with the earliest possibly dating to the medieval period. It is important that during repair works consideration is given to replacing stone on like for like basis matching in with existing size and coursing pattern to preserve this special characteristic.

14. Enhancement proposals

- Highways signage, overhead cables, road markings and bins etc.
- To promote the importance of the conservation area and the value of preserving its special interest it is recommended that a guidance leaflet is produced by local community groups in partnership with the local authority on appropriate repair in the conservation area. There is also lots of potential to produce a village heritage trail, to promote the heritage and buildings of the village.
- The gate to No.54 High Street is currently being used as an informal notice board and would benefit from being removed or a more formal noticeboard located elsewhere.
- The local authority to consider the removal of permitted development rights through the introduction of an article 4 direction to address the gradual erosion of historic features on unlisted properties.
- The village centre would benefit from a street audit to assess the impact of street clutter and address ways that it can be improved.
- Consideration towards further traffic measures to address impact of moving traffic through High Street.

15.0 Design Guidance in the conservation area

- The Local Authority will strive to ensure that new development makes a positive contribution to the character of the conservation area through the development control process and enforcement powers in accordance with its statutory obligations.
- All new development must promote good design and should be appropriate to the landscape character type within it is situated in accordance with CS19 and CS21 of the Core Strategy (2011)
- Good design in historic contexts does not always need to be reflective of their original period of construction. The use of high quality, innovative design can

be an enhancement to the conservation area and where appropriate will be encouraged.

- Any proposed changes must be appropriate and sympathetic in terms of scale, height, density, layout, appearance and materials.
- The impact of change upon other important elements including the existing street pattern, trees, views, open spaces and the setting of the conservation area is also an important material consideration.
- Proposals should contribute positively towards local distinctiveness – the use of important locally derived materials such as Collyweston slate is to be encouraged. Where the building is statutorily listed the removal of Collyweston slate will require strong justification
- Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.

16.0 Conservation Area Boundary

Historic England guidance (2011, Understanding place, conservation area designation, appraisal and management :6) states that current boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that early conservation areas were drawn too tightly that excluded Victorian or Edwardian phases of development, now considered to be of special interest. This guidance also states that if the original interest has been eroded by subsequent changes or by inappropriate development the boundary should be revised.

As Ketton has not been reviewed since designation in 1975 and a review is now required to ensure that the boundary is up to date and appropriate in terms of up to date heritage policy.

The following changes to the boundary are being proposed:

- 1) To extend the conservation area to include the historic core of Geeston, with Geeston having its own distinct character area known as ‘Character Area 8 – Geeston’.**



Fig.25 Above, some examples of the buildings at Geeston, including those on the crossroads like No.3 which is Grade II listed and the adjacent former surgery (gable end on) which is a positive unlisted building. To the right is Geeston House (Grade II), with very large front enclosing boundary wall which is an interesting feature. The property overlooks the valley in the direction of Collyweston; the views being particularly important to the significance of the conservation area.

Whilst there has been much post war development in Geeston, the historic core traditional buildings including three statutory listed buildings arranged in a linear fashion at the top of the escarpment with attractive views across the Welland valley in the direction of Collyweston – particularly those on the eastern side of Geeston Road. At the road junction there is also an attractive cluster of historic buildings together with an old fingerpost which is of interest. There is clear architectural historic interest in the form of a linear grouping of predominantly upland farmsteads and cottages with a cohesive vernacular character owing to the use of natural materials such as Ketton stone and Collyweston slate.



Fig 26. Above, Former railway station building.

2) To extend the conservation area to include the former railway station building,

Station Road

The Midland railway was opened in 1848. With the building of the railways came other service buildings alongside including stations, station masters accommodation, hotels and signal boxes. Whilst the signal box in Geeston is already within the conservation area, the station building, given its historic association with the railways, and attractive façade render it worthy of inclusion within the conservation area.

3) To extend the conservation area at Edmonds Drive

To extend the conservation area at Edmonds Drive to include the entirety of the verge either side of the road and the avenue of trees on both sides. (The previous proposals did not include the entirety of both verges). The avenue of trees have TPO status and are an attractive planned design feature of the conservation area.

4)) To extend the conservation area to include No s. 1 – 3 Hunts Lane, paddock and outbuilding adjacent paddock.

This is an important area of open space and there are attractive views from Hunts Lane in a westerly direction towards historic buildings to the rear of No.76 High Street, many of them listed. Historic map regression details that the paddock has been retained its plan form since 1768 if not earlier, and provides an attractive setting for those buildings at Hunts Lane, where there is a lower density of development and an open character. The field therefore holds historic and evidential

value relating to the historic development of the village and also contributes towards the setting of a number of historic buildings.



Fig. 28 Left to right. No.2 and 3 Hunts Lane, dating to the late 19th century, with central chimney and built of coursed stone and southern coursed boundary wall. Outbuilding adjacent Paddock, Hunts Lane, dating to the 19th century (possibly earlier) and typical of other outbuildings in the village.

The three houses on Hunts Lane, which are proposed to be in the boundary, are all constructed of locally derived Ketton Stone and date to the 19th century. Nos. 2 and 3 Hunts Lane are particularly attractive and match in with the style of those at Nos. 52 – 58 High Street which are already included within the conservation area. It is likely that they were all built at the same time. No.1 Hunts Lane is a detached stone coursed stone building, with large garden with some modern window insertions, although the stonework would suggest that it possibly of an earlier 18th century origin.

The outbuilding dates to approximately the 19th possibly 18th century with stone walling and a modern tiled roof, although originally it would have had a Collyweston roof it still retains its vernacular character and is in keeping with other traditional buildings within the conservation area. Feedback from the consultation suggests it may have been a Dovecote however this has not been confirmed. The outbuilding also contributes towards the setting of the Paddock, an important area of open space and also proposed to be within the conservation area boundary.

5) To extend the conservation area to include the field between No.6 and No.8 High Street

Part of this field is already included within the conservation area. It is proposed that the conservation area is extended in line with existing property boundaries so that all of the field is included which terminates at the boundary with the community playing fields to the north west, see fig.27. The field is considered important to the setting of adjacent Orchard House (Grade II) and provides a break in development along the street frontage and it is therefore proposed to include all of the field within the boundary of the conservation area. This field is allocated for development in the adopted local plan and the inclusion within the conservation area will not prevent the

site being developed but will mean due regard is given to its contribution to the character and appearance of the conservation area when making planning decisions; thus impacting upon the layout, scale, design and materials of a proposed scheme.

6) To extend the conservation area to include all the property boundary associated with No.11 and No. 12 Aldgate.

No.11 and No.12 Aldgate are positive unlisted buildings in the conservation area. Currently the boundary of the conservation area bisects the rear boundary of the property. So that the boundary of the conservation area is rationalised it is proposed to include all of the rear gardens associated within these properties.

8) To extend the conservation area to include all of the buildings at Home Farm, off High Street.

The historic farmstead has a number of none designated heritage assets in the form of traditional outbuildings as well as the recently Grade II listed dovecote which makes a positive contribution to the character of the conservation area. This is an allocated site and the extension of the conservation area is not intended to prevent development, but to ensure that development is appropriate to the historic character of the farmstead.



Some examples of the traditional farm buildings on the home Farm Site. The use of traditional slate roof coverings and ashlar

Therefore it is recommended in the appraisal that those buildings identified as 'positive unlisted buildings' are retained, but there is an opportunity for sympathetic conversion and the addition of sympathetically designed new dwellings in the site.

9) Minor amendments to rationalise the boundary

The existing boundary of the conservation area bisects property boundaries and does not include areas of private garden or open space which contributes towards the overall character and appearance of the conservation area. It is proposed to rationalise the boundary to ensure that it is in line with existing property boundaries. This relates to Nos. 11 and 12 Aldgate.

Please note no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Appendix

Leicestershire Historic Environment Record Schedule (with 1km buffer around conservation area)

Buildings Gazetteer to AD 1700 Record Index

ID	Name
<u>MLE5417</u>	CHURCH OF ST MARY
<u>MLE5426</u>	DOVECOTE AT MANOR FARM, HIGH STREET
<u>MLE16136</u>	RUSTIC VILLA, 10, BULL LANE (South end), KETTON
<u>MLE16351</u>	KETTON GRANGE, HIGH STREET
<u>MLE17016</u>	Kilthorpe Grange
<u>MLE17017</u>	KILTHORPE GRANGE
<u>MLE18858</u>	2 REDMILES LANE (south side), KETTON
<u>MLE18861</u>	27 HIGH STREET (south east side), KETTON
<u>MLE18863</u>	3 ALDGATE, KETTON
<u>MLE18869</u>	45 AND 46 ALDGATE, KETTON
<u>MLE18900</u>	76 HIGH STREET (north side), KETTON
<u>MLE18903</u>	BARN TO THE PRIORY, CHURCH ROAD (South Side), KETTON
<u>MLE18904</u>	BRIDGE OVER THE RIVER CHATER, CHURCH ROAD, KETTON
<u>MLE18906</u>	BURNHAM HOUSE AND MERTON COTTAGE, HIGH STREET (North west side), KETTON
<u>MLE18911</u>	DOVECOTE AT WATERS EDGE, CHURCH ROAD, KETTON
<u>MLE18912</u>	DOVECOTE EAST OF GEESTON HOUSE, GEESTON
<u>MLE18913</u>	GARDEN COTTAGE, 29, CHURCH ROAD (North side), KETTON
<u>MLE18916</u>	KETTON HALL COTTAGES, 2 AND 4, CHURCH ROAD (South side), KETTON
<u>MLE18918</u>	MANOR FARMHOUSE, HIGH STREET (South-east side), KETTON
<u>MLE18920</u>	MILLSTONE COTTAGE, 6, CHURCH ROAD (South side), KETTON
<u>MLE18922</u>	NUMBERS 19-21, GRANGE COTTAGES AND ATTACHED STABLE, HIGH STREET
<u>MLE18923</u>	NUMBERS 9 (THE OLD BARN COTTAGE) AND NUMBER 11, GEESTON
<u>MLE18928</u>	ROSEMARY COTTAGE, 7, REDMILES LANE (North side), KETTON
<u>MLE18929</u>	RUTLAND HOUSE, 25, HIGH STREET (East side), KETTON
<u>MLE18936</u>	THE COTTAGE, ALDGATE
<u>MLE18938</u>	THE PRIORY, 10, CHURCH ROAD (South side), KETTON
<u>MLE19385</u>	COLLYWESTON BRIDGE

Buildings Gazetteer 18th Century Record Index

ID	Name
<u>MLE5419</u>	WINDMILL, EMPINGHAM ROAD
<u>MLE18624</u>	RP GARAGE, 49, HIGH STREET (south-east side), KETTON
<u>MLE18625</u>	43 (INCLUDING JACKSONS STORE), HIGH STREET (south-east side), KETTON
<u>MLE18627</u>	45, HIGH STREET (south-east side), KETTON
<u>MLE18628</u>	47, HIGH STREET (south-east side), KETTON
<u>MLE18629</u>	42 HIGH STREET (north side), KETTON
<u>MLE18630</u>	THE MOUNT, 50, HIGH STREET (north-west side), KETTON
<u>MLE18846</u>	1 AND 2 STOCKS HILL (east side), KETTON
<u>MLE18847</u>	1 AND 3 CHAPEL LANE (west side), KETTON
<u>MLE18848</u>	10 CHAPEL LANE (east side), KETTON
<u>MLE18849</u>	100 HIGH STREET (north side), KETTON
<u>MLE18850</u>	104 HIGH STREET (north side), KETTON
<u>MLE18851</u>	14 AND 14A REDMILES LANE (south side), KETTON
<u>MLE18852</u>	17 AND 19 BULL LANE (north side), KETTON
<u>MLE18853</u>	17 THE GREEN, KETTON
<u>MLE18854</u>	2 CHAPEL LANE (east side), KETTON
<u>MLE18855</u>	4 CHAPEL LANE (east side), KETTON
<u>MLE18856</u>	2 BULL LANE (south side), KETTON
<u>MLE18857</u>	2 MILL LANE (west side), KETTON
<u>MLE18866</u>	35-37 HIGH STREET (south east side), KETTON
<u>MLE18867</u>	4 REDMILES LANE (south side), KETTON
<u>MLE18870</u>	47 ALDGATE, KETTON
<u>MLE18871</u>	7 ALDGATE, KETTON
<u>MLE18873</u>	6 AND 8 CHAPEL LANE (east side), KETTON
<u>MLE18902</u>	ALDGATE FARMHOUSE, KETTON
<u>MLE18905</u>	BUCKWORTH HOUSE, REDMILES LANE (North side), KETTON
<u>MLE18910</u>	CUSTOM COTTAGE, 9, CHURCH ROAD (North side), KETTON
<u>MLE18919</u>	MILL COTTAGE, 1, MILL LANE (East side), KETTON
<u>MLE18921</u>	NUMBER 60 AND POST OFFICE, HIGH STREET (North-west side), KETTON
<u>MLE18924</u>	ORCHARD HOUSE, 8, HIGH STREET (North-west side), KETTON
<u>MLE18925</u>	OUTBUILDINGS TO GEESTON HOUSE, GEESTON
<u>MLE18927</u>	THE RAILWAY INN, 15, CHURCH ROAD (North side), KETTON
<u>MLE18932</u>	ST MARY'S DIOCESAN HOME, 88, HIGH STREET (north-west side), KETTON
<u>MLE18933</u>	STABLE AND OUTBUILDING TO SOUTH OF NUMBERS 19-21, HIGH STREET
<u>MLE18934</u>	TANSOR HOUSE, 98, HIGH STREET (North-west side), KETTON
<u>MLE18935</u>	THE BAKERY, 15, BULL LANE (North side), KETTON
<u>MLE18940</u>	WALL IN GARDEN OF THE GABLE HOUSE, HIGH STREET, KETTON
<u>MLE18942</u>	WALL TO REAR OF NUMBER 4, CHURCH ROAD, KETTON
<u>MLE18943</u>	WALL TO RUTLAND HOUSE, HIGH STREET, KETTON

<u>MLE18944</u>	92, HIGH STREET (north side), KETTON
<u>MLE20527</u>	5 GEESTON, KETTON
<u>MLE23715</u>	DOVECOTE AT HOME FARM

Buildings Gazetteer 19th and 20th Century Record Index

ID	Name
<u>MLE10064</u>	C19th farm buildings, Nutts Farmyard
<u>MLE16308</u>	CONGREGATIONAL CHURCH, CHAPEL LANE
<u>MLE16309</u>	Wesleyan Chapel, Bull Lane
<u>MLE18393</u>	K6 TELEPHONE KIOSK, HIGH STREET, KETTON
<u>MLE18626</u>	39-41, HIGH STREET (south-east side), KETTON
<u>MLE18859</u>	23 CHURCH ROAD (north side), KETTON
<u>MLE18860</u>	25 CHURCH ROAD (north side), KETTON
<u>MLE18862</u>	29 HIGH STREET (south east side), KETTON
<u>MLE18864</u>	3 GEESTON, KETTON
<u>MLE18865</u>	31 HIGH STREET (south east side), KETTON
<u>MLE18868</u>	4, 5 AND 6 ALDGATE, KETTON
<u>MLE18872</u>	55 HIGH STREET (south east side), KETTON
<u>MLE18874</u>	67 HIGH STREET (south east side), KETTON
<u>MLE18899</u>	72 HIGH STREET (north side), KETTON
<u>MLE18901</u>	78 HIGH STREET (north side)
<u>MLE18909</u>	CHURCH HOUSE, 21, CHURCH ROAD (North side), KETTON
<u>MLE18914</u>	GEESTON HOUSE, GEESTON
<u>MLE18915</u>	JUBILEE FOUNTAIN, STOCKS HILL, KETTON
<u>MLE18917</u>	LODGE TO KETTON GRANGE, HIGH STREET (South-east side), KETTON
<u>MLE18926</u>	17 AND 19 CHURCH ROAD (north side), KETTON
<u>MLE18930</u>	SADAW, 13, CHURCH ROAD (North side), KETTON
<u>MLE18931</u>	SPRING HOUSE, 8, BULL LANE (South side), KETTON
<u>MLE18937</u>	THE MALTINGS, STATION ROAD (East side), KETTON
<u>MLE18939</u>	THE VALE, 74, HIGH STREET (North-west side), KETTON
<u>MLE18941</u>	WALL TO KETTON HALL, CHURCH ROAD, KETTON
<u>MLE18950</u>	KETTON WAR MEMORIAL, SOUTH OF THE CHURCH
<u>MLE18951</u>	Ketton Portland Cement Company
<u>MLE18952</u>	HIBBINS HOUSE, 112, MAIN STREET, KETTON
<u>MLE18953</u>	1-16, MANOR VIEW, HIGH STREET, KETTON
<u>MLE18954</u>	Midland Hotel, 3, Station Road, Ketton
<u>MLE18955</u>	Village Gasworks, 1, Station Road, Ketton

Archaeology Gazetteer – Prehistoric and Roman Record Index

ID	Name
<u>MLE5387</u>	Barrow cemetery north-east of Ketton Grange
<u>MLE5396</u>	Roman site, Steadfold Lane
<u>MLE5406</u>	Roman burials north of Geeston House
<u>MLE5407</u>	Roman pavement, near Ketton Post Office
<u>MLE5422</u>	Bronze Age round barrow north of the Old Windmill
<u>MLE5425</u>	Tixover Road, Roman Road
<u>MLE5430</u>	Iron Age ditch south-west of Geeston
<u>MLE5431</u>	Iron Age ditch south-west of Geeston
<u>MLE6418</u>	Bronze Age hoard, Cement Works
<u>MLE6419</u>	Bronze Age arrowhead from Pit Lane
<u>MLE7305</u>	Neolithic axe from west of Kilthorpe Grange
<u>MLE8099</u>	Roman pottery from Ketton Grange
<u>MLE8100</u>	Roman coins from 'Fishponds', High Street
<u>MLE8101</u>	Roman coin from Geeston Cottage
<u>MLE8546</u>	Probable barrow north-east of Ketton Grange
<u>MLE8547</u>	Probable barrow north-east of Ketton Grange
<u>MLE8548</u>	Probable barrow north-east of Ketton Grange
<u>MLE8549</u>	Probable barrow north-east of Ketton Grange
<u>MLE8550</u>	Probable barrow north-east of Ketton Grange
<u>MLE8551</u>	Probable barrow north-east of Ketton Grange
<u>MLE8552</u>	Square enclosure north-east of Ketton Grange
<u>MLE10088</u>	Prehistoric flint, land off Steadfold Lane
<u>MLE15862</u>	Roman finds from Fregthorpe
<u>MLE16345</u>	Bronze Age ditch, Fishponds, High Street
<u>MLE19071</u>	Roman finds from Ketton Cemetery
<u>MLE19793</u>	Prehistoric site, north-east of Kilthorpe Grange
<u>MLE21547</u>	Roman pottery, land off River Welland, south of Sewage Works

Archaeology Gazetteer – Anglo Saxon onwards Record Index

ID	Name
MLE5409	Medieval village earthworks north of St. Mary's Church, Hall Close
MLE5410	Medieval/post-medieval fishpond north of St. Mary's Church, Hall Close
MLE5411	Fregthorpe deserted medieval village
MLE5413	Kilthorpe Grange
MLE5415	Fishponds, Kilthorpe Grange
MLE5416	Possible dovecote, Kilthorpe Grange
MLE5423	Medieval village earthworks, Geeston
MLE5424	Medieval watermill, possibly near Mill Bridge
MLE5427	Medieval village earthworks, Townsend Close, east of Northwick Arms
MLE5428	Possible medieval dovecote, Townsend Close, east of Northwick Arms
MLE5429	Post-medieval windmill south-west of Geeston
MLE5432	Fishpond south-east of Park Farm Stud
MLE5433	The mill, 3 Mill Lane, watermill south of Ketton Hall
MLE8371	Undated stone wall, 21a, Geeston
MLE8963	Medieval remains, land off River Welland, south of Sewage Works
MLE9142	Undated remains, Ketton Allotment Gardens
MLE10381	Historic settlement core of Ketton
MLE10382	Historic settlement core of Geeston
MLE16064	Boulton Paul Defiant crash site north-east of Ketton
MLE16080	Midland Railway, Syston to Peterborough
MLE16188	Post-medieval remains, 11, The Green
MLE16346	Undated remains, Fishponds, High Street
MLE16352	Post-medieval ice house, Ketton Grange
MLE18540	Medieval/post-medieval finds, 20, Geeston Road, Ketton
MLE18956	Historic settlement core of Aldgate
MLE20581	Former Rutland Brewery, Ketton
MLE20930	Turnpike Road, Morcott to Stamford
MLE21548	Saxon pottery from Fregthorpe
MLE21549	St Mary's Church burial ground, Church Road
MLE21550	Post-medieval limekilns, Holmes Drive
MLE22313	Human remains, Chapel Lane

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