



BY DESIGN

Paragraph 84 Building Land

Langton-By-Wragby, Market Rasen, Lincolnshire, LN8 5PX

Planning permission has been granted under Paragraph 84 of the National Planning Policy Framework

Planning permission has been granted under Paragraph 84 of the National Planning Policy Framework for a truly exceptional rural dwelling, one recognised not only for its outstanding architectural quality and thoughtful innovation, but also for its profound and deeply considered connection to one of the most significant moments in English constitutional history. The approved scheme comprises the erection of a four-bedroom dwelling, the construction of a vehicular access with gates and pillars, and the change of use of land to create a publicly accessible green space, all set within a picturesque plot extending to approximately 2.2 acres. This carefully considered design reflects a forward-thinking approach to sustainability, sensitive craftsmanship, and the creation of a distinctive sense of place within the rural Lincolnshire landscape.

The dwelling will provide four generous double bedrooms arranged across two floors, designed with equal emphasis on practicality, comfort, and the seamless integration of interior and exterior space. At ground floor level, an open plan kitchen and dining area is flooded with natural light from expansive rooflights and steps down into a relaxed lounge space. The kitchen opens directly onto a walled kitchen garden, an enclosed area for seating and cultivation reminiscent of a traditional walled garden, where the relationship between cooking and growing is elegantly expressed. The lounge benefits from a full width bi folding door, drawing views of the southern fields directly into the living space. A ground floor principal bedroom suite with ensuite facilities provides fully accessible accommodation. Additional accommodation includes a WC, utility room, cloakroom, and an integrated double garage.

The first floor accommodates three further double bedrooms, each with its own ensuite bathroom and private balcony, individually orientated to frame unique views across the Lincolnshire countryside. The variety of outlooks creates a distinctive residential experience, with each room offering its own relationship with the surrounding landscape.



Historic Significance

The application site is located within the small hamlet of Langton by Wragby in East Lindsey, Lincolnshire, a settlement of remarkable historical significance. Immediately opposite the site stands St Giles' Church, a building believed to have occupied its present location since medieval times, with records dating back to 1215. The church, which combines Victorian and medieval architectural styles, retains its original Perpendicular tower, thought to date from the mid-fourteenth century, and was substantially rebuilt in 1866. Within its walls hangs a stained-glass window depicting Stephen Langton, and it is this figure who lends the village, and this proposal, an extraordinary sense of purpose.

Stephen Langton (c.1150–1228), Archbishop of Canterbury, was closely associated with Langton by Wragby and is widely regarded as having been born there. A scholar of international renown, he studied and taught arts and theology in Paris for approximately fifteen years, becoming a master of the university and earning recognition for his detailed and influential interpretation of the Bible. His political thought was equally significant. He argued that rulers should govern according to the law rather than by arbitrary authority. In doing so, he became a central figure in the negotiations between King John and the English barons that culminated in the sealing of Magna Carta at Runnymede in June 1215.

Magna Carta, the groundbreaking document that established limitations on royal power and affirmed certain legal rights, laid the foundations of modern constitutional government. Langton's influence on the ideas underpinning the charter was considerable, and his legacy endures not only in English jurisprudence but also in the fabric of this quiet Lincolnshire hamlet with which he is so closely associated.

The Manor, situated close to the application site, is identified as his likely birthplace. Historic maps dating from 1880 demonstrate that Langton by Wragby has remained largely unchanged for well over a century, with very few new dwellings introduced into the settlement. As a result, opportunities to acquire property here are genuinely rare.



The Architectural Concept and Sustainability

The architectural form of the dwelling is deliberate and highly symbolic. Designed by SDA Heritage, the building draws direct inspiration from the heraldic arms displayed by Stephen Langton at the signing of Magna Carta in 1215, known as the Langton Shield: a white field bearing a red cross with a pierced centre. This pierced cross forms the conceptual DNA of the building's plan and overall form.

The dwelling embodies, in brick and glass, the central tension of Langton's legacy: the balance between defence and openness, between sanctuary and freedom. A long, curving enclosing wall, the defining feature of the eastern elevation, establishes the threshold between public and private space, creating a clear distinction between the world outside and the sanctuary within. Narrow slit openings within the wall are intentionally evocative of fortification and defence. The walled garden beyond becomes both a private retreat and an extension of the interior living space, while the wider grounds remain deliberately open and naturalistic. This contrast between cultivated enclosure and untamed landscape reflects the broader themes underpinning the design.

A spine wall runs continuously between the private interior and the public exterior, anchoring the building within its landscape. First-floor volumes rise above in dark metal cladding and board-on-board timber, crowned with living green roofs and walls planted with grasses, herbs and low-maintenance shrubs to enhance biodiversity and soften the building's presence within the Lincolnshire countryside. Timber fins provide solar shading and privacy to the balcony spaces, each of which is oriented to capture a distinct perspective of the surrounding rural landscape.

The dwelling is intended to achieve Passivhaus standards, representing the highest level of low energy building performance. Sustainability measures include a super insulated building envelope, airtight construction, mechanical ventilation with heat recovery, high performance doors and windows, passive solar design, and renewable heating via an air source heat pump supplying an underfloor heating system.

Photovoltaic panels are proposed on the south facing roof, while rainwater harvesting systems will serve the garden and surrounding landscape. Materials will be sourced locally wherever possible, and natural, low maintenance finishes selected to support the longevity and durability of the building.



Location and Agents Note

The proposed dwelling occupies the starting point of the Stephen Langton Trail, a long-distance walking route created to commemorate the 800th anniversary of the sealing of Magna Carta in 1215. The trail begins at the boundary of the site and extends for 16.5 miles through the Lincolnshire countryside, passing through Fiskerton and Cherry Willingham before following the River Witham towards historic Lincoln Castle, where an original 1215 copy of Magna Carta is held.

The dwelling is conceived, in part, as a symbolic landmark and trailhead for this nationally significant route. A dedicated public space within the grounds will provide an information board introducing visitors to Stephen Langton, Magna Carta, and the trail beyond. A series of informative way markers within the landscaped grounds tells the story from beginning to end, ensuring that even those unable to complete the full 16.5 mile journey can engage meaningfully with the narrative.

The site is situated off Church Lane within the hamlet of Langton by Wragby, approximately one mile south of the market town of Wragby, which is located on the A158 between Lincoln and the Lincolnshire coast. Wragby provides a range of everyday amenities, including shops, schools, and local services, while Lincoln, with its castle, cathedral, and extensive cultural and commercial facilities, lies within easy reach to the west. The Lincolnshire Wolds National Landscape lies to the east.

The site itself is bounded by Church Lane to the north, with St Giles Church immediately opposite, Porritt's Farm to the northeast, and Manor Farm to the south. The surrounding landscape is characteristically open, flat, and rural, defined by hedgerows, agricultural fields, and the expansive skies of the Lincolnshire fenland edge.

Agents Note

Agents Note: Planning reference: 03628/25/FUL East Lindsey Council. We extend our sincere thanks to Park Hood Landscape Architects and Steven Dunn Architects, duly credited as the architects of the scheme and acknowledged for the creation of the CGI images.



SDA
STEVEN DUNN ARCHITECTS



BY DESIGN

Adam Lascelles

adam.lascelles@bydesignhomes.com

01522 412802 | 07897 340172

ByDesignHomes.com

National audience

local knowledge