

Lincoln Townscape Assessment

Honington

Inherited Character Area Statement



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Table of Contents

	Page
Overview	2
Historical Development	2
Urban form	3
Views	4
Condition of Buildings and Streetscape	4
Use	4
Relationship to City and Surrounding Areas	4
Key Townscape Characteristics	4
Appendix 1: Character Area Attributes	6
Appendix 2: List of RAZs	7
Appendix 3: List of Monuments	8
Appendix 4: List of Ecological Sites	9
Appendix 5: Historical Components which influence the current character	10

Overview

Honington is a small residential area defined by one style of building resulting from a single phase of building during the 1950s of semi-detached single-fronted prefabricated 'Hawksley' bungalows set on large, wide plots. The Character Area forms part of the much larger Ermine West housing development and shares a pattern of gently curving streets and cul-de-sacs with that area. The bungalows face on to the streets and are also orientated to face the street on corners.

Most of the houses are painted in white or pastel colours and have had replacement windows and doors fitted; some have also been rendered and re-roofed. The many privet garden hedges of around 1m in height between plots as well as along plot fronts are a strong characteristic of the area. Houses and gardens are generally well maintained and there are active frontages throughout the area. The hedges, planted gardens, mature trees in some gardens and wide grass verges on junctions give a green appearance to the Character Area.

The small central urban block makes it easy to move about within the Character Area although the large block to the east limits movement in that direction. There are good road and pedestrian links with surrounding areas. The area sees high levels of pedestrian activity although overall it is quiet despite the fairly high levels of vehicular traffic.

Historical Development

The character of this Character Area is primarily derived from housing development during the Post-War Period in the early 1950s when two streets and two cul-de-sacs of pre-fabricated 'Hawksley' houses were built.

In 1889 this Character Area consisted of fields that had been enclosed from the former common fields of the city following the Parliamentary Enclosure Act of 1803. The city's common fields may have been laid out as early as the 10th century. Following enclosure new farms were established amidst fields laid out on the former common fields with the farmers as tenants of the City Council. Field boundaries associated with these farms can still be seen in the current townscape e.g. the southern boundary of the Character Area and the boundary between the rear plot boundaries of 18 to 24 Thorpe Avenue and Trent View. The southern boundary of the Character Area follows the line of a field boundary that may have been part of Lowfield Farm. By 1938 allotment gardens had been laid out on what had formerly been an enclosed field in the southern part of the Character Area.

In the early 1950s 37 pre-fabricated, or 'pre-fab', semi-detached 'Hawksley' houses were built in a single phase of building in the area by the City Council. This was part of a national drive to provide cheap and easily constructed housing to replace houses damaged during the war and to provide 'homes for heroes'. The production process utilised the factories and production methods established during wartime. In the years since their construction many of the houses have had replacement doors and windows fitted and a number have had brick and concrete 'shells' built round them. However, a few still exhibit many of their original external features.



Figure 1 In the early 1950s 37 pre-fabricated, or ‘pre-fab’, semi-detached ‘Hawksley’ houses were built in a single phase of building in the area by the City Council

Urban form

The townscape character of Honington Character Area is strongly influenced by the pre-fabricated **bungalows** and their large gardens. The Character Area consists of residential streets and two cul-de-sacs with wide grass verges mainly located at road junctions. The small **urban block** in the centre of the Character Area allows relatively easy movement within the Character Area although there is a large block to the east that limits permeability towards the centre of the Ermine West Estate area. Building **frontages are mainly active** with regularly-spaced doors and windows at ground-floor level looking on to the street. The single-storey buildings **set well back** from the street and large grass verges at junctions provide a **sense of space**, although the near continuous **building line** with mainly small gaps between buildings also creates a feeling of being in a clearly defined and relatively small space. The privet hedges around one metre in height which make up the majority of the **public/private boundaries** also increase the **sense of enclosure**. The back-to-back **building plots** are wide with good sized front gardens and mainly large rear gardens, which vary in depth and shape. The Character Area has a **low density** of housing and a medium grain from the wide building plots. There are repeated rhythms of details in semi-detached pairs of large window, door, small window repeated along the streets.

All the buildings in the Character Area are pre-fabricated ‘Hawksley’ bungalows dating from the early 1950s and of **steel panel** construction. The materials are fairly large-scale with the panels or render on the façades and large **windows**. Many of the houses retain their original walls and roofs, painted in pastel colours although almost all have had replacement doors and windows fitted. The houses are double-fronted with one large and one smaller horizontal window. The **roofs** are gabled with a shallow pitch and squat **chimney** set towards the edge and overhanging eaves. A number of houses have been refurbished with harled walls and brick quoins and pantile roofs. Some garages have been added since the houses were built.



Figure 2 Bungalows have steel panel construction with panels or render on the façades. Many retain their original walls and roofs, although almost all have replacement doors and windows

The **topography** is flat, allowing views to nearby Trent View. The Character Area is fairly quiet with some vehicle and pedestrian traffic. **Streets and pavements** are of tarmac with concrete kerbs and are in fair condition with some areas of patched repair. Streets are a fairly narrow two-car width. The large grass verges, privet hedges and many well planted gardens with mature trees give a ‘green’ appearance.



Figure 3 The large grass verges, privet hedges and many well planted gardens with mature trees give a ‘green’ appearance

Views

The topography is flat, allowing views to nearby Trent View.

Condition of Buildings and Streetscape

Buildings and streetscape generally appear in good condition and well maintained. There are large numbers of replacement doors and windows throughout the area and some hedges have been removed to allow parking at the front of houses, disrupting the continuity of views along the street.

Use

Honington is an entirely residential Character Area.

Relationship to City and Surrounding Areas

Honington is a residential Character Area set within a large housing estate to the north west of the city centre. Although the Character Area is generally inward-looking there are good road links north and south as well as a pedestrian link to Burton Road.

Key Townscape Characteristics

- Small residential area defined by one style of building resulting from one phase of building during the 1950s of semi-detached single-fronted prefabricated ‘Hawksley’ bungalows set on large, wide plots
- Part of the much larger Ermine West housing development
- Gently curving streets and cul-de-sacs
- Bungalows face on to the streets and are also orientated to face the street on corners
- Most houses painted white or pastel colours
- Most houses have replacement windows and doors, and some have been rendered and re-roofed
- Privet garden hedges of around 1m in height between plots as well as along plot fronts are strong characteristics of the Character Area
- Houses and gardens generally well maintained
- Hedges, planted gardens, mature trees in some gardens and wide grass verges on junctions give green appearance to Character Area
- Active frontages throughout Character Area
- Small central urban block makes it easy to move about within the Character Area although the large block to the east limits movement in that direction
- Good road and pedestrian links with surrounding localities

- High levels of pedestrian activity
- Fairly quiet Character Area despite fairly high levels of vehicular traffic

Appendix 1: Character Area Attributes

Character Area Type: Residential

Predominant Period: Post-war (1946 to 1966 AD)

Secondary Period: Mixed

Average Building Density: Medium

Location Type: Outer suburbs

Average Building Type: Semi-detached

Appendix 2: List of RAZs

- Intermediate distance roads
- The city's arable fields
- City's arable fields
- The Jurassic Way
- Limestone uplands
- Legionary 'prata' and 'territorium'
- Roads entering the city
- Area of centuriation around the city
- Central elements of former Roman city and Roman network
- Land around city potentially usable for settlement and agriculture
- Intermediate distance roads
- Lincoln common fields

Appendix 3: List of Monuments

- Sobraon barracks, Burton Road (53.246, -0.55)
- Bradegate/Burtongate (53.248, -0.55)

Appendix 4: List of Ecological Sites

Appendix 5: Historical Components which influence the current character

- Field Boundary / Early Industrial