



4. Urban Structure

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4.1 Saxilby could be said to be almost triangular in form. The presence of the Gainsborough-Lincoln railway line forms a natural western boundary to the settlement, as does the Fossdyke Navigation to the south. Mill Lane framed the built up area to the east, until the development of the Daubeney Avenue area in recent decades breached this eastern frontier.

4.2 The housing estates north of Church Road and Torksey Avenue represent the northern extent of the settlement apart from the housing that straddle Church Lane. Church Lane may in time frame Saxilby to the north as land to its south has been identified as having the potential to accommodate future housing development. This could be considered a natural 'rounding-off' of the current settlement bounds.

4.3 Away from these bounding features, towards the centre of the parish, a network of more intimate and slower paced routes emerge. The contrasting nature of the vehicular routes within the parish and those which edge it is illustrated in Fig 4.2.

4.4 Saxilby is a particularly pedestrian and cycle-friendly parish, with a comprehensive network of footpaths and cycleways providing easy movement for pedestrians and cyclists. The pedestrian infrastructure within the settlement is highly proficient and extensive. This includes two ancient footpaths that are still in use, linking Hardwick and the canal to the church.

4.5 Despite the considerable development in the post 1960's era, and the trend at that time for Modernist planning ideologies, which prioritised car usage and where cul-de-sac's flourished, Saxilby has a very high level of pedestrian permeability throughout the built-up area and beyond.

4.6 The village's social and economic core is formed around High Street. It is here where the majority of the village's distinct and most attractive buildings are located, and also the greatest variety of land uses, with The Anglers pub, Post Office, supermarket, library, convenience store, cafe, Fire Station and Village Hall, amongst a number of other retail, commercial and community uses present and the railway station nearby.

4.7 Much of High Street's activity and vibrancy does extend onto Bridge Street with the presence of the historic Sun Inn, the Tea Rooms as well as a few retail units, providing a vibrancy to what is designated a Conservation Area.

4.8 Educational use is represented by the Saxilby Church of England Primary School, which is located at the south gateway into the village, just off Highfield Road and spills onto the sports pitches and play area located to the south.

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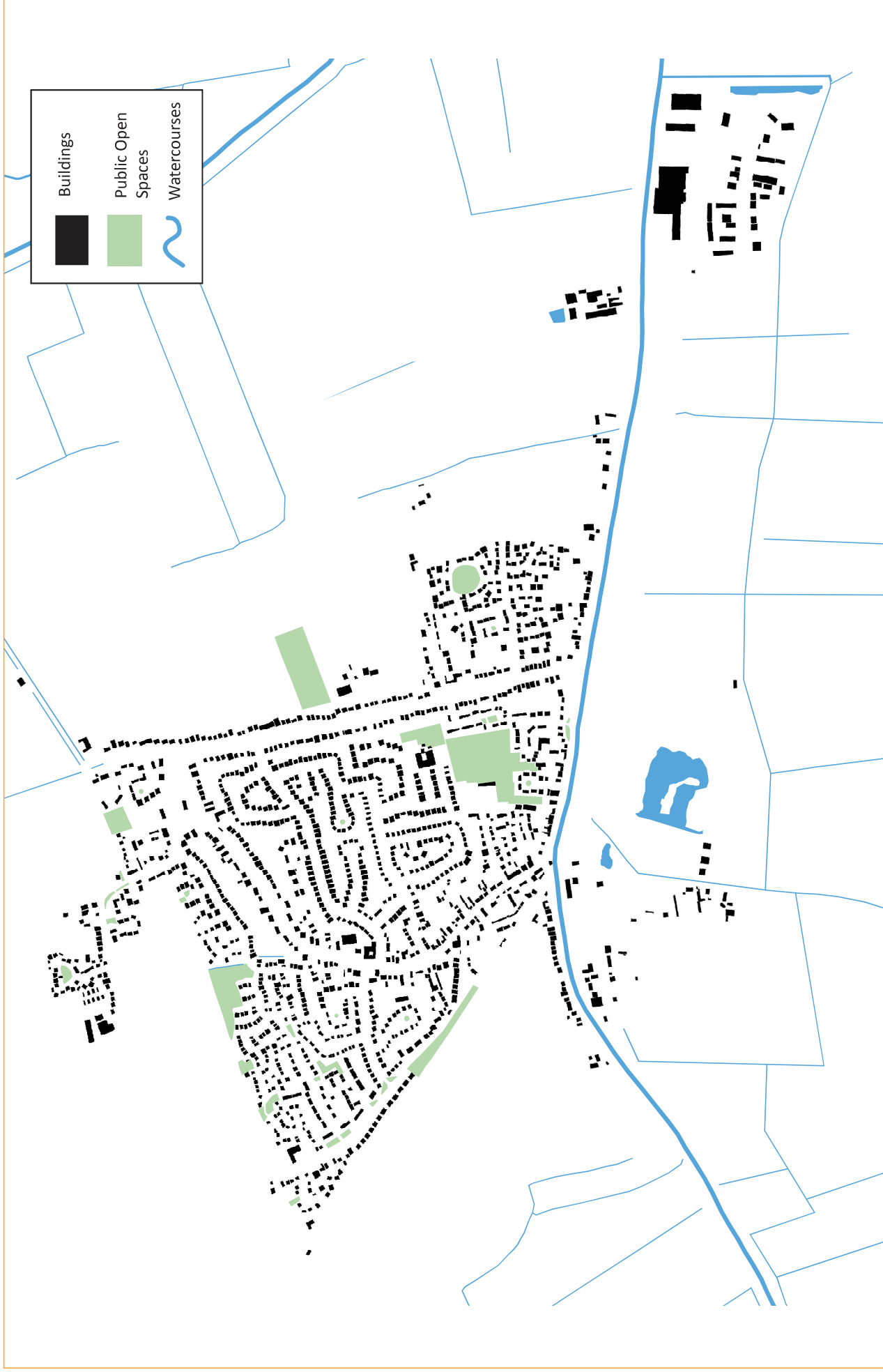


Figure 4.1: Map identifying the areas of public open space and watercourses throughout Saxilby.

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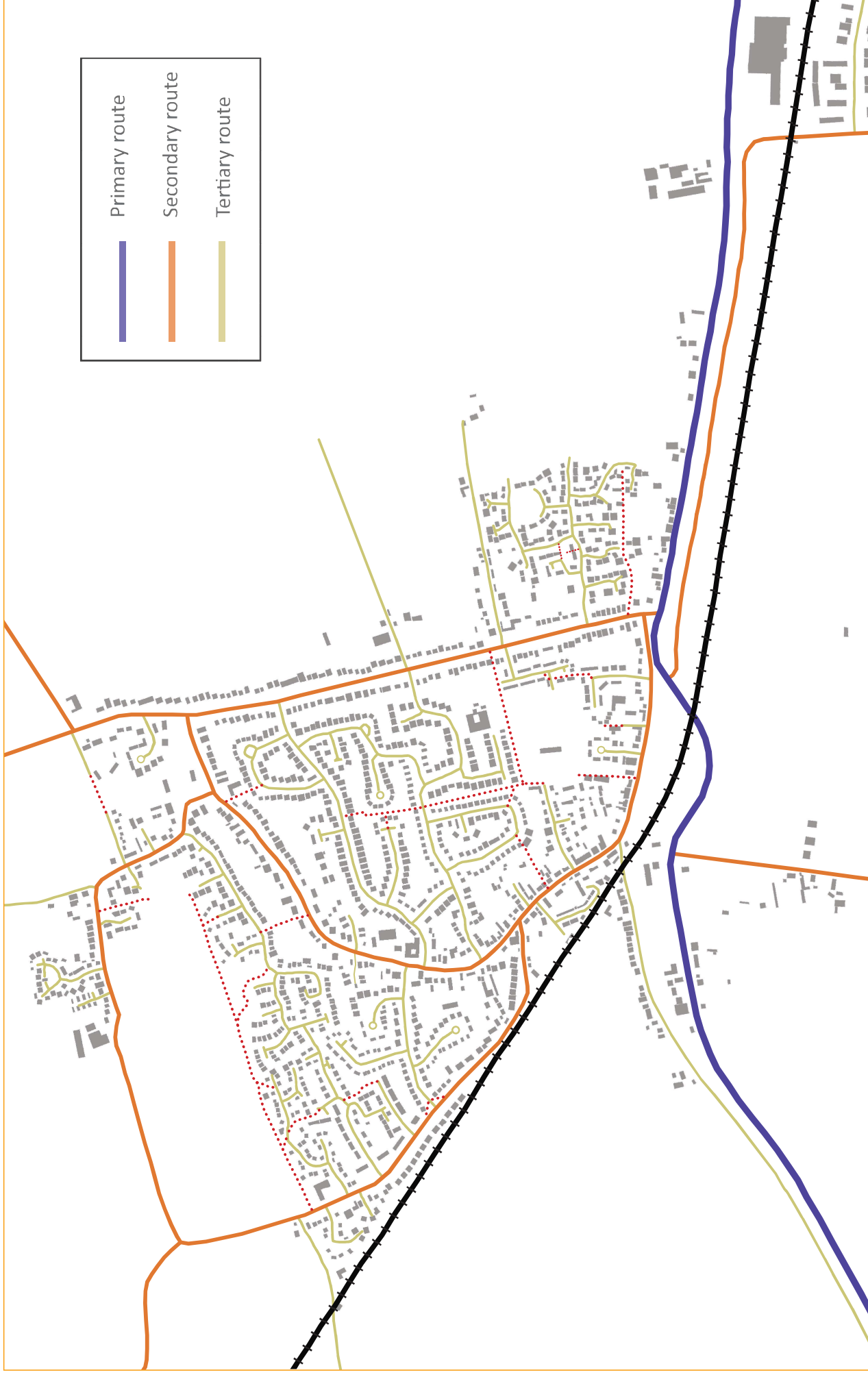


Figure 4.2: Map highlighting the movement structure within Saxilby.

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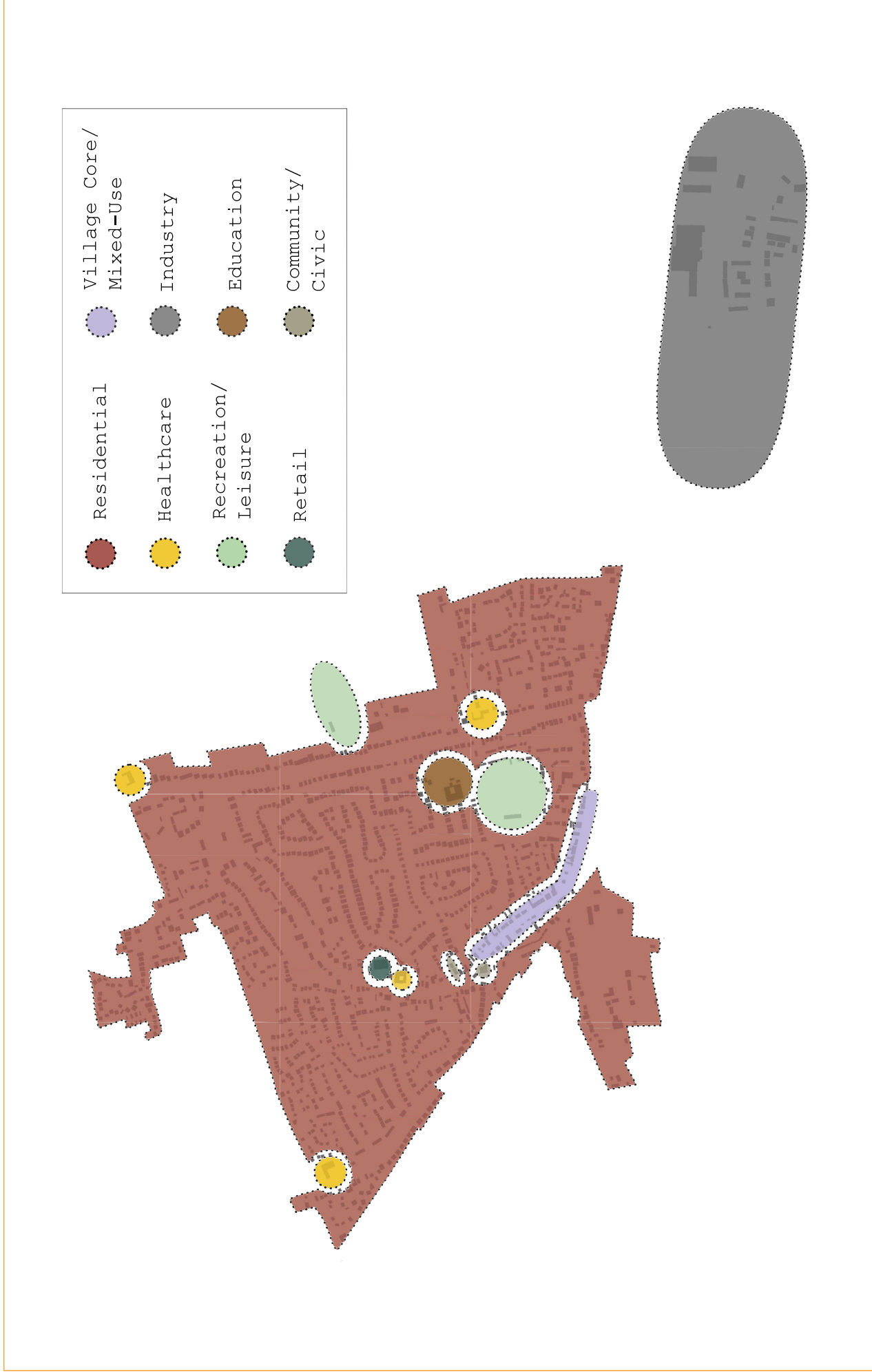


Figure 4.3: Map identifying the broad land-use clusters throughout the settlement.