

# Parish of Bracebridge Heath Character Profile



Source: Google Map with Bracebridge Heath's Parish Boundary superimposed

## Revised 2019

## **FOREWORD**

*Bracebridge Heath is a very distinctive village and walking through it is similar to walking through the 'History of Housing'. The buildings and housing estates reflect the development of a village over a considerable time.*

*The earliest recorded records are of Roman burials and the Roman road, Ermine Street. Apart from the three farms and associated buildings little is recorded for this area until the Chartist Housing of 1847 when Bracebridge Heath was still part of the Ecclesiastical Parish of Bracebridge. The next major development was in the late 1850s, with the building of St John's Hospital in an Italianate style, using local and Mansfield limestone.*

*Finally independence from Bracebridge came on March 31<sup>st</sup> 1898 when the village became the centre of the Civil Parish of Bracebridge Heath.*

*The village continued to develop slowly with Victorian and Edwardian red brick terraces using brick from the village's brickworks. The 1920s and 1930s saw ribbon development along the three arterial roads running through the village. After the Second World War came the building of council properties and further ribbon development, along with the first housing estate.*

*The 1960s saw a vast expanse of housing estates and the village more than doubled in size. Each estate showed a different characteristic. House building slowed in the 1970s and the next great expanse of housing estate building occurred in the 1990s and continued into the next millenium, with first the Sycamore Grove Estate and then the outlying grounds around the main St John's Hospital buildings. Today development is continuing with the renovation of the hospital buildings into executive terraced houses and the building of detached properties in the old hospital gardens.*

*This document looks at how the village developed, how it is today and also gives some thought to how it will develop in the future.*

*Cllr. Sue Manders*

*Chairman of Planning Lighting and Roads,  
Bracebridge Heath Parish Council*

*October 2016*

## Dedication

To the people of Bracebridge Heath who had the vision and courage to fight for and bring about the creation of our village and to the first Bracebridge Heath residents born in the village of Bracebridge Heath, as recorded in the 1891 census:

John Hind (6 months) son of Johnathan and Jessie Hind

John Pauton (2 years) son of John and Harriet Pauton

Ellen Taylor (9 months) daughter of John and Ann Taylor

Frank Walker (3 years) and Ralph Walker (1 year) sons of Tom and Eliza Walker

Rose Watson (2 years) and Arthur Watson (2 months) children of Charles and Betsy Watson

Annie Whittington (2 months) daughter of John and Sarah Whittington

# **CONTENTS**

# **Page**

<i>Maps, Tables, Appendix</i>	5
<i>Photographs</i>	6
1. Introduction	10
2. Landscape Setting	12
3. Bracebridge Heath's early history and development until 1898	15
a) Farms and Cross o' Cliff Court	17
b) Chartist Housing	23
c) The Mason's Arms and Rumbles Cottages	26
d) Conway House and Heath View	28
4. St John's Hospital limestone buildings 1850 -1910	30
5. The creation of Bracebridge Heath Parish – March 31 <sup>st</sup> 1898	38
<b>Bracebridge Heath 1898 - 2016 The village today</b>	40
6. Ribbon Development along the arterial roads (1750 – 2016)	40
a) London Road	40
b) Canwick Avenue	46
c) Sleaford Road	48
d) Grantham Road	51
7. Estates	62
a) Main Avenue area	63
b) Churchill Drive Estate	68
c) Bentley Drive Estate	69
d) Kennedy Road Estate	70
e) Vauxhall Estate	72
f) Ridge View Road	73
g) Crescent Estate	74
Built in 1970s	
h) Fernleigh Avenue and other roads named after plants	75
Built after 1990	
i) Sycamore Grove Estate	76
j) St John's Hospital Estate (St John's Hospital grounds)	79
Built after 2014	
k) St John's Hospital (Main building and adjacent grounds)	83
8. Infill housing on brownfield sites	88
9. Bracebridge Heath Village Centre	97

## **CONTENTS**

	<b><u>Page</u></b>
10. Accommodation for older residents (Built 1970 – 2016)	112
11. Flats and apartments 1950 - 2016	121
12. Green spaces and recreational areas	129
13. Industry and employment past and present	137
14. Selection of characteristic views and vista (old and new)	143
15. The future	147
16. List of significant buildings in Bracebridge Heath	151

## **MAPS**

1. Bracebridge Heath's original Parish Boundary	38
2. Map showing the position of Bracebridge Heath Estates	62
3. Map showing infill and brownfield sites in Bracebridge Heath	88
4. Map showing sheltered accomodation for older residents in Bracebridge Heath	112
5. Map showing flats amd apartments within the village off Bracebridge Heath	121
6. Map showing green areas within the village of Bracebridge Heath.	129

## **TABLES**

1. Different names of St John's Hospital	31
2. Names inscribed on Bracebridge Heath War Memorial	44
3. Table showing who built the houses on St John's Hospital Estate	79
4. Table showing the new road names around the main St John's Hospital building	86
5. Table showing available car parking spaces in the centre of Bracebridge Heath	97
6. Table showing theprevious names of St John's Primary Academy	102

## **APPENDIX**

1. Selected 2011 Census statistics for Bracebridge Heath	153
2. Households and population over time for Bracebridge Heath	154
3. Roads in Bracebridge Heath	155
4. Footpaths in Bracebridge Heath	157
5. Red Hall Farm Land within the village (according to 1842 Tithe Map)	158
6. Map showing the position of Dalewood compared to the main village.	159
7. Map showing the extent of RAF Bracebridge Heath	160
8. Glossary	161
9. Reference	162

## **PHOTOGRAPHS**

## **Page**

1.	Heath View positioned between Ermine Street (left) and Grantham Road (right)	10
2.	Panoramic views to the west of Bracebridge Heath. River Trent valley and Pennines can be seen in the distance	11
3.	Looking down towards Newark Road from the Viking Way	12
4.	Looking across the cliff edge towards Lincoln Cathedral from the Viking Way	13
5.	Looking up the cliff edge from the disused railway line on the western parish boundary	13
6.	Looking east from Canwick Avenue to Belmont Transmission Mast above the Wolds	14
7.	St John's Heath Farm (Manor Farm) from Bloxholm Lane	17
8.	White Hall Farm buildings	19
9.	Red Hall Farm	20
10.	Cross o' Cliff Court (Red Hall House)	21
11.	Grounds of Cross o' Cliff Court showing mature trees and cricket ground	22
12.	Chartist origins: 95 Grantham Road	24
13.	Chartist origins: The Mount 91 Grantham Road	24
14.	Chartist origins: 163 Grantham Road	25
15.	Mason's Arms and Rumbles cottages, Sleaford Road	26
16.	Conway House Grantham Road	28
17.	Main entrance to St John's Hospital Buildings now converted to residential apartments (Barnard House)	30
18.	St John's Hospital, The Lodge	32
19.	St John's Hospital, The Homestead (Director's House)	33
20.	St John's Hospital, Crondall House	34
21.	St John's Hospital, Norfolk House	35
22.	St John's Hospital: Workshops	35
23.	St John's Hospital, Oakleigh	37
24.	Ribbon development London Road(left) and Grantham Road (right)	40
25.	Housing along east side London Road	40
26.	Coningsby Crescent houses	42

## **PHOTOGRAPHS**

## **Page**

27.	Hospital Cottages on London Road	43
28.	War Memorial on London Road	44
29.	Housing on the north side of Canwick Avenue	46
30.	Bungalows on Sleaford Road, possibly RAF in origin	48
31.	West side of Sleaford Road looking towards the centre of the village	49 51
32.	Stephenson's Cottages in 2016, showing some modernisation.	52
33.	Victorian cottages on the eastern side Grantham Road	55
34.	Pump House (Water Tower) Grantham Road	57
35.	View along eastern side Grantham Road opposite Lancia Green	58
36.	Houses on Heath Road	60
37.	Houses on west side Grantham Road at southern entrance to the village.	63
38.	Davy's Lane bungalows	64
39.	Dorothy Avenue showing both bungalows and houses	65
40.	Toft's Walk- now a green lane.	66
41.	Main Avenue Council housing	68
42.	Churchill Avenue showing hipped roofs	69
43.	Bentley Drive showing chalet bungalows and open space in front	70
44.	Examples of Bentley Drive Estate bungalows	71
45.	Kennedy Road Estate showing garages in front of bungalows –	72
46.	Vauxhall Road Estate showing alignment of bungalows	73
47.	Ridge View Road showing sinuous road and openness of the area	75
48.	Crescent Estate bungalows	76
49.	Fernleigh Estate showing affordable houses around a cul-de-sac	77
50.	Sycamore Grove Estate showing traditional Barratt houses, and Stane Drive play area	78
51.	Three storey houses on Sycamore Grove Estate.	80
52.	St John's Hospital Estate showing different styles of houses	81
53.	St John's Hospital Estate showing brick paved unadopted roads	82
54.	Norfolk Crescent	

## **PHOTOGRAPHS**

## **Page**

55.	Caistor Drive terraced houses	83
56.	New builds on Durham Close showing the combination of stone and brick built housing	86
57.	Renovated hospital buildings	87
58.	Perry Court development	91
59.	44 Grantham Road	92
60.	View across children's play area to Park View Court	93
61.	Wolseley Court	94
62.	Viking Court	95
63.	Looking across London Road at Grantham Road and the two pubs	97
64.	Commercial development in Blacksmith Arms grounds including Tesco Express	99
65.	From the Funeral Parlour to the Co-operative store	101
66.	Main entrance St John's Primary Academy	103
67.	Church of St John the Evangelist (In the background on the right is BBH Social Club)	104
68.	Bracebridge Heath Methodist Church	106
69.	Old shops along west side Grantham Road	108
70.	Bracebridge Heath 's doctors surgery	109
71.	Village Hall on Red Hall Farm Lane	110
72.	Library and local policing services on London Road	110
73.	Sheppard Court: view of the central block with the offset blocks either side	113
74.	Meadow Way: terraced bungalows with their brick paved paths and road	114
75.	Clover Road looking towards Meadow Way	115
76.	Beech Close showing the wide open spaces in front of the bungalows.	116 117
77.	Looking towards Stewards Way from Main Avenue	118
78.	Davy's Lane: showing the sheltered accomodation bungalows	120
79.	Minster Court	122
80.	Grange Road flats	123
81.	St John's Square flats	



## **PHOTOGRAPHS**

## **Page**

82.	Apartments in Western Avenue	124
83.	Cathedral Heights Apartments (Old Nurses Home)	126
84.	St John's Chapel Apartments	127
85.	Green area around the cricket pitch showing the mature trees	131
86.	The allotments on Grantham Road	132
87.	The Cemetary looking west from The Hump	132
88.	The Woodland Walk	133
89.	The Recreation Ground	134
90.	Grantham Road children's play area	135
91.	Lancia Green between Grantham Road and Lancia Crescent	135
92.	Sycamore Grove green area	136
93.	Ridge View Road – showing green areas	137
94.	Entrance to Agrii showing the wide WWII aircraft entrance and guard room on left	141
95.	Churchill Industial Estate	142
96.	View showing the entrance to Bracebridge Heath along Grantham Road	143
97.	View from Grantham Road across to the Sycamore Grove Estate	144
98.	View showing the entrance to Bracebridge Heath along Sleaford Road	144
99.	View showing the entrance to Bracebridge Heath along London Road	145
100.	View showing the entrance to Bracebridge Heath along Canwick Avenue	146
101.	View from Viking Way towards Bentley Drive	147
102.	St John's Hospital redevelopment	148
103.	View over Linden's development which will be accessed through St John's Hospital Estate	149
104.	Field south of Sycamore Grove Estate looking towards RAF Waddington aircraft hangars	150
105.	View from Canwick Avenue over fields towards Lincoln Cathedral	151
106.	View from Bloxholm Lane over fields to the north-east	160

## **1. Introduction – Where is Bracebridge Heath.**

Bracebridge Heath is situated two miles south of the City of Lincoln the county town of Lincolnshire.

The village of Bracebridge Heath sits on top of Lincoln Edge Escarpment. To the North the village overlooks the Lincoln Gap and the City of Lincoln and accesses Lincoln via a steep road called Cross o' Cliff Hill. Eastwards the land slopes gently down towards the village of Branston and the widening Witham valley. To the South the Lincoln Cliff Escarpment continues to the other Cliff Villages such as Waddington and Harmston. Westwards the Escarpment Edge falls rapidly to the valley floor of the River Brant and River Witham and the Parish of Bracebridge which is now part of the City of Lincoln.

The village centre of Bracebridge Heath stands approximately 73m above sea level. It is intersected by two arterial roads; the A15, originally a toll road from Lincoln to Sleaford and the A607 from Bracebridge Heath to Grantham. Parts of the A607 as you enter the village from Waddington follows Ermine Street, an old Roman road until you encounter the bend in the road by the Pump House (Water Tower). At that point the Roman road goes along a footpath between the houses and the Pump House. It then continues along the footpath behind St John's Primary Academy.



**1. Heath View positioned between Ermine Street (left) and Grantham Road (right)**

There is one small cul-de-sac called Dalewood<sup>49</sup> which is an anomaly as it is not attached to the village but is accessed off Larnie Road in Lincoln. It is situated on the western parish boundary on land which was part of the old Lincoln to Grantham railway line and consists of two blocks of three terraced properties. Planning permission was granted to Longhurst Housing Association in 1995 to build these houses as social housing. The terraces are built of buff coloured bricks with dark red pantile roofs and dark brown windows and doors. The long narrow front gardens provide off road parking for at least two cars. The back gardens are of similar length to the front but vary in width with the middle terrace having quite a narrow garden. Dalewood has no physical link to the village but all electoral functions are associated with Bracebridge Heath.

The Viking Way footpath travels through the parish along the escarpment edge from Canwick Hill to Coningsby Crescent and then continues following it southwards. This footpath gives magnificent views over the River Witham Valley.



**2. Panoramic views to the west of Bracebridge Heath. River Trent valley and Pennines can be seen in the distance**

The Viking Way itself runs for 147 miles (237 km) from the Humber Bridge to Oakham in Rutland.

Bracebridge Heath's parish boundary is shown on page 1. It can be seen that it encompasses more than the escarpment top. To the west it encompasses the steep escarpment slope down to the valley floor at the old railway line. Eastwards the land slopes gently downwards towards the fenlands of the River Witham. To the north the parish boundary extends further north on the escarpment top than on the valley floor where it stops before the start of the River Witham Gap.

## **2. Landscape setting.**

The differing landscapes within the Parish of Bracebridge Heath are due to the underlying geology. The top of the Lincolnshire Escarpment is composed of Jurassic inferior oolitic limestone beds which slope downwards from west to east. These are underlain by upper lias clays which are exposed in the valley and lower slopes of the Escarpment Edge to the west. Where the clays and the limestone meet just below the top of the cliff there is a line of springs, as many an unwary walker has found to their cost when ending up to their ankles in mud while traversing the paths that run across the cliff.

The Lowfields, Cliff Edge, top of the Escarpment to the east of Grantham and London Road and the South Common form part of the 'green wedge' separating Lincoln from Bracebridge Heath. In the 2007 North Kesteven Adopted Local Plan, this area was identified as 'an area of Great Landscape Value' and an area that 'separates Bracebridge Heath from Lincoln'. The 2007 plan sort to protect these wedges from development (section 10.14) The Central Lincolnshire Local Plan describes this area as a 'green lung' and policy LP22 Green Wedges says that these areas will not be granted planning permission for development.<sup>131, 133</sup>

### **a. Lowfields**



**3. Looking down towards Newark Road from Viking Way**

Bracebridge Heath's western parish boundary follows the disused Grantham to Lincoln railway line, and its route is highlighted by overgrown hedges. The heavy clay soils led to the development of brickworks, the remains of which can be seen in the

rough pasture which is now used as grazing for horses. The rest of this area is used for arable crops and to the north for the playing fields of The Priory Academy LLST

b. The Cliff Edge



4. Looking across the cliff edge slope towards Lincoln Cathedral from the Viking Way

The steeply facing cliff edge faces westwards and rises from approximately 30m to 70m. These slopes are used as rough grazing, usually for beef cattle. The fields are smaller than those on the Lowfields or Heathlands. Field boundaries tend to run west to east and are predominately blackthorn and hawthorn. Parts of the slopes can be extremely boggy where the springs emerge from the hillside and some are marked by bog loving plants.



5. Looking up the cliff edge from the disused railway line on the western parish boundary

c. The top of the escarpment and the heathlands to the east of the parish.

The crest line along which the Viking Way runs provides panoramic views westwards across the valleys of the Witham and Trent. On a very clear day it is just possible to make out the outline of the Pennines. (Picture 2)

The land along the top of the escarpment to the west of Grantham and London Road was designated as an area of special landscape value within the 2007 North Kesteven District Council (NKDC) Local Plan because of its notable landscape features. This has been confirmed in the Central Lincolnshire Local Plan as an area to be protected from development for the same reasons as the Lowlands and Cliff Edge. (See above)

The Heath is a gently sloping limestone plateau sloping down over 7m from the Escarpment Edge to the furthest eastern parish boundary. On a clear day from Canwick Avenue it is possible to see the Lincolnshire Wolds and Belmont transmission tower.



**6. Looking east from Canwick Avenue to Belmont Transmission Mast above the Wolds**

The fields are large and bounded with hawthorn and were not subject to an Enclosure Act, because the land was owned by so few people. Therefore it was enclosed as and when needed. The Heathlands were originally used to graze sheep but are now arable (mainly cereals and sugar beet) with some sheep 'folded' in the winter months. A lot of the land is classified as Grade 2 arable land.

### **3. Bracebridge Heath's early history and development until 1898**

As the Roman road Ermine Street goes through the village, it would be expected that there would be some Roman remains. So far nothing on a grand scale such as a villa has been found. From various finds it looks likely that this was an area for burials and cremations. Fragments of pottery and coins have been found. In 1978 a Roman skeleton was discovered while an extension to 171 Grantham Road was being built on the southern edge of the village. The skeleton was a male from the third century<sup>3</sup>. Some cremated remains in an earthenware pot were also found on a site close by.

The neighbouring parishes of Bracebridge and Canwick, with churches started during the Norman period of history, are both mentioned in the Domesday Book. There is no specific mention of the Heathlands on the Escarpment (now Bracebridge Heath.)

The 1824 Ordnance Survey (OS) map of Lincoln and Newark-on-Trent (sheet 121) clearly shows that the land which was to become Bracebridge Heath consisted of three farms of which Red Hall Farm appeared to be the largest having several buildings around it. There is no evidence of any other buildings in what is now the centre of the village. The map does indicate that at this time Red Hall Farm Lane continued westward from where it now ends down the hill joining Brant Road, not far from where All Saints Church stands. Today a footpath follows this route down the hill to Brant Road.

Bracebridge Heath as part of Bracebridge remained remarkably underdeveloped through the centuries and by 1841 there was a total of 127 residents (59 male, 68 female)<sup>21</sup> and this fell to just 101 residents by 1851.<sup>5</sup> The 1842 Tithe Apportionment and Map of Bracebridge shows that the Bracebridge Heath residents were still living on the three farms. The only other housing shown is a group of about four buildings situated on the southernmost parish boundary east of Sleaford Road. At the time of writing nothing else is known about these buildings except that they survived until around the 1940s, when it is thought they were demolished because they were on the aircraft approach to RAF Waddington. Their position continued to be marked on maps till the 1970's although little remains but a stone wall as the land has been assimilated back into the farmer's field.

Unlike Bracebridge Heath, the lowlands of Bracebridge, around the River Witham had begun to develop and become urbanised. The 1842 Tithe Apportionment and Map shows the beginning of linear development along Brant Road and Newark Road. This urbanisation eventually led to the separation of Bracebridge Heath from Bracebridge.

Despite the population falling slightly by 1850 the number of properties in Bracebridge Heath had increased to include the three main farms, Chartist plots on Waddington Road (now known as Grantham Road), a few farm workers cottages and possibly Conway House and Heathcliff also on Waddington Road

Once the development of St John's Hospital started the number of properties and population slowly started to increase and by 1898 when the village became a civil parish the population was over 250 (Appendix 2).



## **Farms and Cross o' Cliff Court**

The 1841 census supports the 1842 Tithe and Apportionment map listing three farms in Bracebridge Heath. Red Hall, White Hall and St John's Heath, (now called Manor Farm). These farms were well established by this time and further investigation will be needed to find out when they were actually built. Over time all have been altered and buildings added within the farm area.

During the 1800s it was common for the farmers to change farms regularly and this was the case for Bracebridge Heath farms, as the censuses tend to show different farmers at each census. Many of the farmers were not local and may not even have been born in Lincolnshire.

The most significant of the three farms is St John's Heath (Manor farm) which is Grade II listed

### **I. St John's Heath Farm (Manor Farm) – Grade II listed.**

St John's Heath Farm is situated on the eastern side of Sleaford Road (A15) just as you leave the built up area of the village travelling south. It is set back from the road with small paddocks dotted with trees between it and the A15 road. It is surrounded by a limestone and white brick wall which is well above head height on the southern side.



**7. St John's Heath Farm (Manor Farm) from Bloxholm Lane**

The farmhouse, walls, gate and farm buildings are all Grade II listed. The farm was built very much as a self-sufficient unit with a large vegetable garden and orchard, blacksmith and carpenters shops, extensive stabling. The farmhouse was built in 1783 and has had several names since then. It was originally called St John's Heath Farm but in the 1871 and 1881 censuses it was called Frankish's Farm along with some Frankish's cottages. It then reverted to being St John's Heath Farm again (except for 1901 census when it was called Jackson's Farm). It was not until the 1971 OS map that it is referred to as Manor Farm. The change of name was done to prevent further postal confusion with St John's Hospital.

Documents in the Lincolnshire Archives mention that there are references to this area being referred to as St John's Heath as far back as 1579.

Henry Dixon (aged 40) was the first recorded farmer in the 1841 census. He appears to have been widowed with two adult daughters living at home and had six farm workers living on site. By 1851 Henry Dixon who was born in Yorkshire was still farming this 470 acre farm with six agricultural labourers and being looked after by his two unmarried daughters.

Hugh Jackson lived at the farm for a number of years and is recorded in the 1871 and 1881 censuses, which also states he was born in Wisbech Cambridgeshire. By this time the farm consisted of 446 acres which was farmed by four labourers and twenty-three boys. By 1911 a farm manager, John Snell lived at the house.

As a Grade II listed house there are several documents that describe the buildings in detail<sup>40</sup>. Briefly it is built of limestone ashlar, the two storey building looks like a square but is actually three sections (or bays). The slate roofs are hipped and the chimneys are built of white brick. There are a range of farm buildings, a long barn range, crew yard, stables and cart sheds. These buildings have red pantile roofs. Also within the complex are some later houses which originally would have been used by farm workers.

## **II. White Hall Farm**

White Hall Farm is situated on the eastern side of London Road at the very top of Cross o' Cliff Hill. It has views over open countryside and over the city of Lincoln towards Lincoln Cathedral on the opposite escarpment.

The 1841 census shows that the farm was farmed by a Saul Turner, aged 35, with his wife and two young daughters. The 1841 census suggests he had eleven farm workers living on site. By 1851 the farm consisted of 460 acres and was farmed by a young man called George J Clarke with the help of ten agricultural labourers. Later censuses showed that the farm has varied in size. In 1861 it was 325 acres but by 1881 it was 420 acres and was farmed by a seventy-one year old widower called Edward Clarke who continued to farm there for at least another ten years. In 1881 he had eight labourers and four boys working for him. At the turn of the 20<sup>th</sup> Century (1911 census) White Hall Farm was being farmed by a twenty-six year old farmer, Mr Charles E. Scorer, who was born in Swinethorpe.



**8. White Hall farm buildings**

Today the farm still exists but is in danger of being 'swallowed' in future years by the need for housing which may mean its agricultural fields will be covered in housing.

## **III. Red Hall Farm (Now Red Hall Lodge)**

"Redd Hall" is first documented in 1695. Today the building known as Red Hall Lodge is situated at the end of Red Hall Drive on the western side of London Road. Originally a second road, Red Hall Farm Lane also lead to the farm. Today this lane is a private road owned and maintained by Bracebridge Heath Parish Council. Although called Red Hall Farm, for many years this building has been painted a brilliant white.



**9. Red Hall Farm (now called Red Hall Lodge)**

“

In 1841 Red Hall Farm appeared to be the poorest farm of them all, in the sense that it had a young unmarried farmer Mr Henry Codd, aged 25 and only two farm workers living on site. The 1851 Census shows that Red Hall farm was no longer a farm and the person living there, James Armistead, was recorded as being a Landed Proprietor. In 1861 the occupier was a farm bailiff. Later occupiers of this property were farmers but much of the land associated with this farm had been sold off with the Chartist sale in 1847 (see Chartist section).

Today the two storey farm house, which is now called Red Hall Lodge is a shadow of its former self. Two bungalows have been built on the grounds to the north and accessed through the farm's front gates. To the south the tennis courts did have planning permission to build a four bedroomed house<sup>43</sup>, but at present this has not happened. Behind the farmhouse to the west is a large long complex of red pantile roofed buildings which are now called Red Hall Farm<sup>140</sup>. This building has a Ridge View Road address and exits onto that road. In August 2018 the Ridgeview address buildings were destroyed by fire and have been demolished<sup>141</sup>.

Red Hall Lodge had originally been converted into flats' but in 1986 this was changed to a mixture of commercial and accommodation<sup>142</sup>. In 2017 planning permission was granted to turn Red Hall Lodge back into four residential apartments<sup>143</sup>.

### **Cross o' Cliff Court (Red Hall House)**

Cross o' Cliff Court 'mansion' was built in 1907 for Arthur Newsum who was Mayor of Lincoln (1906-7). It is situated close to the Lincolnshire Edge, west of London Road and it is approached by a long semi-circular driveway lined with large mature trees. The land on which it stands was once part of Red Hall Farm. The mansion cannot be seen from the road as Stanley Crescent and a line of mature trees along the Ermine Street (footpath) obscure it.



**10. Cross o' Cliff Court (Red Hall House)**

Cross o' Cliff Court is built in the style of a red brick neo-Tudor House with a red pantile roof, tall diamond patterned chimneys and mullioned windows. It is an 'L' shape with the bottom of the 'L' facing south. The front and southern side of the house have several large bay windows which increase its presence. The architect is unknown but it is thought that Arthur Newsum may have been involved. There is evidence<sup>34</sup> that there was an organ in the gallery area and the room was large enough to hold two Steinway grand pianos.

The gardens surrounding the house were laid out by Thomas Mawson but most of them no longer exist. Only one section to the south of the house still exists and shows the outline of what it used to look like. Today the mansion is the headquarters of Lincolnshire NHS and the East Midlands Ambulance Service and the gardens are now car parks or under two large modern brick built buildings.

The area enclosed by the semi-circular driveway is home to the Bracebridge Heath Cricket Club with the permission of the Health Authority.



**11. Grounds of Cross o' Cliff Court showing mature trees and cricket ground**

Originally there were two Cricket Clubs in Bracebridge Heath; Bracebridge Heath Cricket Club who played on this site and St John's Hospital Cricket Club who played on the cricket ground in the hospital grounds. These two clubs were great rivals and had an annual hotly contested match for the Nev Moss Cup. The St John's Cricket Club was disbanded after the closure of the hospital when the original buyer's promises to keep both cricket ground and bowling green did not come to fruition.

## **Chartist Housing**<sup>3, 12</sup>

During the years 1845 to 1850 the Chartist Movement played an important part in the development of Bracebridge Heath. The Chartist Movement was a way for artisans and poor workers to own land and become independent and 'exploitive industrialists.' Bracebridge Heath along with Brant Road, Waddington was the Chartist's most northerly venture.

In July 1847 the Red Hall Farm Estate was bought by Thomas Allsop, a wealthy stockbroker from London. Thomas Allsopp was captivated by the Chartist's ideas and land plans as portrayed by Feargus O'Connor, the Chartist's leader. Their idea was to subdivide the farm land into three, four or five acre plots with cottages on some plots. The cottages and subdivision of the farm land were completed by November 1847. In May 1848 the plots of land and cottages were auctioned off but very few sold and were later disposed of in private sales.

Six Chartist cottages stood equidistant from each other on Waddington Road (now Grantham Road) with four acres of land. These plots of land can clearly be seen on the early OS Maps<sup>13</sup> and were mainly used for orchards and growing produce for the city of Lincoln.

There were also plots of land without cottages and two of those are at the centre of the village between the junction of the A15 Sleaford Road and A607 Grantham Road. One plot of land is where the Blacksmith Arms now stands and ran parallel to Grantham Road as far as where the Methodist Church now stands. The second plot ran parallel to it and in later years 1 to 12 Sleaford Road, Davy's Lane and associated gardens were built on it<sup>13</sup>

Several of these Chartist cottages still exist along Grantham Road, although much altered and extended, except for 95 Grantham Road which, although extended to include a garage and having its stone walls rendered, follows a similar layout to Chartist houses in other areas of the country.



**12. Chartist origins: 95 Grantham Road**

91 Grantham Road, known locally as The Mount or Cartwright's house, also has its origins as a Chartist Cottage, the stonework of which could be seen when the Northern side was re-rendered in recent years. In the 1946 Kelly's Directory, The Mount was still a Smallholding although in later years it became a haulage contractors. (See section on Viking Court.)



**13. Chartist origins: The Mount 91 Grantham Road**

It is believed that number 163 Grantham Road, the white house surrounded by allotments, also has its origins as a Chartist bungalow.





**14. Chartist origins: 163 Grantham Road**

The bungalow at the corner of Heath Road and Grantham Road (151 Grantham Road) stands on the same position as the old maps show a chartist building to be.

Today a large proportion of the village housing is built on what was once Red Hall Farm land, including the village centre, St John's Hospital, all the housing estates to the west of Grantham Road and west of London Road (south of Canwick Avenue). Housing on Heath Road, Grange Road and Mount Street stand on land that once belonged to the six chartist bungalows that were situated on the east side of Grantham Road. (Appendix 5)

## **The Mason's Arms and Rumbles Cottages**

The Mason's Arms and Rumbles Cottages are situated just south of the Blacksmiths Arms facing onto Sleaford Road. They are situated on the eastern side of one of the two large Chartist plots of land at the junction of Sleaford Road and Grantham Road. The properties were built sometime between 1841 and 1851 as the census of 1841 does not record them but the 1851 census does.

The row of properties consists of three stone cottages, The Mason's Arms (stone built) and five brick built cottages. Originally behind the row of cottages there were two further cottages which were demolished before 1976<sup>4</sup> although their foundations were clearly visible at that time. Each property had a small back yard and a very small front garden. Behind the small back yards was an area of land shared by all the properties, before their long narrow gardens started. This allowed for free movement to the gardens and outside brick built toilet block which stretched along the northern boundary it shared with the Blacksmith Arms. Old maps show there may have been a separate toilet block for the brick built cottages. There was also a stone built laundry building complete with chimney and place for a copper which belonged to 3 Sleaford Road<sup>4</sup>.



**15. Mason's Arms and Rumbles Cottages, Sleaford Road**

To aid movement around the full row of cottages there are also footpaths beside 3 Sleaford Road and between The Mason's Arms and 8 Sleaford Road leading to the rear of the properties. To the south of number 12 a wider entrance gave vehicle access to the back of all the properties. Today, although all but number 3 Sleaford Road have lost their long thin gardens with their pigsties and a well (see Davy Lane

sheltered accommodation), many of the properties have extended their back yards over the shared land and foundations of the demolished cottages to form individual attached gardens.

Mason's Arms, the large three storey stone building with cellars, in the centre of the row was originally built by Andrew Binns<sup>22</sup> who was a mason and a publican from Yorkshire. By 1861 it had ceased being a public house. The house is symmetrical around the front door and was originally very grand with quoins and classical design to the front door and window above. Other windows at the front also have additional design features above them. There is also a band of raised stone below the first floor window sills. At some point in its history the front of this building was rendered and painted white, and the window above the front door was filled in. The building was also subdivided into two houses with an additional simple front door placed next to the original door. Additional windows have been added in the end walls to provide light to the third floor attic space. The roof is a grey slate.

The three cottages to the north of The Mason's Arms are built of rough limestone blocks with large windows either side of the front door. They have no decoration on them apart from large limestone sills and lintels. The roofs are grey slate. They originally consisted of four rooms (two up and two down) around a central staircase and red quarry tiles laid straight onto the ground<sup>4</sup>. At some point in the twentieth century a red brick extension with red pantile roof was built across the back of the cottages to house a small kitchen and bathroom.

The red brick built cottages to the south of The Mason's Arms have a smaller frontage onto Sleaford Road by having only a front door and a window on one side. However they do extend further back so that they have two rooms upstairs and two downstairs. Like the stone cottages they have extensions at the back, which in this case are at right angles to the building to form bathrooms. Today all the cottages have been rendered and painted white or cream. Unlike the stone cottages the roofs are red pantiles.

## **Conway House<sup>35</sup> and Heath View**

Conway House is a large limestone house with a grey slate roof which is set back from Grantham Road in a large long garden plot opposite the Pump House. It is thought to be one of the oldest stone houses in the village. Conway House does not appear on the Tithe map of 1842 but census data after this date indicates a number of buildings along this road. None of the properties are named or numbered. It is thought<sup>35</sup> that the house was built by a master quarryman /stonemason for his use while working on the hospital, but this has yet to be verified.

The front of the house is symmetrical around the front door with bay windows on either side of the door. It is thought that the bays may be Victorian embellishments. The house is 'L' shaped and the base of the 'L' faces south and extends into the garden. Attached to the eastern end of this 'L' shaped base is a large one storey limestone building which was originally the stables for the owner's horses. This is the only limestone building in the village which had stables attached to the house.

Conway House also has its own well in the rear garden. Today due to various regulations the well is unused and has been capped.



**16. Conway House Grantham Road**

Opposite Conway house stands Heath View<sup>36</sup> (photograph 1) which is thought to be one of the oldest brick built houses in the village. It stands in the 'V' of Grantham Road and the footpath which is the route of the Roman road, Ermine Street. Today the front and side of the house is pebble dashed so the original features are difficult to see. According to the present owner it was originally two farm cottages which were later converted into one house. The bay windows are probably later additions. The original building is quite narrow suggesting a two up and two down plan but later additions have been added to the west and north side. The roof is grey slate and the upstairs windows have stone lintels and sills. One window stands out as being different and that is the one above the front door which is narrow and has a curved lintel with a keystone showing that the window originally was curved at the top.

#### **4. St John's Hospital Limestone Buildings 1850 – 1989<sup>27</sup>**



**17. Main entrance to St John's Hospital buildings, now converted to residential apartments (Barnard House)**

Much has been written about the history of St John's Hospital site and further information can be found online or at Lincolnshire Archives. The original site covered approximately 44 acres and was bought from Thomas Allsop the owner of Red Hall Farm in April 1948 for £4000<sup>45</sup>. It included a road (now part of Canwick Avenue) and two fields, as shown on the 1887 -1889 Ordinance Survey Map<sup>12</sup>

The hospital buildings were built and adapted over the whole of its history. Many still exist but others have been demolished as their use was no longer needed or were developed after 1989 for residential use.

The site eventually covered 120 acres which also included ornamental gardens, vegetable gardens, farmland and a burial ground. The patients that were able, worked within the grounds and at times also carried out projects in the village, a later example being the tarmacking of St John's Church car park on Grantham Road. Throughout its history St John's Hospital catered for both male and female patients. The exception being 1940 -1943 when it was used as an emergency hospital when female patients were moved to other hospitals.

Over the years St John's Hospital has been known by different names, some of which have been interchangeable as is shown in the table below.

Different names of St John's Hospital <sup>27</sup>

1852 -1893	Lincolnshire County Lunatic Asylum or Lincolnshire County Pauper Lunatic Asylum
1894 - 1915	Lincolnshire Lunatic Asylum
1897-1898	Lindsey, Holland, Lincoln and Grimsby District Pauper Lunatic Asylum
1903-1920	Lincolnshire Asylum
1898-1902	Bracebridge Pauper Lunatic Asylum
1902-1919	Bracebridge District Lunatic Asylum
1919-1948	Bracebridge Mental Hospital
1930-1938	Lincolnshire Mental Hospital
1939-1960	Bracebridge Heath Hospital
1961-1989	St John's Hospital, Bracebridge Heath
The hospital was also used as a wartime Emergency Hospital in the period 1940-1943, and a few records of this function survive with the asylum records at Lincolnshire Archives.	

The main building of St John's Hospital is a Grade II listed building. It was originally designed and started in 1849 with additions and alterations in various years up to 1939<sup>26</sup>. It is built of local 'blue' limestone with Mansfield limestone ashlar (dressed stone, and quoins). The 'blue' tint in the local limestone can clearly be seen throughout the outside of the building especially on the older parts. The hipped roof is slate. The design of the building is described as being of Italianate style with historically important exercise yards. Further information on the design of the main building can be found on the British Listed Building website.<sup>25</sup>

The main building, being the largest limestone building in the village used to dominate the eastern side of the village. With the development of housing all the way around it, that dominance has greatly waned as much of the building can no longer be seen from the main roads. The majority of the building is two storey. Although based on two 'H' shapes either side of a central rectangle, the footprint it forms is far from linear with many rectangular and semi-circular protrusions breaking up its outline. The north and south ends of the central rectangle are both three storey buildings. The northern end

is now known as Barnard House (see later section on Barnard House.) Both three storey ends have impressive entrances complete with columns and balustrades.

A number of other buildings were built on the site between 1850 and 1989 and an account of their development is shown below.

The Ordnance Survey (OS map) of 1887-89<sup>12</sup> shows that St John's Chapel (see section on St John's Chapel) and The Lodge at the entrance onto Canwick Avenue had already been built. Further to the east along the same road were stables (now demolished) and evidence that St John's Hospital once had its own gas works. On the southern boundary of the site was a burial ground and a mortuary chapel which is no longer there. The map also shows that what is now known as The Woodland Walk had already been established.

### **The Lodge (Grade II listed)**

The Lodge is a limestone Grade II listed bungalow situated at the entrance to Caistor Drive with Canwick Avenue on the eastern side. The roof is slate with two tall ashlar limestone chimneys. Some of the original doors and windows have been removed and replaced with limestone infill but their original stone outers are still visible. The windows and doors are arched at the top and the stone is also chamfered around the eaves. The lodge has its own small garden which is bounded by a high stone wall on the northern side.



**18. St John's Hospital: The Lodge**



By 1905<sup>14</sup> the OS map shows that the Directors House (now the Homestead), Crondall House, Norfolk House and the large workshops to the south of the Chapel had been built. By this time a cricket ground had been established to the south of the main building where York Way now is, along with a large quarry and limekiln which is underneath The Hump between the burial ground and the recreation ground.

### **Director's House - Homestead (Grade II listed)**

The Homestead is situated on the southern corner of the junction of Canwick Avenue and London Road. It was built just after 1900 of limestone with ashlar dressing and a hipped slate roof. It is a two storey building with chamfered bands of stone running around the building below the windows and above the ground floor windows. The building is divided into two sections, the main house and a slightly lower northern wing which was the servants' quarter. Features on the building include the stone bay windows and large entrance doors. The house was set within its own large grounds. In later years the house was used to accommodate patients then offices, before it became a licensed premises when St John's Hospital was closed.



**19. St John's Hospital The Homestead (Director's House)**

This planning permission was given in 1995<sup>126</sup> and included extensions to the ground floor, external lighting and signage. The gardens surrounding the building became a large carpark. Further planning permissions have been given since then to alter other features such as the entrance area and provide a children's play area<sup>126</sup>.

### **Crondall House (Grade II listed).**

This two storey square house with a stone porch is now set in large gardens and is built of limestone with raised quoins and a chamfered sill band around the house. It also has decoration below the eaves. The hipped roof is grey slate with two chimney stacks. This house stands slightly south east of The Lodge on Caistor Drive. It is now a private house but originally was hospital staff accommodation and later offices.



20. St John's Hospital, Crondall House

### **Norfolk House (Grade II listed).**

This two storey building was probably built around 1901 as a staff accommodation but was later used as offices. Today it is a private house set in its own grounds. It is situated south of Crondall House and separated from it by Park Lane. It is built in a similar style to Crondall house except it does have a bay fronted protrusion on its front and a stone porch to the side.



21. St John's Hospital, Norfolk House

**Workshops.** The two and one storey workshops are situated to the south-east of St John's Chapel. They are built of local limestone and were originally a double row of buildings enclosing a central area. Today only the southern row of workshops exist. They are not listed buildings and are functional in design with no decoration apart from stone sills. The roofs are grey slate. Today they are owned by NKDC and let as craft workshops.



22. St John's Hospital: Workshops

By 1932<sup>15</sup> the OS maps shows St John's Hospital site had grown to include an isolation hospital, an extra wing on the eastern side and several outbuildings. Other additions included the white concrete and steel water tower which provided water for the hospital site, Oakleigh and two nurses' homes. All these extensions and additions have since been demolished.

### **Nurses Homes.**

These two nurses homes were positioned either side of the cricket ground. One was roughly where Minster Court now stands and the other at the junction of York Way and Lichfield Road. Both were brick built in the 1920 to 30s and were demolished when St John's Hospital was closed.

### **Water Tower.**

The water tower was built in 1924-5 out of concrete and steel. It was an open structure on six legs with bands around it at regular intervals up its length. At the top was a hexagonal water tank. It was all painted white. The structure towered above the hospital building and could be seen from miles away. Unfortunately with the closure of St John's Hospital it deteriorated and the concrete began to fall away. With the granting of the residential use for the surrounding buildings it was deemed necessary to demolish it. It was demolished on 14<sup>th</sup> July 2014.

### **Oakleigh (Grade II listed).**

This pair of semi-detached two storey limestone houses was built after Norfolk and Crondall House in about 1907. Like the other two houses they were built as staff accommodation and later turned into offices and similarly have been residential homes for approximately twenty years.

The houses are situated on a private lane east of Norfolk House. These two storey limestone houses are symmetrical in design and have raised quoins and first floor chamfered sill bands only on their frontage. The hipped roof is grey slate with ashlar chimney stacks. The shape of the total building is unlike Norfolk and Crondall House in that it is plainer in design and more of a 'T' shape with the top of the 'T' facing Park Lane. The base of the 'T' has a one storey extension.



**23. St John's Hospital: Oakleigh**

The 1971<sup>18</sup> OS map shows that the hospital had reached its maximum extent with the isolation hospital, the nurses' home and some semi-detached housing on Canwick Avenue. On the southern side of the main building the cricket pitch was now a large playing field which stretched from the edge of the formal gardens southwards to the burial ground, eastwards to the parish boundary and westwards to Sleaford Road. The playing field included bowling greens and tennis courts. All of this was lost with the sale of St John's Hospital and these areas are now covered in housing.

What happened to the rest of St John's Hospital grounds and main buildings is shown later on in this document under the sections St John's Hospital 1989 to 2016, St John's Hospital Estate, Flats and Apartments.

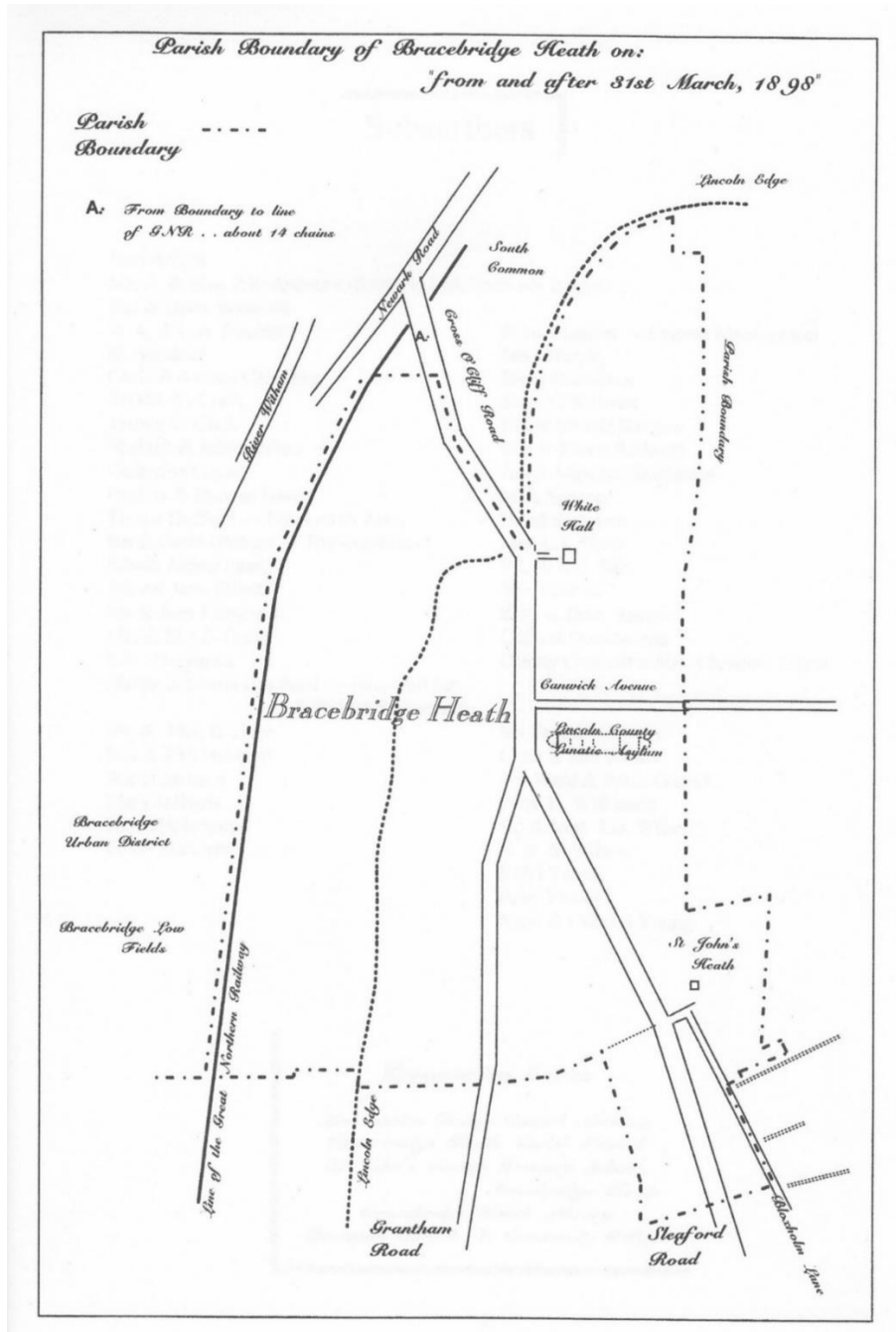
---

## Bracebridge Heath from 1898. The village today

---

### 5. The creation of Bracebridge Heath

#### Map 1 Bracebridge Heath's original Parish Boundary<sup>1</sup>



The Civil Parish of Bracebridge Heath is a relatively young parish, having been created by Order of Parliament on 31<sup>st</sup> March 1898 making it 118 years old in 2016. Originally it had been part of the ancient parish of Bracebridge which now became an urban parish.

The original parish boundary included the houses to the west of road called Cross o' Cliff Hill, but between 1911 and 1921<sup>5</sup> these houses became part of Lincoln along with the old Brickworks just below the top of Cross o' Cliff Hill.

Originally the acreage<sup>5</sup> of the parish was 1178 acres but with the removal of the Cross o' Cliff housing it was reduced to 1133 acres. It remained at this size until the parish boundary was extended to accommodate the whole of the St John's Hospital Estate.

The North Kesteven Rural Plan of 1954 recognised certain parishes on the fringe area of Lincoln as centres for major development. Bracebridge Heath was one of those villages<sup>2</sup>.

The housing estates in Bracebridge Heath built after the 1950s are characterised by each estate having themed names to their roads. This makes it easier for visitors and residents to identify areas of the village and give visitors directions. Each estate has its own distinctive characteristics.

## **6. Ribbon Development along the Arterial Roads**

The main arterial roads in Bracebridge Heath have undergone ribbon development since the 1840s which has continued to the present day. As the development of each road has happened at different times it would be best to look at each road individually.



24. Ribbon housing on London Road (left) and Grantham Road (right), Bracebridge Heath.

### **a. London Road (A15)**

#### **From the junction of Canwick Avenue northwards**

The first indication of other buildings apart from White Hall Farm on the eastern side of London Road was the building of the farm cottages somewhere between 1890 and 1905.<sup>13,14</sup>

The 1932 OS Map<sup>15</sup> shows that by 1932 Crowland at the corner of London Road and Canwick Avenue had been built and the field boundaries had been changed to show where the eastern end of the future housing plots would be. However there is no indication on the map that houses had been built by that time. Over the years Crowland would be extended and become the first of three houses in the village that have at various times become vicarages for the St John the Evangelist Church,



25. Housing along east side London Road



The ribbon development along London Road mainly occurred between the years 1932 to 1948<sup>16</sup> with the two houses at the most northerly end being built slightly later. This ribbon development was in two sections with a large gap in the middle. One large house number forty-three was built in this gap in the 1960's. Since then three infill properties have been built in the gardens of the original houses.

The size of each housing plot is different and varies according to the orientation and the size of the property built upon it. All the houses along London Road are different in style and the majority are detached properties. The houses are set back from the road especially towards the northern end, meaning that the front gardens can be quite large. Several properties have put vehicle turning areas within their front gardens so that they can access and egress the properties forwards. The front boundary to the properties is predominately hedging with some trees behind, sheltering the properties from the road.

The houses built before the 1960s are all built of red brick and mainly have red roofs. A number have been reroofed so it is difficult to tell if they all originally had the small red tiles that can still be seen on several roofs. At least one property has a slate roof. Many of the properties have bow windows which may be on just the ground floor or both floors. The many of the detached houses have had side and/or back extensions. The most northerly property in the ribbon development is completely different from the rest in that it is rendered, painted white and has false window shutters. The only rendering that occurs on the other properties tends to be between windows or only on the front wall

The first of the infill properties number forty-three was built by the builder G. E. Roberts for his own use. G. E. Roberts also built several of the estates in Bracebridge Heath At the time it was built it was very different from other properties in that it was built of yellow brick , has a Juliet balcony and a hipped roof that comes down to the top of the ground floor with windows in it. It also had a large circular driveway which allowed vehicles to access and egress forwards

The large garden of number forty-three was the first to be divided and have a house built on it, possibly around the 1980s. This house is built further back from the road than other properties due to the shape of the plot of land on which it stands, which has

a narrow road entrance. The house is built of red brick with a feature mock Tudor front wall.

No further infill took place until 2006 when a six-bedroomed two and half storey house was built in the gardens of number forty-one London Road<sup>134</sup>. Originally planning permission had been sought to build in this garden in 1989 and in 2004 but both applications had been refused on the grounds that the plot of land was not big enough for a dwelling. This decision was appealed by the developer and was successful. The house is very different to any of the properties on London Road in that it is built of buff coloured brick with dormer windows with a slate roof, white sash windows and integrated double garage.

A further garden infill was completed in 2012 at number thirty three London Road.<sup>135</sup> This development had first been approved in 1992 but the planning permission lapsed. Further applications followed in subsequent years which determined the size of the property. The house is again different from those next to it as it is built of mottled yellow brick with a slate roof and white sash windows. It has an integral garage and a turning area to allow forward access and egress for vehicles.

### **Coningsby Crescent**



**26. Coningsby Crescent houses**

Coningsby Crescent is situated at the northern end of the parish at the top of Cross o' Cliff Hill above the old brick works on the west side of London Road. It is part of the ribbon development along London Road and was built in the mid-1930s. The houses

are all large detached or semi-detached houses built of red brick originally with grey roofs. Several have white rendered walls. The houses are all different in design and several have undergone extension work. Of note are the 1930s white rendered semi-detached houses with their curved metal framed bay windows, typical 1930s art deco style. A similar pair can be found on London Road. The gardens are large and the frontages are marked by walls of various types and hedges.

The Viking Way<sup>15, 16</sup> has been diverted down Coningsby Crescent and exits onto the 'Hillies' (the local name given to the field between Coningsby Crescent and Cross o' Cliff Court) via Waldo Road. It had to be diverted as its original route was built on when Coningsby Crescent was built.

### **From the junction with Canwick Road southwards to junction with Grantham Road**

The eastern side of this road is tree lined and part of the St John's Hospital Estate. The only development on this side of the road are a row of terraced houses which originally were known as Asylum Cottages. Today they are known as Hospital Cottages and were built before 1889<sup>12</sup>. These six cottages were built of red brick with some decorative brickwork below the eaves. All the windows have stone sills and lintels and all have slate roofs. The two end terraces were slightly bigger than those in the middle.



**27. Hospital Cottages on London Road**

From the road the cottages look quite small but they do have more depth to them than one would expect. Being built before 1900 the front doors of these cottages open straight out onto the street. Abutting the northern end terrace is a brick wall. This is a

later addition which blocks an exit road from the hospital site. The cottages were built with walled back yards and outside facilities but did not appear to have had any gardens

The only other important feature is the War Memorial placed on the eastern side of the junction of the A15 with the A607. The War Memorial<sup>33</sup>, the base of which consists of three tiers of Clipsham stone, was unveiled in 1921. The sides of each tier have brass inscribed insets with the names of the fallen from both World Wars who came from our village. On top of this is mounted a sixteen foot (five metre) high octagonal stone shaft with a Gothic cross on top. The memorial is set in a small semi-circular paved area surrounded by metal railing.



28. War Memorial on London Road

Names inscribed on Bracebridge Heath War Memorial		
WWI		WWII
Capt S F Brown	P <sup>TE</sup> C Creasey	L <sup>ieut</sup> H G Barnwell
L <sup>ieut</sup> P W Grantham	P <sup>TE</sup> A Gibbons	F/ <sup>L</sup> T F J J Champion
S <sup>ergt</sup> H B Greensmith	P <sup>TE</sup> J Norton	S <sup>ergt</sup> A A Taylor
S <sup>ergt</sup> K M <sup>c</sup> Laverty	P <sup>TE</sup> F Patrick	C <sup>pl</sup> R A Bean
LC <sup>PL</sup> F Dalton	P <sup>TE</sup> G H Peacock	G <sup>NR</sup> A N Patrick
LC <sup>PL</sup> C Bayes	P <sup>TE</sup> C Simmonds	T <sup>PR</sup> W H Suckling
P <sup>TE</sup> BrackenBury		S <sup>PR</sup> R A Swain
P <sup>TE</sup> J T Clarricoates		P <sup>TE</sup> J H Waby
P <sup>TE</sup> J Comrie		P <sup>TE</sup> K E Daley
The population in BBH in World War One was 485		

The western side of London Road south of Canwick Avenue had little development until the 1950s when the Churchill Estate was built set back from the road with a green area in front of it (see Churchill Estate.)

Whitehall Crescent sits between Red Hall Farm Lane and Red Hall Lane. It consists of mottled red brick houses and an adjoining police station (see village centre section). They were built in the early 1960s as they do not appear on the 1956 maps but are on the 1970 map. The houses are substantially built with small flat tiles on the roof and several of them have been extended.

## **b. Canwick Avenue (B1131)**

Originally this road was known as Asylum Lane and was nothing more than a muddy track which led to the main entrance to Lincoln County Lunatic Asylum (St John's Hospital) Even in 1887 this road continued on its present route to its junction with the B1188 at Mill House Farm (now Mill Lodge)

By 1897<sup>13</sup> the only building along this road was The Lodge situated on the south side at the hospital entrance. Housing development was slow and by 1907<sup>14</sup> any developments were still on the south side of the road in the hospital complex (see section on St John's Hospital). On the Northern side of Canwick Avenue the field abutting London road was by 1907 used as allotments but no houses had yet been built.

The first houses to be built was a pair of semi-detached cottages opposite what is now the Homestead. This pair of three bedroomed cottages has a very distinctive design with slightly arched downstairs windows, stone sills and some dentillated brickwork.



**29. Housing on the north side of Canwick Avenue**

These were followed by a row of three bedroomed semi-detached houses which were built by 1932. They were built as two groups of 10 semi-detached houses with a gap between the two groups. This gap was later filled in by a bungalow built in 1950s The two blocks of five semi-detached houses are distinctive in that they are all red brick on the ground floor and originally had stone coloured render on the first floor with brick quoins. The ground floor window at the front was a bay window. Many of these semi-detached houses have been extended, have lost their quoins and the render has been

painted white. The gap between the pairs of semi-detached houses was originally wide enough for driveways to their large back gardens.

By 1970 the row of houses on the northern side of Canwick Avenue had been completed by the building of two more semi-detached red brick houses and one red brick bungalow probably built in the late 1950s and two yellow brick bungalows built in the 1960s. Further building eastward was prevented as at this point the parish boundary crosses Canwick Avenue.

In the late 1990s on the southern side of Canwick Avenue development took place on the by then redundant St John's Hospital site. (See St John's Hospital Estate)

### **c. Sleaford Road (A15)**

(Travelling south from the junction with London Road and Grantham Road)

The residential development of Sleaford Road is restricted to the eastern side. Much of this development has been written about in other sections of this document: (Stone cottages; Sheltered Accommodation Davy's Lane; Main Avenue area.) In between these areas ribbon development has taken place.

Travelling south from Davy's Lane entrance along Sleaford Road there are nine white rendered bungalows (five north of Dorothy Avenue and four to the south). These rectangular bungalows were built after 1907 and before 1932. It is possible that they may have been built for RAF Bracebridge Heath personnel, but this is yet to be validated. The fronts of these bungalows are symmetrical about a front door porch with a large window on both sides. Many of these windows now have bow fronts. The roofs are grey slate and are hipped or semi hipped. Originally the bungalows were two bed roomed with a lounge, kitchen and bathroom, but some have been extended over the intervening years. All have a reasonable front garden and a large back garden. The space between the bungalows allows both properties to have a path down the side of the building to the back garden. Today several front gardens have been turned into parking areas to provide off street parking. It is difficult to tell what the original front property boundaries were, as they are now a mixture of wood or brick fences or hedges.



**30. Bungalows on Sleaford Road, possibly RAF in origin.**

Between the bungalows mentioned above and Main Avenue there was another set of six bungalows, five of which remain today. They are very similar in age and style to the bungalows described above but are bigger in that several have three bedrooms and all have red roofs. In 2005<sup>113</sup> after initially being refused planning permission, a



revised application was passed to demolish one of the bungalows and replace it with a pair of semi-detached two bed roomed bungalows with rooms in their roof spaces. These semi-detached bungalows share the front garden. This is used for off-road parking and turning circle. The semi-detached houses are completely in contrast to the surrounding bungalows, being built of red brick with red concrete tile roofs. Due to the high roof they are also effectively two storey in height and stand higher than the surrounding bungalows. Each semi-detached bungalow has its own back garden.

South of Main Avenue is a group of three houses with grey roofs which are part of the Main Avenue development.

Between 1832 and 1948 fourteen semi-detached houses were built south of the Main Avenue area in a group of ten and a group of four. A field boundary used to run between these two groups of houses. Today that field boundary has gone and been replaced by the entrance to The Crescent from Sleaford Road. Looking from Sleaford Road these semi-detached houses are a reflection of each other, each having a central bow window, with a bedroom window above. Alongside the bow window is the front door with a porch roof. Many of these have been replaced by a full porch.



**31. West side of Sleaford Road looking towards the centre of the village**

The distinguishing feature of these properties is the round window on the first floor above the front door, along with the small red tiles on the roof. Today many of these roofs have been replaced by red concrete tiles and some round windows by square windows. . These semi-detached bungalows had three bedrooms but the bathroom was built on the ground floor. Several of the properties have had extensions so that the bathroom may be moved upstairs. The properties originally did not have garages

but the distance between the properties has allowed for a shared access to the long back garden where some garages have been built. The front gardens are large, often with hedge boundaries and some have been changed into parking areas for several cars.

To the south of this semi-detached housing area is a large green open space which fronts the Sycamore Grove Estate. At the time of writing this is the end of the built up residential area of the village.

#### **d. Grantham Road (A607)**

Grantham Road was originally called Waddington Road and it was still called that in the 1911 census.

##### From the junction of Grantham Road to Pump House BBH Service Reservoir.

The commercial and social properties are discussed under the village centre section. Information on 44 Grantham Road is found under Infill and Brownfield Sites.

Between 1842 and 1887 a large stone quarry was dug where 44 Grantham Road now stands and just to the south of this the first terraced houses in Bracebridge Heath were built. Altogether there are nine houses. They consist of an older middle section of five smaller pale mottled red brick cottages with yellow brick curved lintels and stone sills. They also have a ribbon of yellow brick along the first floor window sill level. The frontage consists of a large sash window on each floor and a front door. They are known locally as Stephenson's Cottages. A passageway to the back gardens runs between the second and third cottage allowing the adjacent cottages to be slightly larger and one cottage to have its door along the passageway.



**32. Stephenson's Cottages in 2016. showing some modernisation**

At the northern end of Stephenson's Cottages is a larger and wider end house which has its front door on the side and a later bay window to the front. This house is now pebble dashed making it difficult to see its original features. The front of this house is set slightly back from Stephenson's Cottages and originally had a large garden to its side which was lost when Kennedy Road was built. At this point some of its back garden was sold to provide garages for off-street parking.

At the southern end of Stephenson's Cottages are three large and wider terraced houses in line with the cottages. As with the house at the opposite end, they have been rendered so the original features cannot be seen. Some windows that were originally large and vertical have been altered to horizontal. Again the end house has a large garden. There is also another passageway between two of these later terraced houses although a front door has been put in its entrance giving the appearance of one large property rather than two smaller ones.

At some point these houses have been extended to include bathrooms on the ground floor rather than outside toilets. All the properties have a small front garden that is bounded by picket fencing or hedges. Their back gardens back onto Ermine Street footpath and vary in size. All the roofs appear to have been replaced with concrete tiles but may have originally been slate.

Conway House and Heath View were also built at about this time and were discussed in a previous section.

The terraced houses on the eastern side of Grantham Road were built in several phases.



**33. Victorian Cottages on the eastern side of Grantham Road**

The first phase of eight properties was built just south of the Methodist Church (which was at that time a primitive Methodist chapel) between 1890 and 1905. Between each pair of houses is a passageway leading to the front door which is in the passageway

and is access to the long narrow back gardens. These houses are built of red brick with each house having a large vertical, originally sash, window on each floor. A smaller window was placed above the passageway. Below the eaves can be seen dentillated brickwork. The roofs were originally slate but several have been replaced with concrete tiles. These houses were originally three-bedroomed with an outside brick toilet block. Later extensions created a downstairs bathroom. Today many of the properties have created an upstairs bathroom by dividing the front bedroom. All of the houses have a front garden which originally had picket fencing.<sup>37</sup> Today there is a variety of types of fencing including metal railings, hedging or none at all.

Between 1905 and 1910<sup>38</sup> the rest of this terraced row was built in at least three phases. Apart from the last pair of houses in the terrace they are identical to the first ten built. The last pair of terraced houses has one main difference in that they have bay windows to the ground floor. The bay windows also have stone lintels with dentillated brickwork above. In this respect they closely resemble the two pairs of semi-detached houses situated between the terraced housing and Conway House. Like the terraced houses the two pairs of semi-detached houses have their front door down the side of the property, dentillated brickwork below their eaves and slate roofs.

Over the years many changes have taken place to these properties. This has included extensions, roofs changed from slate to concrete tile, sash windows changed to UPVC and several have been rendered covering their red brick. These properties were built before off street parking was available. Only three properties those at either end of the terrace and one of the semi-detached houses have created off-street parking.

On the western side of Grantham Road is a smaller row of six terraced houses, each pair being built separately. The southern four houses were built between 1890 and 1905 and the other two by 1932. All are built of red brick with grey slate roofs. Each house has a small front garden and a long narrow garden to the rear. The southern four have passageways between each pair of houses in which the front door is situated. The most southerly pair of houses has carved stone lintels and plain stone sills to the front windows and passageway.

The middle pair is called Cliff Cottages and was built by 1901<sup>24</sup>. They have plain stone lintels and a curved brick lintel with a stone keystone to the passageway entrance and the windows are wider. The most northerly pair was built after 1905 and has its front door on the frontage. There are stone lintels to the windows but the upper floor lintels are shallower. These two houses also have dentilliated brickwork below the eaves. All these terraced houses were three bedroomed with ground floor bathrooms added later.

The land between the Blacksmith's Arms and the Methodist Church was the last area to be developed on this stretch of Grantham Road. Eight three bedroomed semi-detached houses and one detached house were built sometime between 1932 and 1948. Like the terraced houses, most have their front door positioned down the side of the property. Only the two houses south of the Methodist Chapel have front doors at the front, set back under a small arch. They are all built of red brick with grey slate hipped roofs and red brick ridge tiles. Although basically the same design each pair of houses is slightly different from the next. Each individual house has two large front windows. All the ground floor windows are bays but four of the houses do not have bay windows on the upper floor. One pair of the houses has quoins on the corners of the walls facing the road. Otherwise all the brick frontage is quite plain. The detached house and the semi-detached houses south of it have mock Tudor panels above their first floor window.

All these properties have larger than average back gardens. The front gardens are also quite large as the houses are set back from the main road. Hedges are the main boundary treatments used. Originally these houses did not have any provision for off street parking but over the years off street parking has been created at the front of the properties in all but two properties.

Since they were built, many of these properties have undergone changes in the form of extensions to the side or back of the property. Most of the properties have their kitchens in a one storey extension at the back of the house.

#### Pump House of Bracebridge Heath Service Reservoir.<sup>39</sup>

The Pump House (known locally as the Water Tower) is a Grade II listed building and stands to the west of Grantham Road where the road and Ermine Street (footpath) go their separate ways. It was built after the typhoid epidemic of 1906 in Lincoln as part of

the Elkesley Scheme to bring clean water to this area and was opened in 1912. It was designed by Mr N, McKechnie Barron in the Baroque Revival style. It is possible to see the Pump House from the River Witham Valley and when approaching Bracebridge Heath from Waddington.



**34. Pump House (Water Tower) Grantham Road**

The Pump House stands on top of a grassy mound, below which is the reservoir. The entrance to the tower is reached by ascending three flights of stone steps. The Pump House takes the form of a square tower with an octagonal leaded dome and finial. At the back of the tower the building is octagonal in shape with a much smaller octagonal floor above it. The Pump House is built out of rough limestone with ashlar dressings to all the wall corners in the form of flush quoins. Ashlar dressing is also found surrounding the door, windows and plaque areas. It is not possible to see the roofs of the building because of the high parapets concealing them from view. Other decoration includes moulded bands of limestone including around the parapet base and top.

Behind the Pump House a further mound can be seen which houses another water reservoir built in the mid-20<sup>th</sup> century. In recent years several small yellow brick one storey buildings with grey roofs have been built either side of a roadway which runs east-west from the imposing limestone walled site entrance. Originally the site boundary was ordinary chain link fencing but due to increased security this has now been upgraded to security fencing with barbed wire on the top.

## From the Pump House to the Parish Boundary with Waddington

Viking Court, Parkview and Wolseley Court are discussed under Infill Housing and Brownfield Sites.

### a. Eastern side of Grantham Road south of Conway House

All the properties along this stretch of road are set well back from the road and in many cases the land slopes down from the road to the properties. The properties have large front gardens which over time have in some cases been turned into extra car parking spaces or turning circles to allow vehicles to access the road forwards. The property boundary at the front varies with the vast majority having small brick walls in various colours. A few properties have hedges and three have open frontages.

Since 1847 the eastern side of Grantham Road had been divided into six Chartist plots of land (see section on Chartists) and it was to remain that way until at least the late 1930s when isolated ribbon development started to infill these plots of land. The layout of these plots has influenced how this side of Grantham Road has developed in relation to the position of St John's Road and Heath Road when residential development took place.

Probably the earliest twentieth century development were the two houses with their gable ends to the road (numbers 127,129) which were probably built in the 1930s. They are built of red brick with red pantile roofs, stone lintels, bay windows and a mock Tudor design below the gable apex. The front door is set in from the front wall giving a small open porch. Above the porch entrance the brickwork is arched with a key stone. The OS map for 1948 shows that the back gardens for these properties stretched right the way across the Chartist plot; in today's terms that means to the bottom of the back gardens of Beech Close. By 1954 these gardens had been shortened to allow Grange Road to cross them.





**35. View along eastern side of Grantham Road opposite The Green**

Another group of houses to be built at this time were the two semi-detached and one detached house to the south of the Chartist bungalow at 93 Grantham Road. These three bedroomed houses with their bathroom on the ground floor are built of red brick with slate roofs. These semi-detached houses are built in the shape of a horseshoe with the front door at the base of the horseshoe. Sufficient space was left between these properties which allowed a driveway to be built through to the back garden in later years. The back gardens are roughly the same size as the front garden. Today some of these properties have been extensively extended to the side and front.

The late 1930s saw a great increase in the amount of development taking place along the eastern side of Grantham Road. This was the time that Heath Road<sup>136</sup> was built followed by St John's Road and Grange Road in the late 1940s early 1950s

St John's Road was built to the north of the Chartist Bungalow (Number 93) and provided access to Mount Road and Grange Road. Either side of Mount Road and St John's Road were large semi-detached council houses, built by North Kesteven Rural District Council. They are all built to the same basic plan but with different exterior treatments in that some houses are rendered on the first floor. Originally this was a grey colour but several have now been painted different colours. They are built of dark red brick with small red roof tiles. The windows have concrete sills and ground floor concrete lintels. Over the front door is a flat concrete canopy. All have a single floor lean-to attached to the side which originally housed the bathroom facilities and store. The houses were built without off road parking but this has now been created by using some of the front garden. Boundaries to the front gardens were originally concrete

posts and wire mesh fencing, but most have now been replaced by small brick walls or hedges. Except for the houses at the junction of St John's, Mount and Grange Road, most of the back gardens are very large by today's standards.

The building of properties on Heath Road and its junction with Grantham Road seems to have started just prior to that of St John's Road. Heath Road was built for the private market and apart from one detached corner property consists of three bedroomed semi-detached houses. They are a mixture of red brick to fully rendered properties originally all with slate roofs. The front door is situated to the edge of the front wall and inset behind a plain arched opening with a step up to the door. There is a bowed ground floor front window and two windows on the first floor. Although the properties were built without garages the wide spacing between the properties has meant that driveways and garages have now been added. The front gardens are generous but it is difficult to know what the original boundaries were as today there are many different types of boundaries including hedges, fences and small brick walls.



**36. Houses on Heath Road**

At the junction of Heath Road and Grantham Road further development took place around this time. The semi-detached and detached house on the south side are similar to those on Heath Road. However on the northern side a group of 4 semi-detached bungalows with a detached bungalow at each end were built. The corner bungalow originally was a Chartist bungalow, as previously discussed. Due to extensive extension work it is not possible to ascertain the floorplan or shape of the original bungalow that stands on this large plot of land. The two blocks of semi-detached bungalows originally formed a 'C' shape with the ends facing the road.

These bungalows are built of red brick with red concrete tile roofs and their footprint is quite small for the number of rooms they contain. Over the years they have been altered and extensively extended at the rear. The other detached bungalow has a unique shape and now has a room in the roof. It is rendered and painted white. Roughly about this time the semi-detached houses at 131 and 133 Grantham Road were built. These three bedroomed semi-detached houses are of a similar style as Heath Road except they do not have arched brickwork to the front door.

The most southerly development of two detached houses (numbers 171 and 173), during the period 1930s-1950 was originally outside the parish boundary<sup>16</sup> and were part of Waddington. These two red brick and red roofed houses have been extensively extended but originally may have been similar in design to a semi-detached house on Heath Road. These two detached houses are different in the fact that they are not attached to the main sewage system but have their own cesspits.

Further infill of this eastern side of Grantham Road took place in the early 1950s when the rest of the road between St John's Road and Heath Road was infilled. This took the form of three bedroomed bungalows. Each three bedroomed red brick bungalow with red concrete tiled roofs are built to the same basic rectangular design but choice was given on some external features such as bow windows and small changes to the shape. The space left between the bungalows has allowed for garages and driveways to be built later. The length of the back garden increases as you go southwards.

The last ribbon infill development to take place was the three bungalows built between Parkview and The Mount for the owners of The Mount. These bungalows were built in the early 1960s and each bungalow was individually designed with different external features. Two are built of grey brick with stone features. The other is red brick. All have grey roofs and integral garages.

Other developments such as Viking Court and Parkview are discussed under Infill and Brownfield Sites section.

b. Western side of Grantham Road south of the Pump House

The 1887-1889 OS map only shows one property on the western side of this section of Grantham Road. This property is positioned on what is now the green area in front of Renault Drive. At the present time nothing is known about this property except that it was built after 1842 and was still there in 1956 but gone by 1971.

The next phase of development was between 1932 and 1948 when the redbrick houses on this section of Grantham Road were built. They are situated along this section of Grantham Road: a detached house next to The Pump House, a detached house opposite Heath Road and three detached houses and two semi-detached houses on the southern edge of the village. Originally these houses on the edge of the village were in Waddington Parish<sup>16</sup>.



**37. Houses on west side Grantham Road at southern entrance to the village**

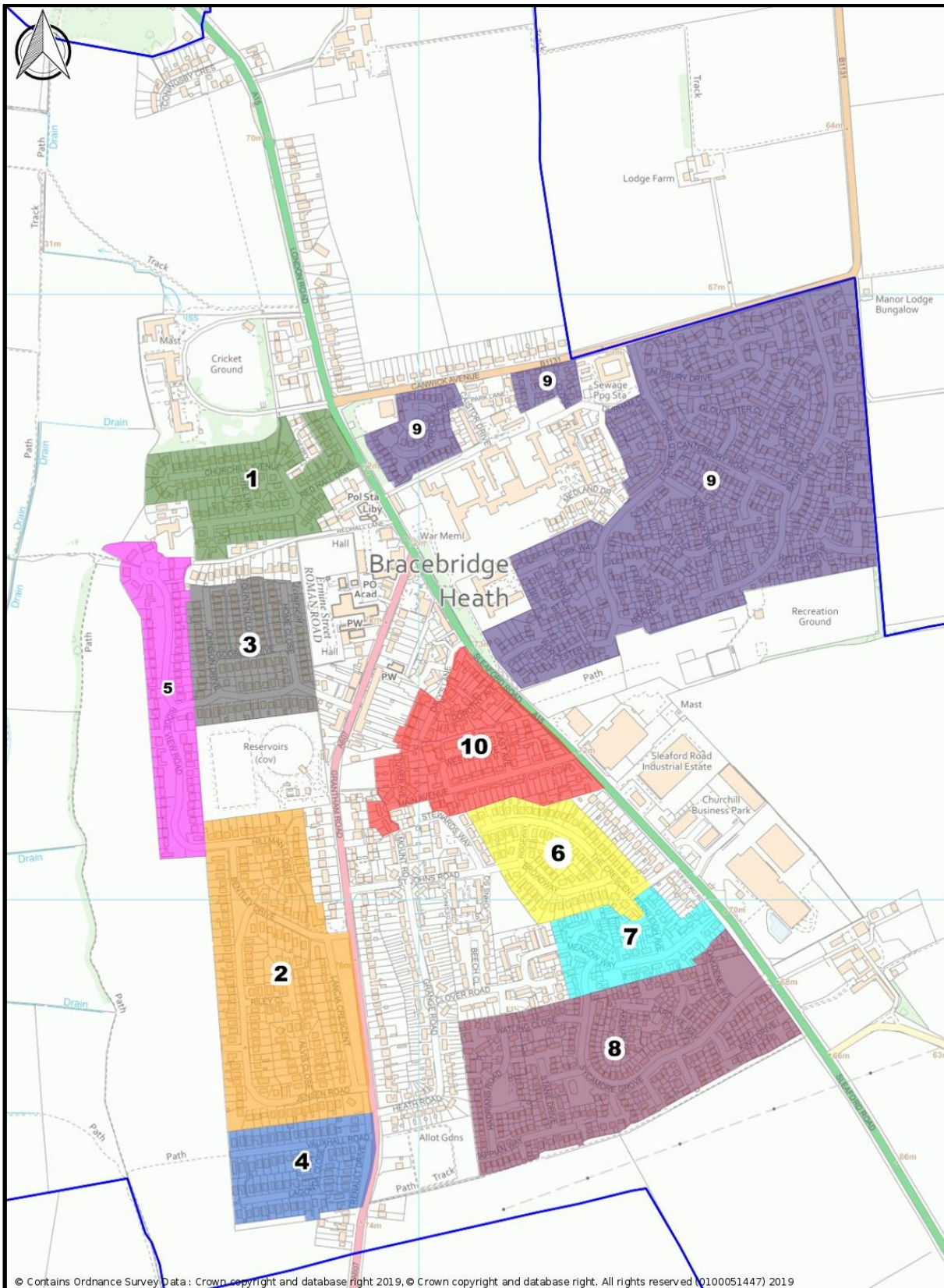
All of the properties built at this time are in a similar style to those on Heath Road, with rounded arches to the front door porch and bow windows but in this case to both floors. The brickwork between the bow windows was originally small red tiles and mock Tudor timbers above the first floor. Many of these features have now been replaced as the properties have been extended over the years. Garages and driveways have also been added. Today the roof tiles of these properties are varied, only one is slate (nearest the Pump House) the others are red pantiles or concrete tiles.

The mid 1950s saw the development of six detached and two semi-detached bungalows south of The Pump House. These three bedroomed red brick and red concrete roof tiled bungalows were originally either a basic rectangular shape or 'L' shape with or without bow windows. In recent years several have been extended and remodelled. Garages and driveways have also been added.

In the late 20<sup>th</sup> century an extra bungalow was built on the southern end of this row when land around the electricity substation was sold. Originally similar to the others, it again has been extended.

The rest of this side of Grantham Road development can be found under Estates and Infill and Brownfield sites.

**7. Estates Map 2 showing the position of the estates described in this section**



**Key to Estates**

- |   |                 |    |                           |
|---|-----------------|----|---------------------------|
| 1 | Churchill Drive | 6  | Crescent                  |
| 2 | Bentley Drive   | 7  | Fernleigh Avenue          |
| 3 | Kennedy Road    | 8  | Sycamore Grove            |
| 4 | Vauxhall        | 9  | St John's Hospital Estate |
| 5 | Ridge View Road | 10 | Main Avenue Area          |

### **a) Main Avenue area - An area redeveloped several times.**

This area has undergone several redevelopments in the last one hundred years. These changes have been associated with RAF Bracebridge Heath, District Councils building council and sheltered housing and private developers.

Davy's Lane is a private road which firsts shows up on the Ordnance Survey maps in 1932 suggesting that the road was built between 1907 and 1932. The 1932 map shows that Hallowdene and Heathcote on the southern side, and The Nook at the eastern end had been built with a couple of isolated properties on the northern side of the lane. These properties were built on large plots of land. Since then, further properties were built on both sides of the lane and the large plots subdivided and redeveloped<sup>127</sup>. Most of this development has taken place since the 1970s.

Virtually all the original buildings have been replaced but through the planning application to replace Number 32<sup>128</sup> (known as The Nook) it is possible to describe the original building. It was described as a prefab structure consisting of metal sheeting both on the internal and external skins. The floors were earth with wooden floorboards suspended above and the roof was prefabricated with a felt skin. At some point to increase its insulation it had had an external brick skin added. This building has now been replaced by two small two bedroomed bungalows.



**38. Davy's Lane bungalows**

Today Davy's Lane consists of a number of red or buff coloured brick, mainly three bedroomed bungalows and the two older bungalows of Hallowdene and Heathcote which now sit on much smaller plots of land. The newer bungalows are set back from

the lane and have smaller back gardens than front gardens. The front garden is bounded by small walls or hedges.

At the entrance to Davy's Lane is a sheltered housing development which is discussed under Sheltered Accommodation for Older Residents.

Dorothy Avenue is a cul-de-sac off Sleaford Road and in 1930<sup>15</sup> consisted of 4 semi-detached and one detached bungalow set on the southern side of the road. These bungalows were basically a square with an extension to the back. They are built close to the road on reasonably large plots of land which has now allowed garages to be built beside the properties. Below the windows the bungalows are built of red brick but they are rendered above this point. Significant features are the quoins around the central front door and the semi-circular arch above the door. The semi-detached bungalows now have red concrete roof tiles unlike the detached bungalow which has a slate roof.



**39. Dorothy Avenue showing both bungalows and houses**

The northern side of Dorothy Avenue was not developed until the 1940s when six semi-detached houses were built. These three bedroomed red brick houses with small red flat roof tiles were uniform in design. All have a bay window to their lounge with a tiled roof over the bay window which is extended to go over the front door to form a canopy. The houses are set very close to the front of the properties meaning that the front garden is only a few feet wide. The back gardens are also relatively small considering the year in which they were built. Like the bungalows they were built without garages, but these have been added later as the spacing between the properties has allowed driveways to be put in.



Since the original development, one extra bungalow has been built by subdividing one of the semi-detached bungalow gardens. At the present time its age is unknown but it was probably built in the 1970s. It is completely different from the other bungalows as it is built of buff bricks with dark grey concrete roof tiles. It has a very small garden but does have an integral garage and off street parking. Its build shape reflects the small plot on which it stands.

Main Avenue and its associated roads has undergone several changes since the road was put in around the time of World War One and RAF Bracebridge Heath<sup>46</sup>. Recent changes such as Sheppard Court and the apartments on Western Avenue are discussed in other sections of this document.



**40. Toft's Walk –now a green lane**

The 1932 OS map<sup>15</sup> shows the outline of Main Avenue although it is not named. The only named roads are Toft's Walk, East Avenue and Central Avenue. The other side road shown was The Close which is also not named. Toft's Walk can still be seen today but it is now a green lane and unnamed and instead of joining onto East Avenue its way is now blocked by council housing. Central Avenue ran parallel to East Avenue with dwellings on its eastern side and nothing on the western side. Central Avenue no longer exists and had disappeared by the 1940s. Older residents remember prefab type constructions along The Close, parts of Main Avenue and East Avenue. It is possible they were connected to RAF Bracebridge Heath but this has yet to be proved. In the rectangle formed by Toft Walk, East Avenue and Main Avenue stood a two large rectangular properties one of which was labelled Hall. No evidence

of these two buildings now exists as they had been removed by the 1940s. Again they may have been RAF buildings.

By 1940<sup>44</sup> Western Avenue had been built, joining onto East Avenue and Main Avenue. The western end of Main Avenue and Tower Avenue had yet to be completed. Sixteen semi-detached council houses had been built on the southern side of Main Avenue and ten semi-detached houses on the northern side between East Avenue and Western Avenue junction with Main Avenue.



**41. Main Avenue Council Housing**

The style of these semi-detached houses is very different according to which side of the road they are on. The southern side have plainer rectangular red brick semi-detached houses with no decorative features. Today a few have render on the top floor the depth of the upstairs windows. The roofs are now dark grey concrete tiles but may originally have been different. Whereas on the northern side the semi-detached houses are rendered and have brick quoins at their corners, often the render has been painted white. The houses have bow windows to the lounge with a tiled roof over the top of them which extends over the door to form a porch. The roofs are dark concrete tiles. Originally all these semi-detached houses had downstairs bathrooms and toilets but many now have upstairs bathrooms. With the 'Right to Buy' many of these council houses are now privately owned and been extended. Built without garages, some properties now have used the generous space between properties to build garages. On both sides of Main Avenue the front gardens are small and most have hedges as the front boundary. Back gardens are larger and those on the northern side of Main

Avenue back onto Western Avenue allowing garages to be built at the bottom of their garden.

At the same time as the development above was taking place, council house development also took place on the eastern side of Eastern Avenue where eight semi-detached council in the same style as the northern side of Main Avenue were built.

Tower Avenue and the western end of Main Avenue were the last area of council housing to be built. Fourteen of the eighteen semi-detached houses follow similar designs to those on the southern side of Main Avenue, but the four semidetached properties at the corner of Tower Avenue are similar to those on the northern side of the Main Avenue. Again many of the properties are now privately owned and have been extended.

After the Second World War the south side of Main Avenue opposite Tower Avenue and the Northern side of Western Avenue had a number of prefabs built on them. The 1971 OS map<sup>18</sup> suggests that there were at least fifteen prefabs but at the present time nothing is known about them. These have now all been demolished as the areas were redeveloped. What happened to these areas can be found under the sections on Sheppard Court and Stewards Way.

At the north-eastern end of Western Avenue was an area of underdeveloped land, which by the 1960s had council built garages on it for the use of local council residents for an additional rent. These were eventually demolished and information can be found under the section Western Avenue Apartments.

Today Main Avenue, Eastern Avenue, Western Avenue and Tower Avenue are a mixture of private and council owned semi-detached properties, private apartments and an older resident's complex. A far cry from the early days of RAF Bracebridge Heath, (eastern end of Main Avenue) and the Chartist orchard and smallholding belonging to The Mount, (western end of Main Avenue.) The extent of the land held by RAF Bracebridge heath can be seen in Appendix 7

## **b) Churchill Drive Estate (1950s)**

This was the first of several estates built by the builder G. E. Roberts. It was built in the mid-1950s on land that originally belonged to the Red Hall Farm Estate. One of the roads Red Hall Drive still leads to the old farm house. The estate consisted of mainly red with some yellow brick, two and three bed roomed bungalows with red concrete roof tiles. A distinctive feature of this estate is the mini hipped roofs which do not occur elsewhere in the village. The estate is set back from the main London Road by a small green area and estate road which gives the properties privacy and a quieter frontage.

The hipped roofs have lent themselves to having dormer windows fitted and a second floor installed. This has happened on several properties along with ground floor extensions to the back of the properties. Originally all the front gardens were bordered with low brick walls but over time some have been removed. Sufficient still exist to see how the estate once looked. Back gardens are of varying sizes throughout the estate. The properties also have driveways and garages allowing for more than one car to be parked on the property.

There is a footpath that leads from Red Hall Farm Lane (by the Village Hall car park) to Red Hall Drive. By walking northwards from here along Churchill Avenue there is another footpath which continues all the way to Coningsby Crescent at the top of Cross o' Cliff Hill. These footpaths mark the continuation of the Roman Road Ermine Street.



**42. Churchill Avenue showing hipped roofs**

### **c) Bentley Drive Estate (1960s)**

On this estate the roads are named after cars. The builder G. E. Roberts built this estate in the early 1960s. The estate consists of detached 2–3 bedroomed bungalows, with a few houses positioned at the bends in the road on Hillman Close and Jensen Road. Only one road is exclusively houses and that is Lancia Crescent which faces Lancia Green and Grantham Road beyond. At two focus points, one at the western end of Bentley Drive and the other as Bentley Drive becomes Hillman Close, are two blocks of four Chalet Bungalows, each four-bedroomed.



**43. Bentley Drive showing chalet bungalows and open space in front**

The estate has a spacious feel increased by the bungalow's positions being offset to the road. Each property is slightly different from the next, either in its orientation on the plot, building materials or style, again giving a feeling of space. This is increased by areas of green space within the estate, such as those on Jensen Road and Bentley Drive and Hillman Close. However the biggest is 'Lancia Green' in front of Lancia Crescent which gives the effect that the estate is set well away from the main road. Footpaths are an integral part of this area of the village allowing pedestrians to move quickly through this development without having to always use footpaths at the edge of roads.

The estate style is characterised by a moderately sized front garden bounded by a low brick wall and a long concrete driveway leading to a garage which is situated to the rear of the property, allowing several cars to be parked on the property. Back gardens are big enough to allow for a good sized vegetable plot and a lawn.



**44. Examples of Bentley Drive Estate bungalows**

The properties are built mainly of red brick but have a feature wall which is either built in yellow brick, stone coloured brick, or rendered. The rendered feature wall is predominately found on the houses. The original roofs are dark red or green concrete roofing tiles but have faded to grey as they have aged. Over the fifty years since they were built, a number of properties have been extended but this has not altered the overall impression of the estate, as many extensions have been to the rear of the properties.

The Bentley Drive Estate is unique in Bracebridge Heath as it was built with two shops, a butchers and general store, at the entrance to Bentley Drive. Both of these shops no longer exist and the properties are now owned and occupied by the Lincolnshire and Nottinghamshire Air Ambulance and used as offices. Their charity shop on this site was closed in early 2019.

#### **d) Kennedy Road Estate**

The Kennedy Road Estate was built in the mid-1960s by the builders G. E. Roberts. It shows a marked change in layout from their previous estates. The layout is like an O and E joined together along the vertical. All the properties are two or three bedroomed bungalows shaped like a 'T' where the 'T' bar is much longer than the upright. The bungalows are built of red brick with a feature wall in either yellow or buff coloured brick. Roofs are red concrete tile which have faded with age and the presence of

lichens A few roofs have now been re-roofed in different colours. All the roads are named after politicians.



**45. Kennedy Road Estate showing garages in front of bungalows**

The outstanding difference between this estate and others is the fact that the garages on the E shaped roads are positioned at the front of the houses on the property boundary. This avoids the need for a driveway but only allowing for one car to be parked on the property. Over the intervening years a number of properties have removed their small front garden boundary walls to allow for a new hardstanding area to be laid for an additional car. From the road the garage does obscure part of the bungalow behind giving the feeling that the bungalows have been ‘squashed in.’

The other unique feature of this estate which is often missed by a casual visitor is the two long footpaths that go between the back gardens of Johnson Drive and Quinton Close; and between the back gardens of Quinton Close and Home Close. At their northern ends the footpaths split east and west and join up with the adjoining roads. Many of the properties now have high fences or hedges along these paths but originally they would have had low brick walls.

Like the other G. E. Roberts estates there are small green open areas. These are situated at the northern end of Johnson Drive and Home Close, at the junction of Kennedy Road and Home Close, and the junction of Kennedy Road and Johnston Drive.

### **e) Vauxhall Estate**

The Vauxhall Estate is the last estate built by G. E. Roberts building firm in the late 1960s. The two roads are again named after cars. The estate consists of two-and three-bedroom bungalows. Unlike the neighbouring Bentley Drive Estate, the plots tend to be smaller and each property similar in alignment and style to its neighbour.



**46. Vauxhall Road Estate showing alignment of bungalows**

Like the Bentley Drive Estate there is a small brick boundary wall at the front of each property. This estate does have a feeling of space, but less so than Bentley Drive because all the bungalows are set perpendicular to and at the same distance from the road, giving the impression of a continuous line of properties. The bungalows are built of two different coloured bricks. The main colour is often red brick but the wall facing onto the road is in a yellow or stone coloured brick. Occasionally it will be the other way round with the front wall being red. The roofs were originally red concrete tile but have faded to grey with age.

The concrete driveways are reasonably long, as the garages are to the rear of the properties and can provide parking for a minimum of two cars. The back gardens of these properties are smaller than the Bentley Drive Estate and shows the progression to smaller gardens.

This estate is also set back from the A607 by a large green area. It has fewer trees on it than the neighbouring green, to ensure a good line of sight around the bend in the A607 for traffic travelling north into Bracebridge Heath. Being a small estate at the edge of the village the southern and western edges of the estate are surrounded by



open fields. This estate also has two footpaths, again to allow pedestrians to have easy access across the estate and on to the centre of the village

#### **f) Ridge View Road**

This long sinuous road was built in the late 1960s by the builder Bocock. It stretches from Hillman Close on the Bentley Drive Estate north to the west of the Pump House (Water Tower), passing a road junction with Kennedy Road. It then continues north all the way to Red Hall Farm Lane, ending in a turning circle for vehicles around a circular grassed area. At this point one footpath links through to Red Hall Farm Lane and another to the Viking Way and paths down the hillside to Brant Road and Bracebridge.



**47. Ridge View Road showing sinuous road and openness of the area**

This estate consists of red and grey concrete tiled roofed bungalows, set well back from the road. As the road winds along, there are green areas in the bends, some of which are planted with trees. Bungalows to the west of the road are set parallel to the road but those on the east are set perpendicular. The bungalows have two or three bedrooms and the majority have integral garages. Driveways have changed over the years but were originally concrete and long enough to have at least two cars parked on them. Many are now brick paved. These Bungalows are not allowed to extend upwards, because of the closeness of the Cliff Edge. This ensures they are not seen from the valley below.

The bungalows tend to be built of a mottled yellow brick or grey brick, with a few red brick. All having a stone feature, which usually a chimney or feature wall, often in the

form of large irregularly set limestone blocks. Front gardens tend to be bigger than the back garden. There are no permanent boundaries to the front gardens, although some residents have planted hedges which can reach up to four feet.

### **g) The Crescent Estate**

Some of the land on which this estate was built was originally part of a large allotment area for the residents of Bracebridge Heath. (Further detail under Stewards Way section)

The Crescent Estate was built in the mid-1960s by the builder Bocoock. The estate is positioned between Grantham Road (A607) and Sleaford Road (A15). The two main estate roads (Broadway and The Crescent) form a curved 'Y' shape as you approach from the east with the upper part of the Y being connected by a shorter road called Ridgeway. The main estate road Broadway can become very busy at rush hour times as a short cut for vehicles travelling between these two main roads and it is part of the bus route for the Lincoln to Grantham bus.

The estate consists of two and three bedroomed detached bungalows with long driveways and garages built in the back garden. Back gardens vary greatly in size from those more commonly found with today's new builds to those that are more like the large gardens typical of pre-1950s developments. The bungalows are either 'L' shaped or rectangular with the narrow end facing the road. Unlike several other estates the bungalows here are built of one colour with no feature wall in a different colour. They are built of buff or yellow brick with an occasional red brick bungalow. The bungalows appear to have grey concrete roof tiles which may have faded from other colours.

This estate has open plan front gardens with no boundary walls along the front or to the side. Boundaries being marked by a very small concrete strip of approximately two inches in height which gives the estate a very open feel. Over time several property owners have planted hedges at the front of the property. A few owners have put up high fences but these have to be placed a metre inside their property boundary thus giving a green verge to the footpaths.



**48. Crescent Estate bungalows**

Since the properties were built a few have been extended to provide extra rooms and occasionally a second floor with dormer windows.

#### **h) Fernleigh Avenue (and other roads named after plants)**

The Fernleigh Avenue Estate (see appendix 2 for list of roads) was the first phase of what the developers called the High Meadows Estate. Planning permission was granted in 1976. This is the first estate since the 1950s that has semi-detached properties. The estate is mostly composed of starter homes in the form of two-bedroomed semi-detached houses or a small terrace consisting of two houses and a connected two-bedroomed bungalow. There are also a few detached bungalows.

The semi-detached properties are built of either red, yellow, or stone coloured brick with dark brown windows, with a bow window to the lounge. The dark brown front doors open straight into the lounge. Unlike the previous estates the properties are built in only one colour. Above the front door and bow window is a tiled overhang which runs the length of the property. Many of the properties have now replaced their windows with white UPVC. The 'terraced' bungalows are either brick built or have white rendered walls above a dozen rows of bricks



49. Fernleigh Estate showing affordable housing around a cul-de-sac

The properties have small front and back gardens with no boundary walls to the front. Originally the properties were built without garages and some properties do not have driveways but a collective parking area. Driveways originally were either gravel or unmade. Some properties have been extended and some have added garages.

The roads on the Fernleigh Avenue Estate are deliberately 'curvy' with small cul-de-sacs curving off a main spine road; in many ways similar to a branching plant.

### **i) Sycamore Grove Estate<sup>111, 112</sup>**

This estate is situated at the southern end of the village to the west of Sleaford Road, built by Barratt Homes as phase two of the High Meadows development. The roads are named after Roman roads except for the main spinal road which curves around the estate from the Sleaford Road till it joins Meadow Way. This road is named after a tree – Sycamore Grove. The explanation for this is that the road had already been started at the Meadow Way end of the development before Barratt's started building. All the other roads on the estate radiate out like branches of a tree from Sycamore Grove eventually ending in cul-de-sacs.

The only vehicle and pedestrian exit from the estate is via Sycamore Grove. The original plans had included a footpath access between this estate and Paddock Close but was lost with various changes to the plans. This lack of footpaths increases the distance residents need to travel to access other parts of the village. Two of the cul-

de-sacs do have direct access, via a short Tarmac footpath to a track linking the southern edge of the village to both Sleaford Road and Grantham Road. This track can be muddy in wet weather. All the roads and cul-de-sacs in the estate are laid with Tarmac, as are most of the driveways and parking spaces.

The estate was developed in two sections with permission given in 1993 for 267<sup>111</sup> dwellings on the eastern side. The western section, which was built on the original allotments behind Heath Road wasn't given permission until 1999<sup>112</sup> for a further 95 dwellings. The 1999 permission is the only time, up to the time of writing that permission has been given for three storey houses to be built in Bracebridge Heath. They have been built as semi-detached properties or as part of a small terrace. These dwellings tower above the 1940s semi-detached houses on Heath Road, and can easily be seen from that road.



**50. Sycamore Grove Estate showing Traditional' Barratt homes and Stane Drive play area**

This estate was the first estate that involved a national developer who tended to use the same style of housing throughout all their developments. The vast majority of the dwellings are houses with the occasional bungalow. There is a mixture of two to four bedroomed houses as well as detached, semi-detached and small terraces of social housing. The detached and some of the semi-detached houses have garages (either integral to the property or detached). However the terraced houses tend to have parking spaces in front of the property instead of having a front garden.

The style of housing is typical of Barratt with white or cream render on the front upper floor, with some detail in a brick motif or mock Tudor on larger detached houses. The ground floor frontage may have a protruding covered porch or complete frontage, which is sometimes rendered. This protruding frontage has a tiled roof to match the main roof. The rest of the building is either built in red or yellow brick with dark grey or red roofs.

The three storey dwellings have white rendered ground floor walls in a large block design. The middle floor is brick and the third floor is white or cream rendered on the wall facing the road.



**51. Three storey houses on Sycamore Grove Estate**

The front gardens are open and often set to grass or parking spaces. The lack of boundary fences makes the roads seem wider and more open especially on Sycamore Grove. The back gardens are smaller than the previous estates and have boundary fences. High walls can only be found on corner properties to give privacy to back gardens. Terraces of three or more properties include a fenced footpath to one side of the block to allow rear access to the central properties. These footpaths do not allow access to other parts of the estate.

The estate has a number of green areas that help give a feeling of openness. One is situated at the entrance to the estate on Sleaford Road. This is a grassed area with a hedge along Sleaford Road and a few bushes and trees dotted about. A second can be found on Stane Drive where an enclosed young children's play area is situated in the grassed area. A third area with young trees planted on it can be seen on Hadrian's Road. There are other much smaller areas of public grassed verges throughout the estate. Some of these green areas have yet to be adopted by the District or Parish Council and still belong to the developer.

## **j) St John's Hospital Estate**

The first time that the land around St John's Hospital was proposed as residential development land was in 1978<sup>68</sup> when planning permission was sought to dispose of surplus government land. This application was refused on the grounds that the land was good agricultural land and should not be developed for residential, industrial, commercial or recreational purposes.

A second attempt to get planning permission on this land was made in 1984<sup>69</sup> which was again refused for any type of development. It was refused on the grounds that the development would be outside the parish boundary, it would overload the sewage system and be detrimental to the visual appearance of the village.

The hospital was closed in 1990 and put up for sale. The entire estate was sold as one unit to Clerkenwell Holdings Ltd Wiggins Group PLC. In 1993 they applied for planning permission<sup>70</sup> to construct 112 dwellings in the hospital grounds with associated roads and sewers. These were to be large spacious dwellings in their own grounds with a large central recreational area set aside for a village cricket pitch. In 1995 the owners withdrew their planning proposal.

In the same year, 1995<sup>71</sup> Wiggins Homes (South) Ltd were granted planning permission to develop the hospital site for residential development. Once permission for residential development had been granted the land around the hospital was sold off to a number of housing developers (see table below) who over the next five years put in various planning applications to build houses on the site.

Planning application granted	Housing developer
1995	Tarmac Homes <sup>72</sup>
1995, 1996 1997	Twigden Homes Ltd <sup>73,74,75,81,90</sup>
1996, 1997	Stamford Homes <sup>77,78,82,83,84</sup>
1996, 1998	Monro homes (Lincoln) Ltd <sup>76, 85</sup>
1997	Westbury <sup>80</sup>
1999	Allen Homes <sup>79,86</sup>
1999	McClean <sup>87</sup>
2000	Pelham <sup>88</sup>

Table 3 showing who built the houses on the St John's Hospital Estate lands

The St John's Hospital Estate is different from any other estate in Bracebridge Heath in that it gives the impression that it is all houses, but there are a few bungalows on York Way and St Alban's Close. Although built by various developers this estate is the largest in the village and including Norfolk Crescent contains approximately 610 properties. All the roads on this estate are named after Cathedrals.

The housing development first started on the western side of the site along Lichfield Road with the granting of planning permission in 1995 followed a couple of years later by development along Bath Road. The last part of the site to be developed was the south eastern corner of the site around Wells Drive in 1999. It is not easy to say where one developer started and one finished but it fair to say that Twigden, Monro, Westbury, Pelham and Allen Homes tended to build on the western side of the estate and Stamford Homes and Mclean homes tended to be towards the eastern side. However it is possible to have completely different style of houses on opposite sides of the road such as along Salisbury Drive.



**52. St John's Hospital Estate showing different styles of houses**

The estate is served by two main roads Lichfield Road and Bath Road, which are only connected together by two roads, Norwich Drive and Canterbury Road. All the other roads lead off these main thoroughfares are cul-de-sacs often ending in private brick paved un-adopted roads which are not maintained by the County Council Highways department. The majority of roads within the estate are curved, preventing visibility far along their length. Unlike the older estates, at various points along the roads small private brick paved cul-de-sacs, branch off the roads (like buds on a tree branch) forming their own little community group with the houses facing away from the main estate roads.





**53. St John's Hospital Estate showing brick paved un-adopted roads**

The houses vary greatly in style and size from two bedroomed to five bedroomed. Garages may be integrated or detached, single or double, or not at all. All houses were built with at least one additional off road parking space. The majority of houses are two or two and half storey detached properties with a few semi-detached. There are a few blocks of terraced housing which tend to be starter homes or social housing. The houses nearer to the St John's Hospital tend to be built of yellow brick with additional features which could include bay windows, courses of red brick or arched windows. Some have white rendered feature walls. Further away from the hospital there appears to be more of a mixture of red brick and yellow brick built houses. Some of the red brick houses have features such as stone mullions and window decoration above and below their windows.

The estate only has one small green area along part of Bath Road, otherwise all recreation facilities and open area is concentrated to the south of the development on the large recreation ground. There are no separate footpaths in the estate which would provide shortcuts to the centre of the village. All internal footpaths follow the roads layout. Those properties where their road abuts the Woodland Walk such as Worcester Close do have access to Sleaford Road via the Woodland Walk. At the time of writing there is an unofficial footpath from Lichfield Road to Sleaford Road but this will disappear once St John's Hospital renovations are complete.

The vast majority of front gardens are very small and often have no obvious boundaries which, unlike the older estates, means that the houses are quite close to the road and in places can give the feeling of being closed in. The back gardens vary in size but tend to be small compared with much of the village.

Durham Close is unique as it forms the dividing line between the large estate development to the east of the road and the newer development of the main hospital building and associated adjacent housing to the west of the road. The eastern side has semi-detached three and a few two bed roomed properties of red or yellow coloured brick with some white feature rendering. At the southern end of Durham Close is a cul-de-sac on the eastern side of which many of the houses are built. Several of the properties do not have garages. The western side of Durham Close has individually designed properties built since 2012 using many different coloured bricks and stone which form part of the development discussed in the next section.



**54. Norfolk Crescent**

Norfolk Crescent<sup>72</sup> is situated away from the main block of this development being built between the Homestead and Caistor Drive. Planning permission was given in 1995 to Tarmac Homes after a previous application was rejected as being detrimental to the nearby listed buildings due to the number of houses and regimented layout. Norfolk Crescent consists of thirty-six large mainly four bed roomed detached properties. They are built of yellow brick with dark grey roofs and an integral garage

and bay windows. The front gardens are small with space for parking two cars in front of the garage. There is a more open feel to this part of the estate than to other parts.

### **k) St John's Hospital (Main building and adjacent grounds)**

Once planning permission had been granted for St John's Hospital to become residential, attention changed to building on the outlying grounds rather than the areas close to the building or the main building itself.

**Caistor Drive** previously known as The Drive had a planning application for four houses turned down in 1996<sup>103</sup> because it was not appropriate and in keeping with the hospital buildings. In 1998<sup>104</sup> permission was granted for a terrace of six, five-bedroomed two and half storey houses to be built on the west side of Caistor Drive. The whole design of this terrace is to complement the style of the main stone hospital building. These houses have three floors with the uppermost floor being in the roof with associated dormer windows to the front and back of the properties. The dormers have curved tops and are set back from the edge of the front wall which is topped by a single course of stone. The back of the properties away from the road also have flat window openings in their grey roof.



**55. Caistor Drive terraced houses**

The terrace is built in blocks of two with an arched gated opening between the blocks to allow cars to go through to the garages situated in courtyards behind the terrace. At the front of the terrace each block has two protruding rectangular sections where the front door and its ironwork porch are situated. The top of this protrusion is triangular

with a stone slit inlay. All the houses are built of a beige brick to reflect the limestone of the hospital and have stone sills and lintels to their sash windows. A ribbon of stone blocks adds decoration above the first floor windows.

All the properties have a small private back garden. The front garden is small but carries on the theme of metalwork by having black ironwork railings around the front garden. Several of the gardens have grown hedges along the ironwork. The overall effect is to enhance the presence of the main hospital building at the end of Caistor Drive.

At the entrance to Caistor Drive opposite the Lodge a new much larger stone bungalow has been built by Stamford Homes to complement The Lodge. It is built in an 'H' shape with a small first floor in the central roof section. Flat windows in the grey roof are positioned in the roof which faces away from the road. The gable ends have a thin stone edging to the slate roof. The three/four bed roomed bungalow is built of stone and has two bay sash windows and a double stone garage to its southern side. The front garden is open and laid to grass while the reasonably sized back garden is enclosed by stone walls.

The main hospital building and its immediate surrounds continued to deteriorate with vandalism of its fixtures and features as the wider area developed around it. The main northern entrance area was temporarily used by the owners for some employee accommodation and Teddy Bears Nursery temporarily used a section of the hospital. Otherwise nothing happened and the buildings continued to decay.

In 2005 the developers Arenway Ltd<sup>105</sup> gained outline permission to convert the main hospital buildings into 150 apartments, with 79 new builds around the perimeter of the building along with 16 affordable units. Further features include a crèche in an eastern wing, retail units and a heritage centre in a room of the central block. These apartments would have meant many new entrances would have had to be created in the limestone walls to allow for individual access to the apartments. The new builds were modernistic in style and not that sympathetic to the Grade II listed main building. However it did bring hope of halting the deterioration of the listed building. This application was followed in 2006 for permission to demolish the music block<sup>106</sup> and a modern lean to structure which connected various buildings There were a lot of

conditions regarding the planning applications to be sorted out which meant that little visible work seemed to be carried out.

In 2007<sup>107</sup> further application was made regarding the central block of the hospital building (Reserved Matters and Listed Building Consent) by Cosmos Holding One Ltd. showing where the heritage centre apartments, retail and crèche would be situated. A further application in 2008<sup>108</sup> looked at replacement of windows and window alterations. Despite the approved planning applications to convert the hospital buildings, little progress was made in carrying out the work and the building continued to decline and in some areas become unsafe.

It was not until 2012<sup>109</sup> that a further planning application for the main hospital buildings and immediate surroundings by the developers Mabec Property was approved by NKDC that things started to move. Due to the damage and neglect of the buildings along with concerns regarding asbestos removal, the costs of developing the site had increased. NKDC decided not to increase the burden of cost by asking for contributions to improve the village infrastructure. Instead it was agreed that as the site was developed the cemetery and woodland walk would be given to Bracebridge Heath Parish Council. The planning application<sup>109</sup> is stated in the box below.

Conversion and extension of the former St John's Hospital buildings into 64 residential houses and 43 residential apartments together with 79 new build houses and garaging in the grounds, new highway access, on site highways, landscaping and parking, including the demolition of non-original additions to the Listed Building including lift shaft, dumb waiter, water tower, concrete covered rest area structures, ramps, kitchen block and derelict outbuildings and areas of walling, the levelling of part sunken walkways, open former basement areas and service tunnel ducts within the grounds, and the division and blocking up of basement areas, asbestos removal, refurbishment of roof, external alterations to create doorways and access steps, localised ground remodelling, internal soft strip of internal finished timber, the removal of existing partitioning, walls and ceiling areas, replacement windows, removal of covered walkways, and the removal of internal plaster/render and timber floors as required.

Since 2012<sup>110</sup> there have been additional planning applications approved for this site. These are to do with altering the position of buildings, garages and gardens along with the external appearance of boundary fences walls etc.

2015 saw the first of the new properties and houses in the old hospital building put up for sale. Around the main hospital building will be four new roads named after

important people in medicine or St John’s Hospital history (see table below.) These roads are not always be of tarmac construction. Large sections will be brick paved or gravelled and as such will not be adopted by Lincolnshire County Council Highways.

Name of road	Position in relation to hospital
Saunders Way	North West of main hospital building and accessed off Caistor Drive
Goddard Way	North East of main hospital building and accessed off Caistor Drive
Adler Close	Accessed from Durham Close to the East of the main hospital building.
Medland Drive	Runs along southern edge of hospital building accessed from Lichfield Road

At the time of writing only the four bedroomed dwellings to the east of the main hospital buildings have been built. The dwellings are either two or two and half storey (with dormers in their roofs). Each dwelling has roughly the same internal layout of a kitchen diner, utility room, lounge, bathroom, downstairs toilet, and at least one ensuite to the bedrooms.



**56. New-builds on Durham Close showing the combination of stone and brick-built housing**

The external appearance is unique to each individual or semi-detached dwelling. There is a diverse mix of bricks used: red, yellow, beige, and stone. Often there is a mix of brick and stone on the same buildings. The detached dwellings tend to have a basic rectangular shape, but some of the semi-detached dwellings have a curved footprint. Roofs are either grey slate effect or red pantiles. Many houses have open porches which range from either a roof of metal or wood to having artificial stone pillars and a balustrade.

The front gardens are often small and are either open or with metal railings. A few have a small brick wall in front of the dwelling and a paved area between the dwelling and wall. The back gardens tend to be surrounded by high wooden fences. A few

have walls where they adjoin a road. Most dwellings have a garage but some have allocated parking spaces.

Parts of the eastern side of the main hospital block have been converted into two storey three or four bed roomed houses with very high ceilings. Each house is internally unique due to the shape of the building and restrictions due to its Grade II listing and the need to keep significant features. The variations go from having open planned living and kitchen areas to each area being completely separate. Upstairs every bedroom could have an ensuite and still have a family bathroom, to one ensuite and one family bathroom.

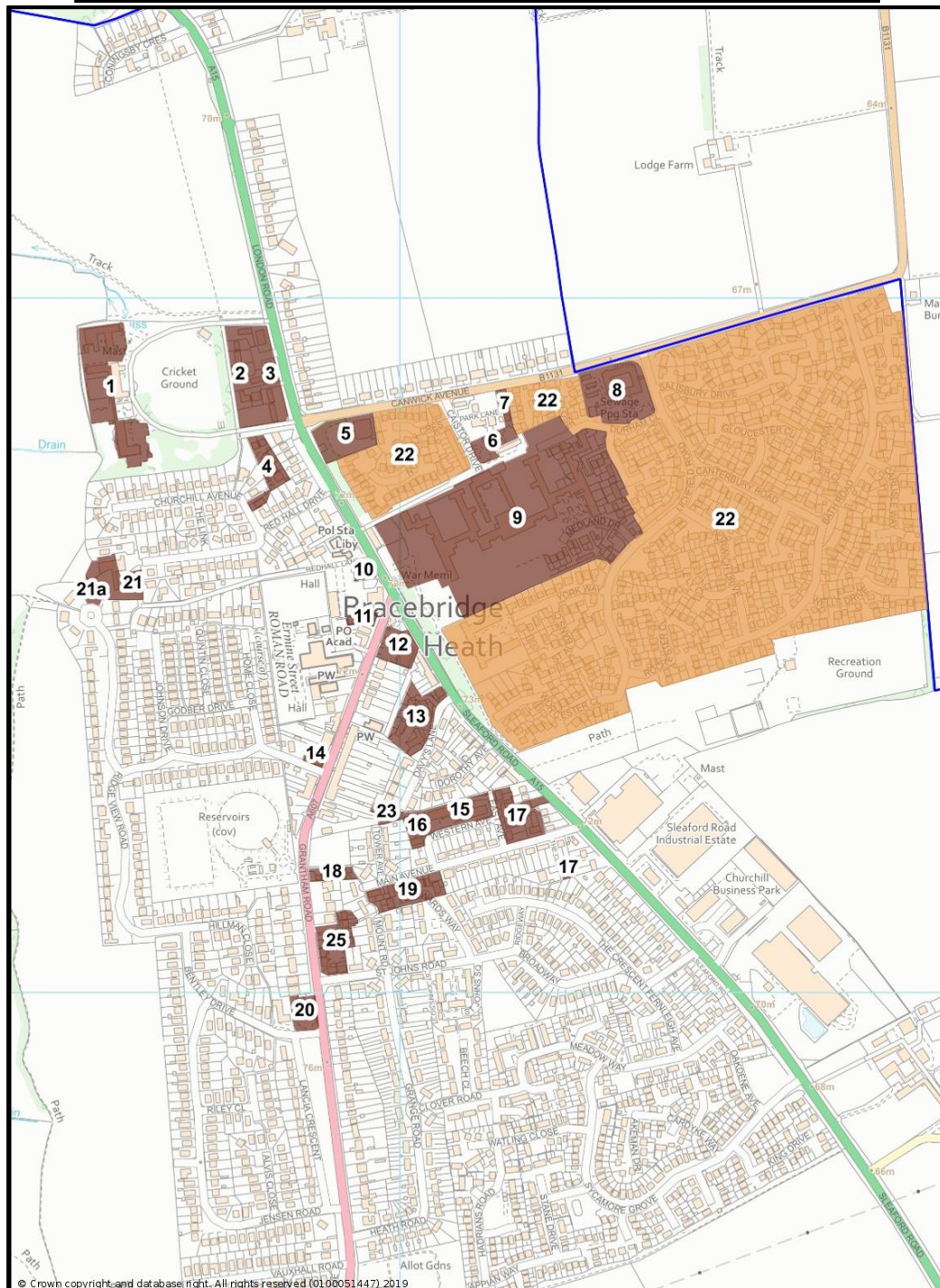


**57. Renovated hospital buildings**

All the houses have allocated parking, some within gated areas and the back gardens are surrounded by six foot high wooden fences. The front gardens tend to be very small and have different boundary treatments.

## 8. Infill housing on Brownfield sites

**Map 3 Showing Infill and Brownfield sites in Bracebridge Heath**



- |   |   |  |
|---|---|--|
| 1. Cross o' Cliff Court                 | 10. Doctor's Surgery  | 18. Park View                                  |
| 2. Stanley Crescent                     | 11. Lincolnshire Cooperative Store, pharmacy post office                                      | 19. Stewards Way (North end)                   |
| 3. 57, 58 London Road                   | 12. Blacksmith Arms Grounds developed for Tesco Express, Heath Fish Bar, & Crew Hairdressing. | 20. Wolseley Court                             |
| 4. Perry Court                          | 13. Davy's Lane sheltered Housing   | 21. Red Hall Farm                              |
| 5. The Homestead                        | 14. 44 Grantham Road  | 21a. Rebuild bungalow Ridgeview                |
| 6. St John's Chapel                     | 15. Sheppard Court  | 22. St John's Hospital lands                   |
| 7. Land at end of Park lane             | 16. Western Avenue Apartments   | 23. Rebuild of bungalows at end of Davy's Lane |
| 8. Cathedral Heights former nurses home | 17. Main Avenue (RAF BBH)   | Some smaller sites have not been included      |
| 9. St John's Hospital and gardens       |   |  |



This section looks at where redevelopment of sites has taken place over the years either by building on redundant industrial or commercial sites, redevelopment within gardens of existing properties or redevelopment of individual plots.

Not all sites are shown here as the redevelopment of the Main Avenue area is dealt with under the 'Estates' section' and that of the sheltered housing on Davy's Lane under 'Sheltered Accommodation for Older Residents.

**a. Stanley Crescent**

Stanley Crescent was built on the site of the Lincoln Corporation Water Works open topped reservoir which had been built prior to 1887 as it shown on the 1887 Ordnance Survey map. (At the time of writing the exact date is unknown.) It had been used to help supply Lincoln's drinking water but after the Typhoid epidemic of 1905 it was decided to build a new covered reservoir. Once the covered reservoir known locally as The Water Tower was built (1911-12) on Grantham Road, the open reservoir was abandoned. The Ordnance Survey maps of 1932 still refer to it being a reservoir belonging to the Lincoln Corporation Water Works. It was filled in after 1956 to make way for future housing development. (Shown on the OS map for that year)

Stanley Crescent consists of two bungalows that front onto the west side of London Road and five two storey basically rectangular houses that form the crescent. Many of these properties have been extended over the years since they were built in the late 1960s by a builder called Ward. The western edge of the site borders onto a footpath which marks the route of Ermine Street (Roman Road) and beyond which is the cricket pitch in Cross o' Cliff Court grounds.

The houses are built in a typical late 1960s style of buff to yellow brick with large rectangular windows. The roofs are grey but tend to appear mottled due to the amount of moss that grows on them. The garages were originally attached to the main building but with a flat roof. Later extensions have incorporated the garage into the building. Three of the houses are set well back from the road, giving them much smaller back gardens but increasing the illusion of space within Stanley Crescent. This illusion has now been lessened by the use of hedges bordering the paths.

### **b. 56 and 58 London Road**

Planning permission for the building of two bungalows and garages numbers 56 and 58 London Road was given in March 1977.<sup>50</sup> Comment was made on the permission form by NKDC that care needed to be in the design and construction due to the made up nature of the ground. The 1977 planning permission gave the two bungalows a shared access and turning circle onto the main road.

The two original bungalows stand parallel to London Road with a gravelled drive in front and long gardens at the back. They are built in yellow (stone coloured) brick with dark grey concrete tiled roofs with integral garages with a low brick wall to one property and a limestone wall to the other. The limestone wall may originate from the original property.

The bungalows are built on a quarry infill site which once held a three storey brick built building, shown on OS maps from 1887 till 1977. The building was probably a pair of semi-detached houses known as Reservoir Cottages that had lain empty and derelict for many years. It is not known when the quarrying took place or when it was abandoned, or exactly when the cottages were built.

In May 2014 further permission was granted to number 56 London Road to build two further bungalows in their back garden<sup>51</sup>. These two extra bungalows were not allowed to access and egress via the shared access with number 58 but had to have a separate access onto London Road.

In January 2019 58 London Road has followed suit<sup>137</sup> in gaining permission to build two bungalows in the back garden and a garage in the front garden of the original bungalow. Access to the new bungalows is via the shared access through an area where the original garage once stood.

### **c. Perry Court**

Perry Court development is accessed off Churchill Avenue and consists of two detached houses, three bungalows and a dormer bungalow. The name of this development reflects the previous use of the site as the village tennis courts. These courts have been replaced by new tennis courts on the village Recreation Ground. Permission for this building development was not straightforward due to access problems but in June 2004<sup>59</sup> permission was granted. Permission was only possible

when one of the bungalows to the entrance of the site was demolished and a new one rebuilt in a different position on the plot. This allowed the required road access width to be provided.

The properties are all built of yellow brick with grey roofs. The roofs of the two houses reflect the hipped roof of Churchill Avenue. The houses and one bungalow have integral garages, the rest have detached garages.



**58. Perry Court development**

All the rear gardens are small and to enhance the feeling of space the bungalows' front gardens do not have boundary fences. The design of the three bungalows within the court are different from others in the village in that they are 'T' shaped with a wider base than the top of the 'T'.

**d. 44 Grantham Road**

44 Grantham Road site was originally an old quarry site. It stretched from Grantham Road to Ermine Road (footpath) and as far as St John's Primary Academy's playing fields

In 1974<sup>54</sup> part of the site nearest Grantham Road was levelled to allow the building of a three bedroomed bungalow with detached garage. The garden behind it was tiered down to a depth of several metres below the level of Kennedy Road. Older residents may remember being able to reach over the wall to pick fruit off the top of the fruit trees in the garden.

In 1989<sup>56</sup> planning permission was granted to build a bungalow and garage at the end of the garden next to the footpath creating 1a Kennedy Road. The garage is built on the edge of the quarry but the bungalow is built on the quarry slope and has to have steps down into the garden. The bungalow was built in red brick and grey roof to match the buildings around it,

The original red bricked bungalow on Grantham Road continued as a domestic home until 1991<sup>55</sup> when it was given planning permission to become a doctors' surgery for the South Park Medical Practice. It was not an ideal site as only one surgery could be held at a time and the parking was restrictive. With the development of the new doctors' surgery in the centre of the village the bungalow was left empty and began to deteriorate.

In 2008<sup>57</sup> planning permission was granted to demolish the bungalow and build a row of three terraced houses facing onto Grantham Road and a one bedroomed apartment over an entrance way to the rear of the building. This wasn't built. In 2012<sup>58</sup> planning permission was granted for a terrace of four three bedroomed houses with a small back patio area and eight parking spaces. This was a big undertaking as the quarry site had to be infilled with a substantial retaining wall, several metres high built at the boundary with 1a Kennedy Road. Access to the car parking spaces is now off the quieter Kennedy Road rather than Grantham Road.



**59. 44 Grantham Road**

The red brick terraced houses are designed to fit in with those around them but are set further back from the road than their neighbours and have a very small front garden bounded by a low brick wall. Between the brick wall and the footpath is a green verge.

**e. Parkview Court (83 Grantham Road)**

The original four bedroomed house is situated south of what is now the children's play area on Grantham Road. It was built between 1933 and 1948 of buff brick with a slate roof and complements the limestone of Conway House on the other side of the Children's play area. 83 Grantham Road is unusual as its main entrance is on the corner of the building and is cylindrical in shape over both floors. The roof also is unusual for the village as it goes up to a point with buff coloured ridges. The house sits near the front and on the south side of a large plot of land which gives a wide driveway to the back of the property.

At some point workshops were built in the garden used by Carholme Bodyworks (car repairs) providing an industrial site within a residential area. Over the years this did cause problems with the local residents and those who used the footpath which runs alongside the property. In 1998<sup>60</sup> outline permission was granted for three houses to be built in the grounds where the workshops used to be. This outline permission became full permission in 2001<sup>61</sup> along with permission to build a large double garage in front of the original house. 83 Grantham Road changed its address to 1 Parkview Court



**60. View across children's play area to Park View Court**

The three new three bedroomed houses are accessed by a narrow private driveway. The houses do not have a front garden which allow for a turning circle and extra parking to supplement their garage space. To fit in with the original house and surrounding red brick houses they are built of a mottled buff and red brick with red roofs. Each house is individually designed to get the most out of the space available. However the rear gardens are quite small. The north and west side of the

development has a new brick wall which has brick piers with iron railings between them.

**f. Wolseley Court**

This site at the junction of Bentley Drive with Grantham Road (88 Grantham Road) was originally built as a Pegasus Petrol Station in the 1960s. With increasing competition and amalgamation of petrol companies the Pegasus Motor Company symbols were removed and it became known as Heath Filling Station. The site also became a second hand car sales area in 1975. The first permission to build dwellings was in 1980 with outline permission to build four dwellings on the whole site. This planning permission was not carried out and the site continued to be used as a second hand car sales site. In 1999 two planning permissions were granted, one to demolish the filling station and build three dwellings and the other to build a bungalow with a garage. The filling station was demolished but no further changes were made until a temporary building was erected as a car wash facility.

Another planning application followed in 2012 for the northern half of the site to build three, three bed roomed two storey terraced town houses and a detached two storey detached house with an integral garage. This development has been completed. The terraced town houses are in red brick with red roofs with imitation sash windows and black front doors. They do not have any front gardens as the area is paved with dark grey bricks, providing allocated parking.



**61. Wolseley Court**

A wooden fence separates the terraced houses from the detached red brick house with its grey roof and red bricked paved frontage. The southern half of the site has ceased to be used as a car wash facility. In March 2019<sup>138</sup> planning permission for a

detached house and a pair of semidetached houses was submitted to NKDC. This application awaits a decision at the time of writing

### **g. Viking Court**

Viking Court is situated at the junction of Grantham Road and St John's Road. It is built on the site of the old Texaco Petrol Station and the lorry parking area and workshop for Cartwright Brothers Haulage Ltd. This firm was a long established village company but relocated elsewhere when their property was sold. Like the Pegasus Petrol Station, Texaco was built in the 1960s. Later on it incorporated a small shop which continued to operate until the site was closed to allow redevelopment.

In 2004<sup>53</sup> planning permission was given for 24 houses to be built on the site. It has the highest density of properties within the village. This was the first major development in the village to be built where the ground floor living area is completely open plan.



**62. Viking Court**

The houses are built around a large courtyard divided into two by garden planters and red brick paving. There are six blocks of three houses, two semi-detached blocks and two detached properties which face onto Grantham Road. The houses are numbered 1 to 25 with no number 13. Only the detached houses have garages, all the rest have one allotted car parking space. The terraced blocks were built to satisfy the demand for affordable starter homes and are small two bedroomed properties with very small outside space to the front and back. Four of the blocks have a brick paved pavement rather than a front garden. The blocks that face onto the Grantham Road and St

John's Road have their back gardens facing onto the road. Due to the height of Grantham Road the back gardens are several feet below the level of the road.

The houses are built of a in a pale yellow brick with red brick bands at first floor and eaves level. All have grey roofs except the detached houses which have red roofs.



## 9. Bracebridge Heath Village Centre

Bracebridge Heath's village centre is situated at the junction of the A15 (London Road/ Sleaford Road) and the A607 (Grantham Road). The majority of the facilities are located on the western side of the London Road and Grantham Road. The Homestead is on the outskirts of this area and is discussed under Section 4 St John's Hospital.

The centre of the village remained underdeveloped before the 1850s and several of the well-known properties did not appear until the 1860s and later.

The table below shows the amount of public car parking spaces available in the village centre.

Car Park	Disabled Car Parking Spaces	Other Car Parking Spaces
Tesco	3	38
Co-operative Car Park*	3	38
The Bull and Doctors Car Park	5	58
Village Hall	1	21
Total	12	159

\*Does not include 4 allocated spaces for shop//office use.

The table above does not include any on street parking or parking at The Homestead. Further parking is available for worshippers at St John's Church and Bracebridge Heath Methodist Church in their car parks.



63. Looking across London Road at Grantham Road and the two pubs

### **a. The Blacksmiths (Blacksmiths Arms)**

The Blacksmiths Arms sits in the 'v' created by the junction of the A15 (Sleaford Road) and A607 (Grantham Road). It was originally built on one of the Chartist plots of land as a single storey stone cottage<sup>30</sup>. The plot of land it stood on ran from the junction with Sleaford Road along Grantham Road to where the Methodist Chapel now stands. The eastern side of the plot ran parallel from the edge of what is now 3 Sleaford Road. The original use of the building was as a blacksmiths. The 1861 Census shows that the property was occupied by William Green, a blacksmith and his family. His son Thomas also followed the same trade. It is not until the 1871 Census that there is a reference to a Mrs Mary Green being a beer seller. The premises continued to be a beer retailers, and the first time it is mentioned as a Public House is in the 1926 Kelly's Directory, when it was run by a Walter Beet.

Around 1909 the Blacksmith's Arms underwent a major change when a second floor was added<sup>31</sup>, which incorporated the already high chimney stacks into the upper floor. Windows were also added to the eastern wall and the front windows increased in size. Old photographs at this time show the window above the main door extending above the roof line to form a dormer window. At a later date the dormer was removed. The current external decoration and render to the upper floor are not original features.

To the south-east of the main building is a long, thin, limestone, one storey building which may originally have been a blacksmith's shop or brew house.

Until 2011 the Blacksmiths Arms had a beer garden that extended up to the stone cottages on Sleaford Road, a rough grass area next to the terraces on Grantham Road and a moderate sized car park with an entrance on Grantham Road. The pub fell into disuse around 2010 and the site was sold. The majority of the grounds were then developed to become three retail units and associated car park. These retail units are now occupied by Tesco Express supermarket<sup>115</sup>, hairdressers and fish and chip shop. The pub was refurbished and still has a small beer garden and shares the car park with the retail units. It is now called The Blacksmith's and has successfully reopened.



64. Commercial development in Blacksmith Arms grounds including Tesco Express

### **b. The Bull Public House. (Originally the John Bull Inn)**

The John Bull Inn is not mentioned in the 1841 census but by the 1851 census it is mentioned and the publican is a Mr John Woolfitt, suggesting that it was built between 1841 and 1851.

The John Bull Inn was built as a two or three storey inn, from limestone and stands on the south side of the junction of London Road with what is now Grantham Road. It has undergone a number of changes over the years. For at least 30 years the limestone has been clad, which has been renewed on one occasion. Early photographs show the original inn had a two bay window frontage with a three storey middle section which extended further behind, giving the building a 'T' shape.

There was a one storey limestone building on the southern side of the main pub, which was the coach sheds and stables. There were three large double doors facing onto an open parking area (now a decked seating area) and two stable doors which have long since disappeared inside as part of the building. All the coach shed is now part of the restaurant but has had other uses in the past including as a scuba diving shop.

The inn has also been extended on its south side. First there was an extension parallel to the road and in recent years a flat roofed extension to the bar area. There has also been a one storey extension with a flat roof to the northern side where there

was once a lane leading round to the back of the inn. The John Bull Inn has always had a beer garden, although this was greatly reduced in size when the doctors' surgery was built.

Originally there were no parking areas to the rear of the inn, just rough open land and a few pig sties. In the 1960s a row of prefabricated garages were built and these were rented to Bracebridge Heath residents. These were removed when the car park was built.

**c. The Co-operative area from the Funeral Parlour to Co-operative store.**

Co-operative store site. This site was already in use by 1887<sup>12</sup>. Three terraced properties were set back from the edge of Grantham Road in the centre of the frontage. They had what appear to be pigsties behind the properties and a long garden that extended across what is now the school playing field. By 1905<sup>14</sup> each end of the terrace had had another property added. An early photograph<sup>32</sup> probably dating from the 1940s shows that the building nearest the Bull Public House was two storey, at right angles to the road and appears to have been built of undressed stone. It had a small garden between it and The Bull with a stone wall around it. The remains of that garden wall is still there today. The two storey terrace on the southern side of the stone house appear to be brick built with stone features to their window lintels and sills and stone edgings to the top of the wall where it meets the roof. All four were individual shops with wide glass frontages. They appeared to be built in an Edwardian style. The upper storey had one large central window per property. The pigsties were still there in the 1940s photograph.

By the late 1960s<sup>18</sup> these buildings had been demolished and replaced by a large yellow brick built Co-operative store which housed the post-office positioned to the right of the entrance. On the left hand side of the store and with its own separate entrance was a Chinese takeaway and restaurant. The store extended over what had been the garden but did leave parking behind the premises. The store remained the same for a number of years despite the restaurant closing. In 2008<sup>117</sup> a planning application was passed to enlarge the store, move the post office to where the restaurant had been and put a pharmacy to the right of the entrance. The shop front was also changed to artificial stone to reflect the nearby stone buildings. A further change occurred in 2015 when permission was given to change the fascia signage to the corporate image of the Lincolnshire Co-operative Food Stores.



**65. From the Funeral Parlour to the Co-operative store.**

The small terrace of shops (between school entrance and co-operative store) is composed of six properties. The red brick properties with their slate roofs were built before 1887 in two stages of a group of four and a group of two. Old photographs<sup>32</sup> dated around the 1960s show that the gap between the terrace and the Co-operative shop was originally a garden and at least four of the properties had walled or hedged front gardens as they were private residences. Today the ground floors have been turned into shops or takeaways and the upper floors into flats. These four properties also had bow windows on the ground floor. The bow windows have over the years been removed<sup>118</sup> and in 2016 permission was given to remove the last two bow windows to form old style shop fronts.

The most southerly terrace property was for many years a newsagents but in the last couple of years has become a funeral parlour. It is different from the other properties as the front of this property has been built forwards of the other properties. The front wall has a parapet which obscures the view of the roof. Until 2016 the remnants of the back gardens along with their fruit trees were still evident, but have now been removed to extend the Lincolnshire Co-operative car park. The entrance to this car park was established in 1990<sup>119</sup> and included making an off road vehicle entrance to the primary school.

#### **d. St John's Primary Academy<sup>6</sup>**

Bracebridge Heath Board School opened its doors to admit 38 children of all ages on the 28<sup>th</sup> June 1880. Over the years as education has changed, so has the name of the school, the number of pupils it educates and their age range.

	<u>School Names from 1880</u>	<u>Age Range</u>
1880	Bracebridge Heath Board School	All ages
1902	Bracebridge Heath Council School	All Ages
1956	Bracebridge Heath Primary School	5 - 11 years
1995	St John's County Primary School	4 - 11 years
2012	St John's Primary Academy	4 - 11 years

In 1956 with the opening of Branston Secondary School, Bracebridge Heath Council School became a primary (5 – 11 years) with the older children going to Branston Secondary Modern School or local grammar schools. In 1961 pupils who passed their 11+ went to the newly opened North Kesteven Grammar School in North Hykeham.

The original part of the school is the white rendered building with stonework around the windows which is visible from Grantham Road. The white painted render is a recent addition as old photographs show that originally the building was just red brick. According to the school log books this building was used for church services and other church events before the building of St John the Evangelist Church next door and there were occasions when school pupils were sent home early so that these events could take place.

As the village has grown so has the school with four extra classrooms in 1933 and a major expansion in the late 1960s when the two storey block was added along with the Caretakers House. During the 1970 - 1980s the number of pupils declined as the children from the new estates grew up and left. At this time the Local Education Authority used some of the empty classrooms to accommodate their technology department.

Renewed building of housing estates within the village from 1990 onwards and the lowering of the school starting age to four years has led to further extensions and a two form pupil entry.



66. Main entrance St John's Primary Academy

Today the school accommodates 418 pupils aged between four and eleven years old. The vast majority of whom live in the village.

The full school history can be seen on St John's Primary Academy website<sup>6</sup>

### **The Hub**<sup>7, 116</sup>

This temporary building is situated on St John's Primary Academy grounds and has planning permission until May 2019. Its use is shared by the Pandas and Preschool.<sup>6</sup> Besides the temporary building there is a secure fenced playground area with many outside activities.

Preschool is run by a charity and takes children aged between 2 years 6 months to 5 years and can only operate during school hours. Pandas Kids Club is privately run and operates before and after school and during school holidays for children aged between three and eleven years.

### **e. Bracebridge Heath Social Club**

The club is situated in the old school canteen situated between the school and St John the Evangelist Church. Originally the disused school canteen had been sold by Lincolnshire County Council in the early 1990s to Mr and Mrs Chandler who formed a youth brass band in the village called Silver Sounds Band. Raising money to support the band led to the formation of the Silver Sounds Band and Social Club. The band and the social club continued after the Chandlers were no longer involved in the band. However over time things changed and Silver Sounds Band moved out of the village and are now using Dunston Village Hall as a base. The building was sold and is now owned by a parishioner. The club was renamed Bracebridge Heath Social Club and continues to be hired out or to run their own events

The building itself is a functional building of its time with a corrugated fibre roof and white block walls. It has a shared access with the primary school and does not have any parking facilities. An extension was added to provide better bar facilities and cellar.<sup>121</sup> but its construction and age limits any major changes to its structure.

### **f. Church of St John the Evangelist** <sup>8</sup>

The church is situated on Grantham Road on land next to the primary school. It is unique among the Cliff Villages churches as it is not an ancient church built of local limestone but built in 1908 of local red brick. The only stone is around the windows which are modelled on fifteen century designs.



67. Church of St John The Evangelist. (In the background on the right is BBH Social Club)



St John's was originally a mission church and was part of the Ecclesiastical Parish of Bracebridge to allow parishioners to worship in their own village rather than having to walk or ride to All Saints Church in Bracebridge. The cost of building the church and its internal features and furnishings have over the years been raised by public donations. The first services were held on May 29<sup>th</sup> 1908 but marriages were not allowed to be held in the church until many years later. Originally the church seated 160 people on chairs. Pews replaced the chairs in 1965.

Apart from the altar wood which is oak, the rest of the wood used in the church is stained or painted deal. The semi-circular interior roof is now painted white with blue in the choir area. The walls are wood panelled up to the window sills and there was a chancel screen. Above the panelling the red brick is left exposed. In 1976 the chancel screen was removed and the dark stain on the panelling and pews was removed to produce a much lighter effect.

There is one large stained glass window situated in the east window, depicting a standing Christ holding the sacraments. It was installed in 1948 in remembrance of those who had died in the two world wars. The church also has a small bell tower housing a bell which originally came from St Michael's in Lincoln and dates from 1745. The bell had not been rung for several years as the bell tower needed repairing. Recently a parishioner kindly donated money for the repairs and the bell can again be rung to announce the start of church services.

1969 saw the first extension to St John's with a large open area at the back of the church which is used for meetings and other gatherings and provided a new entrance to the church. A further extension was added in 1991 to the north side which incorporated toilets, a kitchen, print room and a small meeting room. With this development the separate outside toilets were no longer needed,

After many years of petitioning to become an ecclesiastical parish in its own right, but being turned down for not having enough people living in the village, St John's finally became a parish church in November 1971.

## **The Church Hall**

The church hall is situated behind the church and was built in the early 1930s. The hall is actually two long rectangular wooden structures with a space between them. Connections have been made between the two structures. It has a corrugated roof.

Donations were originally sought to open the building as a scout hut but it was actually opened as a Church Hall. At one time it was the only venue in the village and was regularly used for a great variety of social events including drama as it had a stage. If it was built today it would probably be classed as a temporary structure as it is basically built of wood with a corrugated roof. It was not until 1943 that electricity was installed in both the church and church hall.

The church hall was leased to the scouts in 1985 and since then has been used mainly by scouts, cubs and other clubs catering for young people. In 2018 the hall was closed for safety reasons as it is beyond economic repair.

## **g. The Methodist Church**

There has been a Methodist Church<sup>12</sup> on this Grantham Road site since 1872. Originally listed on Ordnance Survey maps as Methodist Chapel (Primitive), the original building predated the vast majority of buildings along this section of Grantham Road. The maps show that the original building was long and narrow and sited towards the front of the property which was not rectangular as it is today but tapered to a point at the eastern edge. Today the plot of land has been squared off by making the northern boundary parallel to its southern counterpart.



**68. Bracebridge Heath Methodist Church**

In 1969 the original building was replaced by what you see today. It is built towards the back of the plot leaving room for a reasonable sized car park to the front. Looking at the building from the front it appears to be 'L' shaped but this is deceptive as the building is in fact rectangular with an 'L' shape frontage, having had extensions in the past at the back and to the front<sup>120</sup>. The majority of the building is built of buff coloured bricks with a small section of red brick to the front. The roof is grey concrete tiles. The most striking feature of the building is the large wooden cross set on a white rendered background with a blue grey surround.

This building is not only used for religious purposes but due to its internal configuration can be used for community activities such as the University of the Third Age (U3A) or public meetings. On the 31<sup>st</sup> August 2019 the Methodist Church ceased to be a place of worship but it is continuing to be hired out to community organisations

**h. Shops to the South of St John the Evangelist Church (26 -32b Grantham Road)**  
Eden Tanning (26 Grantham Road)<sup>122</sup>

This site has had a property on it since the late 1920s when a small residential bungalow of 'nonstandard materials' was built for residential use. Somewhere around the 1970s the original building was demolished and a red brick and roofed bungalow was built set back from the road. A separate garage was also built to the north side of the property and nearer to the road.

Since 1997 there has been considerable changes to the property and its uses. In 1997 it was extended and by 2003 dormer windows had been added to help form an upper floor and a porch had been added.

In 2004 the first change of use occurred when a beauty salon was introduced into part of the dormer bungalow and the garage was widened to form a coffee shop. This changed again in 2011 when the dormer bungalow returned to residential use and permission was given for the coffee shop (former garage) to be extended and altered to become a detached beauty salon.

In 2014 to 2015 part retrospective planning permission was given to convert the beauty salon (former garage) into a residential two bedroomed bungalow. This was later altered to a three bedroom bungalow with a conservatory and its own postal address. It shares the access with the original dormer bungalow and the front of both

bungalows is brick paved to allow cars to turn around. Both properties have a small back garden. The beauty salon business has reverted back into the original dormer bungalow.

### Row of white rendered shops to south St John the Evangelist Church

(30 to 32b Grantham Road)

This row of shops consists of a two storey house with its own one storey side extension to the north and west side and one storey buildings attached to the south.



**69. Old shops along west side Grantham Road**

The 1887 OS maps show the house to be in existence at that time, probably as a residential dwelling as the census of that time does not indicate a shop being there. By the late 1960s part of the ground floor of the house had become a general store and has remained commercial ever since although its use has changed. Today it contains a café<sup>123</sup> and a taxi hire firm.

The 1930s OS maps are the first to show the buildings to the south of the house. This one storey building still has its original corrugated roof and contains two hairdressers and a pizza take away. The shops have had various uses over the years including as a turf accountant in the 1960's. The pizza take-away was for many years a fish and chip shop. It appears that the fish and chip shop did not have or need planning permission when it was set up but in 2008<sup>124</sup> it had to apply for a Certificate of Lawfulness to continue trading. This Certificate of Lawfulness stated that the fish and

chip shop had been continually operating at that address for over ten years. Today the fish and chip shop is located on the Blacksmith's Arms site.

### **i. The Doctors' Surgery**

In 2004<sup>125</sup> planning permission was given to L.C.S. Property Ltd to build a doctor's surgery on the grounds of the John Bull public house where Red Hall Farm Lane and London Road meet. Associated with this development was the widening of the entrance to the Red Hall Farm Lane and provision of parking spaces next to the surgery. Red Hall Farm Lane is a non-adopted road owned by BBH Parish Council.



**70. Bracebridge Heath's doctors surgery**

The surgery building is almost square and constructed of reconstituted stone with a slate roof to reflect the nearby limestone buildings (Public Houses and St John's Hospital). The original plans were for a one floor building but this was changed to provide extra space to include a first floor. The upper floor is in the roof and the centre of the roof has been raised by inserting a row of windows around the building. The building is built at an angle to the road which allows it to be screened from the road by a small garden area covered in low growing shrubs. The main entrance is down the southern side of the building and accessed via a path.

### **j. Village Hall**

The village hall was opened in 1972 on what was then part of the John Bull public house car park. It is a one storey building constructed of mainly buff coloured brick. The east wall is mainly windows and the windows on the west wall are set high so as to avoid looking over the school playing field behind. The village hall has its own car park. Between the village hall and the John Bull car park is a grassed area with a

variety of trees planted on it, running the full length of the village hall and car park. This area is half owned by the village hall and half owned by the public house. .

Over the years the village hall has been extended to its present size and there are now plans drawn up to rebuild or remodel the building and add a second storey at the northern end.



**71. Village Hall on Red Hall Farm Lane**

Inside is a large hall with a sprung wooden floor suitable for dancing and a large stage area. The ceiling is high enough to allow for games such as badminton. There are also two committee rooms, a kitchen/bar area and toilet areas. The village hall is regularly hired out to various organisations and is at the present time managed by a management committee.

#### **k. Library and Police Station<sup>114</sup>**



**72. Library and local policing services can be found on London Road**

Bracebridge Heath police station is situated on London Road between Red Hall Farm Lane and Whitehall Crescent. It was built in the 1960s and has been extended and improved on several occasions, first by the use of Portakabins which have then been replaced by permanent brick built structures. The police station is a one storey yellow brick built building with some cream coloured rendered external walls. It has a grey flat roof. The building is set back from London Road with a tarmacked car park to the front and side. Since the 1960s the police station's function has gradually changed from policing just the local community to include policing many of the villages south of Lincoln. In 2019 the decision was taken to centralise the police service to a new site on South Park Lincoln and to the North Hykeham police station. The future of Bracebridge Heath's police station building and the land it stands on is uncertain at the present time.

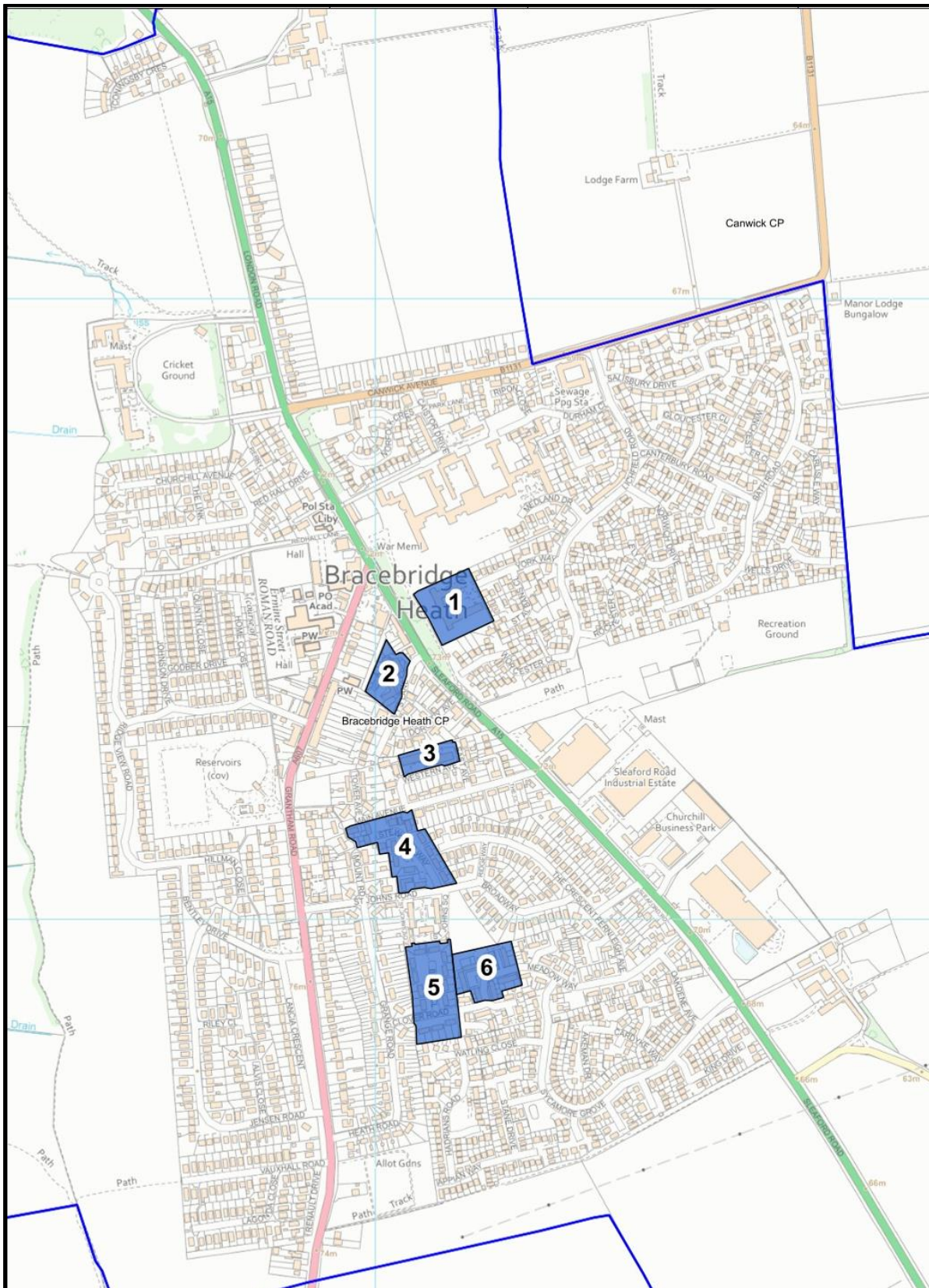
Before this police station was built there was a police house and station situated on the southern side of the junction of Main Avenue and Sleaford Road. Today this building is a bed and breakfast establishment.

Bracebridge Heath Library stands on the same plot of land as the police station on the northern side of the junction of Red Hall Farm Lane and London Road. It was built in the 1960s by Kesteven County Council, the local authority at that time.<sup>17, 18</sup> Like the police station it is set back from London Road, and is built of the same yellow brick and is flat roofed. A large section of the front consists of white window frames with white insets to the base sections. A small covered area with white panelling around two of its sides shelters the front door.

Bracebridge Heath Parish Council took over the library from Lincolnshire County Council in September 2015. It is now known as Bracebridge Heath Community Library and is run by volunteers.

# 10. Accommodation for older residents (Built 1970 – 2016)

**Map 4 showing older residents accommodation in Bracebridge Heath.**



**Key**

- |                  |                               |
|------------------|-------------------------------|
| 1 Minster Court  | 4 Stewards Way                |
| 2 Davy's Lane    | 5 Beech Close and Clover Road |
| 3 Sheppard Court | 6 Meadow Way                  |



Bracebridge Heath does not appear to have had any housing designed specifically for the older population before the 1970s, during the 1970s several developments were built to cater for their needs. Most were built by NKDC as sheltered bungalow council developments but one large block of flats was built by the Royal British Legion. No further developments occurred until the end of the 1990s when Minster Court apartments were built on the old St John's Hospital Estate.

**a. Sheppard Court on Western Avenue<sup>91</sup>**

Sheppard Court is built on a brownfield site. Seven prefabricated buildings with large gardens dating from the 1950s had previously been on this site. In 1974 planning permission was sought by the Royal British Legion Housing Association to build a sheltered housing complex here. They were granted planning permission in 1976 to build 35 one bedroom or studio flats, a warden's flat, lounge, guest facilities, and a laundry. In 2001 the development was renovated. This is a social housing development managed by Housing&Care21 and there is a minimum age requirement for residents but a service background is no longer required.



**73. Sheppard Court: view of central block with offset blocks on either side**

Sheppard Court consists of seven blocks of two storey red brick buildings which although joined are offset from each other. The central block is longer running north south whereas the others run east – west. The two end blocks are double width. The roofs are dark grey concrete tiles and the windows are white UPVC. The design is plain and functional with no ornamentation to the brickwork or window designs.

The buildings are surrounded by communal gardens mainly laid to grass with some hedges. Parking places are limited with some parking to the front and rear of the building.

## **b. Meadow Way** <sup>65</sup>

Originally planning permission was sought to turn this area into a playing field in 1974, but planning application was withdrawn. In 1975 planning permission was granted for twenty six two bedroomed bungalows, a warden's house and a separate lounge and dining area. The planning permission also mentioned access to a future secondary school that was expected to be developed nearby

The terraced bungalows are grouped in seven blocks around a bend in Meadow Way Road. (Blocks of three, four and five bungalows.) The warden's house and the separate dining and lounge building are in the centre of the complex. Today there is no longer a resident warden living on site and the house is rented out.



**74. Meadow Way terraced bungalows with their brick paved paths and road**

The Meadow Way complex could be considered to be a modern interpretation of older Alms-houses. The bungalows are built of two different coloured brick. Below window height the bricks are red, above they are buff with red brick highlights. The highlights include red arches above the windows linked to 5 courses of red brick that runs along the top half of the windows. The roof is dark grey tile. The theme of red brick continues with the roads being made of a red brindle brick set in a herringbone style. This contrasts with the paths which are buff coloured brick set in horizontal rows across the path.

The back gardens are small but large enough to hold a garden shed. Front gardens are very small and many are low maintenance with spot plants. A low red brick wall with black metal railings and gates front the properties. The black rails separate the

front gardens of the bungalows and this theme continues with the curved metal porch which shelters the front door from rain.

There are no garages within this area and vehicles may be parked in laybys, on the road or in a small courtyard formed by some of the bungalow blocks. There are a number of road verges which are planted with spreading shrubs and small trees, giving the impression that the road is narrower than it actually is.

### **c. Clover Road**<sup>92</sup>

Clover Road is now a link road from Grange Road to Meadow Way. It was part of the withdrawn 1974 planning permission to change this area from farmland into a playing field. A new application for NKDC to build housing in 1975 was approved.



**75. Clover Road looking towards Meadow Way**

At the west end there are six semi-detached bungalows for older residents built of yellow brick with dark grey concrete tile roofs. They have large grassed open plan front gardens and the bungalows are accessed by a single path. Originally they did not have any parking or garages, although one property now has a driveway. The back gardens are quite large for this type of property compared to later developments.

Further east on Clover Road are more homes for older residents or homes suitable as affordable starter homes, being mainly one and half storey one bed roomed properties with a dormer window. These are built either of yellow or buff coloured brick and some have red roofs instead of grey. The front gardens are very small, no more than six foot wide and back gardens are small. There is no off-street parking or garages but an area behind the properties is set aside for parking.

In 2007<sup>92</sup> planning permission was given for two 2-bedroomed semi-detached bungalows to be built on what had been NKDC's green space east of Beech Close. The bungalows were built by Longhurst Homes as affordable housing rather than for older residents. These properties have very small front and back gardens but do have off road parking. They are built of mottled red brick with a dark grey concrete tile roof.

#### **d. Beech Close**

Beech Close is a straight road that comes off Clover Road and ends in a turning circle. A footpath leads from the turning circle to St John's Road and the nearest bus stop.

Situated along the close are twenty semi-detached retirement bungalows built of yellow brick with grey concrete roof tiles. Each bungalow looks identical with a large lounge picture window and a smaller bedroom window. Many of the green front doors have been replaced by white UPVC in a similar style.



**76. Beech Close showing the wide open spaces in front of the bungalows**

The properties were built in the 1970s and have large open plan front gardens set to grass. However unlike those in Clover Road one off road parking space has been provided for each property. The back gardens vary in size but are small enough to be relatively easy to maintain.

### **e. Stewards Way**

The land on which this development stands had previously been allotments<sup>44</sup> which covered this area and part of the neighbouring Crescent Estate. The exact date these allotments were established is not known but parishioners remember them being there in the 1940s. They were more like smallholdings as livestock such as pigs and poultry were allowed to be kept. When this area was developed the allotments moved to south of the flats on St John's Square and livestock was not allowed except for existing allotment holders.

Stewards Way is a bungalow development off St John's Road designed as the planning documents say 'for the aged' by NKDC. It was developed in three stages. All have small private back gardens.

The first stage was built in the early 1970s and consisted of fourteen two bed roomed semi-detached bungalows on the east and west side of the road. The bungalows are red brick with the area between their front doors white rendered above the seventh course of dark red brick. The roofs have flat dark grey concrete tiles. The doors are all similar in style. These bungalows are set well back from the road leaving a large open grassed front garden. Only one of the properties has a driveway which was added later. There is a designated parking areas for cars, which means that parking can be at some distance from the property.



**77. Looking towards Stewards Way from Main Avenue**

In 1977<sup>93</sup> Stewards Way was extended at its northern end when eight prefabs which bordered this road and Main Avenue were demolished to make way for eleven bungalows, a large turning circle and parking area. Ten of the bungalows are semi-

detached and one is detached. The style of these bungalows is similar to those already built except that they are plainer with no white render or darker brickwork. The front gardens are also smaller meaning that the distance to the front door is much shorter. Situated at this end of Stewards Way is a footpath which links this road to Main Avenue.

In 1978<sup>94</sup> the open grassed area at the junction of Stewards Way with St John's Road was developed. Five extra bungalows were built; a group of three and a group of two. These bungalows have a St John's Road address and appear much smaller and of a different design. They are built of red brick but the windows are much smaller and are brown rather than white UPVC. There is a layby in front of the properties for parking cars.

#### **f. Davy's Lane**<sup>65</sup>

Fourteen bungalows were built by NKDC on Davy's lane together with four flats in one two storey property on Sleaford Road after planning permission was granted in 1978.



**78. Davy's Lane showing the sheltered accommodation bungalows**

This land had previously been the long thin gardens of number 1, 2, and 4 - 12 twelve Sleaford Road. The then owners had agreed to sell their gardens to the NKDC to allow the development to take place. Number 3 Sleaford Road<sup>4</sup> refused to sell and the garden for that house remains.

The bungalows are built along two new roads which join onto the Davy's Lane. Both new roads were given the name Davy's Lane. The bungalows are built in a stone coloured brick with red highlights above the windows, doors and the coving bricks on the tops of garden walls. The roofs are red concrete tiles. Unlike many developments the windows are brown rather than white. There are no garages or drives but parking areas are available. The roads are a mixture of red brick and tarmac. The bungalows are built in two blocks of three and two blocks of four bungalows and have small open grassed front gardens and small enclosed back gardens. Unlike other sheltered developments there are no wide open spaces between bungalows or across roads.

The property containing the four flats is built in a similar style to the bungalows. The main entrance to this property is on Sleaford Road.

#### **g. Minster Court<sup>67</sup>**

Minster Court is situated on the St John's Hospital Estate and its road entrance is off York Way. It is surrounded by an enclosed community garden and has a footpath entrance through the woodland to Sleaford Road. At the time of writing this is the newest retirement home development to be built in the village.

Bovis Retirement Homes was given permission to build fifty four two bedroomed very sheltered apartments in 1997. Owner occupiers have to be over fifty-five years old. This development has additional facilities including a restaurant, lounge, laundry, library, and hobby room. It is managed by a non-resident care staff and a residents' committee.

The three storey development is built in a horseshoe shape around a central courtyard. The central courtyard has nearly forty car parking spaces and a garden area. A distinctive feature to be seen from this courtyard is the wide walkways/balconies on each floor of this building. The brickwork in this internal area is buff coloured brick with red brick features.



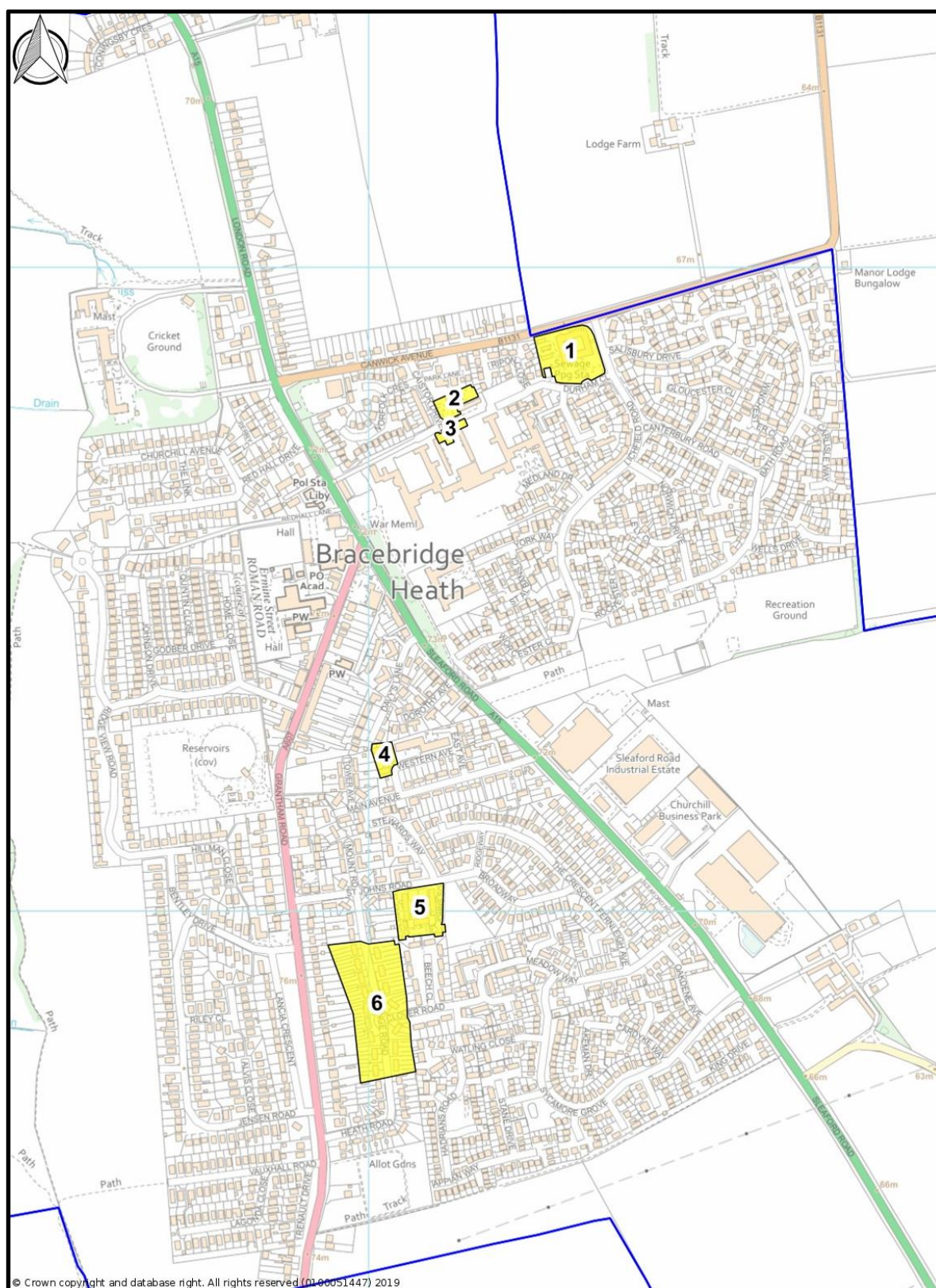
**79. Minster Court**

From the outside of this horseshoe, the building looks as though it is built in sections each slightly off set from its neighbour, sometimes with bow ground floor windows or a different roofline. Each section is built of either red brick with buff brick features or vica-versa. To give continuity to the building the top floor brickwork is rendered in an off white and the brickwork below the ground floor windows are all buff coloured brick.



# 11. Flats and Apartments (Built 1950 – 2016)

**Map 5 Showing flats and apartments within the village of Bracebridge Heath.**



Key	
1	Cathedral Heights (old nurses home)
2	The Chapel (Caistor Drive)
3	Barnard House
4	Western Avenue
5	St John's Square
6	Grange Road

Since the Second World War there have been several developments involving the building of flats. The early developments were council flats for rent. The later developments were private enterprise. Three of the developments involve the old St John's Hospital site where redundant buildings have been redeveloped into apartments.

**a. Grange Road<sup>9</sup>**

At the start of the 1950s North Kesteven Rural District built Grange Road and along most of its length constructed sixty-four, two bedroomed flats in blocks of four flats. The flats are built of red brick with a front and back entrance for the downstairs flat and stairs to a side entrance for the upstairs flat. Each flat had its own brick outbuilding and coal shed. The lounge window on each flat is bow fronted. Originally the windows were a single colour but these were replaced by mixed brown and white aluminium frames and windows, several of which still remain today. Many windows and doors have now been replaced by white UPVC double glazed windows.



**80. Grange Road flats**

Each block is identical in design and outside layout. The downstairs flats have the garden in front and behind the building. The upstairs flats have the garden down the side of the block, but have to leave the footpath to the back door of the downstairs flat free for access. The back gardens are long and are big enough to allow for a large vegetable garden. The boundary fences originally consisted of concrete posts and wire. None of the flats were built with garages or off street parking.

Some occupants have taken advantage of 'right to buy' legislation and Grange Road is now a mix of private and council owned properties. Owners have created driveways and built garages, and hedges and fences have been replaced or augmented the concrete posts and wire boundaries. NKDC has also improved parking and boundaries for those properties it still owns.

### **b. St John's Square**

St John's Square is situated to the south of St John's Road. This development was built by the North Kesteven Rural District in the early 1960s and consists of thirty, two bedroomed flats. There are five three storey blocks of flats set out in a horseshoe around a central garden square through which the main entrances can be reached. Each block has six flats, two to each floor accessed by a central staircase.



**81. St John's Square flats**

The rectangular blocks are built of red brick and are slight offset to each other. To give a bit of relief to the plain red brick the areas above and below the second floor windows have vertical darker red tiles rather than brick. On the outside of the horseshoe each block has a one storey brick back entrance area which provides some storage. A later addition is the large bin area set aside to the east of the southern block.

The road (St John's Square) goes around the outside of the property but does not form a complete loop as a small green area with trees prevents this. Two sets of

garages are positioned either side of this green area. They are not allocated to the flats but can be rented separately.

In 2016 these flats underwent extensive preventative structural building work as a fault has been found in their construction.

### **c. Western Avenue**

This development was the first set of apartments built in the village for private sale on a leasehold basis rather than freehold. They are built on a brownfield site. The site previously had garages on it which were built in the 1960s<sup>17, 18</sup> on unused land. These garages were rented to council house tenants who lived in the village. In 2003<sup>95</sup> permission was given to demolish the garages and build twelve, two bedroomed apartments and associated parking spaces. Originally the developers Heart Homes Ltd had wanted to build fifteen flats and three storey buildings but this was refused by NKDC.<sup>96</sup>



**82. Apartments in Western Avenue**

The development takes the form of three two storey buildings, each containing four flats set around a red tarmacked car parking square. Two of the buildings are roughly positioned east-west the other north-south. Each building's ground floor is white rendered using a large rectangular block pattern and has a red brick upper floor with red concrete flat tiled roof. Windows are white UPVC with concrete lintels and sills. The buildings are symmetrical around a common entrance area which faces onto the

car park. Each side of the entrance is a bow frontage extending over both storeys which contains the Juliet balconies in front of the long lounge windows. The ground floor flats also have a small rear private courtyard.

The Western Avenue apartments were completed in 2005 and were the first to be built with fully open plan kitchen, lounge and dining room. Several of the flats were bought as investment properties and are let out to tenants.

#### **d. Cathedral Heights (Old Nurses Home) Chichester Road.**

Cathedral Heights was originally built as a nurses' home in the late 1930s to designs by H.S. Hall<sup>29</sup>. The building is classed as a three storey rectangular neo-Georgian building, set around a central courtyard. It is built of stone coloured brick with ribbon courses of slightly darker brick coinciding with the level of larger windows. Today the windows are white UPVC and some have Juliet balconies, but the original stone lintels and sills still remain.

The main entrance is on the southern side with two protruding bays either side which rise two storeys leaving the third storey with a very small balcony outside their window. Small door entrances can also be seen on the other three sides. The northern aspect of the building also has two protruding bays symmetrically placed which rise to the second storey. The roof is grey slate.

With the closure of St John's Hospital the nurses' home became redundant and lay empty for several years. In 1995<sup>71</sup> the whole of the St John's site was given planning permission by NKDC to become residential. The site still remained empty for another five years until in February 2001<sup>97</sup> when planning permission was given to Heritage Property Development to convert the building into thirty six flats with a perimeter wall and security lighting in the grounds. This was the first time the building had its own perimeter defined and it now stands in what is regarded as a large plot. The perimeter fencing takes the form of a low wall in a similar coloured brick with black railings between brick pillars. The entrance off Chichester Road is guarded by large black wrought iron gates. The grounds are lit by security lighting. It was at this time that the nurses' home changed its name to Cathedral Heights.



**83. Cathedral Height's Apartments (Old Nurses home)**

Originally all the car parking for the flats was to be in parking bays but this was changed in 2002 when planning permission was given for three blocks of five garages<sup>98</sup> to the west of the nurses' homes on an east west alignment. The garages are built out of the same coloured brick as the perimeter wall and have white garage doors. The remaining parking that is needed is provided as parking bays either side of the main gates and along the driveway to the main entrance to the building. This area in front of the building also includes communal grassed and treed area. The communal internal courtyard is landscaped and designed to have minimal maintenance with paving and gravel interspersed with planting.

The thirty six flats are mainly two bedroomed with a few three bedroomed. They consist of an open plan lounge kitchen and dining room, two bedrooms and a bathroom. Three bedroomed flats may have an ensuite. Although classed as open plan the kitchen is often separated from the lounge diner by a low wall at the height of the base kitchen units thus defining the extent of the kitchen area. The flats are leasehold and a number have been bought as an investment and let out to tenants.

#### **e. The Chapel (Caistor Drive)**

The Grade II listed St John's Chapel was built before 1887 as it is shown on the Ordnance Survey map<sup>12</sup> of that date. It is situated to the east of what is now Caistor Drive (once a main entrance drive to the hospital buildings.) It is built<sup>28</sup> of limestone

blocks with ashlar dressing with coped gables and a slate roof. There is a stone porch at the west end which has two small porches either side of it. Above the porch is a window separated into three sections. The middle window section is twice the size of the sections either side. There are six long narrow windows down either side of the chapel. All the windows are rounded at their tops. Between the windows are small buttresses that run from ground to roof. Another distinguishing feature of the chapel is its arched bell housing which allows the bell to be open to the elements. This is situated at the west end of the building. The grounds around the chapel were never used for burials and were tended by hospital residents.



**84. St John's Chapel Apartments**

Nothing remains of the interior of the chapel now, although locals remember it having a large wooden cross on the east wall above the altar and whitewashed walls<sup>43</sup>. The chapel did not have any stained glassed windows. Although consecrated a chapel within the Church of England, it had been used by other denominations on occasions over the years. The chapel could seat a congregation of 450 people.

With the closure of St John's Hospital in December 1989 the Chapel became surplus to requirements and was closed, remaining unused and subject to vandalism for a number of years. The grounds were also allowed to deteriorate.

In 2005<sup>99</sup> an application by a local developer was approved to convert the chapel into four dwellings with associated garaging. The garaging would have been in the south west corner of the plot and the dwellings would have changed the chapel into a small terrace with a communal garden area to the east. However although the work was started it was not completed and the building continued to decline and suffer from vandalism. In 2010<sup>100</sup> a planning application was approved to put security sheets and panels over all doors and windows.

The Chapel remained in the same state until 2011<sup>101</sup> when a local developer put in a new planning application to convert the chapel into ten apartments and associated car parking spaces (both to the front and rear) instead of the original four dwellings. NKDC were very concerned about the continued deterioration of this listed building over the previous twenty years and approved the planning application. Alterations<sup>102</sup> to the plans allowed for a series of flush mounted roof lights to be put into the slate roof and the removal of conditions to provide monies for infrastructure, education and recreation.

The flats were finished in 2015 and comprise two bedroomed apartments on a single floor or over two floors. There are now three floors within the chapel building, although the top floor does have sloping ceilings. At the time of writing (June 2016) several of the flats are still for sale as leasehold properties. The grounds around the chapel have been set out for parking with some small grassed areas. The parking areas and paths complement the building with stone coloured brick paving. The perimeter wall is a similar stone coloured brick with pillars at regular intervals. Between the pillars are black wrought iron railings. This theme continues with large black wrought iron gates at the entrance to the chapel grounds.

#### **f. Barnard House (St John's Hospital Building)**

Barnard House is the name given to the central block on the northern side of St John's Hospital Grade II listed buildings which face onto Caistor Drive. (Photograph 17) It is named after the first heart transplant surgeon Dr Christiaan Barnard and follows the naming theme for this area of Bracebridge Heath.

After St John's Hospital closed at the end of 1989 this central block was used by various owners of the site as their first point of contact. Some of the rooms in this



block were also turned into temporary accommodation for directors and managers working on the site.

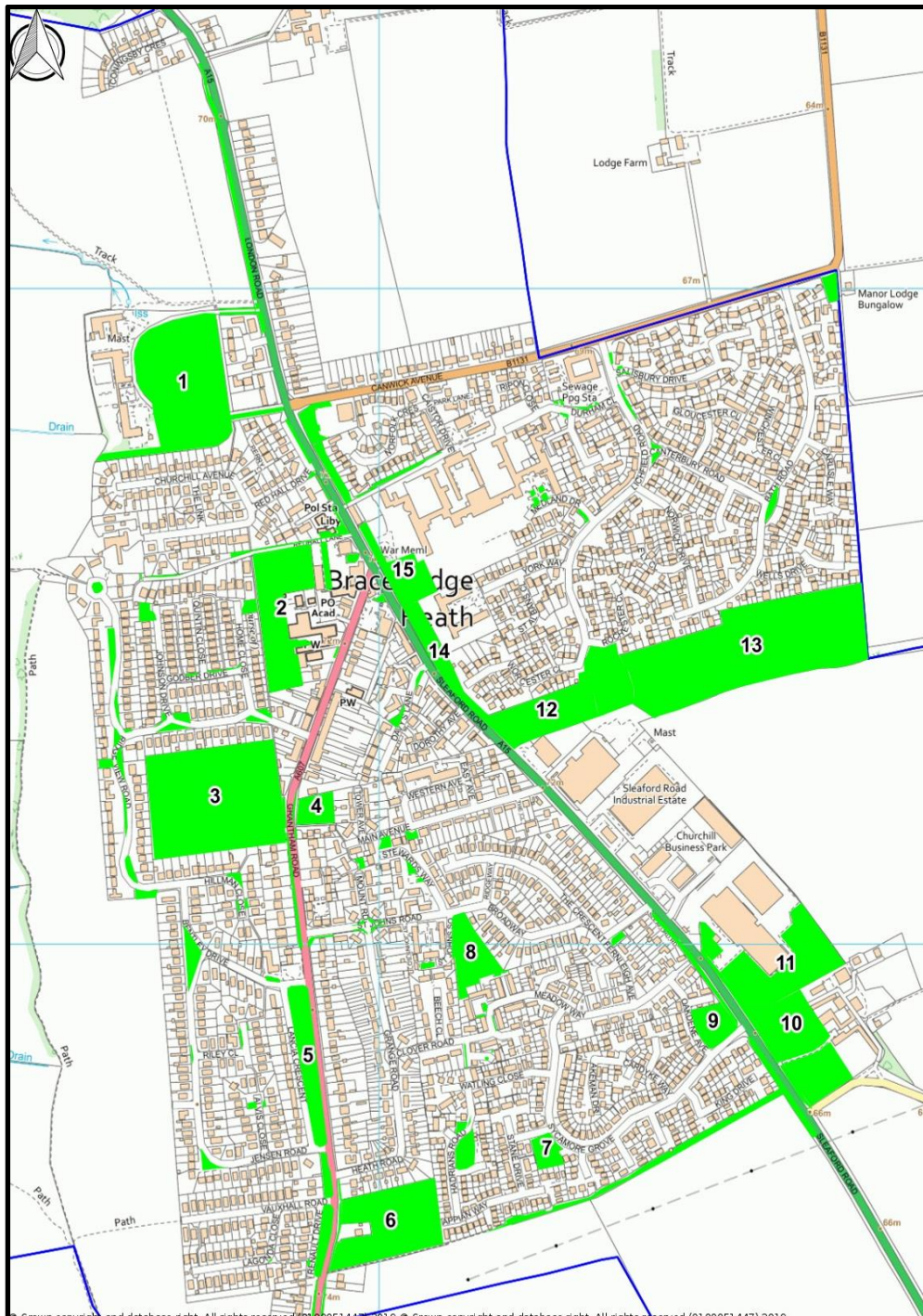
This central three storey block continued to deteriorate and when planning permission was given in 2012 for the developer Mabec to develop the site, Barnard House as it is now known was to be Phase A of the new development. Extensive repairs were needed both to the interior and exterior stonework and roof.

By 2015 two and one bedroomed apartments were finished and available to be bought or rented as leasehold properties. These flats are all accessed by a wide central hallway with a grand staircase. The entrance and apartments are all decorated in a style and colour to complement the limestone building. The apartments have high ceilings and the layout and shape of the apartments has had to be adapted to fit in with the internal and external structure of the building. Some of the apartments have separate kitchen, lounge/diner some do not. All the apartments have access to a communal garden area and an off-road parking space.

Further information on the hospital and the planning applications can be found in an earlier section of this profile.

## 12. Green space and recreational areas in Bracebridge Heath

**Map 6 Showing green areas within the village of Bracebridge Heath.**



**KEY – Major green areas. Other areas documented in Appendix C**

- |                                       |  |
|---------------------------------------|--|
| 1 Cricket Pitch (owned by NHS)        | 9 Sycamore Grove Green                                   |
| 2 Primary Academy playing field       | 10 Manor Farm and gardens (Private)                      |
| 3 Pump House reservoir (Private)      | 11 Agrii green area and pond (Private)                   |
| 4 Grantham Road children's' play area | 12 St John's Hospital Cemetery and The Hump              |
| 5 Lancia Green                        | 13 Recreation Ground                                     |
| 6 Allotments                          | 14 Woodland Walk   |
| 7 Stane Drive children's play area    | Future Village Green once the St                         |
| 8 St John's Road play area            | 15 John's Hospital development complete (S106 agreement) |

The green areas and open spaces shown on the map above are of various sizes from pockets of grass on the side of an estate road to the large areas of the cricket pitch and recreation ground. The ownership of these green areas varies from large corporations to councils be that County Council, District Council or Parish Council. The pictures and descriptions below are set out in the order they are shown on the map.

The cricket ground has a magnificent setting with Red Hall House (Cross o' Cliff Court) in the background and large mature trees surrounding the cricket pitch. Many of the trees are protected by Tree Preservation Orders. The ground is owned by East Midland Ambulance Service NHS Trust who allows the cricket club to use the ground on a short term lease. A photograph (number 11) of the cricket ground is shown under the section Cross o' Cliff Court



**85. Green area around the Cricket Pitch showing the mature trees**

The Pump House and its covered reservoir is owned by Anglian Water and is not open for public use. This green area can be seen from Grantham Road and helps give the impression of openness but cannot be accessed by the public. (Photograph 34)

The allotments are situated to the east of Grantham Road on the southern parish boundary. The land is owned by the Church Commissioners and leased to Bracebridge Heath Parish Council. The allotments are set out in half plots and rented

to parishioners, who have their own Allotment Holders Management Committee to manage the site.



**86. The allotments on Grantham Road**

As part of an agreement (S106) with the NKDC in 2016 Mabec the developers of St John's Hospital buildings handed over the Cemetery, The Woodland Walk from the cemetery to Minster Court and the area between the Hospital Cottages and the Homestead to Bracebridge Heath Parish Council.



**87. The Cemetery looking west from The Hump.**

The Cemetery was originally used for the burial of patients from St John's Hospital. It is still consecrated ground and as such cannot be used for anything that would be disrespectful to our parishioners, some of whom have relatives buried there. Old

Ordnance Survey maps<sup>14</sup> show the layout of paths within the grounds and the presence of a Mortuary Chapel in the centre. The footpath that now runs across the centre follows the line of the main cemetery path, from the limestone arched gateway on Sleaford Road to the eastern edge. At the eastern edge of the cemetery where The Hump now starts there was once a track which ran from here along the edge of The Woodland Walk to the main hospital buildings.

The Woodland Walk which runs along the Sleaford Road edge of the St John's Hospital site was planted in the early years of St John's Hospital's development and is shown on the Ordnance Survey map of 1887<sup>12</sup>. Today it is a mature woodland with a path running through it, but with the closure of St John's Hospital this area suffered from neglect and has become overgrown. Tree work is required on a number of trees to improve their health or make them safe. A large number of the trees are subject to Tree Preservation Orders. Since becoming owners of The Woodland Walk the Parish Council has commissioned work, to improve this area.



**88. The Woodland Walk**

At some point in the future when the sale of properties in St John's Hospital buildings has progressed much further the remaining part of The Woodland Walk between Minster Court and the Hospital Cottages will be transferred into Parish Council ownership. This will allow improvements to be made in the area around the War Memorial.

The Hump which lies between the cemetery and the recreation ground was once a quarry site but over time was filled in with debris and hospital waste, especially after the closure of the hospital. This area has to be left as a wild area and cannot have any structures erected on it. The Hump and the Recreation Ground are both owned by NKDC but are leased to Bracebridge Heath Parish Council on a very long term lease at a peppercorn rent.

The Recreation Ground is situated to the south of the St John's Hospital estate. It is a large area and the main entrance is off Bath Road. The pavilion with its changing facilities, kitchen and large room is situated by this entrance. Over the years various facilities have been added to the recreation ground to supplement the football pitches. There is a young children's fenced play area and an area of exercise equipment for adults. Parishioners campaigned for a skate park which is now installed on the southern boundary opposite the pavilion. Tennis courts, a bowling green, a multi-use games area (MUGA) and a teenage seating structure complete the games equipment on this site.



**89. The Recreation Ground**

Bracebridge Heath Parish Council also has two other children's play areas, one on Stane Drive (Sycamore Grove Estate) and one on Grantham Road. The Grantham Road play area was once part of the Chartist plot belonging to The Mount. Early maps show that it was an orchard<sup>13</sup>. By the 1960's it had fallen into disuse. At the present time it is not known exactly when and how it became a play area but the 1971 Ordnance Survey map<sup>18</sup> shows it as a playground. Since then various pieces of play

equipment have been added and the high mesh fence has been replaced by a friendlier black metal fence.



**90. Grantham Road children's play area**

There are a number of large green spaces in the village which are mainly used for walking. NKDC owns some of these green areas such as Lancia Green (between Lancia Crescent and Grantham Road), and the Sycamore Grove-entrance area (off Sleaford Road).



**91. Lancia Green between Grantham Road and Lancia Crescent**

The original trees on Lancia Green were bought by the BBH Ladies Guild<sup>43</sup> who wanted the trees to make the area visually attractive and allow the children of the village to enjoy the game of conkers. This is why there are a number of horse chestnut trees on the site.

The Sycamore Grove green area borders Sleaford Road but there is a hedge along its length which shelters it from the traffic. Originally young trees were planted in the middle of this area but they have not survived. The area is open with a couple of planted bush areas on the southern side. It is well used by local residents



**92. Sycamore Grove Green area**

St John's Square green area is an open area of grass next to St. John's flats for use by local residents. Half of it is owned by NKDC the other half by Bracebridge Heath Parish Council.

Large areas of green space can also be found in some of the sheltered accommodation areas such as Beech Close and Stewards Way

The feeling of open space and green areas is further enhanced by the number of wide green verges and small plots of green space along many of the estate roads.





**93. Ridge View Road showing green area**

At the present time the only area which does not have this abundance of green open space is the St John's Hospital Estate where all the green area is concentrated in the recreation ground.

The main arterial roads have wide grass verges on at least one side of the road until they get close to the village centre. Smaller grass verges can be found dotted about throughout the village such as on Grange Road in the older part and Lichfield Road in the newer part of the village.

Appendix 4 shows the footpaths in Bracebridge Heath which link the various roads and estates. It should be noticed that most of the footpaths within the village occur in the older developments and estates. There are no footpaths offering shortcuts or a route without cars in the Sycamore Grove and St John's Hospital Estates, thus making the foot journeys to the centre of the village longer than they could have been. Footpaths were asked for by the Parish Council when planning permission was sought but were not considered essential at that time.

### **13. Bracebridge Heath Industry and Employment (Past and Present).**

#### **a. The Past**

Employment and industry in Bracebridge Heath has changed over time. The 1841 Census shows that most people who lived in the village would have worked for the three farms as agricultural labourers, shepherds and farm servants. However the census shows there was also a shoemaker, a blacksmith and cottagers. (A cottager is a person who owns or rents a small parcel of land to produce food for themselves and who sells the surplus.)

Local maps of this era show that there were a number of stone quarries in Bracebridge Heath with the largest probably situated at what is now Kennedy Road. Other quarries were by London Road and on the St John's Hospital site itself. There are indications of other smaller pits around the parish. The area locally known as The Hump to the east of the old cemetery was once a quarry<sup>14</sup> with lime kilns, to produce stone and lime for the hospital. At one point the hospital had its own small gas works<sup>12</sup> which was situated under what is now the eastern end of Ripon Close by Canwick Avenue. There was also a large brick works with its associated quarry in the valley to the west of the parish and another just below the top of Cross o' Cliff Hill.

With the building of Lincoln County Lunatic Asylum (St John's Hospital) employment in the village started to change. The hospital employed a wide range of people from those who looked after the patients, such as nurses and attendants, to those providing for their daily needs as for example cooks and laundresses, and to look after the grounds and buildings including gardeners.

Farming had also changed by 1861<sup>23</sup> and instead of being referred to as agricultural labourers different jobs were identified such as groom, plowman, garthman, farming bailiff, dairymaid etc. Even employments within houses were individually defined such as housekeeper and cook.

There is evidence of employment outside of the village and employees had to walk into Lincoln or Bracebridge to work. This employment was in the brickworks or iron foundries and included jobs such as iron moulder, machine fitter and gas stokers.

Bracebridge Heath was also starting to attract people from the building industry such as joiners and bricklayers and professionals such as solicitors and engineers

The 1901 census was the first one to be taken after Bracebridge Heath became a civil parish. It shows that employment trends had shifted again. Although there were people employed by the asylum many did not live in the village but lived in the hospital. Those that lived in the village itself tended to be those that worked in the grounds.

The number of people from the village employed in agriculture was decreasing. Many residents worked in the brick making industry or the expanding heavy industry of Lincoln<sup>24</sup>. There are stokers, foundry men, fitters, mechanical engineers, iron moulders and brass finishers to name but a few. New jobs<sup>24</sup> were also appearing such as an electrical engineers apprentice and stationary engine worker and unusual jobs such as cycle polisher and cycle assistant.

The 1901 census also showed that there was a growing number of service workers and professions such as publican, blacksmith, grocer, chemist, shoemaker, confectioner, corporation workers, and painters and decorators. Women tended to be employed as domestic servants such as cooks or housemaids.

Employment within Bracebridge Heath itself was limited to the brickworks, working for the hospital or local farmers, as domestic servants or other service industries. There were also several people who are recorded as being 'of independent means'

## **b. 1902 -1959**

### **RAF Bracebridge Heath<sup>41</sup> (Industrial site on Sleaford Road)**

Today RAF Bracebridge Heath would be recognised as the industrial area situated east of Sleaford Road (A15) as you travel south out of the village and the airstrip is the agricultural land behind it. At its maximum the grass airstrip covered 125 acres.

In 1916 Lincoln aircraft manufacturer Robey and Company Ltd opened up this site for the manufacture and testing of their Sopwith Camels. Within two years the site was taken over by RFC (Royal Flying Corps) to become RFC Bracebridge Heath, later RAF Bracebridge Heath.

During the station's construction seven aircraft sheds were constructed, two bays of three and one single bay. The hangars were constructed in a style known as Belfast Hangars. In 1958 redevelopment by Lincolnshire Road Car involved the removal of two of the hangars from one of sets of three hangars. The remaining set of three Belfast hangars were later considered to be of such importance that they became a Grade II listed building.

According to an article in the Newark Air Museum paper<sup>41</sup> the construction force included German prisoners of war and graffiti left by them was found during building alterations many years ago. 120 and 121 Squadron was stationed at RAF Bracebridge Heath for a short time in 1918 but no squadrons actually operated from this base.

Support facilities for the air force base were also built along with living accommodation on the west side of the road (see section on Main Avenue area).

At the end of World War One<sup>46</sup> the site was still under construction to become an aircraft acceptance park (AAP4) to replace West Common, Lincoln and it continued as AAP4 until 1920. The landing strip was returned to agriculture and the buildings were leased out to various private companies including Lincolnshire Road Car.

World War Two meant that the buildings were needed again by the aircraft industry. In May 1941 the Ministry of Supply requisitioned most of the site for AV Roe & CO to set up a forward repair depot to repair Manchester and Lancaster bombers from local airfields. The site became the headquarters for AV Roe repairs and additional workshops, offices and stores were built. The A15 became an additional taxiway from RAF Waddington as the aircraft were transported to and from the works. Photographs<sup>42</sup> show that the street furniture along that stretch of road was hinged to allow the aircraft wings to go over them. It is estimated that over 4000 bombers were repaired on this site during the war.

After World War Two the site continued to be used by AV Roe (AVRO) to support production, operations and research. The World War One hangars were used to develop the AVRO 707 test aircraft which were prototypes for the Vulcan Programme. Again the A15 was used as a temporary taxiway. The site was also used to repair historic aircraft. The buildings used by AVRO are to the south of the industrial site and are surrounded by a grassed area. What is notable is the entrance which is angled to

the road and wide, which made it easy to manoeuvre aircraft onto the site. The old entrance guard room still exists and has been given a 'make over' by the Bracebridge Heath Britain in Bloom group to give the appearance of 'a gardener's tea shed'



**94. Entrance to Agrii showing the wide WWII aircraft entrance and Guard Room on left**

By the late 1950s with the buildings getting older and needing more maintenance and a lessening demand for aircraft repairs, Avro by now known as British Aerospace scaled down its operation at Bracebridge Heath to a spares warehouse to service the Vulcans.

### **c. Post 1950s**

RAF Bracebridge Heath changed into an industrial site after the Second World War. Lincolnshire Road Car bus repair works continued on the site until 1981 when Amalgamated Passenger Transport Ltd, (APT), an engineering subsidiary of the National Bus Company was formed. APT closed in October 1984. The remaining triple Belfast Hangars were sold to a local haulage contractor E. H. Lee. In 1984 British Aerospace closed its Vulcan spares warehouse spares warehouse on the site.

Today many of the original buildings survive on the site, although they have been greatly altered over the years. In 2000 Lees Haulage Contractors submitted a planning application to NKDC to demolish the Grade II listed triple bay Belfast hangar on the grounds that it would be too costly to repair and they wanted to put something else there in which they could secure their trucks and trailers. They argued that there were examples of Belfast Hangars elsewhere in the country. Despite protests and attempts to save the hangars NKDC granted permission and they were demolished in 2001. According to the article in the Newark Air Museum booklet 2002 <sup>41</sup> the main timber

work in the hangars was actually sound. The haulage contractors never built on the site and it remained bare for several years after they left. In 2011 a planning application was put in to build 14 small industrial units on half of the site. This was granted and today it is known as Churchill Business Park<sup>62</sup>. The only other addition to the site is the Esso Petrol Station<sup>63</sup> with its small convenience shop which was built in 1987.

Today the Industrial site houses the Churchill business units and a selection of large and small service and industrial companies. Larger premises along the length of the site include a branch of a commercial vehicle repairer, a specialist car parts dealer, a vehicle recovery firm, a second hand car dealer, an alcoholic drinks wholesaler and an agricultural seed merchant.



95. Churchill Industrial estate

### **Other businesses**

Bracebridge Heath has numerous small businesses which are run from premises and residential homes within the village. Evidence of these can be seen in local free papers and internet sites.

### **Other industrial area The Old Brick works.**

Another small industrial site is situated within the parish boundary, on the lowlands. It is not accessed through the main part of the village but off Brant Road within the city of Lincoln. Haulage companies supplying sand, gravel and cement to the construction industry are based in this area as is an outdoor equestrian area used by neighbouring horse owners.

## **14. Selection of characteristic views and vistas**

Some of the characteristic vistas can be seen under other sections of this document. These include the views over the Witham and Trent valleys from the Viking Way. The Viking Way also runs along the north-west parish boundary giving views over Lincoln. To the east of the parish there are views over to the Lincolnshire Wolds and again across the fields towards the Cathedral.

Travelling north on the Grantham Road from Waddington towards Bracebridge Heath the Pump House can be seen above the village roof tops. The Pump House can also be seen from Meadow Lane, North Hykeham, particularly in winter when there are no leaves on the trees and hedges.

### **Village entrances**

The four main entrances to the village provide characteristic views in that it is possible to travel a long distance towards the centre of the village before realising it. This gives the illusion that the village is a lot smaller than it actually is.

Entering Bracebridge Heath from Waddington along Grantham Road (photograph below), there are a few houses set back from the road on the east, then there is green open space all the way to Bentley Drive junction. The only housing is on the west side but again it is hidden by trees.



**96. View showing the entrance to Bracebridge Heath along Grantham Road**

Looking to the east along this road the outline of the village is softened and in places hidden by the height of the hedges and trees (photograph below)



**97. View from Grantham Road across to the Sycamore Grove Estate**

Entering Bracebridge Heath from Sleaford Road on the eastern side the Sycamore Grove Estate housing is hidden by the hedges and trees on the wide verge followed by the hedge on the edge of the open space. It is not until the Junction of The Crescent and Sleaford Road that it is clear that both sides of the road are built up. The photograph below illustrates this. On the right hand side is the Grade II listed Manor Farm Wall with large mature trees overhanging it.



**98. View showing the entrance to Bracebridge Heath along Sleaford Road**

The entrance to Bracebridge Heath from Lincoln on London Road involves climbing up Cross o' Cliff Hill. At the top of the hill the road veers to the west (photograph below). At this point it is not possible to see the farm cottages on the east and Coningsby



Crescent is only just visible. Just past the farm cottages and Coningsby Crescent is open farmland on both sides of the road. The west side being The Hillies. This with the woodland and common on the way up Cross o' Cliff Hill give a physical break between Lincoln and the parish of Bracebridge Heath.



**99. View showing the entrance to Bracebridge Heath along London Road**

The area remains open farmland on the west side until Stanley Crescent. Many of the houses that are on the east side are well set back from the road and have large hedge boundaries. Therefore it is not until the junction with Canwick Avenue that the village really appears on both sides. This is then back into woodland on the east side of London Road with the tree lined Woodland Walk.

The long straight road (B1131) from the junction of B1188 towards Bracebridge Heath gives the first view of the village. This view is softened and broken up by the presence of trees along the frontage of the St John's Hospital Estate, but Cathedral Heights can clearly be seen along with the top of St John's Hospital building.

On turning the corner onto Canwick Avenue the view of the village is lost as the copse on the southern corner hides the majority of the development, giving the appearance of being still outside of the village. At this point the northern side of the road is in the parish of Canwick.



**100.View showing the entrance to Bracebridge Heath along Canwick Avenue**

Housing on both sides of Canwick Avenue does not occur until the parish boundary crosses the road just west of Cathedral Heights. Thus again giving the impression that the village is smaller than it really is.

It is this view that is at risk of being lost if or when the South Eastern Quadrant (Canwick Heath) is developed as proposed in the Central Lincolnshire Local Plan 2012-2036.

#### Looking back towards Bracebridge Heath Village

Bracebridge Heath is surrounded by farmland and within a matter of minutes from any part of the village it is possible to get into open countryside along well-trodden paths and look back towards the village. The photograph below shows that, similar to the entrances to the village the housing line is softened by the presence of trees and bushes.



**101.View from the Viking Way towards Bentley Drive**

Further evidence of this softening by trees, hedges and bushes can be seen on other photographs such as number 97 looking from Grantham Road towards Sycamore Grove estate and number 100 where the London Road houses are partly obscured by trees. This needs to be continued and enhanced in the future.

## **15. The Future – Future development sites.**

At the time of writing development is continuing on the St John's Hospital Buildings (see previous sections.) The photograph below shows part of the main hospital building undergoing renovation.



**102.St John's Hospital redevelopment**

In 2016 a small development at the end of Park Lane<sup>129</sup>, off Caistor Drive was built. This development consists of two semi-detached houses and a detached house. The materials to be used have to be in keeping with the surrounding Grade II listed buildings and windows to the east and west are very limited to ensure the privacy of surrounding properties. These properties will have very little garden, and due to the narrowness of Park Lane vehicle turning circles had to be provided.

The other major development which will impact on Bracebridge Heath in the near future is actually in Canwick parish but its access is through Westminster Drive on the St John's Hospital estate. In 2015 NKDC granted outline permission to Linden Homes<sup>130</sup> to build up to one hundred and twenty dwellings and associated infrastructure on the 5.6 hectare site next to the eastern side of the St John's Hospital Estate. These dwellings will be a mixture of two to five bedroom houses and will include detached, semi-detached and small terraces. A condition in the outline permission states that 35% of the dwellings will be affordable homes.



**103.View over Linden's development which will be accessed through St John's Hospital estate**

The plans cover a strip of land stretching from the southern edge of the copse on the corner of Canwick Avenue to the southern edge of the recreation ground. A new feature for this area will be the inclusion of six sustainable urban drainage ponds (SUDS). These ponds collect all the surface water that drains off the area and then allows it to drain slowly into the ground. At the present time it is not known when this development will start. Since 2016 the plans have changed and evolved, the ponds have been removed and the affordable housing is now 30%. At the time of writing the final layout, landscaping plans and types of houses have yet to be approved<sup>139</sup>



**104.Field south of Sycamore Grove estate looking towards RAF Waddington aircraft hangars**

The draft Central Lincolnshire Local Plan<sup>131</sup> shows a future development area off Sleaford Road to the south of the Sycamore Grove Estate. The site is shown on photograph 104 with the aircraft hangars of RAF Waddington in the distance. This 13.46 hectare site is earmarked to have two hundred and forty one dwellings. The southern bypass, now renamed the North Hykeham relief road, is also planned to go across this area at some future date. It is expected that the building plans for this area and the land behind the Sleaford Road industrial area will be submitted for consultation within the next two years.

As stated in a previous section it is possible to be a long way into the village before realising it, because of the green areas or hedging. This practice needs to be continued on this development site by either having a 'green break' with hedging between the development and Sleaford Road or a large green area similar to Sycamore Grove estate. Thus allowing the village to appear much smaller than it actually is. The same goes for the southern boundary to this development as a noise buffer from both traffic and aircraft and provide a visual 'soft edge' to the village



**105.View from Canwick Avenue over fields towards Lincoln Cathedral**

The draft Central Lincolnshire Local Plan shows a Canwick Heath Sustainable Urban Extension<sup>132</sup>. Most of this extension is in the parish of Canwick but will have a great impact on Bracebridge Heath. The photograph above shows a view over part of this proposed extension from Bath Road towards Lincoln Cathedral. For Bracebridge Heath to retain its individual character and village status there must be as stated in the draft plan a physical barrier between this development and the village. This can be achieved by having a broad swath of green open space, with hedges and trees between the village and any new development. Further separation could be achieved by continuing the practice of having a green buffer zone between the roads and the housing such as is seen on Grantham Road and Sleaford Road.



**106.View from Boxholme Lane over fields to the north east**

The Canwick Heath Sustainable Urban Extension<sup>132</sup> is expected to eventually continue around the eastern edge of Bracebridge Heath, as far as Bloxholme lane (see picture above). For Bracebridge Heath to retain its identity a wide green buffer zone with no road crossings needs to be maintained between the village and any new development. This buffer zone needs to continue along Bloxholme lane to soften the noise from the eastern by-pass.

Any future developments be that housing, commercial, or light industry will need careful planning and consideration, so that Bracebridge Heath's heritage and infrastructure is not overwhelmed, putting the quality of life that is now enjoyed by parishioners at risk of being diminished.

## **16. List of Significant buildings in Bracebridge Heath**

### **GRADE 2 LISTED BUILDINGS**

Chapel at St John's Hospital  
Cron dall House at St John's Hospital  
Main Building at St John's Hospital  
Oakleigh St John's Hospital  
Homestead at St John's Hospital  
The Lodge St John's Hospital  
Norfolk House St. John's Hospital  
The Manor House (farm)  
Gates and walls at the Manor House  
Farm Buildings at the Manor House  
Pump house to BBH Service Reservoir  
Demolished: Triple Belfast Aircraft Hangar

### **SIGNIFICANT BUILDINGS (NON-DESIGNATED)**

Cross o' Cliff Court  
The Bull (John Bull inn)  
The Blacksmiths Arms  
St John's Primary Academy  
95 Grantham Road (Chartist)  
91 Grantham Road The Mount  
(Chartist)  
163 Grantham Road (Chartist)  
135 Grantham Road (Chartist)  
151 Grantham Road (Chartist)  
Conway House  
Heath View  
Stephenson Cottages  
Rumbles Cottages  
St John the Evangelist Church  
Methodist Church  
6-7 Sleaford Road Mason's Arms  
Hospital Cottages (Asylum Cottages)  
St John's Hospital Cemetery entrance  
gate and wall  
17-31 Sleaford Road  
Craft Workshops St John's Hospital  
Cathedral Heights  
White Hall Farm  
Red Hall farm  
Remaining Belfast hangars Sleaford  
Road Industrial site  
Guard Building Sleaford Road  
Industrial Estate



## **Appendix 1 Selected 2011 Census Statistics for Bracebridge Heath**

Tables showing Types of Accommodation and Number of Bedrooms

### **Types of Accommodation in Bracebridge Heath 2011 Census**

All Households	%	Number of Properties
House or Bungalow; Detached	<b>54.9</b>	1363
House or Bungalow; Semi-Detached	<b>26.0</b>	645
House or Bungalow; Terraced (Including End-Terrace)	<b>10.3</b>	255
Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	<b>8.3</b>	206
Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	<b>0.2</b>	5
Flat, Maisonette or Apartment; In Commercial Building	<b>0.3</b>	7

### **Number of bedrooms per property in Bracebridge Heath 2011 Census**

Number of Bedrooms per property	%	Number of properties
0	<b>0.04</b>	1
1	<b>2.82</b>	70
2	<b>28.30</b>	702
3	<b>46.76</b>	1160
4	<b>18.18</b>	451
5 +	<b>3.91</b>	97

## Appendix 2 Households and population over time for Bracebridge Heath

### Households in Bracebridge Heath from 1891 2011

Number of households in Bracebridge Heath (from Census figures)	
1891	61
1901	69
1911	108
1921	100
1931	164
1951	399
1961	585
1971	1091
1976	1099
1978	1102
1981	1163
1991	
2001	2012
2011	2481

A later NKDC document states there were 2563 households in 2011<sup>10</sup>

### Population statistics for Bracebridge Heath 1841 2011      **Census statistics<sup>9</sup>**

Population of Bracebridge Heath (not including those working in or a patient at the hospital at time of census)			
Census	Male	Female	Total
1841	59	68	127
1851	61	43	104
1861	91	69	160
1871	98	108	206
1881	144	132	276
1891	117	141	258
1901	179	177	356
1911	270	215	485
Population of Bracebridge Heath (including those working in or a patient at the hospital at time of census)			
Census	Male	Female	Total
1921	1030	818	1848
1931	898	1041	1939
1951	1416	1314	2730
1961	1373	1452	2825
1971			
Population of Bracebridge Heath at the time of the census			
1981			
1991			
2001	2191	2339	4530
2011			5656

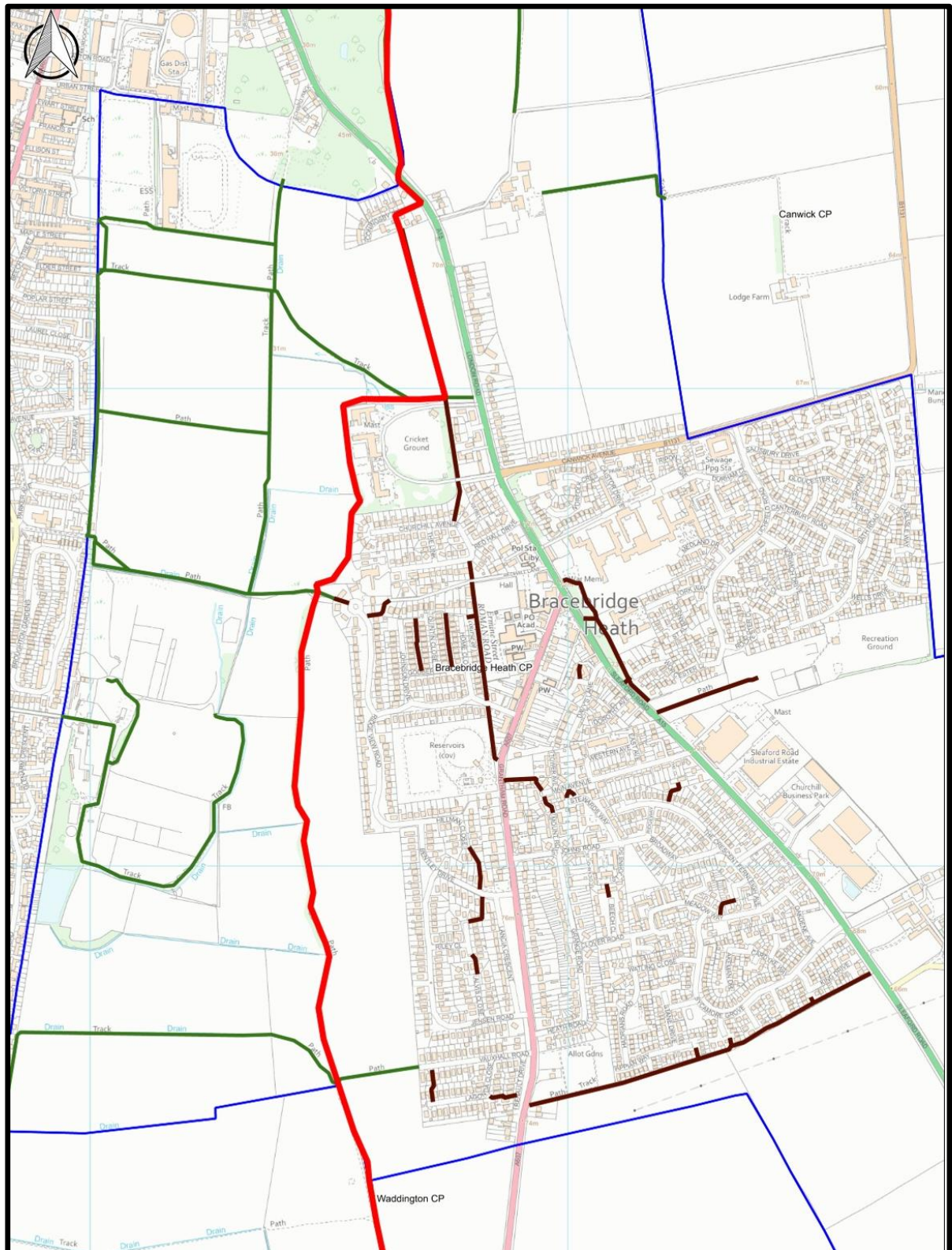
Census data over time shows from the earliest time that there has been movement of people into the village is not just from the surrounding area but from much further afield including outside Lincolnshire. Indeed the 1901 census has examples of people who were born in Ireland and Scotland as well as neighbouring counties of Yorkshire, Nottinghamshire, Derbyshire and Leicestershire.




### **Appendix 3 Roads in Bracebridge Heath**

<p><b><u>Churchill Avenue Estate</u></b> Churchill Avenue Red Hall Drive The Link</p>	<p><b><u>Bentley Drive Estate</u></b> Alvis Close Bentley Drive Hillman Close Jensen Drive Lancia Crescent Riley Close</p>	<p><b><u>Kennedy Road Estate</u></b> Godber Drive Home Close Johnson Drive Kennedy Road Quinton Close</p>
<p><b><u>Ridge View Road</u></b> Ridge View Road</p>	<p><b><u>Lagonda Close Estate</u></b> Lagonda Close Renault Drive Vauxhall Road</p>	<p><b><u>The Crescent Estate</u></b> Broadway Ridgeway The Crescent</p>
<p><b><u>Fernleigh Avenue Estate</u></b> Bluebell Close Bramble Court Fernleigh Avenue Maple Court Part of Oakdene Avenue Willow Court Part of Meadow Way</p>	<p><b><u>Sycamore Grove Estate</u></b> Akeman Drive Appian Way Cardyke Way Ermine Court Fosse Court Hadrians Road Icknield Close King Drive Mareham Close Peddars Court Salters Close Sewstern Close Stane Drive Sycamore Grove Watling Close Part of Oakdene Avenue</p>	<p><b><u>St John's Hospital Estate</u></b> Bath Road Canterbury Road Carlisle Way Chichester Road Ely Close Gloucester Close Lichfield Road Norwich Drive Ripon Close Rochester Close Salisbury Drive Southwell Court St Albans Close Westminster Drive Winchester Close Wells Drive Worcester Close York Way</p>
<p><b><u>St John's Hospital site</u></b> Alder Close Caistor Drive Durham Close Goddard Way Medland Drive Norfolk Crescent Park Lane</p>	<p><b><u>Main Avenue Area</u></b> Davy's lane Dorothy Avenue East Avenue Main Avenue The Close Toft's Walk Tower Avenue Western Avenue</p>	<p><b><u>Meadow Way Complex</u></b> Beech Close Clover Road Meadow Way Paddock Close</p>

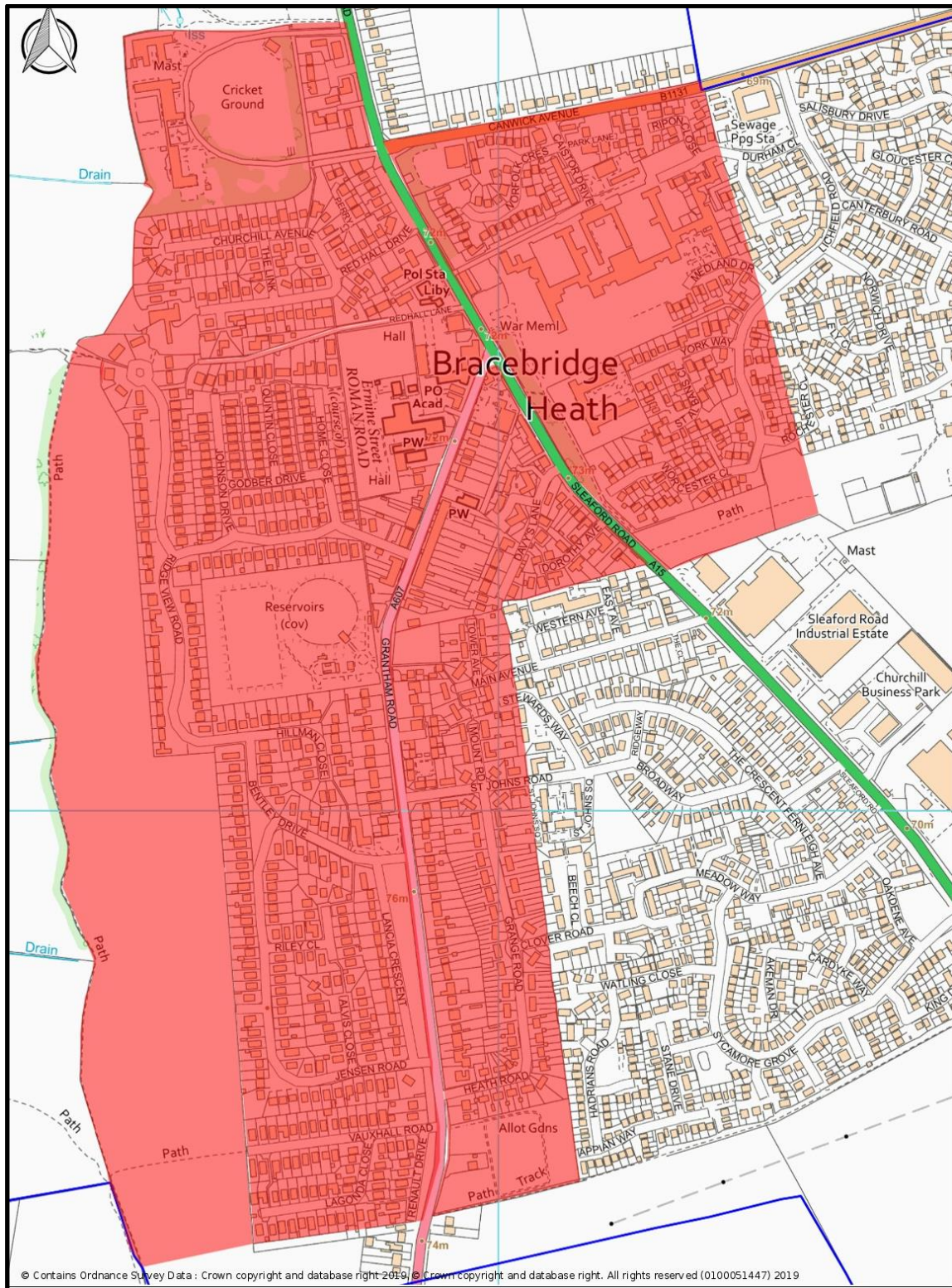
<p><b><u>Other Roads mentioned with Grantham Road Information</u></b>          Heath Road          Grange Road          Mount Road          Park View Court          St John's Road          Wolseley Way          Viking Court</p>	<p><b><u>Other Roads mentioned with London Road Information</u></b>          Coningsby Crescent          Red Hall Farm Lane          Stanley Crescent          Waldo Road          Whitehall Crescent</p>	<p><b><u>Other Roads mentioned with Canwick Avenue Information</u></b>          -----</p>
<p><b><u>Other Roads mentioned with Sleaford Road Information</u></b>          Bloxholm Lane</p>	<p><b><u>Other roads/areas</u></b>          St John's Square          Perry Court          Cathedral Heights.          Minster Court          Dalewood</p>	

## Appendix 4 Map 4 Footpaths in Bracebridge Heath



KEY	
	Viking Way
	Village footpaths (no vehicle traffic)
	Footpaths and tracks outside of village curtilage.

## Appendix 5 Map 5 Red Hall Farm Land (according to 1842 Tithe Map)



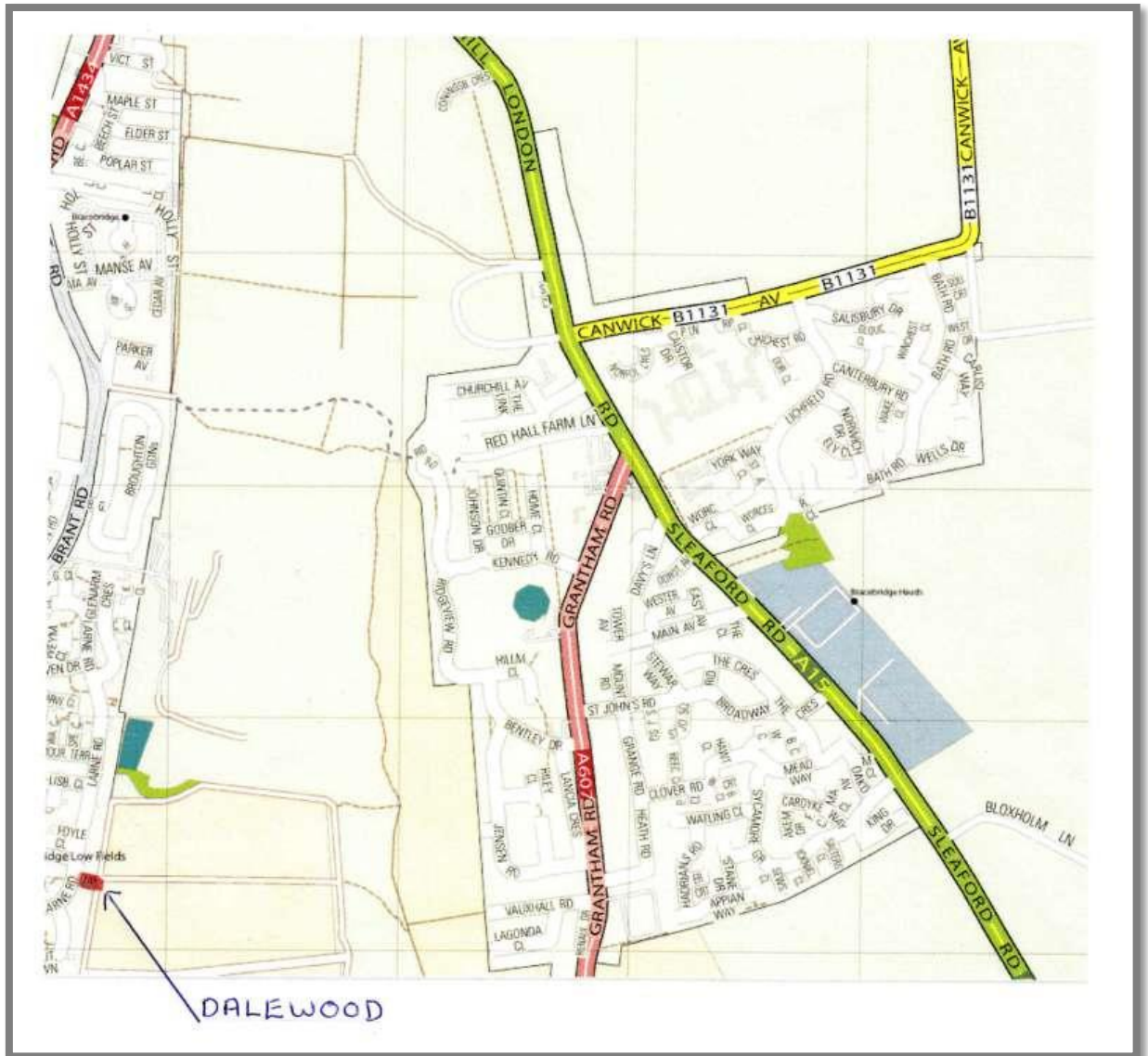
Key: Red area - shows Red Hall Farm Land within Bracebridge Heath's built up area and westwards to the Viking Way The farm was sold to Thomas Allsop in 1847 and split up into plots of land to be sold by auction or privately as part of the most northerly Chartist development.

The two largest fields to the east of London and Sleaford Road were sold intact along with Canwick Avenue to become what is now called St John's Hospital.

## Appendix 6

### Map showing the position of Dalewood compared to the main village

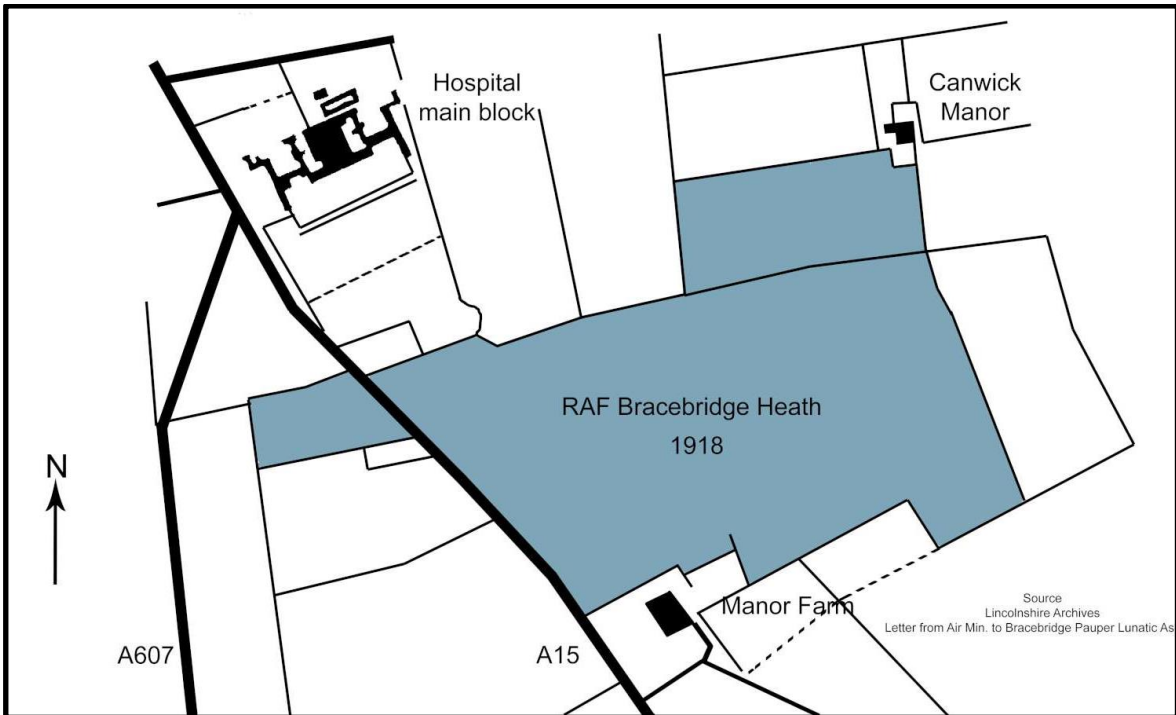
(Original source Ordnance Survey)



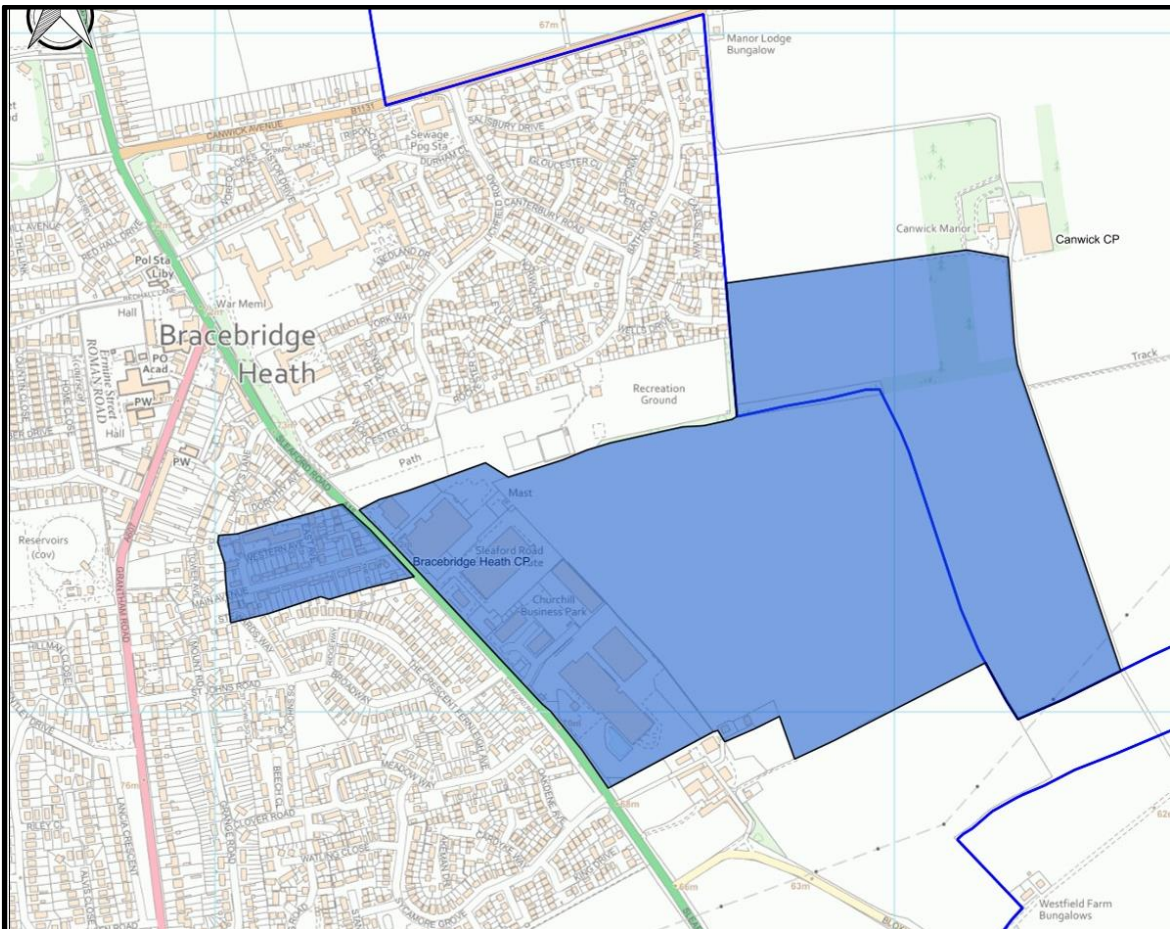
## Appendix 7

### Maps showing the extent of RAF Bracebridge Heath<sup>46</sup>

(Drawn from the original map)



(RAF Bracebridge Heath superimposed on today's Bracebridge Heath)





## **Glossary**

Some of the houses and roads within Bracebridge Heath have changed their name over time. The table below shows the different names.

Original Name	Name known by today
Waddington Road	A607 Grantham Road
Lincoln to Sleaford Toll Road	A15 Sleaford Road
Asylum Lane	B1131 Canwick Avenue
Blacksmith Arms (Blackies)	Blacksmiths
John Bull Inn	The Bull Public House
Lincoln County Lunatic Asylum	St John's Hospital
Asylum Cottages	Hospital Cottages
Directors House	Homestead
Bracebridge Heath Board School	St John's Primary Academy
St John's Heath Farm or Frankish's farm or Jackson's farm	Manor Farm Sleaford Road
Rumbles' cottages (14 cottages Sleaford Road area)	3-12 Sleaford road plus cottages demolished behind them

**Ashlar** is finely dressed (cut, worked) masonry, either an individual stone that has been worked until squared or the masonry built of such stone. It is the finest stone masonry unit, generally cuboid

**Quoins** raised corners stones on walls to give the appearance of strength and permanence. Used on stone and brick building.

**Dentillated brickwork.** – Brickwork set out to form a design or pattern

**BBH** recognised shortened version of Bracebridge Heath

**NKDC** North Kesteven District Council

**WWI** World War One

**WWII** World War Two

**OS** Ordnance Survey

## **Reference**

- 1 1998 Centenary Year. An Account of the Making of the Civil Parish of Bracebridge Heath. R Alan Clark, Published 1998
2. A Social Geography of the Parishes of Bracebridge Heath and Waddington Lincolnshire. Mr S S Skelton, Dissertation Bishop Grosseteste 1970
3. Sue Shaw original information and 1st Bracebridge Heath Cub Newsletter Australian special 1988 (It was Sue Shaw's house where the skeleton was found)
4. Information from the then owners of 3 Sleaford Road - Mrs S L Manders
5. Website - A vision of Britain through time – original sources they use are census records.
6. St John's Primary Academy School Records and <http://www.stjohnsprimaryacademy.co.uk/history-of-our-school/>
7. <http://www.bracebridgeheathpreschool.org.uk/> and Pandal Ofsted report
8. The Church of St John the Evangelist by Carolyn Shaw BA
9. Information from Mr R Manders (owner Grange Road Flat)
10. Affordable Housing Needs. Survey Report Bracebridge Heath and Canwick, NKDC, January 2011
11. South East Lincoln Canwick Road, South Common, St Catherine's and Bracebridge, Editor Andrew Walker 2011
12. OS County Series Lincolnshire 1887-1889 1:2 500 map
13. OS County Series Lincolnshire 1887-1890 1:10 500 map
14. OS County Series Lincolnshire 1905 -1907 1:2 500 map
15. OS County Series Lincolnshire 1932 1:2 500 map
16. OS County Series Lincolnshire 1948 - 1950 1: 10 560 map
17. OS County Series Lincolnshire 1956 1:10 560 map
18. OS County Series Lincolnshire 1971 1:2 500 map
19. OS County Series Lincolnshire 1976 1:10 000 map
20. OS County Series Lincolnshire 1985 1:10 000 map
- 21 1841 census
- 22 1851 Census
- 23 1861 Census
- 24 1901 Census
25. <http://www.britishlistedbuildings.co.uk>
26. <https://historicengland.org.uk/listing/the-list/list-entry/1205000>
27. <http://discovery.nationalarchives.gov.uk/details/rd/fec1239f-8422-49b6-83af-cb2b5147edce>

28. <http://www.britishlistedbuildings.co.uk/en-192778-chapel-at-st-john-s-hospital-bracebridge#.V2cFP-T6v5o>.
29. <https://historicengland.org.uk/listing/the-list/list-entry/1205000>
30. Page 23 Lincolnshire Inns and pubs by Eric Croft ISBN 978 1 900138 12 3 shows a postcard of the Blacksmith Arms as a single storey building. 2013
- 31 Lincolnshire at work by Eric Croft. Postcard showing workmen at work on the Blacksmith's Arms adding the second floor.
- 32 Old Photograph of village centre owed by Mrs S L Manders
- 33 Lincolnshire Archives reference MLI116012 Bracebridge Heath War Memorial
- 34 Lincoln Christ Hospital School Archives (from their website)
- 35 Information from the present owner of Conway House Mr J Robinson -
- 36 Information from the present owner of Heath View
- 37 Lincolnshire Archive photograph.
- 38 1911 Census
- 39 <http://www.britishlistedbuildings.co.uk/en-192782-pump-house-to-bracebridge-heath-service-#.V5YWJ-T6vcs>
40. Lincolnshire archives ref MLI8 1432 and Department of the Environment. Jul 1991. List of Buildings of Special Architectural or Historic Interest. 2/10
41. Lincolnshire archives Ref MLI98783 Quarry beside county asylum cemetery.
- 42 RAF Bracebridge Heath information comes from various sources listed below
- i. Article RAF BBH Newark Air Museum March 2002 by Charles Parker
  - ii. Lincolnshire archives Reference Name MLI81420
  - iii. Old postcards and photographs held by Mrs S L Manders
  - iv. NKDC Airfield trail a celebration of aviation history
  - v. <http://www.raf-lincolnshire.info/bracebridgeheath/bracebridgeheath.htm>
- 43 Information from Cllr S L Manders
- 44 Information from Cllr J Ward
- 45 Lincolnshire County Lunatic Asylum Minute Book 1844 -1848 Lincolnshire Archives
- 46 Lincolnshire Archives Hosp/St John's 1/14/18 Correspondence between Air Ministry and Lincoln Civil Engineers re Hospital land to be taken over by the Air Ministry. – Boundary outline of RAF BBH.

## NKDC PLANNING PERMISSIONS

49 95/0180/OUT, 99/0756/RESM Dalewood

50 N/12/0205/77 56, 58 London Road

51 14/0165/VARCON 56, 58 London Road

52. Wolseley Court

- N/12/0524/75 Use of parking area for sale of not more 10 used cars
- N/12/487/80 June 1980 outline permission to erect 4 dwellings – stipulated enough room for gardens at back
- N/12/0947/99 erection of bungalow and garage.
- N/12/0946/99 December 1999 permission to demolish garage and build three dwellings approved
- N/12/0870/02 Erection of a house with integral garage.
- 12/0125/FUL 2012 erecting 3, 2 storey terraced houses and one two storey detached house with integral garage. - Bubbles car wash

53. N/12/0492/03 Outline N/12/1005/04 Full (Viking Court)

54. N/12/213/91 44 Grantham Road

55. N/12/696/74 44 Grantham Road

56 N/12/0751/89 44 Grantham Road

57 08/0861/FUL 44 Grantham Road

58. 12/0034/FUL 44 Grantham Road

59 04/0871/FUL, N/12/0871/04 Perry Court

60 98/0894/out 83 Grantham Road –Parkview Court

61. 00/1130/RESM and 00/1131/FUL 83 Grantham Road –Parkview Court

62. 11/0792/FUL Churchill Business Park

63. N12/0946/87 Esso Petrol Station

64 92/0226/FUL Outdoor equestrian areas

65 N/12/1218/78 Davy Lane sheltered accommodation

66 N/12/0225/74 withdrawn and N/12/805/75 Meadow Way Complex

67 97/0710/FUL Minster Court

68 N/12/1258/78 Proposed disposal of surplus government land refused (36.6 acres land)

69 N12/0136/84 Proposed disposal of surplus government land refused

70 1993 /0882/RESM

71 N/12/0031/95 St John's Hospital site - residential

72 N/12/0878/95 Norfolk Tarmac homes (Yorkshire Ltd) first application N/12/0001/95 refused

73 95/0842/FUL 63 dwellings Twigden Homes Ltd  
74 N/12/0983/96 37 dwellings Twigden homes Ltd  
75 N/12/0745/96 19 dwellings and garages. Twigden homes ltd.  
76 N/12/0775/96 was 31 homes now 29 Monro homes (Lincoln) Ltd  
77 96/0053/FUL 37 dwellings – Stamford homes  
78 N/12/0913/96 49 dwellings Stamford homes.  
79 97/1105/RESM Allen homes  
80 N/12/0064/96 45 dwellings Westbury Homes (holdings Ltd)  
81 97/0533/FUL 42 dwellings Twigden Homes Ltd  
82 N/12/0629/97 74 dwellings Stamford homes.  
83 97/0806/RESM, N/12/0806/97 83 dwellings Stamford homes  
84 97/0629/FUL 74 dwellings, Stamford homes  
85 N/12/0604/98 Monro homes Ltd 6 dwellings  
86 N/12/0185/99 3 homes Allen Homes  
87 N/12/0422/99 McLean Homes Northern Ltd for 59 Dwellings 99/0422/RESM  
89 N/12/0644/00 Pelham homes Lincoln Ltd 30 dwellings  
90 N12/0983/96 Twigden 37 dwellings  
91 N/12/1072/75, N/12/1535/74 Shepherd's Court  
92 N/12/0225/74, N/12/0805/75, 91/0305/OUT, 07/0058/FUL Clover Road  
93 N/12/0143/77 Stewards Way Northern end  
94 N/12/1117/78 Stewards Way at junction St Johns Road 5 bungalows, for the aged.  
95 03/0353/FUL Western Avenue Apartments  
96 03/0073/FUL Western Avenue refused permission.  
97 01/0137/FUL Nurses Home – Cathedral Heights  
98 02/1036/FUL Nurses Home garages  
99 05/0370/FUL and 05/1906/LBC St John's Chapel  
100 10/1354/LBC St John's Chapel – security sheeting  
101 11/0670/FUL St John's Chapel  
102. 11/0671/LBC and 14/1406/VARCON St John's Chapel  
103 96/0099/FUL –refused Caistor Drive.  
104 98/0604/FUL  
105 05/1226/OUT St John's Hospital Arenway Ltd  
106 06/2015/LBC – demolish parts of St John's Hospital

107 07/1542/RESM and 07/2221/LBC convert central block of St John's Hospital

108 08/2237/LBC replacement windows St John's Hospital

109 12/0900/OUT 12/0901/LBC Mabec St John's Hospital

110 13/1130/RESM, 13/1419/VARCON plus others changes to planning permission shown on 109 above.

111 93/0480/OUT (includes a map showing site and position of bypass) 95/0628/RESM and 01/0554/FUL (change housing types) Barratt Estate. Up to position of old Allotments.

112 99/0311/OUT and 02/04/RESM Barratt Estate on old allotments

113 05/1106/FUL, 03/1180/OUT 28 Sleaford Road

114 N/12/1260/79 11/0846/FUL, 10/0133/FUL Police station

115 09/0868/FUL – 3 retail units, 10/1379/VARCON- security gates, 11/0336/PNMAT external building changes, 11/0851/PNMAT amendment, and 09/0868/FUL – amendment Blacksmith Arms and 3 Retail Units (Tesco's)

116 0//0524/FUL, 07/0707/CCC – Siting porta cabin, 14/0409//CCC – retrospective planning permission for existing porta cabin

117 08/07/FUL – alterations to Co-operative store

118 97/0791/FUL and 16/0065/FUL change of Bow windows 12, 14, 16 Grantham Road

119 N/12/789/90 school entrance and co-op car park.

120 03/0210/FUL Methodist Church

121 99/0129/FUL Silver sounds/ BBH social club.

122 97/0280/FUL, 02/1288/FUL, 03/1603/FUL, 04/0167/FUL, 04/0237/ADV, 11/0019/FUL, 14/1381/FUL, 15/0227/VARCON 26 Grantham Road Eden Tanning

123 99/0485/FUL, 01/0642/FUL, 02/0041/FUL 32b Grantham Road (shop)

124 08/0079/LDEXI 32a Grantham Road Heath Fish Bar saying been trading over ten years.

125 03/1432/FUL doctor's surgery

126 N/12/1458/89A, 95/1170/LBC 10/1368/FUL, 96/1233/L|BC. The Homestead (there are many other applications)

127 06/1430/FUL 98/0811/RESM infill Davy's Lane

128 15/0472/RESM 14/1466/OUT 32 Davy's Lane

129 14/1476/FUL land off Park Lane Erection 2 semi-detached one detached property.

130 15/0477/OUT Land in Canwick parish accessed via Westminster Drive (Linden Development)

131 <https://www.n-kesteven.gov.uk/central-lincolnshire/> Central Lincolnshire Local Plan 2012 -2036. Document called Central Lincolnshire Proposed submission Local Plan April 2016

132 NKDC website Canwick Heath Sustainable Urban extension. Includes files showing draft framework plan, open spaces, phasing, and framework plan.

133 Central Lincolnshire Green Wedge and settlement Break review updated April 2016

134 N/12/0098/89 (refused) 06/0070/RESM, 04/1640/OUT 41a London Road

135 92/0116/OUT, 08/0042/FUL, 07/0015/FUL, 04/1410/FUL 33a London Road

#### Later additions

136 1939 England and Wales Register

137 19/0048/FUL 58 London Road Erection 2 detached Bungalows and detached double garage (n Garden) and side extension to existing bungalow

138 19/0345/FUL 88 Grantham Road. Erection of one detached house and a pair of semi-detached houses

139 19/0018/RESM Linden development east of Westminster drive.

140 N/12/1153/88 Red Hall Farm Erection bungalow and garage

141 18/1700/PINDEM Red Hall Farm Demolition of dwelling and outbuildings (after fire)

142 15/1005/FUL Red Hall Lodge Change of use from B1 office to D2 Leisure Sui Generis (retrospective)

143 17/1460/PNND Change of use from offices to apartments

## ACKNOWLEDGEMENTS

This document was written for Bracebridge Heath Parish Council. It is a living document and can be added to as information is found out or changes occur in our parish. The author has endeavoured to check all the information in this character profile, but if there are errors or omissions, the author would appreciate you letting the Parish Clerk know so that the document can be corrected and improved.

Author and main researcher: Sue Manders

Additional research and proof reading: Kate Trought

Proof readers: Ann Walker, John Kilcoyne

Photographs: Roy Manders, Darren Parr

The following members of the Parish Council who have provided information. Jim Ward, Gary Fletcher

February 2017

-----

Thank you to all the Bracebridge Heath Parishioners who have read and checked this Character Profile for errors and omissions. This document has been updated to take account of your comments.

September 2019