



# Your Parish, your future

## APPLEBY PARISH NEIGHBOURHOOD PLAN CONSERVATION AREA DESIGN STATEMENT

Pre-Submission (Regulation 14) Consultation  
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# 1 Introduction

- 1.1 A conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. This is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local authorities to publish proposals for the preservation and enhancement of conservation areas and to assess all development proposals within such areas very carefully.
- 1.2 The former Glanford Borough Council designated a conservation area for Appleby in 1972. In 2005, following a survey and appraisal of the character of the village, North Lincolnshire Council amended and enlarged the existing conservation area boundary (the plan below shows the enlarged area). The Council also issued Supplementary Planning Guidance (“SPG”) in respect of the Conservation Area. This Design Statement replicates parts of the SPG and builds on it.



## **2 Development of Appleby**

- 2.1 The Winn family purchased Appleby and its surrounding land in 1650. They built Appleby Hall in about 1700. Rowland Winn came to live in Appleby Hall in 1854. He had a profound influence on both the village and the area as a whole, following the discovery of ironstone in the area and the establishment of iron and steel-making in Scunthorpe. During his time, Appleby village underwent considerable change, financed in no small part by the money made by Winn from iron and steel. From 1872 onwards, after clearing of many old properties, he built model estate cottages to house his estate workers. These cottages, along with a number of earlier 17th and 18th century properties, give the village a very definite character. This derives from a combination of the consistent use on buildings of limestone, red brick and pantiles, the abundance of verges, hedges and trees (in contrast to the surrounding open landscape) and the amount of space between houses.
- 2.2 On the 15 March 1933 the Hall was burnt to the ground. Although it was never rebuilt, there remain some fine specimen trees within its grounds.
- 2.3 This attractive rural estate settlement has been gradually developed over the last 40 years at the average building rate of only 2.4 houses per year. The overall impression of Appleby is one of generous plots, large houses (more recent ones set well back from the road), and large mature trees, providing a backcloth to a neat, well planned open layout. The styling of Winn's 19th Century model estate cottages remains especially distinctive. Changes in agriculture rendered many of the old estate farm buildings redundant and they have been sensitively converted family homes.
- 2.4 At the present time Appleby village as whole contains around 180 dwellings, with approximately 500 inhabitants.
- 2.5 There are three particularly significant open spaces in the village: firstly, the churchyard with the adjacent nursery field, between Church Lane and Keb Lane; secondly, the Paddock on the south side of Church Lane; and thirdly, the Playing Field on Beck Lane. Together, they form an important 'arm' of countryside reaching into the heart of the village.

### **Listed Buildings**

- 2.6 There are several buildings of special architectural or historic interest within the Conservation Area (listed in Appendix 6).
- 2.7 The largest listed building (Grade II\*) is the 13th century Church of St Bartholomew with its 14th and 15th century tower and chancel.
- 2.8 Most of the 18th century houses are Grade II listed, as are the bases of the medieval wayside crosses on Ermine Street. These houses include what is often considered to be the centrepiece of the Conservation Area, the [Thatched] Cottage on Paul Lane.

### **Buildings of Townscape Merit**

- 2.9 In 2005, when the conservation area was enlarged, a review of non-listed buildings was undertaken and some 22 properties were given the status of Possessing Townscape Merit. These, too, are listed in Appendix 6.

- 2.10 These buildings, whilst not listed, are considered to contribute positively to the character of the Appleby Conservation Area. They include all the unlisted estate cottages, farm buildings, (such as those at Keb House and Ermine Farm), and the former stables on Paul Lane.
- 2.11 The properties were included because their age and architectural interest was sufficient justification for them to be given special protection in respect of demolition, alterations and extensions. Policies to help achieve their preservation and enhancement are provided in the SPG referred to earlier.

## **North Lincolnshire Local Plan**

- 2.12 The present North Lincolnshire Local Plan was adopted in May 2003 and should be read in conjunction with this document, although a new Local Plan to replace it is in the course of preparation. Within the present Plan are detailed policies aimed at the protection of listed buildings and those of Townscape Merit, along with the preservation and enhancement of conservation areas.
- 2.13 The following policies are relevant:

### **Policy HE1 Conservation Areas**

**This sets out how the Council will continue to protect areas of special quality and character by designating new conservation areas and by reviewing existing conservation areas.**

### **Policy HE2 Development in Conservation Areas**

**This provides that all new development within a conservation area, or which might affect the setting of it, should preserve or enhance the character and appearance of the area and its setting. Detailed guidance is also included on how this should be achieved.**

### **Policy HE3 Demolition in Conservation Areas**

**This provides the criteria by which applications for demolition will be considered.**

### **Policy HE5 Development affecting Listed Buildings**

**This sets out how the Council will seek to secure the preservation, restoration and continued use of listed buildings.**

### **Policy HE6 Demolition of Listed Buildings**

**This outlines how applications for the demolition of listed buildings will be assessed.**

### **Policy LC11 Areas of Amenity Importance**

**This describes how the Council will seek to protect Areas of Amenity Importance.**

## **Enquires about approval within the Conservation Area**

- 2.14 Details about the conservation area, listed buildings and buildings of townscape merit can be obtained from North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, Lincolnshire DN16 1AB. They can also be found on the North Lincolnshire Council website: <http://www.northlincs.gov.uk/planning-and-environment/historic-environment-and-conservation/conservation-areas/conservation-area-appraisals/> (then click on the Appleby appraisal )

## **3 Building Form Within the Conservation Area**

### **Pre-1870:**

- 3.1 These buildings include the larger, better-built, farmhouses and the smaller cottages which were not replaced during the 1870 clearance and rebuilding project. The houses are constructed of limestone with whitewash finish, except that some have been returned to a natural stone finish. The roofs are mostly red pantile, with some larger slated roofs, and there is one thatched cottage.

### **The Model Estate Cottages**

- 3.2 In 1870 the Winn family started to rebuild a large proportion of the village using three basic semi-detached designs.



*A typical 'Winn' cottage*

- 3.3 The properties were built to a high standard for the times, including matching design for the outbuildings. It is the attention to every detail and the materials used that give the buildings and the conservation area a unique character. The regular details used throughout are:

## **Plinth**

- 3.4 Built to four or five courses above ground level of red brick with a chamfered top course.

## **Block quoin corners**

- 3.5 Built with a face to show alternate blocks, two bricks and brick wide, each three courses, in-filled with coursed limestone or ironstone of varying gauge.

## **Oversailing string courses**

- 3.6 At first floor level, under eaves and gables, with a short piece of string course forming a kneeler at the base of the gables. The string courses are mostly two stretcher courses of red brick with a dog toothed course of yellow brick sandwiched between. The rafters, purlins and wall plates are dressed and exposed, the latter two to make a fixing for the barge boards.

## **Doors and window openings**

- 3.7 Have stone steps and sills, red brick block work to the side reveals, matching the pattern of the comers of the building. The arches are flat-topped single centre on a cambered window top constructed with long, soft, purpose-made red bricks.

## **Doors**

- 3.8 These were originally solid with front doors having a glass panel over and are fitted with a heavy iron knocker.

## **Windows**

- 3.9 These are large, mostly three vertical sashes in heavy frames, divided by three or four horizontal glazing bars.

## **Decorations**

- 3.10 Red brick lozenges that have been worked into large blank stone panels to add interest to an otherwise plain area

## 4 Conservation Area Guidelines

- 4.1 By way of general principle, care should be taken to ensure that any repairs, alterations or building development in close proximity to a listed building or one of Townscape Merit will be appropriate to its immediate surroundings.

### Listed Buildings

- 4.2 *Listed Building Consent is needed for all alterations and extensions which affect the architectural or historic interest of a listed building*
- 4.3 “Listing” covers both the interior and exterior of a listed building, and all structures within the curtilage, which predate 1947.
- 4.4 Alterations to listed buildings which may need consent include relatively minor changes like inserting a new window; removing an internal wall or fireplace; adding a chimney or flue; removing panelling or fitted cupboards; and inserting a new bathroom where new drainage is required. □
- 4.5 *Like-for-like repairs usually do not require Listed Building Consent although they must be carried out using traditional materials and detailing*
- 4.6 Owners of such buildings should be encouraged to use traditional materials for roof repairs including lead for flashings and pantiles and clay tiles (or occasionally slate) for roofing repairs.
- 4.7 Brick and stonework should be carefully repointed using traditional lime mortars with a brushed flush joint (not weatherstruck or ribbon joints) and cleaning should only be undertaken where its is structurally necessary (such as where build up of dirt or lichen is causing the bricks or stone to break down).
- 4.8 Windows should be always repaired in situ rather than replaced wholesale. Doors should also be repaired whenever possible but where replacement is needed, the new door must match the original exactly.
- 4.9 *The original plan form and historic interior features of listed buildings should be preserved*
- 4.10 The importance of the interior as well as the external appearance must be recognised when dealing with listed buildings. It is important that the original plan form and features are protected. Opening up previously separated rooms or moving staircases, removing chimneybreasts, fireplaces, original doors and decorative plasterwork are all changes that are unlikely to receive listed building consent.
- 4.11 *Extensions to listed buildings should be secondary in scale to the original building and be carefully detailed*
- 4.12 Extensions to listed buildings should be carefully designed to reflect the scale and detailing of the original building. Extensions should be to the side or rear (depending on the layout of the building) and should be lower than the original building and secondary in scale.
- 4.13 Materials and details should match the original examples within the listed building, including windows and eaves and roof details.



## **Buildings of Townscape Merit**

- 4.14 Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. There is a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area.
- 4.15 Buildings of Townscape Merit are considered to be of local importance and to contribute positively to the character of the Conservation Area. The demolition of such buildings would erode and dilute the existing character of the Conservation Area and adversely affect its appearance. Further, because these buildings are an important part of the character of the conservation area, special considerations should apply to proposed alterations or extensions to these properties.
- 4.16 *Alterations and extensions to Building of Townscape Merit will have to be particularly sensitively designed and take into account their historic and architectural interest.*
- 4.17 *Every effort should be made to retain all existing traditional architectural features of these buildings, the removal or loss of which will need to be fully justified within the context of any adverse impacts which this loss will have on the character and appearance of the Conservation Area. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building.*

## **Other Buildings**

- 4.18 Buildings within the Conservation Area which are neither listed buildings nor buildings of townscape merit may not contribute as much to the area character (and in some cases may actually conflict with it), but are nevertheless capable of being renovated, altered or extended sympathetically, provided that, so far as possible, they incorporate traditional designs and materials appropriate to the Conservation Area. This is particularly so where the results would be visible from the road or from neighbouring properties, perhaps less so when they are shielded from view.
- 4.19 *Renovation, alteration or extension to all other buildings within the Conservation Area – particularly if visible from the road or from neighbouring properties – shall, wherever practical, incorporate traditional designs and materials that are associated with the key buildings in the Conservation Area – i.e. listed buildings and buildings of townscape merit.*
- 4.20 *Demolition of any other building within the Conservation Area should only occur if it is replaced by a quality building that has been specifically designed to preserve and enhance the character of the Conservation Area.*

## **New Development in the Conservation Area**

- 4.21 The Conservation Area traditionally has a very low density and the space between buildings is an important part of the area's historical character. 20th century development has not always reinforced that character, but its negative effects have often been mitigated by the screening effect of walls, hedges and trees. However in future, when development opportunities do arise, the following criteria should apply to the new scheme:

## Siting

- 4.22 Historically, most buildings in the village have been built towards the front of the plots, particularly on through routes. This gives a network of streets with a distinct building line set back slightly behind small front gardens. The houses were widely spaced allowing generous views of trees and farmland.
- 4.23 These simple rules have been observed less in the 20th century and houses have generally been built in the centre of their plots or on a cul-de-sac. This has undermined the established character and led to buildings intruding on significant views within the village. Future development should revert to the way in which the village was laid out before the 20th century.
- 4.24 *New housing should be sited to conform with traditional building lines and street patterns. Wherever possible, existing trees and hedging should be retained and provision made for off-street parking in order to preserve the rural nature of the village lanes*

## Design

- 4.25 Within the Conservation Area, the principal aim of new development should be to assimilate it into its surroundings, rather than to create a complete contrast. This is because the attractiveness of the village relies on the visual cohesiveness of the streetscape. It does not mean that new buildings have to be replicas of old ones, but rather that their form should be determined by traditional building depths, spans and roof pitches. In this way, continuity can be maintained as history evolves.



*A good example of how the form of traditional buildings can be incorporated into a modern house*

- 4.26 A good example of how the form of traditional buildings can be incorporated into a modern house
- 4.27 *The form of all new development should reflect the dimensions and rhythms of neighbouring property that is characteristic of the character of the conservation area*
- 4.28 *Uncharacteristic detailing should be resisted.*

- 4.29 The addition of chimney stacks in some locations may be required, to ensure compatibility with adjoining properties.

## Materials

- 4.30 Appleby's traditional character relies strongly on a restricted palette of materials. Walls are either coursed local limestone rubble, sometimes with contrasting red brick for details such as quoins and arches, or wholly of red brick. Roofs are generally clad with clay pantiles. Window and door joinery is timber, sometimes with iron casements. Departure from this norm, particularly the use of harsh bricks, renders and imitation materials, can be a primary cause of visual discord in the Conservation Area.
- 4.31 Modern, machine-made, flat clay tiles will rarely be acceptable, neither will concrete tiles, artificial slate or plastic doors and windows. Windows should be traditionally detailed with vertically or horizontally sliding sashes, or casements fitted flush with their frames. Top-hung false "sashes" should be discouraged. Front doors should be made from timber, planked or with recessed moulded panels. All timber should be painted not stained.
- 4.32 *A limited range of traditional materials and details should be specified for new development in Appleby*

## Open Spaces

- 4.33 Within the Conservation Area, a feeling of openness is characterised by the generous spacing between and around the older houses (i.e. those built before 1980) clipped hedges, the many grass verges and the low traditional fences.
- 4.34 As previously noted, adjacent to St Bartholomew's Church – and therefore almost in the geographical centre of the village – are two significant open spaces: the churchyard and adjoining nursery field (the latter has now sadly been allowed to become overgrown) and the Paddock. The SPG acknowledges the special significance of these two areas as major open spaces



*View of St Bartholomew's Church across the Paddock*

- 4.35 On the south side of the Conservation Area is the village Playing Field: unique in its size and location. Its proximity to the village hall is both convenient for, and strategic to, the hall's economy. Because of its position, it plays an important part in village life. The Playing Field is within a short walk of most of the houses and being enclosed by magnificent trees offers safe and convenient facilities for children and adults throughout the year — and especially for Appleby's now famous Summer Fayre.
- 4.36 These open spaces already enjoy some limited protection; both the Paddock and the Playing Field are currently the subject of applications to designate them as Green Spaces to afford them greater protection against development.
- 4.37 St Bartholomew's Church is the primary landmark in the village. However, standing towards the edge of the village and with trees to the west, it is not universally visible. Those views towards the church that do exist – across the Paddock and westward along Carr Lane – are, therefore, all the more important.
- 4.38 In contrast to Church Lane, the straightness of Ermine Street affords linear views of the townscape and these should not be eroded by insensitive proliferation of traffic signs and street furniture.
- 4.39 *Existing vistas and landmarks should be protected when considering the impact of any proposed development upon them. New development should respect existing vistas and landmarks*
- 4.40 Trees are very important to the character and appearance of the Conservation Area and North Lincs Council has some powers to control what happens to them. Before a tree of any substance can be lopped, topped or felled within the Conservation Area, the Council must be given six weeks written notice. During that period, the tree has legal protection equivalent to a Tree Preservation Order and the Council may make an Order if it is considered appropriate. The removal of dead wood with secateurs or hand shears does not require consent.

## **Plot Boundaries**

- 4.41 Traditional English hedging has frequently been used, together with low brick walls, to form the front boundaries of many of the older properties in the conservation area. In particular the low walling in Church Lane gates gives a feeling of space and affords brief glimpses through the broad banks of trees which border the pavement edges
- 4.42 Stone and brick walls enhance the character of both the Church and Manor House respectively. The use of hawthorn, privet and beech in boundary hedging reinforce the air of a rural country village. By contrast, the use of Cupressocyparis Leylandii, particularly as a front boundary, can seem dark, overpowering and completely out of character.
- 4.43 In areas like Haytons Lane, the use of clipped hedging grown close to the lane edges gives the houses a degree of privacy and a view down the lane that is green, compact and typically English.
- 4.44 *Wherever possible, existing walls and stonework should be retained, repaired or improved*
- 4.45 *Gate pillars and gates should blend with the surrounding area*
- 4.46 *In any new development, walls should be constructed with traditional materials and in*

*keeping with the neighbouring boundaries whilst traditional varieties of hedging should be used for new hedges, rather than Cupressocyparis Leylandii*

## **Lanes and Verges**

- 4.47 The minor roads and lanes enhance much of the rural character of the conservation area. The wide verges opposite the church and on Churchside give the feel of openness and space, in contrast to Hayton's Lane, which has a closed, compact, feel quite simply because there are no pavements or verges for much of its length.
- 4.48 Where there are pavements on roads and lanes, these tend to be only on one side (such as Beck Lane, Church Lane, Churchside and School Lane) and the use of blue edging stones reinforces the traditional character of the paths and is in stark contrast to the concrete edging used in more recent development.
- 4.49 Occasionally, boundary hedges fronting on to the roads and lanes in the Conservation Area have become allowed to become overgrown, restricting the width of the pavements and forcing pedestrians into the road.
- 4.50 *Boundary hedges fronting on to roads and lanes should be kept properly trimmed*
- 4.51 *Future development should retain existing boundary schemes (i.e. walls and hedges). Provision should be made for adequate off-street parking space on new plots*

## **Street Furniture**

- 4.52 The overall appearance of the conservation area is attractive but the design and siting of street furniture by local authorities and public utilities is often uncoordinated and detracts from the area's overall attractiveness.
- 4.53 *Appleby Parish Council should consult with the Local Authority, public utilities and other agencies in relation to the provision of all street furniture*
- 4.54 *Signs should be kept to a minimum to avoid clutter and placed on existing poles or structures where possible*
- 4.55 *Overhead cables spoil the visual impact of the conservation area and should be placed underground wherever possible. The capping on any renewed poles should be reinstated*
- 4.56 *Where possible, road name signs should be re-instated in their original black with gold lettering*



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