



HERITAGE ASSESSMENT

**Site 1b Draft Fiskerton
Neighbourhood Plan, 2016**

**Client: Church
Commissioners**

15th December 2016

**Local Planning Authority:
West Lindsey District
Council**

**Site centred at:
TF 05484 72178**

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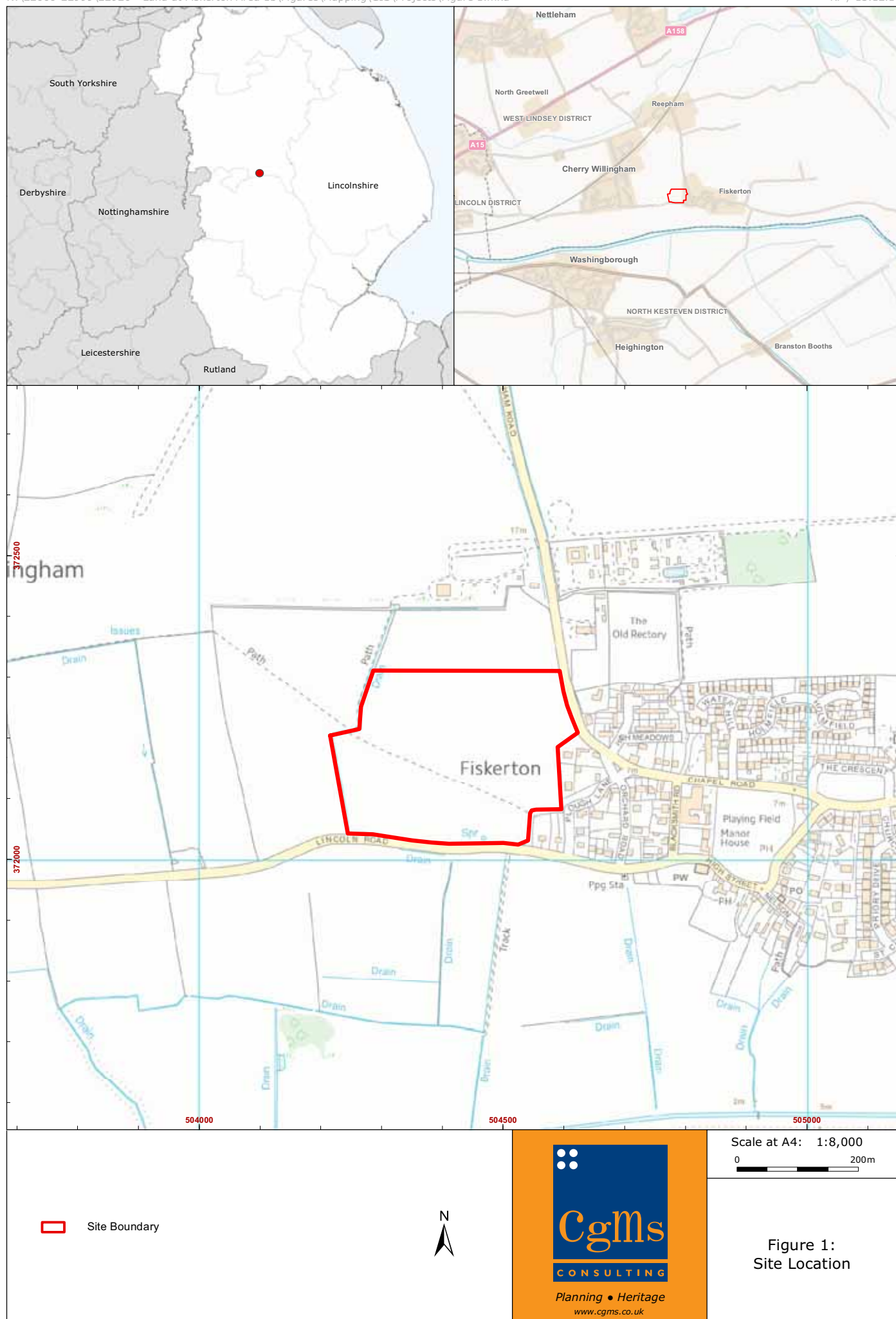
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Summary

This Heritage Assessment has been researched and prepared on behalf of the Church Commissioners to inform the Fiskerton Draft Neighbourhood Plan, proposed residential allocations, 2016. The high level assessment has considered the potential of Site 1b West of Fiskerton as a proposed allocation site for residential development.

The objective of the report has been to identify whether there any heritage designations on site or within close proximity to the site or whether any undesignated heritage assets within the site might preclude development. The assessment has drawn together the available archaeological, topographic and land-use information in order to clarify the heritage resource and to consider the potential of the proposed allocation area to contain sites 'designated sites' or 'non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance' (NPPF Section 12).

The proposed allocation area is arable land located in a wider agricultural landscape which has seen some development during the 19th and 20th centuries. There are no designated heritage assets or potential for non-designated heritage assets of equivalent significance within the proposed allocation area.

There are 3 designated heritage assets within the study area up to 500m from the proposed allocation. These are the Manor House (MLI96839), Jessamine Cottage (MLI96531) and St Clement's Church (MLI116193).

Assessment of the potential allocation on both below ground archaeology and the setting of heritage assets (listed buildings) concludes that there is no potential for archaeology of greater than regional significance within the proposed allocation and that allocation for residential development could be less than substantially harmful due to development affecting the setting of Jessamine Cottage and the church of St Clements.

1 INTRODUCTION AND SCOPE OF STUDY

1.1 Introduction

1.1.1 This assessment has been written to inform the draft *Fiskerton Neighbourhood Plan 2016* in respect to land to the west of Fiskerton (Site 1b). It has been researched and prepared by Michael Dawson on behalf of the Church Commissioners for England.

1.1.2 This assessment considers the heritage potential of land to the west of Plough Lane, north of Lincoln Road, currently an arable field to the west of the present village. The proposed allocation site comprises a near rectangular parcel of land presently within a single arable field. It is centered on NGR TF 04445 72189.

1.1.3 The assessment has drawn together the available historic, archaeological, topographic and land-use information in order to clarify the heritage potential of the proposed allocation area. It conforms to local and central government guidance on heritage and planning (NPPF) and is intended to inform the proposal for the residential allocation west of Fiskerton.

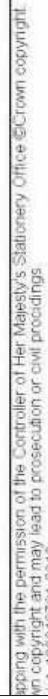
1.1.4 The assessment identifies the potential impact of the proposed allocation on known heritage assets and as yet undiscovered deposits. The assessment is intended to demonstrate that the impact of development will not be substantially harmful to the historic environment, as defined by the NPPF, and will not, therefore, constitute a reason to exclude the site from allocation. Where appropriate a strategy of mitigation is proposed to ensure that the development '*sustains and enhances the significance of heritage assets... consistent with their conservation*' (NPPF para 131).


1.2 Scope of Study

1.2.1 The objectives of the report can be summarised as follows:

- To assess the potential of the proposed allocation area to contain significant archaeological evidence.
- To assess the potential of the allocation site to affect the setting of heritage assets.

- 1.2.2 Evidence from published sources and the Lincolnshire Historic Environment Record (HER) have been examined for the proposed allocation site. HER records and other evidence up to 500m surrounding the proposed allocation area have, in addition, been examined to determine the pattern of archaeological and historic development in the landscape. The latter provides the basis for assessing the potential presence of archaeological data. The site was visited by Michael Dawson in December 2016.


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2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National Legislation

2.1.1 Legislation regarding buildings and areas of special architectural or historic interest is contained in the Planning (Listed buildings and Conservation Areas) Act 1990 (the 1990 Act).

2.1.2 Section 66 of the 1990 Act requires that:

2.1.3 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.2 National Planning Framework

2.2.1 In March 2012 the Department of Communities and Local Government (DCLG) published the *National Planning Policy Framework* (NPPF), providing guidance for planning authorities, property owners, developers and others on the conservation preservation and investigation of Heritage Assets.

2.2.2 A Heritage Asset is defined in Annexe 2 of NPPF as a **building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions due to its heritage interest.**

2.2.3 In short, government guidance provides a framework which:

- Protects nationally important designated Heritage Assets and their settings (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects Heritage Assets (as defined above)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from field evaluation) to enable informed decisions

- Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

2.3 West Lindsey District Local Plan²

2.3.1 The West Lindsey Local Plan (First Review) 2006 set out the basis for development in the District between 2006 and 2016. It was adopted on 19th June 2006 and 'saved' under the regulations until 18th June 2009 pending the preparation of a replacement Local Development Framework (LDF). Planning policy is now changing and the present West Lindsey Local Plan saved policies will be replaced by the Central Lincolnshire Local Plan. The preliminary draft of the Local Plan has been consulted (1st October – 11th November 2014), and a Further Draft Local Plan underwent a formal 6 weeks consultation (15th October -25 November 2015). The Proposed Submission Local Plan was publicly advertised (15th April-26th May 2016), and the Proposed Submission Local Plan was submitted to the Secretary of State on 29 June 2016.

2.3.2 As the relevant Local Plan documents are not yet adopted, West Lindsey District Council made a request to the Secretary of State to extend the life of some of the Local Plan policies beyond 18th June until they are replaced. The Schedule of Saved Policies lists the policies that the Secretary of State has decided are to remain saved; however, no heritage related policies relevant to the current proposals were 'saved'.

2.4 Central Lincolnshire Proposed Submission Local Plan - April 2016

2.4.1 The relevant policies in the local plan are:

Policy LP23: Local Green Space and other Important Open Space

An area identified as a Local Green Space on the Policies Map will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances. An area identified as an Important Open Space on the Policies Map is safeguarded from development unless it can be demonstrated that:

- a. There is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses;*
- b. Suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area; and*

² <http://www.west-lindsey.gov.uk/residents/planning-and-building/planning-policy/local-development-framework/> accessed 12/12/16

- c. There are no significant detrimental impacts on amenity, the character of the surrounding area, ecology and any heritage assets.*

Policy LP25: The Historic Environment

Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake the following, in a manner proportionate to the asset's significance:

- a. describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and*
- b. identify the impact of the proposed works on the significance and special character of the asset; and*
- c. provide clear justification for the works, especially if these would harm the significance of the asset or its setting, so that the harm can be weighed against public benefits.*

Unless it is explicitly demonstrated that the proposal meets the tests set out in the NPPF, permission will only be granted for development affecting designated or non-designated heritage assets where the impact of the proposal(s) does not harm the significance of the asset and/or its setting.

Development proposals will be supported where they:

- d. Protect the significance of designated heritage assets (including their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;*
- e. Promote opportunities to better reveal significance of heritage assets, where possible;*
- f. Take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting.*

The change of use of heritage assets will be supported provided:

- g. the proposed use is considered to be the optimum viable use, and is compatible with the fabric, interior, character, appearance and setting of the heritage asset;*
- h. such a change of use will demonstrably assist in the maintenance or enhancement of the heritage asset; and*
- i. features essential to the special interest of the individual heritage asset are not lost or altered to facilitate the change of use.*

Listed Buildings

Permission to change the use of a listed building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Permission to demolish or partly demolish a Listed Building will only be granted in exceptional circumstances.

Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

Conservation Areas

Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting. Proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;*
- k. Retain architectural details that contribute to the character and appearance of the area;*
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;*
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;*
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;*
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.*

Archaeology

Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance.

Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.

If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.

Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer and approved by the planning authority.

Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the local planning authority.

2.5 Summary

- 2.5.1** In considering the proposal for allocation, the local planning authority is bound by the policy framework set by government guidance, in this instance the NPPF, the policies of the Local Plan and other material considerations.

3 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The British Geological Survey indicates that the solid geology of the proposed allocation area comprises the Kellaways Formation. This is a Sandstone, Siltstone and Mudstone sedimentary bedrock formed approximately 161 to 165 million years ago in the Jurassic Period when the local environment was dominated by shallow seas. These rocks were formed in shallow seas with mainly siliciclastic sediments (comprising of fragments or clasts of silicate minerals) deposited as mud, silt, sand and gravel.³

3.2 Topography

3.2.1 The proposed allocation site is located on the western margin of Fiskerton and comprises a single arable field on rising ground between the village and a shallow valley to the west through which small tributary stream of the River Witham flows to the south. The allocation site is bounded to the north by Reepham Road, to the east by the rear gardens of houses along Chapel Lane and to the south by Lincoln Road. To the west lies further arable land.

3.2.2 Fiskerton occupies a location within the River Witham Valley on high ground to the north of the river at between 5m and 10m Above Ordnance Datum (AOD). The natural topography of the proposed allocation site is gently rising ground.

³ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 14/12/16

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The report which follows is a consideration of archaeological finds and heritage features within the proposed allocation site. The search also includes a study area, extending to some 500m from the proposed allocation site. In this area patterns of past activity may identify trends important in assessing the proposed allocation area's potential to contain significant archaeology. A gazetteer of designated heritage assets, archaeological sites and archaeological investigations is provided at Appendix 1.⁴ Evidence of heritage interest in the region of the proposed allocation area is extensive, which reflects the level of development beyond agriculture in the area including drainage and other infrastructure works. In addition there are 14 artefacts registered with the Portable Antiquities Scheme from the parish. The majority, 13, are medieval or modern chance losses with a single Roman coin hoard⁵ none of these finds indicates significant remains within the proposed allocation area.

Prehistoric

Palaeolithic	450,000 – 12,000 BC
Mesolithic	12,000 – 4,000 BC
Neolithic	4,000 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700BC – 43AD

Historic

Roman	43 – 410 AD
Saxon/Early Medieval	410 – 1066 AD
Medieval	1066 – 1485 AD
Post-Medieval	1486 – 1800 AD
Modern	1800 – Present

Timescales used in this report.

⁴ Lidar cover for this area is illustrated in Appendix 1

⁵ Record ID:LIN-3EFF25, COIN HOARD, ROMAN Awaiting validation. Treasure ref. 2004 T117: hoard of 46 late Roman copper alloy coins found by members of the Witham Valley Archaeological Research Committee, 7th March 2004. All 46 coins are Roman and date to the middle of the fourth century AD. The earliest fully identifiable coins are two commemorative issues struck between AD 330 and 335 (during the reign of Constantine the Great, AD307-337). The majority of coins fall into one of two types produced during the periods AD335-341 or AD343-348. The latest coins in the hoard are the 18 datable to this latter period.

- 4.1.2 Data obtained from Historic England and the Local Planning Authority confirms that there are no designated heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Battlefields or Parks and Gardens) within the proposed allocation site.
- 4.1.3 The data obtained from the county HER includes 21 'event' records within the search area. The events include survey, desk based assessments, evaluation and excavation. The latter relates to the medieval manor of Fiskerton (Nelson Road), works in the River Witham valley and the PetroFina (Hemel to Humber) Pipeline which crosses the allocation site from north to south. The recorded investigations nearby, are, in particular, related to an Iron Age causeway (HER 529040/MLI11504), building recording, watching briefs and casual finds in Fiskerton village. Evaluation related to Perrins Cottages in 1994 recorded the discovery of a fragment from a Roman mortaria within the proposed allocation area (MLI52887). Metal detecting survey (MLI6590) and field-walking (MLI16589) have both produced a wide range of artefacts.
- 4.1.4 The Lincolnshire Historic Landscape Characterisation (HLC) project has provided an historic landscape study of Lincolnshire and the study area is divided between two Historic Landscape Character Zones (1) the northern is within The Lincoln Satellite Settlements Zone (NCL1), which is within the larger Northern Cliff Historic Landscape Character Area; and (2) the southern third of the search area is within The Witham Fens Zone (FEN1), which is within the larger Fens Historic Landscape Character Area.⁶
- 4.1.5 There is, however, no comprehensive modern history of the village; yet it is not the purpose of this document to create a detailed archaeology or history of the area, noting every sherd of pottery or lithic flake, but to provide an assessment of the area's history and archaeology, and to document known resources on the proposed allocation site. In the section which follows an assessment will predict the potential for as yet to be discovered archaeology and in the following section considers those heritage assets where the impact of the development may occur within their setting.

4.2 Early Prehistoric Period

- 4.2.1 There is no recorded early prehistoric activity attested in the proposed allocation area.

⁶ <http://www.lincolnshire.gov.uk/residents/environment-and-planning/conservation/archaeology/lincolnshire-historic-landscape-characterisation-project/> accessed 14/12/16

- 4.2.2 Prehistoric material has been found within the survey area although not within the proposed allocation site. The earliest evidence is Neolithic a polished axe (MLI52897) which together with evidence in the wider region suggests a high level of activity focussed on the River Witham. Later Neolithic material may be associated with structural remains and evidence of longer term settlement (MLI 54525).
- 4.2.3 Bronze Age activity is attested by the identification of, possibly, two barrows (MLI 50467), a barrow cemetery to the south west in the Witham valley (MLI52850) as well as several artefacts MLI 52882; 52910 (axe hammer), 52911 (axe hammer) and a hoard found in Church Piece Field in 1890 (MLI 52877) to the south west. Pottery, possibly dating to the Neolithic or Bronze Age, has also been found during investigation at Perrins Cottages (MLI 52888) to the south east of St Clements's church.
- 4.2.4 The presence of earlier prehistoric material within the study area suggests that there is the potential for such material within the proposed allocation area. The character of this material, though, is likely to be lithic assemblages, although it is possible that structural remains from the Neolithic or Bronze Age may be found. There is, therefore, moderate potential for prehistoric material within the proposed allocation area.

4.3 Later Prehistoric

- 4.3.1 There is no recorded later prehistoric activity attested in the proposed allocation area.
- 4.3.2 Occupation during the later prehistoric period appears to have been focussed on the Causeway closer to the river. Activity in the Iron Age is evident from excavations south of Fiskerton along banks of the River Witham and later at North Delph, where the oak causeway has been interpreted as 'part of a ritual and symbolic landscape' dating back possibly as far as the Bronze Age (MLI 52904 – not illustrated).

4.3.3 The Roman Period

- 4.3.4 Roman period activity is attested within the allocation site (MLI 52887). It comprises a single sherd of Roman mortaria, a vessel used in the preparation of food. The find was made south of the footpath in 1994 during the evaluation phase at Perrins Cottages.⁷ At

⁷ In describing the find Parker-Brown noted “..since excavations ceased [at Perrins Cottages], circumstantial evidence has indicated that there probably was a [Roman] settlement (of some considerable size) close to the present site. A member of the Five Mile Hotel Partnership commented that, in one field, centred on national grid reference TF 04407212, quantities of stone had been dragged-up during ploughing, as if reflecting the presence of buried walls. Unfortunately, at the time of

the time of discovery the pottery and stone in the field suggested the presence of a Roman period settlement.

4.3.5 Roman activity in the area is widely attested by the evidence of settlement (MLI 51467) and artefact finds (54527, 54739). The distribution of finds and settlements suggest Fiskerton village may be the site of a Romano-British settlement. The location of this is uncertain. The concentration of material lies between the proposed allocation site and Perrins Cottages (ELI6839) to the south west in the area of the medieval manor.

4.3.6 The Roman period finds associated with the allocation site were recovered in 1994 as result of local information. The material in the field described as tile with mortar attached, stone and the fragment of mortaria suggests part of a settlement. In the early 1990s the area was part of the National Mapping Programme (NMP) and the Royal Commission (RCHME) recorded a series of rectangular enclosures in the southern part of the site. The enclosures remain undated but may be associated with Roman period settlement although the LIDAR data (Appendix 1) indicates that there is no earthwork element to these remains. Were the site to be allocated the archaeological evidence would require further assessment and evaluation. The evidence to date suggests a site of local significance which, if mitigated by investigation, would not preclude development.

4.4 Saxon - Medieval

4.4.1 The HER entry (MLI 52886) notes that the *"settlement of Fiskerton exhibits a remarkable consistency in size. Its single manor belonged to Peterborough Abbey from before the Norman Conquest. In the absence of early modern maps or clear earthworks, the settlement seems to depend on two east-west streets on the line of inter-settlement routes, with a series of north to south lanes linking the two streets. To the south-east of St Clement's Church, the discrete block of properties have the distinctive local name of Downthorpe or Dornethorpe."* There are no recorded heritage assets of Saxon date within the proposed allocation area although in the north-western section there is a block of ridge and furrow (MLI52881, 98122). Further areas of ridge and furrow to the east (MLI52881, MLI 52912) and the west (MLI 98121) suggest that the proposed allocation site was part of the open field system of the village during the medieval period. However the plot of cropmarks from the National Mapping Programme, noted above, which show a series of

writing, the field in question supported dense crops. However, as it is traversed by an east-west footpath, limited inspection was possible, and it would appear that the eastern side of the field is littered with stone and large quantities of tile, with traces of mortar adhering to its surfaces." Parker Brown 1994, 13.

rectangular enclosures may also have revealed settlement elements of possibly medieval date. The enclosures could represent an area of former settlement that has since shrunk. Rather than relating to the Roman site (see above) the pattern of earthworks which aligns well with the medieval street pattern that still largely survives today may be the remains of early closes.⁸

- 4.4.2 The disposition of medieval remains recorded by the HER is, otherwise, largely peripheral to the village, with the exception of the evidence from Nelson Road (MLI 54740) and the church of St Clements (MLI 52875). This reflects limited development in the village centre and that the majority of medieval remains relate to agriculture with ridge and furrow found in several locations.
- 4.4.3 The vestigial remains of ridge and furrow in the eastern part of the proposed allocation (MLI98122, 52881) are barely visible on the Lidar plot and ground inspection indicates that modern ploughing has all but eroded their original earthwork form. The aerial photograph evidence plotted by the RCHME, which suggests that the medieval village settlement core extended beyond the present limits of rear plots along Chapel Lane and Lincoln Road, will require further assessment and evaluation.
- 4.4.4 In conclusion the proposed allocation site lies in an area of ridge and furrow and possibly early settlement which suggests that it has high potential for evidence of medieval date other than agricultural practice.

4.5 Post-Medieval Landscape

- 4.5.1 The heritage assets of Post-Medieval date comprise three listed buildings, St Clemens Church (MLI52875), the Manor House (MLI96839) and Jessamine Cottage and the remains of a Post Medieval pottery kiln (MLI 180705, 88709). The buildings are situated within the village core and the kiln to the south of St Clements church, closer to the river. To the east of the site there is also the site of a windmill (MLI52880) and Mill House (MLI119424). There is no early map available for the early part of this period but the character of the later village and the medieval settlement core suggest there is no potential for Post-Medieval remains within the proposed allocation area.
- 4.5.2 The earliest available map which illustrates the proposed allocation area in detail is the 1850 Tithe map (Fig 2). This shows the proposed allocation area, in the same configuration

⁸ Pers comm Richard Watts LCC HER 15/12/16

as today. There is no award for this site and it seems likely that the proposed allocation site has remained in agricultural use throughout the post medieval period.

4.6 The Modern Landscape

- 4.6.1 Throughout the 19th and 20th centuries the landscape of the proposed allocation area has remained agricultural. It lies to the west of Chapel Lane and north of Lincoln Road. Within the village core there has been some modern development including housing along Chapel Lane. On the periphery of the village lies the Old Rectory (MLI 52891) to the north of Reepham Road and beyond lie the remains of RAF Fiskerton. The proposed allocation site remained outside the boundary of the airfield and is not in the area of dispersed services which lay largely to the east.
- 4.6.2 The documentary and map evidence of the modern period suggests there is no potential for significant archaeological evidence from this period within the proposed allocation area.

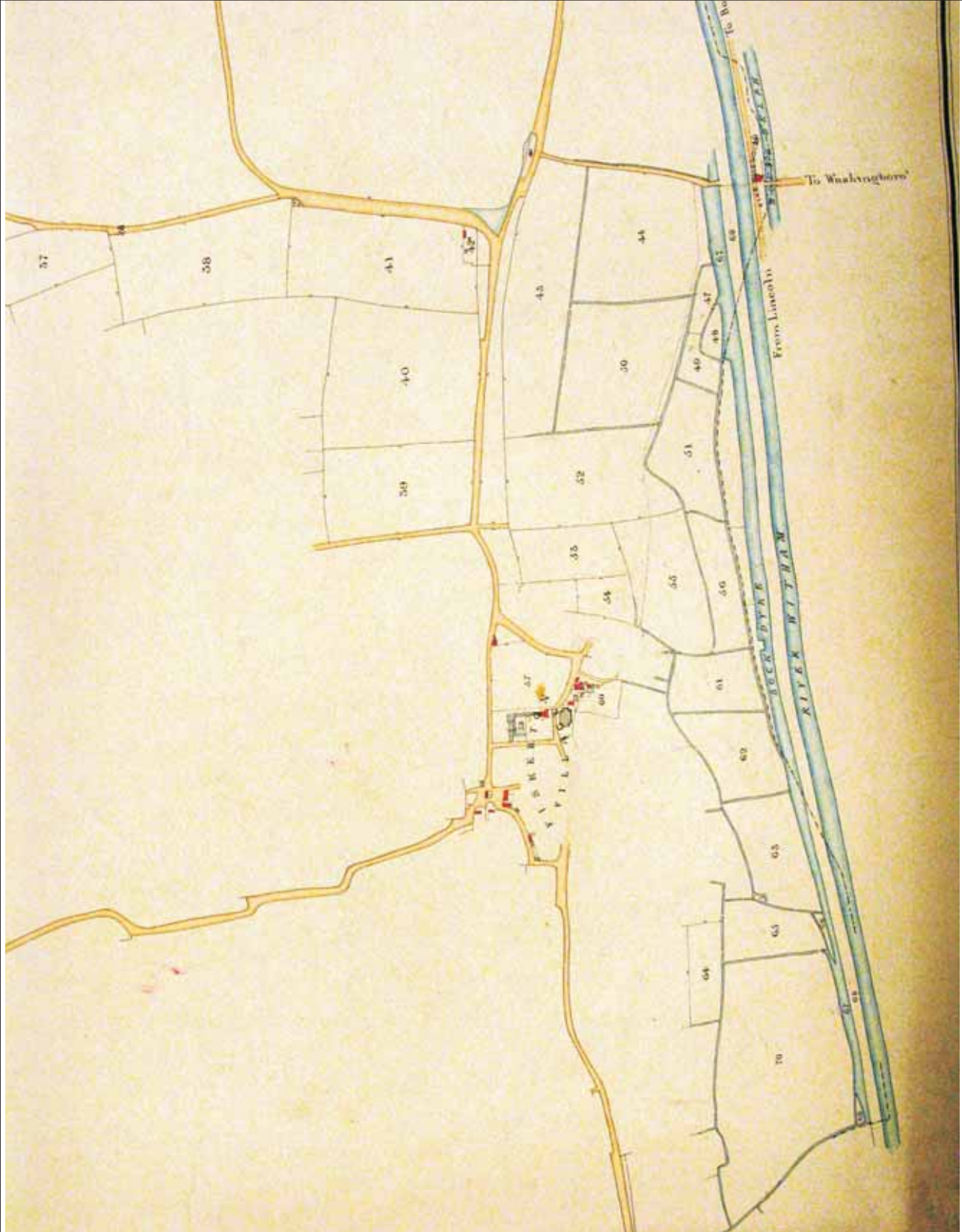


Figure 3:
Proposed Allocation
Site 1b shown on
the Fiskerton Tithe
Award map of 1850



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Figure 4:
Proposed Allocation
Site 1b shown on
the Fiskerton
OS 1st Ed 1886

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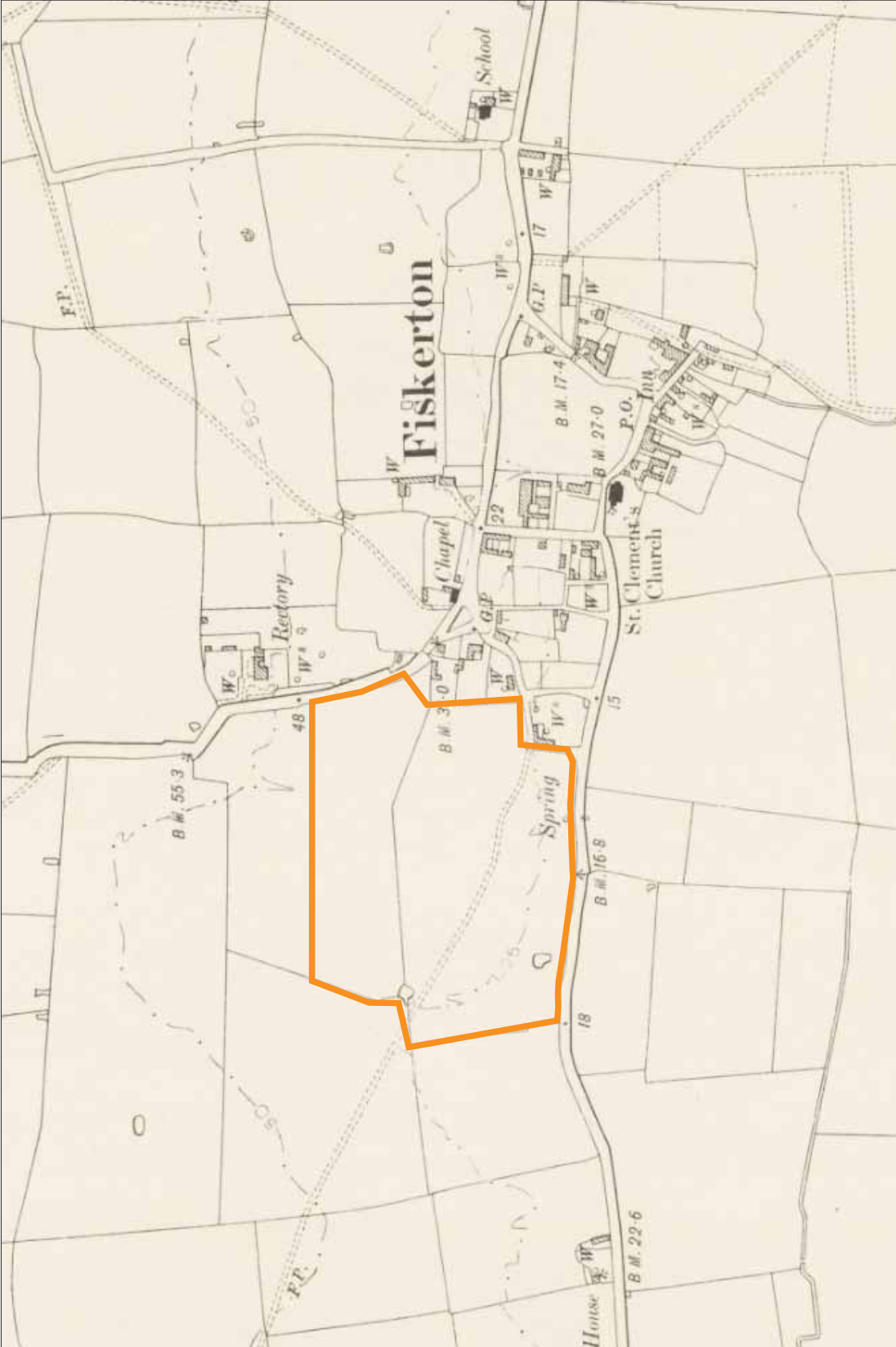



Figure 5:
Proposed Allocation
Site 1b shown on
the OS 2nd Ed 1:2,500
1905

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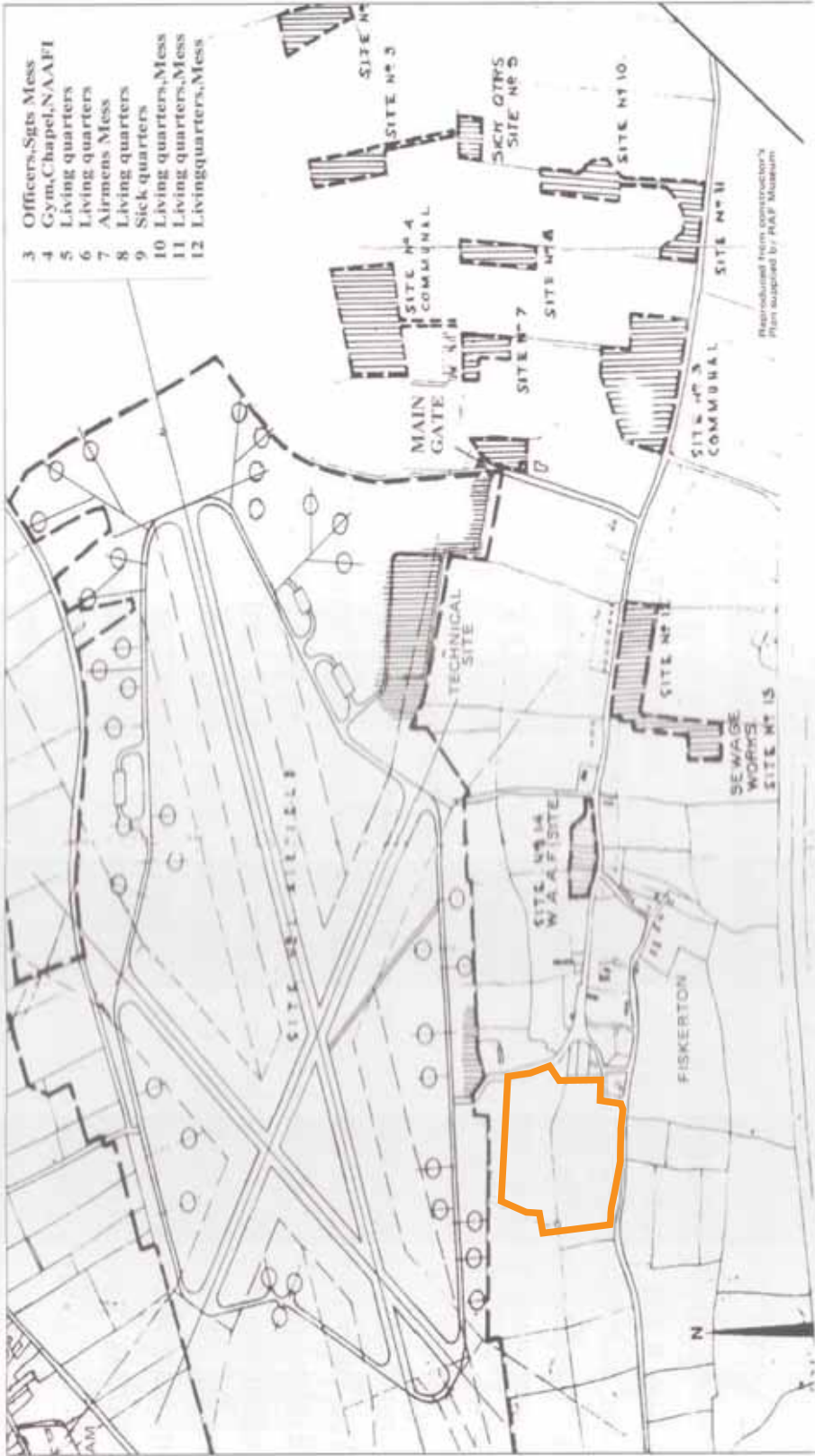



Figure 6:
Proposed Allocation
Site 1b shown on
the OS Ed 1944
together with the
airfield and dispersed
sites
(Scott & Willey 2009)

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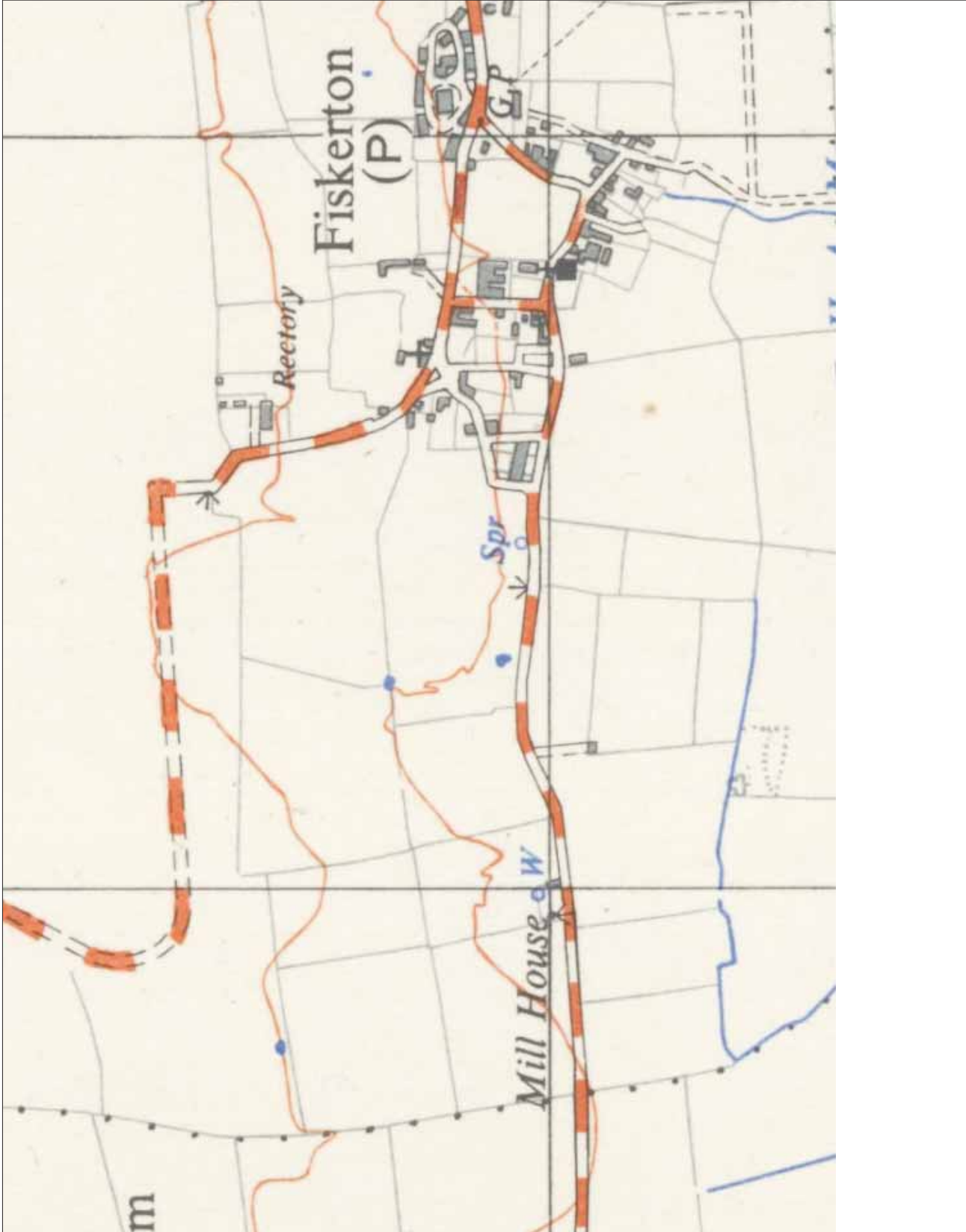


Figure 7:
Proposed Allocation
Site 1b shown on
the OS Ed 1953


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Figure 8:
Proposed Allocation
Site 1b shown on
the OS Ed 1953




Fiskerton	
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Figure 9:
View across Site 1b,
looking northwards
across the site towards
the Old Rectory



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5 SITE CONDITIONS AND THE PROPOSED ALLOCATION SITE

5.1 Introduction

- 5.1.1 The proposed allocation area is today agricultural land, currently arable. The aerial photograph and Lidar data indicate the presence of vestigial ridge and furrow, evidence that these fields were part of the open fields cultivated as strip fields during the medieval period. But today, this aspect of the site is barely visible as an earthwork.
- 5.1.2 The extent of known archaeological evidence (heritage assets) within the proposed allocation area and the immediate surroundings has been outlined in the survey above. The landscape patterning, together with the research frameworks published in 2006 and 2012,⁹ has provided a baseline from which to determine the presence of any potentially significant assets within, or in close proximity to, the proposed allocation area.
- 5.1.3 With regards to the below ground evidence, the prehistoric period from the Upper Palaeolithic to the earlier Neolithic has yielded no evidence from the survey. Comparison with the regional landscape pattern suggests that the area is likely, at the close of the Late Glacial period, to have seen seasonal gatherer hunter groups increasingly active in the area until the 3rd millennium. Such groups leave only the ephemeral remains of short stay activities and are often identified by small assemblages of lithic material.
- 5.1.4 In the period which followed, referred to as the Neolithic, increasingly sedentary practices of animal husbandry and cereal farming emerged. Such practices were accompanied by longer term settlement and associated with the development of sedentary communities and communal monuments. These could be burials or the sites of ritual activity, such as henges or mortuary enclosures. Often such sites were to be found in river valley locations. New settlement sites are often difficult to identify, structures can be insubstantial or heavily plough eroded, though aerial photography and geophysical survey has been successful in identifying many ritual sites. At Fiskerton there is no current indication, however, of any specific Neolithic presence, and the site has only low potential to produce lithic evidence of this period.
- 5.1.5 Evidence from the later Bronze Age, has been found within the study area and together with evidence from the Iron Age suggest the potential location of settlements in the

⁹ Cooper 2006, Knight et al., 2012

Fiskerton area. These can be extensive and often occupy higher ground but there is no present evidence for this period from the proposed allocation site.

- 5.1.6 Some later prehistoric settlements have periods of occupation which extend into the early Roman period. These settlements are common in the region and such sites can be characterised today as locally significant. Nationally important sites from the later prehistoric period are usually characterised by the survival of above ground earthworks. The Lidar data at Fiskerton suggest that this is not the case within the proposed allocation area. Consequently the potential for the later prehistoric period is high in respect to the discovery of isolated lithic material but low in respect to settlement or other activities. Their significance is likely to be of only regional or local value.
- 5.1.7 Roman period activity is usually associated with the wider development of the landscape, a settlement hierarchy of farmsteads, villas and towns of increasing size from small towns to military colonia, such as Lincoln. Roman sites are also often characterised by large quantities of material and artefactual evidence relative to the preceding Iron Age. Coins, pottery and building materials are typical finds. Concentrations of Roman material have been recorded in Fiskerton village some distance from the proposed allocation site at Perrins Cottage. A single sherd of mortaria associated with tile and stone suggests that evidence of at least part of a Roman period settlement may survive within the proposed allocation area (MLI 52887). This is likely to be the remains of a rural settlement which may extend to the south and the area of Perrins Cottages.
- 5.1.8 In the medieval period the proposed allocation site may lie partially in the agricultural hinterland of Fiskerton and partially within an area of settlement mapped by the National Mapping Programme. The character of the evidence at present is local settlement suggesting archaeology of local significance related to the expansion and contraction of medieval settlements.
- 5.1.9 In the post-medieval and modern periods agriculture characterises the area of the proposed allocation. Within the area surrounding the proposed allocation site there are only three listed buildings. The latter are significant, not only for their intrinsic interest but because of the statutory obligation to have special regard for any impact on their settings and are discussed below.
- 5.1.10 The nature of the archaeological resource identified by the baseline survey suggests that, although the potential of the area is high for heritage assets of Roman and medieval date

the evidence is likely to be no more than regionally significant. Further information will be required under the NPPF in assessing any specific planning applications or proposals.

5.2 The Proposed Development

5.2.1 The proposed allocation is for residential housing.

5.2.2 The nature of the proposed development is such that it must be assumed that construction will remove a high proportion of any below ground archaeological deposits. This will occur during construction relating to all aspects of development from services to building and landscape planting. Should as yet unrecorded remains be present within the site, they will be removed by the proposed development. There will, however, be no residual effects from the development on below ground archaeology after construction.

5.3 The Significance of the Evidence and Policy – Direct Impacts on Below Ground Archaeology

5.3.1 The NPPF in section 12 *Conserving and Enhancing the Historic Environment*, employs the concept of significance as the basis for assessing impact on the historic environment and historic assets; paragraph 135 notes that "*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of harm or loss and the significance of the heritage asset*".

5.3.2 At present the proposed allocation area falls within that group of development sites where there is potential for surviving archaeological evidence (NPPF paragraph 128). The evidence from the proposed allocation area does not appear to indicate archaeological deposits of national or international significance, or which might attract designation. Consequently without further evaluation it is possible to conclude that development, suitably mitigated, will not constitute harm to below ground archaeology.

5.3.3 In these circumstances, given the scale of the proposed development further information to clarify the nature, character and significance of any further deposits can be secured by pre-application evaluation combined with planning consent conditions based on the following:

5.3.4 *"No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority".*

5.3.5 In light of the archaeological potential further evaluation and an appropriate mitigation strategy will ensure that there is no 'harm' to the historic environment for the purposes of the NPPF.

5.4 The Significance of the Evidence and Policy – Indirect Impacts on the Setting of Heritage Assets

5.4.1 The NPPF in dealing with Information Requirements for Applications for Consent Affecting Heritage Assets (para 128) notes that *"Local Planning Authorities should require an applicant to describe the significance of the heritage assets affected including any contribution made by their setting"*. It goes on to state that *"the level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of that asset"*.

5.4.2 Further guidance on setting is provided in paras 132 and 133 where the test of substantial harm or total loss of significance to a heritage asset is identified as a reason for refusal of consent. Substantial harm is equated to 'total loss of significance of a designated heritage asset' (NPPF para 133).

5.4.3 The NPPF has defined setting as *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.

5.5 Impact on Setting

5.5.1 English Heritage has published guidance concerning the assessment of effects on the setting of heritage assets (*The Setting of Heritage Assets, 2011*). This guidance proposes a five stage programme of assessment: (1) identifying the assets affected, (2) assessing the contribution setting makes to significance, (3) assessing the effect of the proposed

development, (4) maximising enhancement and minimising harm, (5) making and monitoring the decision and outcomes. The methodology adopted for the purposes of this assessment, the details of which are set out below, has had regard to and is broadly based upon the five stage programme of assessment referred to in the guidance.

5.5.2 The methodology adopted for the purposes of this assessment consists of a staged process, as follows:

- **Step 1:** The baseline heritage assets located within the study area whose setting is likely to be affected by the development are identified and their **heritage significance** described as required by NPPF.¹⁰
- **Step 2:** The setting of each heritage asset forming part of the baseline is identified and described. The contribution which setting makes to the heritage significance of the asset is then determined.
- **Step 3:** The magnitude of the impact on the heritage significance of each heritage asset is identified. This is a measure of the degree to which the heritage significance of the asset will be increased or diminished by the proposed development. Where the only potential impact is on the setting of the heritage asset, only that part of the heritage significance derived from its setting can be affected. The assessment of magnitude of impact must therefore be weighted proportionately. Regard is had at this stage to the following checklist of development attributes (taken from English Heritage guidance '*The Setting of Heritage Assets, 2011*'):
- **Step 4:** Having identified the magnitude of impact, the sensitivity of an asset to impacts on its heritage significance is considered by reference to the **heritage importance** of the asset and the policy protection it is afforded in statute or policy. The criteria used to signify the level of heritage importance assigned to each of the assets included within this assessment are set out in Table 3 below.

¹⁰ The significance of the assets is assessed with reference to English Heritage's Conservation Principles (2008), focusing on Evidential, historic, aesthetic and communal values.

5.6 Heritage Assets

5.6.1 There are 3 listed buildings in Fiskerton within 500m of the proposed allocation site, the Manor House (MLI 96839), Jessamine Cottage (MLI96531) and St Clements church (MLI52875), both to the east of the proposed allocation site. Ground inspection of the area and the topography suggests that neither of these buildings, Manor House or St Clement's Church, will be visible in views which include the proposed allocation area.

5.7 The Church of St Clements (Grade I).

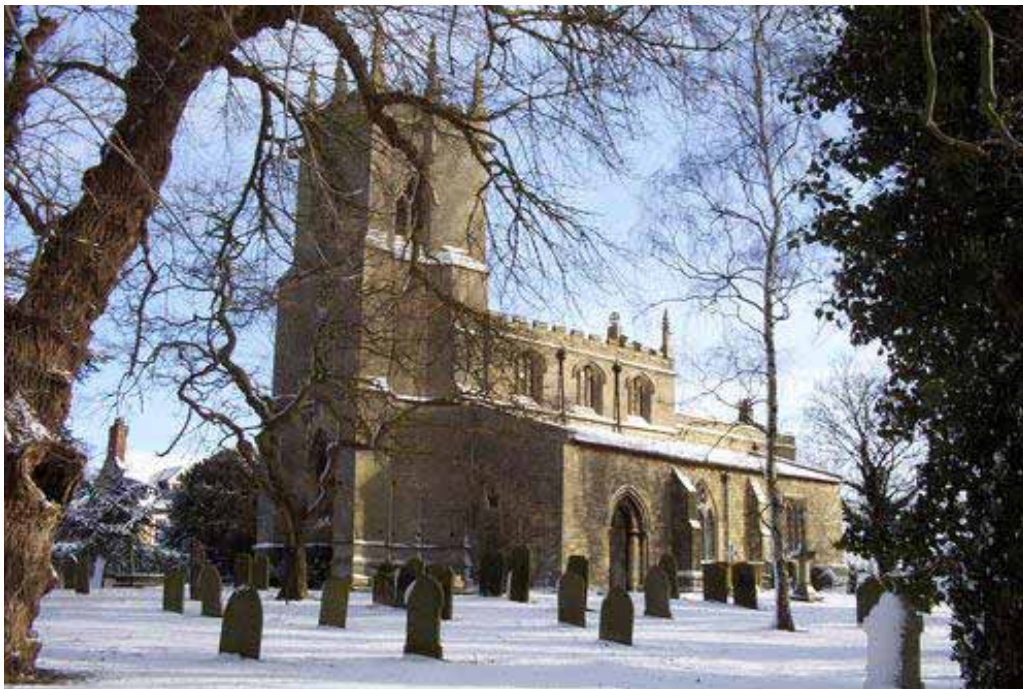


Fig 10 The church of St Clement, Fiskerton (Google Earth ©)

5.7.1 **Significance:** The principal significance of St Clements church lies in its architecture and survival from the 11th or early 12th century, restored in 1863 by Ewan Christian. Built of limestone ashlar, it has a coped east gable with cross finial, and ashlar battlemented east nave gable with pinnacles and cross finial, a west tower, nave with north and south aisles, rectangular chancel. There is a detailed description in the list entry which also notes the interior contains an ornate 19th century piscine, and in the south aisle there are early 14th century tomb recesses, possibly re-set in 19th century. An early 13th century square font is

supported on central shaft with 4 narrower detached shafts and beaded ornament at corners, whilst there is a brass of a priest in south aisle, possibly of Thomas Dalyson, rector of Fiskerton in 15th century, with cope with oak-leaf motif. A 17th century painting in survives in the south aisle of Madonna and Child by Carlo Dolci, and there are various 18th century gravestones re-set to rear of nave.

- 5.7.2 The architecture of the church, although not described by Betjeman or more recently by Harbison or Jenkins, Pevsner drew attention to it as church 'full of problems and puzzles,' and wondered if some of the carved stonework might have come from one of the monastic houses in the neighbourhood, such as Bardney or Topholme.
- 5.7.3 The historic value of the church lies in its survival and possible association with the dismantling of the monasteries noted above.
- 5.7.4 With regard its aesthetic and communal significance, no significant tradition of representation has been found associated with the church, whether visual, literary or poetic. However the communal significance of the church clearly lies in religious observance, evident from the parish website,¹¹ and regular services.



Fig 11 St Clements and its relationship to the village of Fiskerton (see Fig 9 above)

¹¹ <http://www.achurchnearyou.com/calendar.php?V=14793&U=1&I=1&L=CW&T=September+2014> accessed 12/12/16

5.7.5 **Setting:** The setting of St Clements is the churchyard and roadside location fronting onto the High Street. This may be described as its immediate setting within which the churchyard monuments are situated. The slightly wider setting, which may be considered the intermediate setting, today comprises the frontage along High Street, and its association with the Manor House across High Street to the north.



Fig 11 The Manor House looking north from the north east corner of the churchyard.

5.7.6 The distant setting is the village of Fiskerton to the north and east, which comprises largely modern residential dwellings dating from the 19th century onwards, including a large proportion of bungalows. This part of the setting also includes the proposed allocation area. To the south-south-west the church enjoys extensive views over the countryside towards the River Witham. Views of the church from the south are somewhat obscured by the tress in the churchyard.

5.7.7 **Impact Assessment:** The photographs above (Fig 9, 10, 11) indicate the nature of St Clements church and how the church is situated in the village. Although in a somewhat isolated location south of High Street the church tower will be visible from the proposed allocation site. The aerial photograph shows the church and its position with regard to the

proposed allocation area to the north east. In views to the south east the tower of the church is clearly visible (in winter).

- 5.7.8 The location of the proposed allocation site and the visibility of the tower indicates that the distant setting of the church will be affected by the proposed allocation. The distance and the location suggest that the impact will be less than substantial in the terms of the NPPF. The development of the proposed site will not dominate the church nor through the scale of development transform the setting. However views from the public footpath will be lost and the spatial relationship with the village altered by development.

5.8 Manor House (Grade II)

- 5.8.1 **Significance:** The significance of the Manor House also lies in its architectural survival. It is a mid- 18th century house of coursed limestone rubble, limestone ashlar and some red brick, with a pantile roof and tile coped gables. It has decorated brick eaves, gable-end chimney stacks, 2 gabled dormers with casements. The house is T shaped in plan, 2 storeys high with an attic and it has a 5-bay front with central doorway. The latter has a broad plain doorcase, small hood on brackets, segmental head and partially glazed door. Inside there is a 3 flight return mid-18th century oak staircase with turned balusters, plain treads and moulded handrail. The Manor House is not mentioned by Pevsner.



Fig 12 The Manor House, Fiskerton

5.8.2 Historically the significance of the building lies in its close association with the church. The history of association between the Manor, which was held by the church, and 'Manor Farm' has been investigated as part of an assessment of the agricultural buildings to the rear of the Manor House. The earliest reference to what may be the Manor House and Manor Farm is in the parish register for 1638 when, after a list of burials, in 1638 a statement in Latin records how John Clarke, prebendary and rector of Fiskerton rebuilt the rectory house and outbuildings and exchanged his right to tithe for lands.¹² Clark died in 1657 and in 1666 a note in the register records his successor, William Towers, rector, who died at Uffington. On 20th July 1680 a faculty '*to remove the great barn, which was in a ruinous condition and no longer of use following then re-distribution of the glebe by enclosure*' was signed by William Stow surrogate for William Foster, vicar general and official principal to the Bishop and his commissary in the archdeaconry of Stow. On the back of this page John Russell, one of the prebendaries of Peterborough, who held the rectory of Fiskerton from 1st February 1721 to 24th October 1749 wrote, "*this poor parson Sedgwick took down the great barn and plundered the living*".

¹² CRO Fiskerton PAR/1/1

- 5.8.3 During the tenure of John Russell, on the back of page 11 of the parish register, is “a draught of the garden of the rector at Fiskerton”. The plan is probably dated to 1724 and shows a block plan of the house, paths and beds, and dovecote. There is no barn or any other agricultural buildings.
- 5.8.4 The next plan is the Tithe Award which dates to 1850, over 100 years later, and shows an open n –shaped range of farm buildings (numbered 58) to the rear of Manor Farm. This is separated from the Manor House by a single line and has a rental value (to the Rector) of 17s 11p and is occupied by Robert Holmes, of the Dean and Chapter of Peterborough and their lessee, John Gresham.
- 5.8.5 There is no significant record of aesthetic value associated with the Manor House although the plan of 1734 (below) shows the Rectors House and garden.

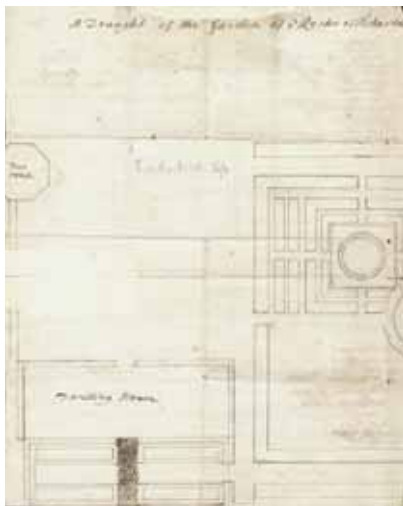


Fig 13 The Rector's House in 1734 (CRO PAR/5/11-12)

- 5.8.6 **Setting:** The immediate setting of the Manor House is the garden to the west and in front of the house to the south. To the rear is the farm yard with both modern steel framed farm buildings and older brick-built barns and cattle sheds. The slightly wider setting is the paddock to the east and the church across the High Street. Otherwise there is no distant setting associated with the Manor House, it lies within the village, but does not have extensive views and is not associated with any designed landscape features. The principal views from the Manor House are to the south.

5.8.7 **Setting and Significance:** The architectural and historic significance of the Manor House is supported by its setting in walled gardens close to the church and adjacent to the farm buildings at the rear. As Fig 12 above illustrates the gardens frame the house and act to display its architectural qualities.

5.8.8 **Assessment of Impact:** The proposed allocation is outside the visual setting of the Manor House. Any sense of residential development encroaching on the house will be mitigated by distance and by the intervening village landscape.

5.8.9 The magnitude of the impact of development should the site be allocated would be no material change or reduction in its significance and no harm in the terms of the NPPF.

5.8.10 **Jessamine Cottage**



Fig 14 Jessamine Cottage

5.8.11 **Significance:** The significance of Jessamine Cottage lies in its architectural survival. It is an early 19th century and 20th century red brick cottage with a pantile roof and single ridge stack. It is 2 storeys high, with a 4 bay front and lobby entrance. There is a doorway to left with plain doorcase and panelled door, and it has a 20th century addition to the rear.

5.8.12 **Setting:** the setting of Jessamine Cottage is its hedged garden and the junction between Plough Lane, Orchard Road and Chapel Lane. It does not have extensive views and is not the focus of extensive views or panoramas within the village.

5.8.13 **Setting and Significance:** The setting frames the cottage emphasising its architectural survival and its rural village environment. The absence of farm buildings tends to suggest the occupants may have been tenant farmworkers or craftsmen occupied on the land.

5.8.14 **Impact Assessment:** Jessamine Cottage (MLI96531) lies on the eastern boundary of the proposed allocation area and will be visible from the allocation area. The setting of the cottage will be changed from village periphery to inclusion within the village settlement. This will affect the heritage significance of the cottage by changing the nature of the setting and the cottages relationship to the village. The magnitude of impact will depend on the nature and character of residential development. It is likely that development at site 1b would constitute less than substantial harm.

6 SUMMARY AND CONCLUSIONS

6.1 Summary

6.1.1 This Heritage Assessment has been researched and prepared on behalf of the Church Commissioners to inform the *Fiskerton Draft Neighbourhood Plan*, proposed residential allocations, 2016. This high level assessment has considered the potential of Site 1b West of Fiskerton as a proposed allocation site for residential development. The objective of the report has been to identify whether there any heritage designations on site or within close proximity to the site or whether any undesignated heritage assets within the site might preclude development. The assessment has drawn together the available archaeological, topographic and land-use information in order to clarify the heritage resource and to consider the potential of the proposed allocation area to contain sites '*designated sites*' or '*non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance*' (NPPF Section 12).

6.1.2 The proposed allocation area is arable land located in a wider agricultural landscape which has seen some development during the 19th and 20th centuries.

6.2 Conclusion

6.2.1 In conclusion, there are no designated heritage assets or potential for non-designated heritage assets of equivalent significance within the proposed allocation area.

6.2.2 There are 3 designated heritage assets within the study area up to 500m from the proposed allocation. These are the Manor House (MLI96839), Jessamine Cottage (MLI96531) and St Clement's Church (MLI116193).

6.2.3 Assessment of the potential allocation on both below ground archaeology and the setting of heritage assets (listed buildings) concludes that there is no potential for archaeology of greater than regional significance within the proposed allocation and that allocation for residential development could be less than substantially harmful due to development affecting the setting of Jessamine Cottage and the church of St Clements..

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General

Lincolnshire Historic Environment Record

Lincolnshire Archives

Fiskerton parish register (PAR/1/ ff)

Fiskerton Tithe Amendment 1850

Cartographic

1850 Tithe Map of Fiskerton

1887 Ordnance Survey Map

1904 Ordnance Survey Map

1928 Ordnance Survey Map

1973-4 Ordnance Survey Map

1998/2014 Ordnance Survey Map

Websites

Archaeological Data Service - ads.ahds.ac.uk

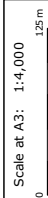
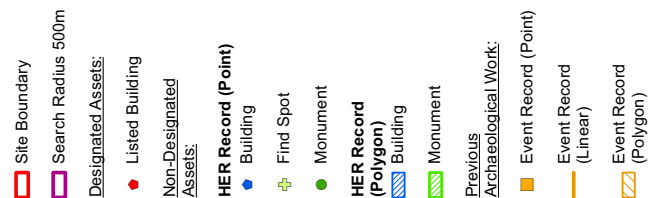
English Heritage: The National Heritage List for England - list.english-heritage.org.uk

Heritage Gateway - www.heritagegateway.org.uk

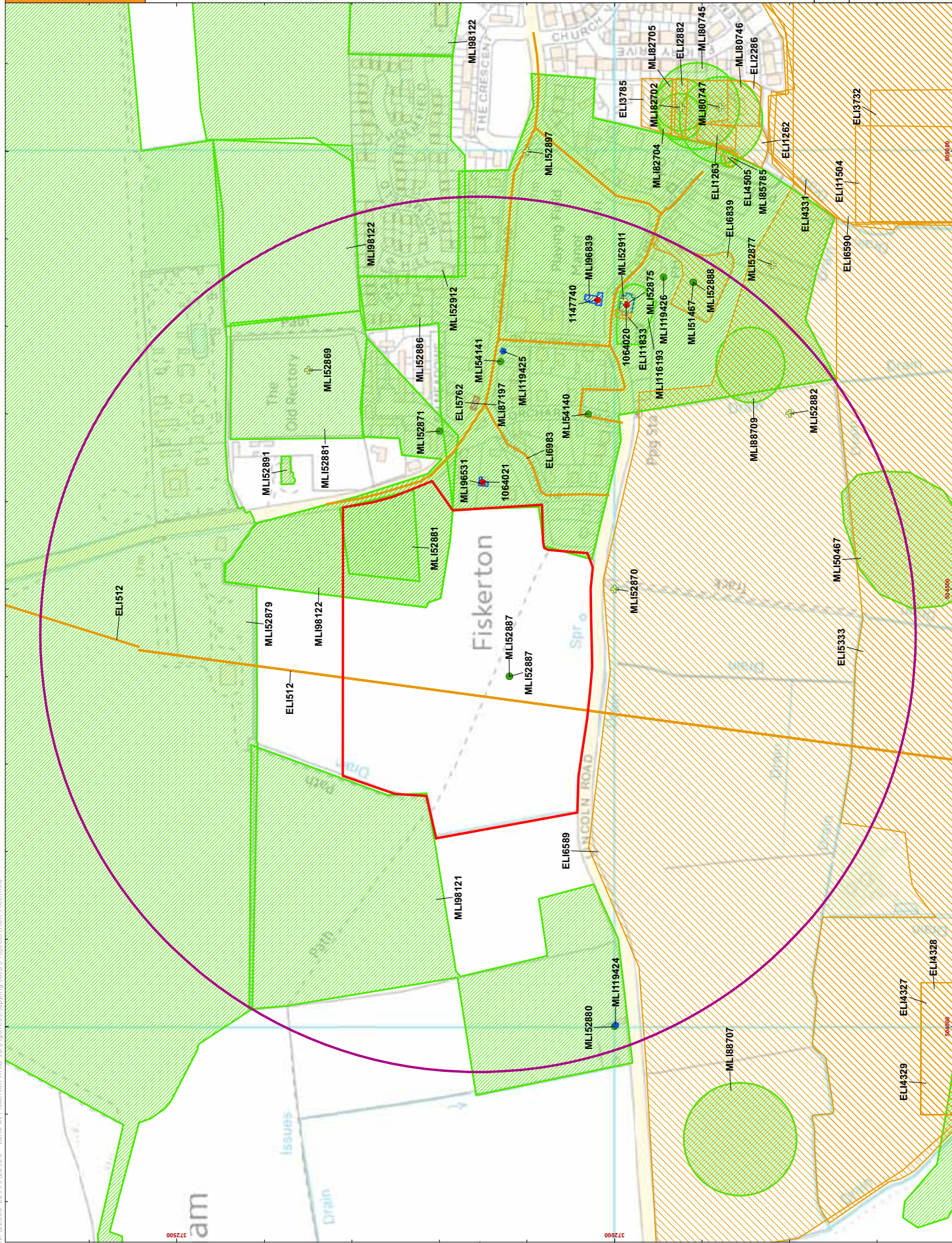
MAGIC - www.magic.gov.uk

APPENDIX 1

HER BASELINE DATA



HER Plot







□ Site Boundary

LIDAR DATA

Data Type: DSM
Resolution: 2M

Direction of Illumination



Scale at A3: 1:3,000
0 100m

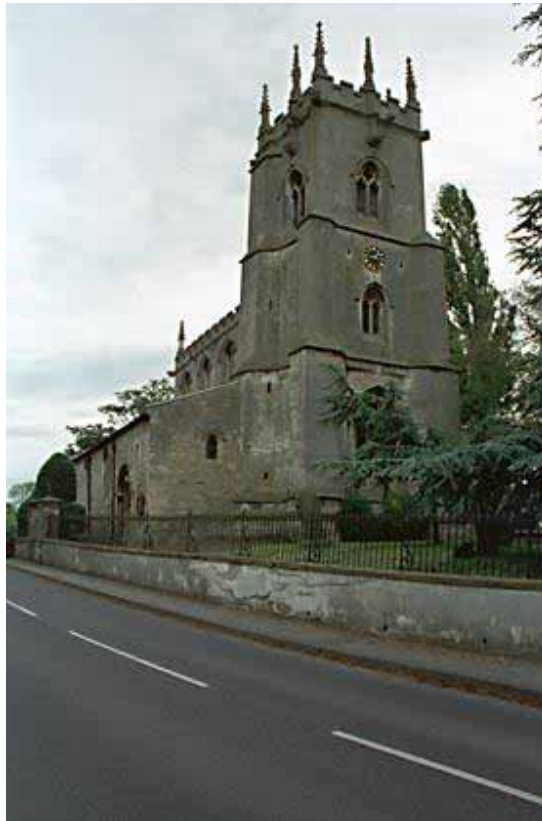
LIDAR Data Plot

HER (Lincolnshire)	Description
MLI50467	Possible Bronze Age barrows
MLI51467	Romano-British remains. An extensive Romano-British 'hard' adjacent to a relict course of the River Witham. It had Romano-British pottery within and below it.
MLI52850	Bronze Age barrow cemetery
MLI52869	Medieval jug.
MLI52870	Roman coin
MLI52871	Medieval pottery
MLI52875	St Clements Church
MLI52877	Late Bronze Age metalwork hoard
MLI52879	RAF Fiskerton
MLI52880	Possible Mill site
MLI52881	Ridge and furrow
MLI52882	Middle Bronze Age dirk
MLI52886	Fiskerton Village
MLI52887	Romano-British finds
MLI52888	Prehistoric finds
MLI52891	The Old Rectory
MLI52897	Polished Axe
MLI52910	Early Bronze Age axe hammer
MLI52911	Axe hammer, St Clements churchyard
MLI52912	Ridge and furrow
MLI54140	Roman tile
MLI54141	Cobbles
54525 MLI80745	Prehistoric Occupation
54526 MLI80746	Medieval Manor
54527 MLI80747	Roman finds from site of Manor
54739 MLI82702	Roman pottery
54740 MLI82704	Medieval pottery
54741 MLI82705	Post Medieval Pottery
54898 MLI85785	Undated features south of Inglenook
54985 MLI80700	Palaeo-environmental remains from River Witham
55110 MLI87197	Weslyan Chapel
MLI88707	Prehistoric activity
55298 MLI88709	Post Medieval Kiln
55757 MLI96531	Jessamine Cottage*
56065 MLI96839	Manor House
56418 MLI98121	Ridge and furrow
56419 MLI98122	Ridge and furrow
56548 MLI98849	Skeletal remains, River Witham
56701 MLI116193	Churchyard, Church of St Clement, Fiskerton
58081 MLI119424	Mill House
58082 MLI119425	The Coach House, Fiskerton
58083 MLI119426	Unnamed farmstead, Fiskerton. Redeveloped 19th century farmstead. Regular courtyard of U plan.

Events	
ELI11423	River Witham at Fiskerton, Investigation of Skeletal Remains
ELI11504	The Iron Age Causeway, Fiskerton: Investigation of Preservation
ELI11833	St Clement of Rome Church, Fiskerton
ELI1262	Land off Nelson Road
ELI1263	Medieval Manor, Nelson Road
ELI2286	Plot 4, The Old Scrapyard, Nelson Road
ELI2882	Land off Nelson Road
ELI3732	Fiskerton, Witham Valley
ELI3785	Land North of Inglenook
ELI4327	Witham Valley Survey
ELI4328/9	West Fiskerton, Witham Valley Survey
ELI4331	Fiskerton Topographic Survey
ELI4505	Land south of 'Inglenook', Fiskerton
ELI512	PetroFina Pipeline
ELI5333	Fiskerton Auger Survey
ELI5762	Site visit to former Wesleyan Methodist Chapel, Fiskerton
ELI6589	Fieldwalking at Fiskerton
ELI6590	Metal detecting survey at Fiskerton
ELI6839	Archaeological evaluation at Perrins Cottages, Fiskerton
ELI6983	A watching brief was carried out during excavation of trenches for a water main. A single piece of Roman tile was recovered and cobbles and a possible medieval boundary were observed.

APPENDIX 2:

LISTED BUILDINGS CITED IN THE TEXT



© Mr Brian Harris

IoE Number: 197197

Location: CHURCH OF ST CLEMENT, HIGH STREET (south side)
FISKERTON, WEST LINDSEY, LINCOLNSHIRE

Photographer: Mr Brian Harris

Date Photographed: 13 June 2002

Date listed: 30 November 1966

Date of last amendment: 30 November 1966

Grade I

FISKERTONHIGH STREETTF 07 SW(south side)3/30Church of St. Clement

FISKERTON HIGH STREET TF 07 SW (south side) 3/30 Church of St. Clement 30.11.66 G.V. I Parish church. C11, C12, C13, C14, C15, C17, restored 1863 by Ewan Christian. Limestone ashlar, coursed limestone rubble. Lead roofs with ashlar coped east gable with cross finial, and ashlar battlemented east nave gable with pinnacles and cross finial. West tower, nave with north and south aisles, rectangular chancel. Possibly C11 round west tower encased in ashlar and raised in C14. C14 moulded plinth and string course and large 2 stage clasping buttresses, each 4 sides of a hexagon reaching up to bell stage. North-east buttress containing stair turret with 3 slit lights. Convex walls between buttresses at first stage level, with large, convex, pointed west window of 3 cusped ogee

headed lights with vertical tracery above, hood mould and head label stops. Moulded string course above and small pointed window, restored in C19, with 2 pointed cusped lights, vertical tracery and hood mould. Clock above. Bell openings on all 4 sides, each pointed with 2 cusped ogee headed lights, mullions flanking quatrefoil above, hood mould and head label stops. Large corbel heads above apex of bell openings supporting broad angular shaft running up to plinth of pinnacle in centre of each side. Moulded eaves with large corner gargoyles, battlements and 8 ornate pinnacles. Late C12 north aisle with plain plinth and small pointed west window with hood mould. North side with small, deeply splayed rectangular window set high up to west of late C12 doorway partially restored in C19. Doorway with round, roll moulded head with chamfered inner order, single flanking shafts with stiff-leaf capitals, tympanum, hood mould, label stops and plank door. Head at apex of door. 2 tall, rectangular early C14 windows to east each of 2 cusped ogee headed lights and rectangular hood mould. East end of north aisle with rectangular window of 3 cusped ogee headed lights and rectangular hood mould. C15 clerestorey with 3 windows each with 4 centred head, 3 cusped pointed lights, hood mould and large head label stops. Moulded eaves with 2 large gargoyles and projecting corner gargoyle. North side of chancel with parapet and 3 stage diagonal buttress. Large C14 east window with segmental head, 5 cusped ogee headed lights and reticulated tracery restored in C19, hood mould and head label stops. 2 stage south-east buttress. South side of chancel with parapet. C14 south aisle heavily restored in C19. Plinth. Rectangular east window of 3 ogee headed cusped lights, reticulated tracery, hood mould and C19 block label stops. South side with rectangular C14 window to east, with 3 ogee headed cusped lights, hood mould and C19 block label stops. 2 stage buttress with moulded plinth. Large C19 pointed, plate traceried window to west, with 3 trefoil headed lights and cusped oculus above. 2 stage buttress to west with moulded plinth. Pointed early C13 doorway to west with roll moulded head, chamfered inner rectangular jambs, moulded imposts, outer single shafts with stiff leaf capitals and plank door. West end of south aisle with large 5 petalled plate tracery window. C15 clerestorey with 3 windows each with four centred head, 3 pointed cusped lights, hood mould and large head label stops. Moulded eaves with 2 large gargoyles, battlements above. Interior of tower apsidal with small doorway with 4 centred head, broad chamfered surround and plank door, to north. C14 tower arch with pointed, double chamfered head dying into rectangular jambs chamfered to east and west. Mid C12 north arcade of 2 bays with round moulded heads with double billeted outer order, single round pier and semi-circular responds. Scalloped capitals of various designs. Mid C13 south arcade restored in C19 with pointed, double chamfered heads, a cluster of 4 columns around central concave pier with rich foliate capitals and octagonal abacus. Corbel responds with heads supporting foliate capitals. Large head corbels support late C17 roof. Early C13 chancel arch with pointed double chamfered head, with keeled inner order, and ornate C19 corbels. North arcade of chancel with 2 mid C12 bays heavily restored in C19. Plain round heads with central round pier with scalloped capital, plain moulded responds with moulded imposts. Remnants of springing of rib vault on north side of arcade above pier. Early C13 single bay south arcade of chancel possibly re-set in C19, with pointed, double chamfered head, polygonal responds with stiff leaf east capital and waterleaf west capital. Ornate C19 piscina in south wall of chancel. Ornate late C12 string course running under east window of south aisle with beaded scallops and flowerheads, possibly re-set in C19. North aisle vestry with 4 capitals re-set in walls, 2 with beaded late C12 Canterburyesque foliage, single late C12 capital with crude leaves and grapes and single mid C13 Lincolnshire foliated capital. South aisle with early C14 tomb recess, possibly re-set in C19, with richly moulded ogee head, flanking shafts failing to meet corbel heads above, plain flanking pinnacles and central finial. Early C13 square font supported on central shaft with 4 narrower detached shafts, beaded ornament at corners. Brass of priest in south aisle, possibly of Thomas Dalyson, rector of Fiskerton in C15, with cope with oak-leaf motif. C17 painting in south aisle of Madonna and Child by Carlo Dolci. C19 pulpit, lectern, altar rail, screens, pews and reredos. 6 early C14 bench ends with flat tops and simple tracery decoration. North side of north pier of

chancel arch with 3 steps leading up to blocked doorway leading to former rood screen. Various C18 gravestones re-set to rear of nave.

IoE Number: 197198

Location: MANOR HOUSE, HIGH STREET
FISKERTON, WEST LINDSEY, LINCOLNSHIRE

Photographer: N/A

Date Photographed: N/A

Date listed: 30 November 1966

Date of last amendment: 30 November 1966

Grade II

FISKERTON HIGH STREET TF 07 SW (north side) Manor House 3/31 30.11.66

FISKERTON HIGH STREET TF 07 SW (north side) Manor House 3/31 30.11.66 GV II House. Mid C18. Coursed limestone rubble, limestone ashlar, some red brick. Pantile roof with tile coped gables, decorated brick eaves, gable stacks and 2 gabled dormers with casements. T plan. 2 storey and attic. 5 bay front with central doorway with broad plain doorcase, small hood on brackets, segmental head and partially glazed door. 2 glazing bar sashes on each side with 5 glazing bar sashes above, all the windows with splayed, voussoired ashlar lintels. Interior 3 flight return mid C18 oak staircase with turned balusters, plain treads and moulded handrail.



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IoE Number: 197199

Location: JESSAMINE COTTAGE, PLOUGH LANE (west side)

FISKERTON, WEST LINDSEY, LINCOLNSHIRE

Photographer: Mr Brian Harris

Date Photographed: 13 June 2002

Date listed: 12 March 1986

Date of last amendment: 12 March 1986

Grade II

FISKERTON PLOUGH LANE TF 07 SW (west side) Jessamine Cottage 3/32 II

FISKERTON PLOUGH LANE TF 07 SW (west side) Jessamine Cottage 3/32 II Cottage. Early C19, C20. Red brick. Pantile roof with single ridge stack. 2 storey, 4 bay front with lobby entrance. Doorway to left with plain doorcase and panelled door. 3 light sliding sash to left. single 3 light sliding sash to right with single 2 light sliding sash beyond. All ground floor openings with segmental heads. Small square casement above doorway, flanked by single 3 light sliding sashes with single, 2 light sliding sash beyond to right. C20 addition to rear.



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