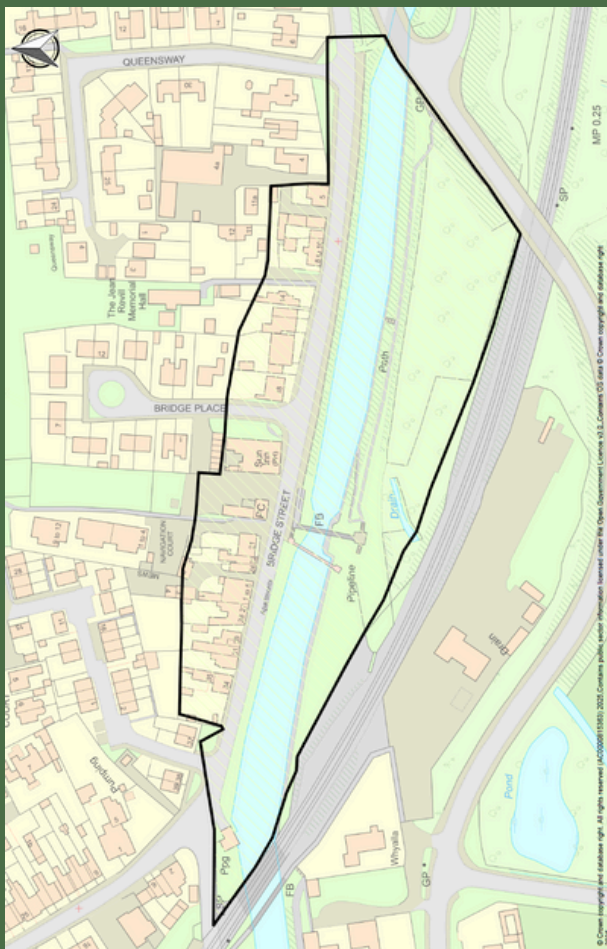


Location



“Bridge Street Conservation Area includes the Fossdyke Navigation and both its banks, between the A57 Gainsborough Road bridge to the east, and the railway bridge to the west. The railway line is the southern boundary, and the rear of the properties along the north side of Bridge Street the northern boundary.”

*Saxilby Bridge Street Conservation Area
Appraisal, 1989*

Further Information

If you need advice or guidance, or would like further information, West Lindsey District Council can offer support.



01427 676 647



www.west-lindsey.gov.uk/conservation



conservation@west-lindsey.gov.uk



**West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire
DN21 2NA**

For more detailed queries, please complete the “Do I Need Planning Permission” form. Further details can be found at:

www.west-lindsey.gov.uk/planning-building-control/planning/do-i-need-planning-permission



Saxilby Waterfront

Bridge Street Conservation Area

Your guide to
living in a
conservation
area

Leaflet produced by Saxilby with
Ingleby Parish Council

Understanding your conservation area

A conservation area is a designated zone recognised for its special architectural, historic, or cultural significance.

The purpose of a conservation area is to preserve and enhance the appearance of the area, ensuring that its unique features are protected from development or alterations that could harm its value.

Saxilby Waterfront (also known as Bridge Street Conservation Area) was designated by West Lindsey District Council in 1989. It is unique within our county as the only village where buildings facing a broad waterway running parallel to the village street.

The two banks of the Fosdyke - the oldest canal in England - are distinctly different: the north bank is lined with residential and commercial properties that boast many historically significant features. The south bank, nestled neatly between the waterway and the A57 is a peaceful retreat for boaters, fishermen and nature enthusiasts.

Spanning the Fosdyke is the iconic footbridge, originally built in 1883 for the East Coast Main Railway Line and relocated to Saxilby in 1987.

These distinctive features, along with many others along Bridge Street, contribute to the area's charm and make the conservation area particularly valuable.

What this means for you

Living in a conservation area offers many benefits, but it also involves additional responsibilities and certain restrictions, intended to preserve and enhance the area's character.

Planning permission

Permitted Development Rights are restricted in a conservation area. You may require planning permission for alterations to your property, including:

- Demolition of large unlisted buildings or structures
- Exterior cladding of a building
- Extensions to the side or front of a house
- Rear extensions over one storey
- Buildings, sheds, or containers at the side of a property
- Installation of chimneys, flues, or vent pipes on the principal or side elevation facing a highway
- Microwave antennas (eg. satellite dishes) on chimneys, roofs, or high buildings visible from the highway
- Solar panels or other equipment on a wall facing a highway

Flats and commercial properties generally require planning permission for most external alterations.

Trees

In conservation areas, trees are protected. Before pruning, cutting, or lopping trees, you must notify West Lindsey District Council six weeks in advance. If the tree has a Tree Preservation Order (TPO), you need written consent for any work. Unauthorised work is an offence, and replacement trees must be planted if one is removed.

Repairs to buildings

Repairs typically won't require consent, provided the materials used match the visual appearance of the original.

Permitted Development Rights are regularly updated. West Lindsey District Council provides advice on current regulations. Contact details can be found on the back of this leaflet.

