



## Bourne Parish Neighbourhood Plan

Supported by Bourne Town Council

# Local (non-designated) heritage assets



Bourne Parish Neighbourhood  
Plan Steering Group.  
Background Paper.  
Updated March 2025.



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## Purpose of the Background Paper

- 1.1 This background paper forms the evidence base for the inclusion of local (non-designated) heritage assets in the Bourne Parish Neighbourhood Plan (referred to as the BPNP). It sets out the process followed to determine which assets to designate and outlines the consultation that has been undertaken; the criteria used to assess each asset on a consistent basis; and the specific criteria which justify the inclusion of each asset on the list. Related planning policy to ensure that the effect on the significance of a non-designated heritage asset is taken into account when determining planning applications is set out in the BPNP.

## Background

### The Bourne Parish Neighbourhood Plan

- 2.1 Local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. The BPNP provides an opportunity to identify and raise the profile of heritage assets of local importance within the Parish and to ensure that the impact of development on our heritage is considered when determining planning applications.
- 2.2 In 2020 the Steering Group responsible for preparing the BPNP consulted on a draft vision and objectives. The list of objectives included the following:  
‘To conserve and, where possible, enhance Bourne’s distinctive historic character as a market town’.  
This objective received very strong support with over 92% of respondents indicating that they either strongly agree or agree with the objective.

### What is a Heritage Asset?

- 2.3 A ‘heritage asset’ is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are of two types: ‘designated heritage assets’, which are of national importance and ‘non-designated heritage assets’ which are of more local importance.
- 2.4 Designated heritage assets within the Parish of Bourne include the Conservation Area, which includes much of the town centre, over 70 listed buildings and structures within the town of Bourne and the villages of Cawthorpe and Dyke and two scheduled monuments. These ‘designated heritage assets’ are given a high degree of protection as part of the planning system. Details of listed buildings and scheduled monuments can be found on the [National Heritage List for England](#).
- 2.5 Non-designated heritage assets are locally identified ‘buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.’

- 2.6 Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, they are still important. Government policy states 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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

## The Assessment Process

- 3.1 Government guidance on the historic environment indicates that local non-designated heritage assets may be identified through the neighbourhood plan-making process and must be based on sound evidence, including information on the criteria used to select assets. The criteria used to identify assets in the BPNP are set out in Appendix A; they include criteria based on the Historic England guidance document: [Local Heritage Listing: Identifying and Conserving Local Heritage, Advice Note 7](#) (2nd Edition) (27 Jan 2021) as well as more local criteria applicable to Bourne and drawn up by representatives from Bourne Civic Society in consultation with the Conservation Officer at South Kesteven District Council.
- 3.2 Potential assets were initially identified:
- From walkabouts undertaken by residents during preparation of the Bourne Character Assessment (this is a separate background document available on the [Bourne Parish Neighbourhood Plan](#) website);
  - From nominations submitted by residents as part of the 2020 consultation (see para 2.2) and in response to an article by Bourne Civic Society and published in the ‘Bourne Local’ newspaper; and
  - From nominations made by members of the Steering Group and Bourne Civic Society.
- 3.3 The potential assets were assessed against the selection criteria by a panel consisting of two members of Bourne Civic Society and the Conservation Officer at South Kesteven District Council. The panel’s assessment resulted in a draft list of 65 buildings and monuments together with 4 ‘places’ of local importance. Of these, one was subsequently removed (see Para 3.5).
- 3.4 Public consultation on the draft list was undertaken between November and December 2023. This included 4 drop-in events in the town and a further session at the Village Hall in Dyke. The local community was invited to complete a questionnaire either online or on paper. None of the 35 replies indicated concerns about the inclusion of assets on the draft list, although ~31% of respondents were unsure/did not know if the assets met the selection criteria. Several respondents suggested other potential assets which were subsequently reviewed by the panel. The following table summarises the comments received along with the response of the Steering Group following the panel review. Overall, an additional 26 potential assets were assessed of which 14 were rejected and 12 were added to the list.

<b>Comment received</b>	<b>Steering Group response</b>
The Goods Shed Office (Head Start Nursery) - Part of the former railway.	The buildings are already included on the list.
The Old Maltings, West St	
The building adjacent to the Pyramid Club and running alongside St Peters Rd which may have been the old Rifles Club	
	Following a panel assessment, the Steering Group has reached the following conclusions:
Rear of the Red Hall. The original turntable for all the trains still shows the footstep and proof of where the railway heritage asset was.	To be included on the list.
There are also white gates and posts at the entrance of the Red Hall	To be included on the list.
Hereward Street terraced houses.	Not sufficiently distinctive to warrant inclusion. Degraded by past alterations.
Red Lion Pub, South St.	Not sufficiently distinctive to warrant inclusion.
Fovia building, West St	Too badly affected by past alterations to warrant inclusion.
Quaker House, West St	Too badly affected by past alterations to warrant inclusion.
Ostlers Coach house, Burghley Street (rear of Wake House) - connected with the William Ann Pochin building on West Street.	The building is already curtilage listed.
The old religious house on Burghley Street.	To be included on the list.
Funeral parlour, North St	Too badly affected by past alterations to warrant inclusion.
Former Branston Department store, Eastgate/Victoria Place/Willoughby Road	To be included on the list.
The old Tithe Barn on Church Walk/Abbey Road	To be included on the list.
The Cedars Care Home - architectural interest.	To be included on the list.
68 Austerby - railway heritage.	To be included on the list.
Period houses on North Road - nos: 1, 9, 43, 45, 65, 81.	Nos 65 and 81 are listed. The others are not sufficiently distinctive.
Dew Pond behind Sycamore Close/Community Orchard. It has been on maps since at least 1880's so is old and the only one in the Bourne surrounds.	Not sufficiently distinctive.
Santos Building/The Old Dragoon	To be included on the list.
Tennis court stone building	Not sufficiently distinctive.

Eastgate houses/terraced	Insufficient information provided to be able to identify the buildings.
Wall of gasometer Spalding Road	Not sufficiently distinctive.
West Street with Archway (17 West St)	To be included on the list.
The old farmhouse situated between Meadow Gate and North Street	To be included on the list.
The former surgery on St Gilberts Road - an unusual looking building which is a landmark. Its recent addition as a building may go unnoticed for its unusual style, but if a building like this was to be demolished it would be noticeable on Bourne's landscape. The same can be applied for the unusual building of the hexagonal place of worship near the bus station.	To be included on the list.
Raymond Mays house in Eastgate.	These are listed buildings and have not therefore been included in the list of Local (non-designated) Heritage Assets.
Eastgate Tannery House	
The old school in the Abbey grounds.	
The old chapel at the front of the cemetery	
Brook Lodge including the wall which was part of an older building giving its unusual shape butting up to Church Walk.	
Need to ensure that buildings which are neither on the National List or Local List are not 'discarded'. There should be wording within the BPNP which specifies 'although not all buildings/structures/items of interest for the list are not in the Plan, these buildings are equally important to the character of Bourne, therefore their retainment must be assessed as though they were on these lists.'	Agreed. Consideration will be given to this matter when writing policies for inclusion in the Draft BPNP.

- 3.5 Comments were also invited from South Kesteven District Council (SKDC), Bourne Civic Society, Lincolnshire County Council (LCC) (Historic Places) and Bourne History Group. Comments were received from SKDC and are summarised in the following table along with the response of the Steering Group. Following discussion by the selection panel of the 4 buildings referred to in the table proposed for reconsideration, 52 Main Rd, Dyke was removed from the list.

Comment received from SKDC	Steering Group response
Generally, well presented assessment. The categories are well thought out/well defined. However, the descriptions for individual buildings often only provide basic information, with references to the categories. More information would be useful, based on the categories presented e.g. a more detailed description of the building, highlighting the architectural features that make it significant enough	The format for presenting the findings was agreed with SKDC prior to undertaking the assessment. The level of detail is also considered to be compatible with other local lists.



to be considered for listing, potential for map regression to trace the date of the building and trade directories for significant residents or shops. e.g. Spalding Road Auction Room provides good additional notes explaining the reasoning for its inclusion on the list. Particularly for residential properties with minimal detail and Bourne outdoor swimming pool.	
<b>Possible Local List Reconsiderations:</b>	
<b>1. Galletly Practice, North Road</b> – some of the original architectural features have been lost with alterations.	Following reconsideration, it has been concluded that 52 Main Rd, Dyke should be removed from the list but that the other 3 buildings should continue to be included.
<b>2. Barn, behind Old Horse Chestnut Lane, Austerby</b> – reasoning for its inclusion? - The garage door on the front of the property is not in keeping with the barn.	
<b>3. 1A South Street</b> –Reason for inclusion? - Is it one of the last remaining examples with the carriageway arch also appears its traditional features have been lost.	
<b>4. 52 Main Road Dyke</b> – Whilst the cornice is of high quality, the modern render means the heritage value of the property is reduced.	
<b>Areas/Spaces:</b>	
Will these areas be proposed as additions to the conservation area? Or will they be included as Areas of Archaeological/Historical Significance?	The intention is to include the areas on the list of non-designated heritage assets.
Chalybeate Well: Further information for its inclusion would be welcomed.	Add the following to the notes: The word Chalybeate means "containing iron". Springs and wells with a high concentration of iron salts were once considered to be therapeutic. Joseph Davies in his 1909 book 'Historic Bourne' explains that the well was credited with special curative virtues for eye complaints. The well is now rather neglected and surrounded by a wooden frame.

- 3.6 Overall, the process has resulted in a list of 80 assets to be included as local (non-designated) heritage assets in the BPNP. Appendix B includes details of each asset (including a brief explanation as to which of the selection criteria listed in Appendix A are met). In addition, page 9 of Appendix B includes a hyperlink to a map showing the location of each asset.

## Appendix A. Local List Criteria

### Explanation

To assess whether a local heritage asset is of sufficient special interest, meriting inclusion on the local heritage asset register, the BPNP assessment team has assessed all assets against the following selection criteria:

1. Those based on the Historic England guidance document: [Local Heritage Listing: Identifying and Conserving Local Heritage, Advice Note 7](#) (2nd Edition) (27 Jan 2021) (**general criteria, Category 1**);
2. Those local criteria that the assessment team has agreed to apply specifically to Bourne (**local criteria, Category 2**).

Heritage assets have also been split up into distinct groups, reflecting the different types of heritage assets that have been nominated, namely:

1. Buildings and structures; and
2. Places or districts.

### Category 1 criteria:

1. Age, rarity or representativeness: the age of an asset often means greater special interest, adjusted to take into account local characteristics or building traditions, and also rarity. A rare asset must exemplify a design, age or other quality that is in itself uncommon to the locality or wider region; an asset may be of considerable age but not necessarily particularly rare. Alternatively, an asset may be a notable example of a particular asset type that is common in the locality, being part of a particular historical / architectural trend.
2. Architectural Interest: an asset of importance in its architectural design, decoration, construction or craftsmanship. The asset may be a high-quality representation of a particular architectural style or type, an individually distinctive form of architecture, for example a good example of local vernacular, or of aesthetic interest, or designed by an important architect.
3. Group Value. Assets may also have special interest through their relationship with other buildings, structures and spaces, whether visual or historic, and this can be either the result of a deliberate design or accidental.
4. Archaeological interest: the heritage asset may provide evidence of past human activity in the locality.
5. Historic Interest: to be of historic interest an asset must illustrate important aspects of social, economic, cultural, religious or industrial development, including links to nationally or locally important figures.
6. Social & Communal Interest: an asset of importance to the local community as a source of civic pride, an important facility for the community or a place that contributes to the collective memory of the area.



7. Landmark Quality: for an asset to have landmark quality, it must have visual prominence. 'Local landmarks' may dominate the street scene or an important view/ vista, or be a geographical or cultural orientation point, and are normally aesthetically attractive.

**Category 2 criteria:**

1. Architectural Interest: Bourne's local vernacular. The Kesteven building vernacular has certain distinctive characteristics – for reference see *Lincolnshire Houses* by David Roberts (Shaun Tyas).
2. Historic and Social and Communal Interest:
  - 2.1. Bourne's railway history. Bourne became the hub of links to the north (Sleaford and Lincolnshire coast), south (Essendine and the Great Northern Railway main line), east (Spalding and the Norfolk coast) and west (Saxby and the Midlands).
  - 2.2. Bourne's waterways. The site of Bourne was first chosen for its natural water.
  - 2.3. Bourne's farming and agricultural products history.
  - 2.4. Bourne's famous motor racing connections.
  - 2.5. Bourne's famous residents e.g. Charles Worth.
  - 2.6. Bourne's lords of the manor.
  - 2.7. Bourne monasticism associated with Bourne Abbey.
  - 2.8. Bourne's medical history, e.g. Butterfield family, Galletly Practice.

## Appendix B. List and Map of Local (Non-Designated) Heritage Assets

### Explanation

Each asset listed in this appendix has been allocated a reference number. 'Buildings and structures' are numbered from B1 to B76 and 'places' are numbered from P1 to P4. A map showing the location of all of the sites can be accessed using the following hyperlink: <https://shared.xmap.cloud?map=4ece41bo-9839-4661-854e-e4de12e20103>.

The map includes a layer illustrating the location of the two Scheduled Monuments within the Parish. This has been included to indicate that the section of Car Dyke (see reference P3 on page 34), directly south of the village of Dyke, is a designated archaeological site of national importance and has therefore been excluded from the local heritage asset list.

### Group 1. Buildings and structures



Ref: B1.

Address: 9 and 11 Abbey Road, Bourne

Description: probably early 18<sup>th</sup> century origins, local vernacular with pantiles and mansard roof.

Categories: 1.1, 1.2, and 2.1

Notes: probably former farmhouse, now two shops.



Ref: B2.

Address: Corn Exchange, Abbey Road, Bourne

Description: polite Victorian Gothic Revival public building, 1870.

Categories: 1.2, 1. 5, 1. 6, 1.7, and 2.2.3

Notes: local listing only applies to remaining part of original.



Ref: B3.

Address: Church Walk, Bourne - old wall at north end.

Description: early wall of random rubblestone thought to be part 17<sup>th</sup>, part 18<sup>th</sup> century.

Categories: 1.1, 1.2, 1.5, 1.6 and 2.2.7



Ref: B4.

Address: 15 Austerby, Bourne

Description: good 18<sup>th</sup> century double pile house with pantiled roof. Front range thought to be 1740, back 1760.

Categories: 1.2, 1.5

Notes: probably originally a farmhouse, and formerly a public house, the Railway Inn or Tavern



Ref: B5.

Address: 24 Eastgate, Bourne.

Description: possibly 17<sup>th</sup> century mud-and-stud cottage, rare local vernacular survival.

Categories: 1.1, 1.2, 1.5, and 2.1

Notes: mud-and-stud was particularly characteristic of Lincolnshire vernacular.



Ref: B6.

Address: 65 North Road (North Lodge), Bourne.

Description: mid- 19<sup>th</sup> century Tudor Gothic detached house, with bargeboards with finials, hoodmoulds and diamond-shaped chimneys.

Categories: 1.1, 1.2, 1.7

Notes: unique in North Road and few Victorian houses in this style.



Ref: B7.

Address: Galletly Practice, 40 North Road, Bourne.

Description: Arts & Crafts style detached house with several ranges.

Categories: 1.1, 1.2, 1.6, 1.7, and 2.8

Notes: now a medical practice.





Ref: B8.

Address: 1 North Street, Bourne.

Description: 18<sup>th</sup> or early 19<sup>th</sup> century origins, with prominent quoins.

Categories: 1.2, 1.5, 1.6, and 2.5

Notes: formerly a printing office where Charles Worth was first apprenticed in 1836, aged 11.



Ref: B9.

Address: 30 North Street, Bourne

Description: late Victorian neo-classical Italianate building with Italianate detailing such as volute window brackets and parapet with balustrade.

Categories: 1.2, 1.5, 1.7

Notes: formerly a garage.



Ref: B10.

Address: Almshouses, West Road, Bourne.

Description: Art Deco group of houses in formal layout built in 1931.

Categories: 1.2, 1.3, 1.6, 1.7

Notes: Art Deco rare in Bourne.



Ref: B11.

Address: 63 West Street, Pyramid Club, Bourne

Description: 18<sup>th</sup> century farmhouse with a polite 19<sup>th</sup> century Gothic Revival frontage. Bears date 1872 and initials J.G.

Categories: 1.2, 1.6, 1.7

Notes: Formerly an institute and public library. Once owned by corn merchant and brewer John Gibson who added the 1872 frontage and stained-glass windows including the prominent window at the rear.



Ref: B12.

Address: 20 West Street, Bourne.

Description: late 18<sup>th</sup> or early 19<sup>th</sup> century neoclassical lodge, architectural history unclear.

Categories: 1.1, 1.2, 1.6, 1.7

Notes: former recruiting office.



Ref: B13.

Address: 58 Willoughby Road (Car Dyke Cottage), Bourne

Description: stone cottage believed to date from the late 16<sup>th</sup> or early 17<sup>th</sup> century.

Categories: 1.1, 1.2, 1.5, and 2.1

Notes: Originally mud and stud apart from stone and cob walls at both ends, with sleeping loft under a low thatch. Owned by the Manor of Bourne (the Burghley and Exeter family) until 1923.



Ref: B14.

Address: North Street, former Tudor Cinema, Bourne.

Description: pantiled roof and dominant mock Tudor gable end, opened in 1929.

Categories: 1.1, 1.2, 1.6, 1.7

Notes: built as a cinema.



Ref: B15

Address: South Lodge, South Street, Bourne.

Description: large late Victorian detached house, High/Tudor Gothic.

Categories: 1.2, 1.7





Ref: B16.

Address: War Memorial, South Street, Bourne.

Description: mid-20<sup>th</sup> century stone memorial in Lutyens Cenotaph style.

Categories: 1.2, 1.6, 1.7



Ref: B17

Address: Former grain warehouse, Burghley Street, Bourne.

Description: typical 4-storey early 19<sup>th</sup> century grain warehouse with grain chute. (covered sack hoist?)

Categories: 1.1, 1.2, 1.5, 1.6, 1.7, and 2.2.3

Notes: now converted into flats.



Ref: B18.

Address: Auction Rooms, Spalding Road, Bourne.

Description: former car build shop BRM, world famous racing cars associated with Raymond Mays, Bourne resident.

Categories: 1.5, 1.6, and 2.2.4

Notes: Built 1960 on the site of the former Bourne Gas Works (one original building is still

retained on site) It was here that the Formula One cars, including the engine and gear boxes were built. A Bourne-built BRM driven by Graham Hill won the F1 World Constructors' and Drivers' Championships in 1962. The marque was constructors' championship runner-up in 1963, 1964 and 1965 and 1971.



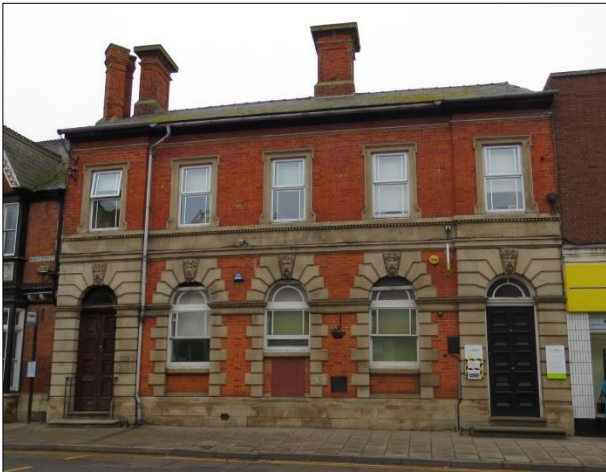
Ref: B19.

Address: 18 Victoria Place, Bourne.

Description: 18<sup>th</sup> century stone former farmhouse with catslide and sloping dormers in local vernacular manner.

Categories: 1.1, 1.2, and 2.1

Notes: rare survival in Bourne



Ref: B20.

Address: Former Barclays Bank, 11 North Street, Bourne.

Description: early 20<sup>th</sup> century? polite red brick commercial premises with stone dressings, rusticated quoins and window architraves, mask keystones and tall chimneys.

Categories: 1.2, 1.5, 1.7

Notes: former Barclays Bank.



Ref: B21.

Address: 60, 62 North Road, Bourne.

Description: Gabled late Victorian/Edwardian semis.

Categories: 1.2.

Notes: Good of their kind.



Ref: B22.

Address: 24 Austerby, Bourne.

Description: Victorian house, in parts perhaps earlier.

Categories: 1.1

Notes: limestone elevations and earlier stonework in side elevation.



Ref: B23.

Address: United Reformed Church, Eastgate, Bourne.

Description: red brick Victorian church and former schoolroom, built in 1846 with additions in 1899. Bears date A.D. 1846. Pedimented roof gable, pedimented entrance portico and arched Gothick window.

Categories: 1.2, 1.5, 1.6, 1.7

Notes: the building has three sections, a vestibule, a sanctuary and a hall or schoolroom.



Ref: B24.

Address: Bourne Abbey Academy, Spalding Road, Bourne.

Description: late Victorian Gothic Revival style buildings with modern additions

Categories: 1.2, 1.5, 1.6, 1.7





Ref: B25.

Address: 23 Spalding Road, Bourne.

Description: 18<sup>th</sup> century, possibly earlier.

Categories: 1.1, 1.2, 1.3

Notes: early eastern boundary of Bourne. Forms group with No. 25.



Ref: B26.

Address: 25 Spalding Road, Bourne.

Description: 18<sup>th</sup> century, possibly earlier.

Categories: 1.1, 1.2, 1.3

Notes: early eastern boundary of Bourne. Forms group with No. 23.



Ref: B27.

Address: Outbuilding, Red Lion Inn, South St, Bourne.

Description: outbuilding with stone rubble wall.

Categories: 1.1.





Ref: B28.

Address: Former Isolation Hospital, Manor Lane, Bourne.

Description: Early 19<sup>th</sup> century building, now residential housing.

Categories: 1.5, 1.6, 1.7; 2.2.8

Notes: Originally four cottages, which were purchased by the Bourne Rural Sanitary Authority in the late 19<sup>th</sup> Century. As the Fever

Hospital (and later the Old Isolation Hospital) provided basic accommodation for fever and smallpox cases with ten beds in two wards. Closed in 1915 when the Isolation Hospital opened in South Road



Ref: B29.

Address: Barn, behind Old Horse Chestnut Lane, Austerby, Bourne.

Description: vernacular barn behind former farmhouse

Categories: 1.1, 1.2; 2.1



Ref: B30.

Address: South Street Toilets, Bourne.

Description: postwar period toilet block, built c. 1948.

Categories: 1.2, 1.5

Notes: pleasing late Arts & Crafts style with corner quoins. Carries the former Bourne (and Wake) coat of arms and initials BUDC (Bourne Urban District Council). Believed to have been built on site of former almshouses.



Ref: B31.

Address: Outdoor pool, Abbey Lawns, Bourne

Description: modern bathing pool on site of monastic pond.

Categories: 1.4, 1.5, 1.6



Ref: B32.

Address: Former Railway Building, Great Northern Gardens, Bourne.

Description: Victorian red brick former railway goods shed office

Categories: 1.1; 2.2.1

Notes: Part of the Goods Shed built on the Bourne Railway Station site by the Great Northern Railway. Following closure of the

railway station in 1965 the site was bought by Wherry & Sons Ltd. The former goods shed was used in connection with the firm's agricultural seed business, with the remaining section used as offices. The goods shed part was demolished in 2005.



Ref: B33.

Address: 4 North Street, Bourne.

Description: dark red brick neo-Georgian former bank.

Categories: 1.2,1.5

Notes: There are older parts behind the front.





Ref: B34.

Address: 80 North Street, Bourne.

Description: gabled brick vernacular house with stone plinth on north gable, date mark 1777.

Categories: 1.1, 1.2; 2.1



Ref: B35.

Address: Former Vestry Hall, North Street, Bourne.

Description: Former Victorian chapel.

Categories: 1.2, 1.5, 1.6

Notes: Built by subscription for the Calvinist Baptist movement in 1867-68. From 1899-1914 it was used by the H Company, the 2<sup>nd</sup> Battalion, the Lincolnshire Regiment, as a drill hall, gymnasium and clubroom. During the First World War it was used as a VAD hospital (in conjunction with the National School). Used as a church hall. Later used as a church hall and social venue. Converted to family home early 2000s.

gymnasium and clubroom. During the First World War it was used as a VAD hospital (in conjunction with the National School). Used as a church hall. Later used as a church hall and social venue. Converted to family home early 2000s.



Ref: B36.

Address: 62 North Street, Bourne.

Description: Art Deco former schoolhouse.

Categories: 1.1, 1.2, 1.5, 1.6

Notes: former National School. Original section (to the east) was built 1829-30. Operated as a school from 1820 to 1877 when the Board School

opened in Abbey Road. It continued as a technical school until it was requisitioned for used as a VAD hospital (in conjunction with the Vestry Hall) during the First World War. It returned to educational use until the 1970s. It has since been a gym, and offices.



Ref: B37.

Address: 30-32 West Street, Bourne.

Description: Red brick/stone dressed Gothic style twin houses with date stone 1872.

Categories: 1.2

Notes: good Victorian Gothic detailing.



Ref: B38

Address: 1A South Street, Bourne.

Description: Victorian building with carriage arch.

Categories: 1.2, 1.5

Notes: Probably built as a grand town house, a photograph from 1900 shows the building with a shop front.



Ref: B39.

Address: 27 Abbey Road, Bourne.

Description: Red brick late Victorian building with stone dressings.

Categories: 1.2, 1.6

Notes: Former Marquis of Granby public house.



Ref: B40.

Address: 31-33 North Road, Bourne.

Description: late Victorian villas with Tudor-style cut brick doorcase and cornice detailing.

Categories: 1.2

Notes: good detailing of their kind.



Ref: B41.

Address: 81 North Road, Bourne.

Description: Victorian detached house with Dutch (shaped) gable.

Categories: 1.2, 1.7

Notes: unique in North Road.



Ref: B42.

Address: 5-7 North Road, Bourne.

Description: late Victorian Italianate style semis.

Categories: 1.2

Notes: well preserved and particularly good detailing for North Road.





Ref: B43.

Address: 22-24 North Road, Bourne.

Description: late Victorian Italianate stone-faced semis.

Categories: 1.2

Notes: unique in North Road.



Ref: B44.

Address: 26 North Road, Bourne.

Description: late Victorian Italianate style detached house.

Categories: 1.2, 1.7

Notes: unique in North Road.



Ref: B45.

Address: The Croft, North Road, Bourne.

Description: substantial Arts & Crafts style house built in 1922.

Categories: 1.2, 1.5, 1.6, 1.7

Notes: built as a family home by R.B. Gibson, a wealthy corn merchant.



Ref: B46.

Address: 105 North Road, Bourne.

Description: late Victorian Gothic style detached villa.

Categories: 1.2

Notes: style unique in North Road.



Ref: B47.

Address: Westbourne Villas, 20-38 West Road, Bourne.

Description: 10 late Victorian/Edwardian semis.

Categories: 1.2, 1.5, 1.7; 2.2.2

Notes: built by R.M. Mills & Co., Bourne water suppliers, for senior staff.



Ref: B48.

Address: 6-8 West Road, Bourne.

Description: Edwardian semis with Arts & Crafts influence.

Categories: 1.2

Notes: well preserved.





Ref: B49.

Address: 12-14 West Road, Bourne.

Description: late Victorian/Edwardian semis with Arts & Crafts influence.

Categories: 1.1, 1.2

Notes: well preserved.



Ref: B50.

Address: Woodview Terrace, Bourne.

Description: exceptionally long Victorian terrace.

Categories: 1.2, 1.7

Notes: Built circa 1898 as a speculative investment to rent by local businessmen, the first mass housing development in Bourne.



Ref: B51.

Address: Little ex-railway building off South Street, near Red Hall, Bourne.

Description: small simple red brick shed with slate roof and plank door.

Categories: 1.1, 1.5, 1.6; 2.2.1

Notes: Control for gas supply to Bourne station.





Ref: B52.

Address: 1 Old Train Yard, Bourne.

Description: former stabling and offices built by the Spalding and Bourn Railway Company in 1867.

Categories: 1.5, 1.6; 2.2.1



Ref: B53.

Address: Butterfield Centre, 2 North Road, Bourne

Description: late Victorian villa with later additions.

Categories: 1.2; 2.2.8

Notes: Butterfield family connection. Former Butterfield Cottage Hospital, opened 1910. The

two-storey brick extension to the rear was built in 1920 as a memorial to the men of Bourne who had died in the First World War. Closed in 1983 despite a long fight to retain it by town residents. Opened as the Butterfield Centre in 1985.



Ref: B54.

Address: Warehouses, Eastgate and Cherry Holt Road junction, Bourne.

Description: vernacular Victorian commercial buildings.

Categories: 1.2, 1.7; 2.2.2

Notes: makes a good group.



Ref: B55.

Address: Brooklands, 38 North Road, Bourne.

Description: detached late Victorian villa with ceramic tile string course.

Categories: 1.2



Ref: B56.

Address: Manor House, South Road, Bourne.

Description: 17<sup>th</sup> century or earlier with later 19<sup>th</sup> century addition.

Categories: 1.1, 1.2, and 2.1



Ref: B57.

Address: Park Farm, West Road, Bourne.

Description: 19<sup>th</sup> century farmhouse with extensive outbuildings.

Categories: 1.5 and 2.3

Notes: the farmyard ranges are of interest. Park Farm was built in 1896 by William A. Pochin, a former Lord of the Manor of Bourne Abbots. A stone plaque on the gable end bears his initials and the date.



Ref: B58

Address: Rear of Red Hall, South Street, Bourne.

Description: Original railway heritage turntable in grounds of former railway offices and ticket office.

Categories: 1.4, 1.5, 2.2.1.





Ref: B59

Address: Former Branston Department Store, Eastgate/Victoria Place junction, Bourne.

Description: Historic, former small department store sensitively converted into housing.

Categories: 1.2, 1.6.



Ref: B60

Address: Old Farmhouse, Meadowgate, Bourne.

Description: Rare, late Georgian farmhouse survival in town centre.

Categories: 1.1, 1.2.



Ref: B61

Address: Old Religious House, Burghley Street, Bourne.

Description: Quaint and unusual former meeting house.

Categories: 1.1, 1.2, 1.5, 1.6.



Ref: B62

Address: The Cedars Care Home, Church Walk, Bourne.

Description: Good, substantial late Victorian Italianate house, formerly the rectory

Categories: 1.1, 1.2, 1.5, 1.6.



Ref: B63

Address: South Street, Bourne.

Description: White gates and posts. Relics of the former railway.

Categories: 1.3, 1.5, 2.2.1.



Ref: B64

Address: Santos/Old Dragoon, 17 Abbey Road, Bourne.

Description: Early 20<sup>th</sup> century former public house with hints of Edwardian baroque.

Categories: 1.2, 1.6.



Ref: B65

Address: 68 Austerby, Bourne.

Description: Railway heritage – former crossing cottage.

Categories: 1.5, 2.2.1.





Ref: B66

Address: 17 West Street, Bourne.

Description: Commercial building with coaching arch, with lintels, quoins hinting at Lincolnshire vernacular.

Categories: 1.2, 2.1.



Ref: B67

Address: Clinic, St. Gilberts Road, Bourne.

Description: Idiosyncratic modernist design with materials ranging from stone to mosaic tiles.

Categories: 1.1, 1.2, 2.8.



Ref: B68

Address: Catholic Church, St. Gilberts Road, Bourne.

Description: Modernist church by Thomas Wilson Architects, 1976.

Categories: 1.2, 1.6.



Ref: B69

Address: 16 Abbey Road, Bourne (The Barn and The Merchants as a group).

Description: Good Lincolnshire vernacular stone buildings with group value.

Categories: 1.1, 1.3, 1.5, 2.7.



Ref: B70.

Address: Nos. 9 & 11 Cawthorpe

Description: good Tudor Gothic semi villas.

Categories: 1.2



Ref: B71.

Address: Village Hall, Main Road, Dyke

Description: single story black corrugated iron structure.

Categories: 1.1, 1.5, 1.6

Notes: former World War 1 army hut, brought to Dyke from Belton Park.



Ref: B72.

Address: Baptist Chapel, Main Road, Dyke

Description: typical Victorian Gothic style chapel with schoolroom extension.

Categories: 1.2, 1.5, 1.6



Ref: B73.

Address: Plough Cottages, Main Road, Dyke

Description: early vernacular cottages, now rendered, of 18<sup>th</sup> century or perhaps 17<sup>th</sup> century origins.

Categories: 1.2





Ref: B74.

Address: Former Railway Station, Twenty

Description: Good Victorian small railway station, retaining much of its original form, including the platform.

Categories: 1.5, 1.6, 2.2.1

Notes: Built by the Spalding and Bourn Railway Company, which opened in 1866. the station closed for passengers in 1959 and for goods in

1965. The only former railway station remaining in the parish. It was the railway which gave the area the name Twenty – after the Old South Twenty Foot Drain which ran alongside Station Road.



Ref: B75.

Address: Former Village School and schoolhouse, Twenty

Description: A good Victorian detached villa-type house with former schoolroom behind.

Categories: 1.2, 1.6

Notes: Built by The Bourn School Board to educate children in Bourne North Fen and Twenty in 1878 on land bought from the

Marquis of Exeter. Closed c1974. The schoolroom appears to be suffering from subsidence.



Ref: B76.

Address: Bourne Eau Pumping Station (Bourne Eau/River Glen confluence).

Description: Brick utility building, typical of fenland pumping stations.

Categories: 1.7, 2.2.2

Notes: Built in 1964 to pump water from Bourne Eau into the River Glen at times of high flow, protecting the town and north and south fens

from possible flooding. Built on part of the original 'tongue' of land between the two rivers which gave the original hamlet of Tongue End its name.

## Group 2: Places or districts



Ref: P 1.

Bedehouse Bank, Bourne.

Description: unplanned 'higgledy piggledy' area of Bourne east of South Road and across the Bourne Eau south of Eastgate, formerly with several vernacular and mud-and-stud cottages.

Categories: 1.1, 1.3, 1.5, and 2.1

Notes: contains one surviving listed 18<sup>th</sup> century house.



Ref: P.2

Bourne Eau (between Bourne and River Glen confluence)

Description: river flowing from an artesian spring at the Wellhead, culverted and diverted over the centuries, flowing eastward to meet the River Glen at Tongue End.

Categories: 1.4, 1.5, 1.6, 1.7, and 2.2.2

Notes: Bourne owes its existence to natural springs, probably from pre-Roman times. The Eau was used for transport from probably the 16<sup>th</sup> to the 19<sup>th</sup> centuries.



Bourne.

Ref: P3

Car Dyke from the Morton and Hanthorpe Parish boundary north of Dyke to the Thurlby Parish boundary south of Bourne town but excluding the scheduled monument area between Dyke and Bourne – see <https://historicengland.org.uk/listing/the-list/list-entry/1004959>.

Description: Roman waterway, built for drainage or transport, probably mainly for drainage, running north/south through

Categories: 1.4, 1.5, 1.6, and 2.2.2

Notes: nationally important landmark. This local listing covers the whole of the dyke in Bourne Parish except for the scheduled section.



Ref: P4

The Blind (Chalybeate) Well, near Bourne Woods, Bourne.

Description: natural well with high concentration of iron salts, surrounded by wooden barrier.

Categories: 1.5, 1.6 and 2.2.

Notes: legendarily reputed to have been a cure for blindness. The word Chalybeate means "containing iron". Springs and wells with a high concentration of iron salts were once considered to be therapeutic. Joseph Davies in his 1909 book 'Historic Bourne' explains that the well was credited with special curative virtues for eye complaints. The well is now rather neglected and surrounded by a wooden frame.



