Your Parish, your future
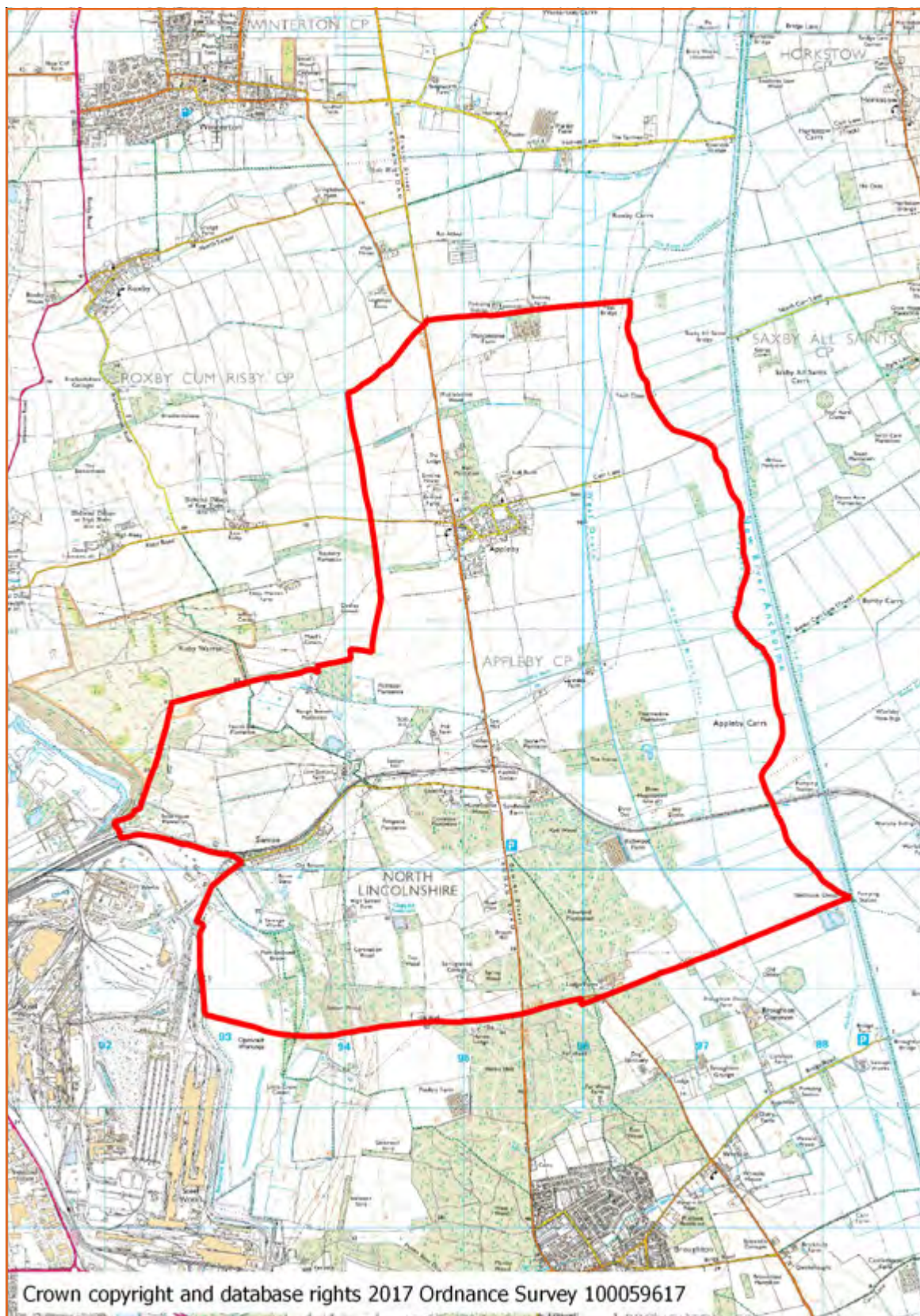
APPLEBY PARISH
NEIGHBOURHOOD
PLAN
2015-2030
APPENDICES

Final Version, February 2019

Contents

Appendix 1 - Map of Parish

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Appendix 2 - Archaeological Paper by Kevin Leahy

The archaeology potential of the parish of Appleby, North Lincolnshire.

1.1 Appleby, like the other parishes of North Lincolnshire, has a rich heritage. Significant discoveries have been made but in some areas we are faced more with potential than with fact. This potential is represented bothby finds and work carried out in neighbouring parishes and in the Vale of the River Ancholme, but directly relevant to Appleby.

Previous work on the Archaeology of Appleby

1.2 The archaeology of Appleby was reviewed as part of a gazetteer of sites in South Humberside published in 1979 by Keith Miller (Loughlin and Miller 1979, 180-3). This drew on records at Scunthorpe, now the North Lincolnshire Museum. A more recent survey (van de Noort and Ellis, 1998) was concerned more with the palaeo geographical history of the Vale which, while it provided a detailed account of the historical environment, added little to our knowledge of finds from Appleby. Further material has been recorded on the North Lincolnshire Historical Environment Record (HER). Since 1997 our knowledge of the history of Appleby has been augmented by the Portable Antiquities Scheme which records finds made by members of the public, mainly, but not exclusively, metal detector users. By January, 2016 the Scheme had recorded 224 objects from Appleby,some of which can be viewed on the Scheme's website: https.finds.org.uk.

Prehistoric finds

1.3 The earliest recorded material from Appleby are worked flints found at a number of locations in the parish (Loughlin and Miller, op. cit.). These have not been found in large numbers but,as Appleby is flanked by Risby Warren, a prehistoric site of National importance, they are suggestive of a greater level of activity. While some earlier finds has been recovered, material from Risby Warrenis predominately of Mesolithic (9,000-4,000 BC),Neolithic (4,000-2,500 BC) and Bronze Age (2,500-700 BC) date. Large amounts of pottery dating from the two later periods have also been found (Dudley, 1949, 27, Fig. 10: 35-39, Riley, 1957, 40-56: 1978, 5-11). It is likely that, during these periods, activity extended down to the important resource offering by the Ancholme with the possibility of water-logged deposits. The potential reservation of organic materials in water-logged archaeological deposits would be of great importance.

1.4   Two Neolithic (c. 4,000-2, 500 BC), polished stone axes and one polished flint axe have been found in Appleby together with flints of likely Neolithic date. The North Lincolnshire Heritage Environment Record lists two crop-marks, recorded by aerial photography, and possibly of Neolithic date, these are a putative long barrow burial mound and a pit-circle located to the south of the village.

1.5   Andrews (1836, 40) recorded three burial mounds 'opposite to Thornholme' which he believed to be Roman. These had already been levelled when he wrote but it is likely that they were Early Bronze Age (c. 1,800 BC), and resembling the eight barrows excavated on Broughton common in 1850 (May, 1976, 73-5).

1.6   More direct evidence for prehistoric survival in Appleby are the remains of the Bronze Age (c.1,100 BC) log-boat with a fitted stern-board found, during dredging operations on the bed of the Old River Ancholme, in 1943 (Dudley 1949, 125-7, Fig. 47: McGrail1978, 147-9). This boat can be linked to an important concentration of the Bronze Age finds from Brigg (Smith 1958, 78-84; McGrail, 1981) which include a log-boat, a plank-built boat and a trackway crossing of the Vale of Ancholme. It is likely that Bronze Age activity took place over the whole of the Vale; this is supported by the discovery, 1884, of the Mickleholme, Appleby hoard of Bronze Age weapons (Davey and Knowles, 1972, 154-61). This hoard contained seven rapiers, three or four spearheads and a sword and is seen as crucial for the our understanding of the Middle/ Late Bronze Age transition. Other Bronze Age weapons were found in the same field. These discoveries may be paralleled by Bronze Age and later weapons found as part of ritual deposits in rivers elsewhere in Britain (particularly the Thames and Witham) suggesting that the same practice may have occurred in Appleby. While most of the discoveries elsewhere in the country were made during dredging operations, the Ancholme has not been systematically dredged, its ancient course being replaced, in the seventeenth century, by the canalised New River. The original course of the Ancholme must remain largely intact. Aerial photographs show a line of double and triple ditches curving around to the west of the village (North Lincolnshire HER). These may represent linear boundaries of later Bronze Age date (Boutwood, 1998, 29-46) although a later date is possible.

1.7   Only five objects of Iron Age date have been recorded from Appleby, these being three terret rings (used to guide the reins on a vehicle) and two coins. This lack of finds may be deceptive as Appleby is flanked by major Iron Age settlements at Dragonby (Roxby parish) and South Ferriby.

Roman Appleby

1.8   The main Roman feature in Appleby is Ermine Street, the magnificent road running up from Lincoln to the Humber at Winteringham. Villas are known in neighbouring parishes (Horkstow, Roxby, Winterton and Worlaby). Appleby has, however, produced a range of Roman finds, the Portable Antiquities Scheme has 59 records of which 50 are coins, most of which date from the fourth century. There is an antiquarian record of a coin hoard "Appleby, where an earthen vase, surrounded by dark soil, and containing a considerable number of Roman silver coins, was discovered in a rabbit warren" but no more is known. In the late seventeenth century, Abraham de la Pryme (Curate at Broughton) refers, in a letter, to a large Roman pottery kiln site at Santon but again, nothing more is known. The other Roman finds consist mainly of brooches and other dress fittings but there is one object of outstanding significance, a handle from a wine jug decorated with the superb head of a lion (PAS SWYOR-E54DB2). This object is of second or third century date and can be paralleled at Pompeii; it is a high status object. With the drier

conditions prevailing during the Roman period it is likely that activity extended on to the low lands nearer to the Ancholme but finds recorded by the Portable Antiquities Scheme come, not from near the river, but to the west of Ermine Street. The riverine Roman sites may, however, have been buried by post Roman eluviation.

Early Medieval

1.9   The Portable Antiquities Scheme has recorded material from an Early Anglo-Saxon cemetery at Santon. Finds consisted of copper alloy brooch fragments, sleeve clasps of the type worn by Anglian women and iron spearheads, all of which are types that were in use in the later fifth and sixth centuries.This cemetery is important as, while Roxby and Worlabyhad Anglo-Saxon cemeteries, none have not been found in Winterton or Broughton. From the later, Christian, Anglo-Saxon period we have coins, pins and strap ends dating from the eighth and ninth centuries. Disappointingly, in view of Appleby's Scandinavian place name, only one Viking object has been found within the parish, a very fine mount decorated in the Viking Borre style (PAS SWYOR-FEEF24). This dates from the later ninth or tenth century.

Medieval

1.10   The dominant presence in Medieval Appleby would have been the Augustinian Priory at Thornholme. This was founded in 1150 and survived until it was dissolved in 1536 (Page, 1906, 166-8). Excavations carried out during the 1970s and early 1980s are yet to be published but this was a community of some worth. North Lincolnshire contains many deserted Medieval villages (Sawcliffe, Raventhorpe, Gainsthorpe). In Appleby, Santon, which was listed in the Domesday Survey of 1086, is a lost village.

1.11   The 44 Medieval finds recorded by the Portable Antiquities Scheme from Appleby show something of the community. Of these finds 10 were coins, many of which were silver pennies cut in halves or quarters to make small change. The rest of the finds consist of buckles and brooches but there is an ampulla, a lead container that contained holy water collected from a shrine and, evocatively, a lead matrix used to apply wax seals to documents (PAS SWYOR-2C3333. This has the name of its owner 'S' ALIC' F' AGNET' around a central fleur-de-lis. It means 'Seal of Alice, daughter of Agnes'. We can only wonder who she was. A further lead seal is inscribed S' RICARD D'APPELBI 'Seal of Richard of Appleby (PASNLM-BE6954) and may possibly be linked toRichard de Midea mid-thirteenth century parson ofApplebychurch.

Post Medieval

1.12   The most significant event of the Post Medieval period in Appleby was the cutting of the New River Ancholme and the associated drainage works. This was a massive project representing the large scale landscape engineering which produced the Vale of Ancholme as we now know it. Prior to these works the Ancholme was a tidal creek of the Humber. The two turf mazes, mentioned by Abraham de la Pryme(Surtees Society, 1870, 164),were probably post Medieval but their location is unknown.

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Appendix 3 - Consultation Summary

Consultation	Date	Output
Fair Day	15th June 2015	Summary of Responses Used to formulate Residents Survey
Residents Survey	September 2015	Survey Report to Residents Themes Identified for Plan
Business Letters	January 2016/ February 2016	All businesses based in Parishes contacted. Meetings held with landowners and Agents.
Community Drop in Visioning Day	21st May 2016	Full Report on all views expressed during event themes, vision and objectives. Results
North Lincolnshire Council	Ongoing	Meetings with officers and support from planning officer throughout process. Housing Conservation Archaeology
Community Newsletter	Quarterly	Updates throughout process.
Survey on Proposed Development Sites	August 2017	Printed and on line survey to all residents Survey Results
Website	On going	www.applebypc.org.uk

Reference

<table>
<tr><td>☐ (orange)</td><td>Inset</td></tr>
<tr><td>☐ (red)</td><td>Appleby Boundary</td></tr>
<tr><td>☐ (black)</td><td>Development Limit (Housing & Employment Land Allocations DPD, 2016)</td></tr>
<tr><td>☐ (green)</td><td>Appleby Conservation Area</td></tr>
<tr><td>■ (orange)</td><td>Listed Building</td></tr>
<tr><td>■ (green)</td><td>Appleby Local Green Space</td></tr>
<tr><td>■ (light green)</td><td>Designated Site</td></tr>
</table>

1 Appleby Hall Plantation
2 Mickleholme Wood
3 Priory / Appleby Carrs
4 Santon Wood
5 Spring Wood
6 Coronation Wood

Appendix 4 - Proposals Map & Insets

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Inset 1 - Appleby

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Inset 2 - Santon

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Inset 3 - Clapp Gate

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Inset 4 - Station Area

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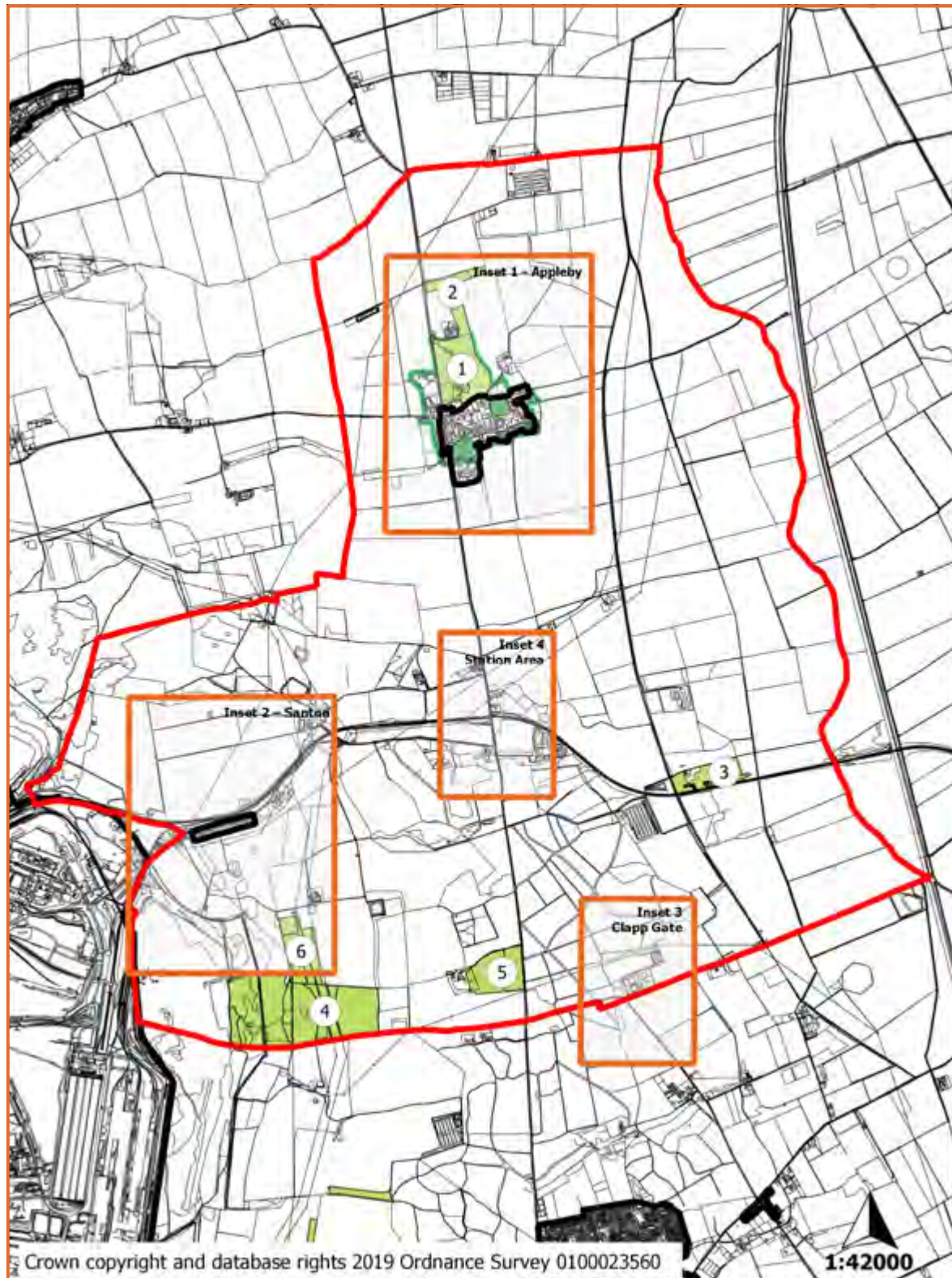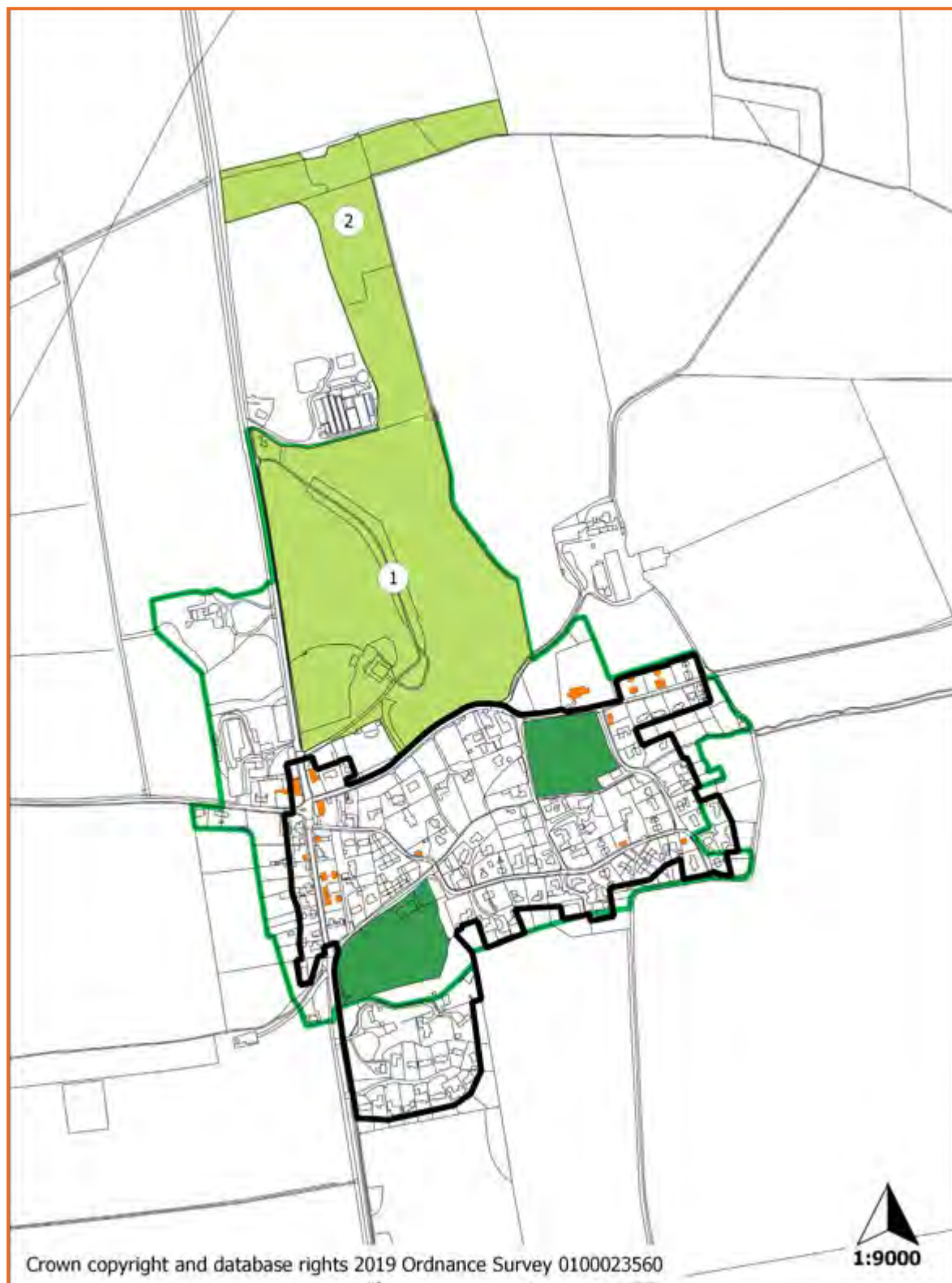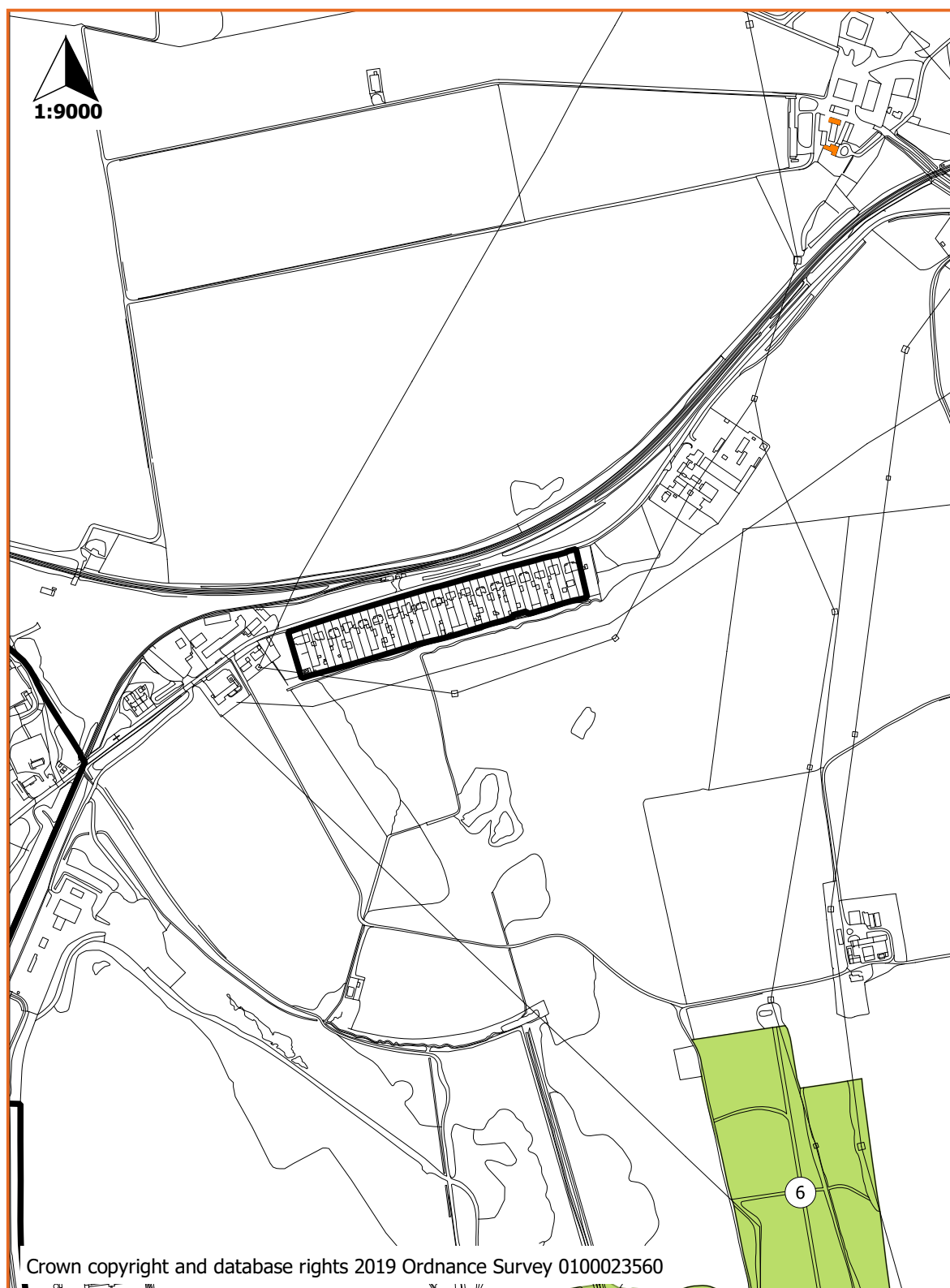
Appendix 5 - Designated Footpaths & Bridleways

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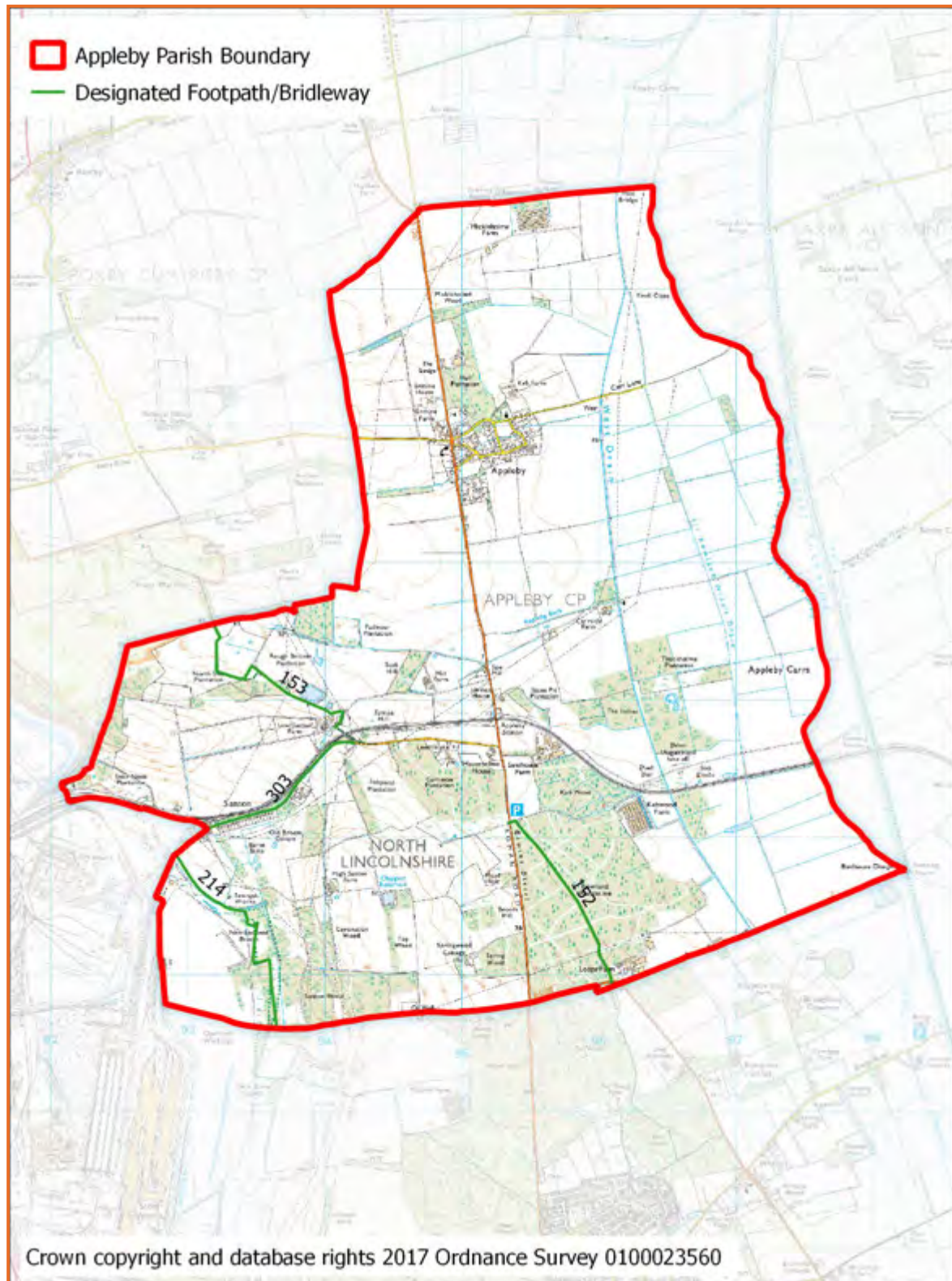
Appendix 6 - Listed Buildings and Buildings of Townscape Merit

Part A – Listed Buildings

1.13   All buildings are Grade II except St Bartholomew's Church, which is Grade II*

- No 29   Ermine Street, Appleby

- Brooklyn & Anfield Cottage,
  Garden Wall & outhouse adjoining to rear   Carr Lane, Appleby

- Church of St Bartholomew   Church Lane, Appleby

- Cross base approx 0.5m west of road verge   Risby Road, Appleby

- Cross base approx 3m west of road verge   Risby Road, Appleby

- Cross Cottage (No. 2)   Church Lane Appleby

- Ermine Farmhouse   Ermine Street, Appleby

- Hayton's Cottage (No. 36)   School Lane, Appleby

- Middlebrook   Ermine Street, Appleby

- Nos. 12 (Adel Cottage) & 10,
  Garden Wall & outhouse adjoining to rear   Ermine Street, Appleby

- Nos. 18 (Belmont) & 20, Garden Wall
  & outhouse adjoining to rear   Ermine Street, Appleby

- Nos. 9 & 11, Garden Wall & outhouse
  adjoining to rear   Carr Lane, Appleby

- Spring Cottage   Ermine Street, Appleby

- The Cottage   Church Side, Appleby

- The Cottage (No. 1)   Paul Lane, Appleby

- The Kitlings   School Lane, Appleby

- The Old Estate House   Ermine Street, Appleby

- Appleby Signal Box   Ermine Street, Appleby

- Barn approx 320m north of
  Low Santon Farmhouse   Appleby

- Low Santon Farmhouse   Appleby

- Springwood Cottage (Lodge)   Appleby

- Stable approx 20m north-east of Springwood Cottage   Appleby

Part B – Buildings of Townscape Merit

- The Lodge   Ermine Street, Appleby

- Ermine House & Barn   Ermine Street, Appleby

- Chapel House   Risby Road, Appleby

- Lindsey House (Nos. 15 & 17)   Risby Road, Appleby

- Cottages (Nos. 1 & 3)   Ermine Street, Appleby

- The Shooting Lodge (No. 36)   Ermine Street, Appleby

- New Vicarage (No. 5)   Paul Lane, Appleby

- Village Hall (the old school)   School Lane, Appleby

- 'Don's' Cottage (No. 3)   School Lane, Appleby

- Semi-detached Houses & outbuildings (Nos. 5 & 7)   School Lane, Appleby

- The Shieling & outbuilding (No. 11)   School Lane, Appleby

- Manor Barns & Outbuildings   Manor Park, Appleby

- Detached Cottage & outbuildings (No. 4)   Hayton's Lane, Appleby

- Semi-detached Houses (Nos. 16 & 18)   School Lane, Appleby

- Semi-detatched Houses & outbuildings (Nos. 17 & 19)   School Lane, Appleby

- Semi-detached Houses & outbuildings (Nos. 25 & 27)   School Lane, Appleby

- Semi-detached Houses & outbuildings (Nos. 4 & 6)   Church Side, Appleby

- Manor House & Barn (Nos. 6a & 8)   Church Side, Appleby

- Semi-detached Houses & outbuildings (Nos. 10 & 12)   Carr Lane, Appleby

- Semi-detached Houses & outbuildings (Nos 17 & 19)   Carr Lane, Appleby

Appendix 7 - Cross Reference North Lincolnshire's Policies

1.14

POLICY No.	POLICY TITLE	NORTH LINCS (& NATIONAL) POLICIES
AP1	Sustainable Development	National Planning Policy Framework Paragraphs 6-16; North Lincolnshire Core Strategy Policy CS2; and Housing & Employment Land Allocations Development Plan Document Policy PS1
AP2	Design Principles	North Lincolnshire Core Strategy policies CS1, CS2, CS5 and CS8; and North Lincolnshire Local Plan policies H5 (except criteria i and ii), H7, H8, HE2, HE5 and DS1
AP3	Housing Development Within The Development Limits	North Lincolnshire Core Strategy policies CS1, CS2, CS3, CS7 & CS8; and North Lincolnshire Local Plan policies H2, H5 (except criteria i & ii), H7, H8, HE2, HE5 and DS1
AP4	Rural Exception Sites For Local Needs	North Lincolnshire Core Strategy policy CS3 and CS9; and North Lincolnshire Local Plan policy HE5
AP5	Development Of The Rural Economy	North Lincolnshire Local Plan policies RD2, RD3, RD5, RD6, RD7, RD8, RD9, RD14, T19, HE2, HE5 and DS1.
AP6	Redevelopment Of Redundant Buildings In The Countryside	North Lincolnshire Core Strategy policy CS15; and North Lincolnshire Local Plan policies RD5, RD6, RD7, RD8 and DS1
AP7	Improvements To Communication Technology	North Lincolnshire Local Plan policies DS1, DS19 and DS20
AP8	Safeguarding And Improvement Of Community Facilities	North Lincolnshire Core Strategy policies CS15 and CS27; and North Lincolnshire Local Plan policies R1, R2, R3, C2, C5, C7, LC11 and HE2

POLICY No.	POLICY TITLE	NORTH LINCS (& NATIONAL) POLICIES
AP9	Improvements To The Highway Network	North Lincolnshire Local Plan policies T14, T15, T18 and HE2
AP10	Improvement And Extension Of The Public And Permissive Rights Of Way Network	North Lincolnshire Core Strategy policy CS27; and North Lincolnshire Local Plan policies R5 and DS1
AP11	Natural Environment	North Lincolnshire Local Plan policies LC1, LC2, LC4, LC5, LC6, LC7, LC11 and LC12
AP12	Local Green Space	National Planning Policy Framework paragraphs 99-100; North Lincolnshire Core Strategy policy CS16; and North Lincolnshire Local Plan policy LC11.
AP13	Protection, Conservation And Enhancement Of The Appleby Conservation Area	North Lincolnshire Core Strategy policy CS6; and North Lincolnshire Local Plan policies HE2, HE3 and HE4.

Appendix 8 - Appleby Conservation Area Architectural Guidelines

1.15   The use of common design themes and materials in the construction of the Model Estate cottages and houses in the 1870s provides Appleby with a definite, not to say unique, character. Buildings constructed in the middle part of the last century often failed to observe those themes, although their negative effect has been mitigated by careful use of walls and planting. In more recent developments, there appears to have been a conscious effort to incorporate elements of those design themes, thus providing a visual and architectural link between the old and the new.

1.16   In order to assist those contemplating the renovation of, or alteration to, an existing building, or a new building altogether, here are some of the architectural features common to Appleby's Model Estate cottages and houses. This list is by no means exhaustive – there were a number of basic designs, each with several variants. The best way to appreciate the number of variations in the basic themes is to walk round the village and see for yourself!

House Styles

Windows

Doors

Roofs

Porches

Eaves

Chimneys

Brickwork

Appendix 9 - Appleby Parish Neighbourhood Plan Parish Design Statement

Contents

Introduction

1.1 This Design Statement applies to the Parish of Appleby as a whole. There are additional requirements which apply solely the Appleby Conservation Area and these are contained in the Appleby Conservation Area Design Statement.

1.2 Everything in the Parish Design Statement also applies to the Appleby Conservation Area. Where there is any conflict between the two Statements within the Conservation Area, the Conservation Area Design Statement shall apply.

1.3 The Parish Design Statement describes the architectural character of the Parish and highlights the features which the residents value, as seen in feedback obtained during the Neighbourhood Plan process. Working from this, design principles based on the distinctive local character of the buildings in the Parish have been drawn up to guide future development and maintenance.

Who is the Parish Design Statement for and how is it to be used?

1.4 The Parish Design Statement should be considered when preparing designs for new developments and alterations, extensions or renovations to existing buildings in the Parish, regardless of scale.

1.5 The Parish Design Statement is intended to encourage and stimulate the following design process:

1 Consider the relationship between the site and its surroundings, working with and respecting what is already there.

2 Identify design opportunities presented by existing views, landscaping, built form, materials and details.

3 Demonstrate that an analysis of the site and wider contextual setting has been carried out.

1.6 The Parish Design Statement does not aim to provide design solutions. Its purpose is to illustrate the distinctive elements and characteristics of the Parish that should be considered by a developer when designing new buildings or alterations to existing ones.

History

1.7 Prehistoric findings just outside the parish boundary at Risby Warren and Dragonby suggest that the area was inhabited during Mesolithic (9,000-4,000 BC), Neolithic (4,000-2,500 BC) and Bronze Age (2,500-700 BC) period, as well as showing there were dwellings and evidence of farming in the area as far back as 4,000 BC

1.8 Santon and Appleby were part of a Roman settlement pattern in the county, as Roman pottery and a furnace were found near Santon. The main Roman feature in Appleby Parish is Ermine Street, the magnificent road running up from Lincoln north to the Humber and on which Appleby village sits.

1.9　　　The Domesday Book (1086) records that a settlement and its church were already established in Appleby.

1.10　　The church at Thornholme Priory held much of the land prior to the dissolution of the monasteries in the 16th Century by Henry VIII.

1.11　　The Civil War caused the then landowner to sell Appleby and its lands and, in around 1650, they were purchased by Sir George Winn. The Winns built a modest family house in Appleby in about 1700 and extended it over the next 200 years as the family needs grew.

1.12　　In the 19th century, with the discovery of ironstone nearby, the Winns and the Parish of Appleby played a pivotal role in the development of the steel industry in Scunthorpe.

Setting within the Landscape

1.13　　Appleby parish lies at the northern end of the Ancholme Valley surrounded by extensive trees and hedgerows providing natural enclosures. To the east lie the River Ancholme, Appleby Carrs and the foot of the Lincolnshire Wolds and to the north Winterton, Winteringham and the River Humber. Broughton, Scawby and the market town of Brigg are to the south and to the west lie the hamlets of Risby and Dragonby, along with a limestone escarpment forming part of the Lincoln Edge, on which sits Risby Warren, comprising blown sands overlying the limestone and producing an area of stark natural beauty. This bleak, moorland-style landscape, together with isolated pockets of plantation, is a nationally important Site of Special Scientific Interest.

1.14　　The land around Santon is gently undulating sandy farmland interspersed with small wooded plantations. Santon itself lies over a strata of ironstone which runs north to south in a lens shape from the Humber to Ashby Ville.

1.15　　From the southern boundary of the parish to the railway lines is what has been described as an "area of great landscape value" which extends down through Broughton and Scawby and is one of the largest commercial forestry operations in the county.

1.16　　North of the Appleby village is a belt of mature trees, giving way to open farmland running up to the River Humber.

1.17　　To the east of the parish are the lowlands of the Ancholme River valley, standing only 2 m above sea-level. They were drained in the 17th Century. Because of the rivers, the extensive drainage network, the surrounding farmland and large areas of tree planting, Appleby parish has an abundance of bird-life, both native and migrant.

The Essential Characteristics of the Parish Settlements

1.18　　Appleby parish, with some 2,496 hectares (6,169 acres), is a large and rural community with open fields as well as substantial wooded areas. The parish has essentially four centres of population, each with its own distinct characteristics.

1.19   Clapp Gate, the most southerly point of the parish, forms a small rural community standing apart from the rest of the parish. Set in trees, this traditional farm has evolved by sympathetic conversion into an attractive group of local styled buildings consisting of some 12 houses and barn conversions.

Clapp Gate, the most southerly point of
Appleby parish

1.20   Turning into Dawes Lane from Ermine Street is Santon. Established in the 1920s to provide homes for people working in the nearby ironstone mines, it consists of a single row of mainly semi-detached houses, all on the south side of Dawes Lane. Remarkably, with the steel works so close, it is a tranquil place, backing onto open farmland. There is also a small business park, two farms (one comprising listed buildings), a turf growing business and a cast stone manufacturer.

Santon, originally built to house mineworkers, is a tranquil
location backing onto open farmland

1.21   Close to the level crossing on Ermine Street are a few houses either side of the road, including a Garden Centre. This is known locally as the Station Area. The signal Box at the level crossing is a listed building. The old saw mill was once a thriving business but now the buildings have been converted to domestic dwellings.

Appleby Level Crossing: the Signal Box is listed

1.22   Opposite the old saw mill is Carr Side, with land running toward the River Ancholme. A lane off Ermine Street leads to Carr Side Farm and a few other properties, mainly built in the local style. The properties are set in open agricultural land with fine views of the Ancholme Valley and the Lincolnshire Wolds.

Appleby Village straddling Ermine Street, with it very distinctive 19C model village style and part of the village conservation area

1.23   At the northern end of the parish is Appleby village with a well-defined conservation area containing a number of 17th century cottages, 18th century stone-built houses and a number of very distinctive 19th century brick-built houses. From the 1960s to date a number of fairly substantial houses have been built, both inside and outside of the conservation area, some sympathetic to the older properties and some not. These new houses have tended to be built

to individual designs. In general they stand well and do not detract from the overall village style. Materials are mainly red brick or local stone, plain or pantile roofs with wooden window frames. Features found in Appleby Conservation Area have been replicated on newer properties built in the surrounding area.

Building Design Guidelines

1.24   Design guidelines, as outlined hereafter, should be followed, wherever practical, in any future development within the Parish. Examples of the preferred design features, including the construction materials, are covered in the following sections, some of which replicate, in whole or in part, themes from the Appleby Conservation Area Design Statement. Illustrations of these features can be found at Appendix 8.

1.25   There are a number of Listed Buildings and Buildings of Townscape Merit in the Parish (listed at Appendix 6). Where appropriate, consideration should be given to including features of these buildings in the design of new properties, or of alterations or extensions to existing buildings.

1.26   Care should be taken throughout the parish to ensure that views of open farmlands and spaces, heavily wooded areas and the distant views of the Wolds, Ancholme Valley and River Humber are preserved.

1.27   The treatment of space between buildings is of considerable importance to the parish design and should be considered at the initial design stage. The design of such spaces should reflect the rural character of the Parish and every opportunity should be taken to enhance their ecological potential.

New Developments

1.28   Where appropriate, developments that follow the street line will be encouraged; closes and culs-de-sac should be in sympathy with their surroundings. Buildings higher than 2 storeys should be avoided.

1.29   Any new building should respect the setting in which it is to be built, be of sympathetic design, and sit comfortably within its surroundings.

1.30   Any housing development on the edge of a settlement should be incorporated into the settlement by footpaths in order to avoid the danger of isolation.

1.31   Street lighting should be of a design that is in keeping with that which is already present in any adjoining settlement.

1.32   New developments should avoid featureless and windowless walls on buildings in prominent locations. Suitable traditional details should be incorporated, e.g., the use of windows, false windows or blue bricks to form a pattern, where this does not adversely affect neighbouring properties.

1.33   Developers should be encouraged to avoid standardised designs and instead to incorporate, wherever possible, individual and traditional styles that capture the distinctiveness of the parish and reflect the building features found in the immediate neighbourhood.

1.34   Garages should be unobtrusive and not be a prominent feature of the design.

Roofs and Chimneys

1.35   Roofs of future developments should follow the example of the past: i.e. pitched and gabled and hipped. The use of plain slates or pantiles should be encouraged, in order to reflect the roof types in the immediate vicinity and as viewed from the road. The use of dark red clay tiles may also be appropriate in certain locations.

1.36   Attention should also be paid to the types of chimney as part of the overall design of the building and the use of traditional styles of chimney pot should be encouraged. These should reflect the styles generally found within the parish and Appleby village in particular. (see Appendix 8).

Boundaries and Frontages

1.37   Traditional boundaries should be preserved wherever possible and new developments should aim to retain existing walls or hedges unless on a separate and visually unconnected development.

1.38   Where hedging is planted, repaired or replaced, it should be with native species that are common within the area.

1.39   New planting of native hedging is to be encouraged in new developments as a form of boundary treatment to properties.

1.40   The style, height and materials used in new boundaries should be in keeping with the property itself and with its immediate neighbours, designed to harmonise with its surroundings.

1.41   Wooden fences for the sides and rear boundaries are acceptable as long as they blend in with their immediate vicinity.

1.42   Frontages should either be hedge or low brick wall, with or without traditional ironwork capping. Decorative metal fencing and open lawns should be discouraged. However, in the case of separate developments (for example Vicarage Park and Applegarth in Appleby Village), open frontages may be acceptable provided that the scheme is applied to all properties on the development.

Rainwater Features

1.43   Gutters and downpipes are important features. Inappropriate styles or colours can adversely affect the appearance of buildings. Modern materials are acceptable but dark colours (preferably black, burgundy or maroon) are considered more appropriate. The use of white and other bright colours should be discouraged. (see Appendix 8).

Windows

1.44   The traditional window design in the parish is multi-paned sash or casement. Whilst traditional materials are encouraged, sensible and sympathetic use of modern materials is considered acceptable, provided that the overall window design reflects that of properties in the immediate vicinity. Examples of preferred window designs are illustrated at Appendix 8. Note should be taken of the brick details over the window and the sill design and materials.

1.45   Dormer windows can dramatically influence the character of a building. Where dormer windows are being considered, either in a new property or in the extension or renovation of an existing one, adherence to the preferred design features (ridged and hipped) should be encouraged (see Appendix 8).

Doors and Porches

1.46   The majority of doors are set into the building with only a small rebate. Doors are predominantly of a solid type, possibly with a fanlight set above. Adjoining glass panels should be no wider than half the door's width.

1.47   The majority of porches in the parish consist of a single canopy. Such designs are considered appropriate (see Appendix aa). Porches having a pitched roof should, wherever possible, be designed to reflect and mimic the main roof construction (see Appendix 8).

1.48   The use of these design features, together with, as far as possible, the use of traditional materials should be encouraged. Modern materials are acceptable if used sympathetically outside the Appleby Conservation Area, subject to compatibility with the building and with adjacent properties.

Building Materials

1.49   Most properties within the Parish are of red brick and/or local stone construction. The use of bricks and mortar and roofing materials that match those used on buildings in the immediate vicinity should be encouraged, along with the use of matching brick bonds and features. In particular, wall cladding or rendering should only be used where there are other properties in the immediate locality so dressed.

1.50 The finishing of gables and eaves should be in keeping with the design aspects of the parish (Appendix 8).

1.51 Most properties within the parish have been maintained or modified to reflect their origins, with the retention of existing, or sympathetic replacement of, windows and doors.

A good example of a conversion and refurbishment of a property at the Old Saw Mill

Extensions

1.52 Care should be taken when extending older properties in order to maintain the proportion of walls to windows and doors found in older style cottages or houses. Thought should be given to materials used for replacement windows and doors so that they blend with the general appearance of the locality.

Local Authority and Public Utilities

1.53 Public Utilities and the Local Authority are encouraged, wherever possible, to take into account the rural nature of the Parish and the architectural features of buildings in the vicinity in relation to:-

- The replacement and upgrade of street lighting and

- The location, replacement and maintenance of road signs

1.54 Installation of new electrical and telegraph poles should be avoided if possible. If unavoidable, wood rather than galvanised steel is preferred. Routing of cabling underground should be encouraged when appropriate.

1.55 Television/communication systems cables should, wherever possible, be installed below ground level, with the minimum number of junction boxes carefully sited.

Appendix 10 - Conservation Area Design Statement

Contents

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.

1.3 Those considering development within the Conservation Area are reminded that work which would normally be permitted under the General Permitted Development Order 1965 may require planning permission and that they should check with North Lincolnshire Council Planning Department beforehand.

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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.

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 to traditional building lines and street patterns. Wherever possible, existing trees and hedging should be retained.*

4.25   *Provision should be made for off-street parking in order to preserve the rural nature of the village lanes.*

Design

4.26   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

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

4.28   *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*

4.29   *Uncharacteristic detailing should be resisted.*

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

Materials

4.31   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.

4.32   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.

4.33   *A limited range of traditional materials and details should be specified for new development in Appleby*

Open Spaces

4.34   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.

4.35   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

4.36   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.

4.37   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.

4.38   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.

4.39   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.

4.40   *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*

4.41   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

4.42   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

4.43   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.

4.44   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.

4.45   *Wherever possible, existing walls and stonework should be retained, repaired or improved*

4.46   *Gate pillars and gates should blend with the surrounding area*

4.47   *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

4.48   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.

4.49   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.

4.50   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.

4.51   *Boundary hedges fronting on to roads and lanes should be kept properly trimmed*

4.52   *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 (see 4.25 ante)*

Street Furniture

4.53   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.

4.54   *Appleby Parish Council should consult with the Local Authority, public utilities and other agencies in relation to the provision of all street furniture*

4.55   *Signs should be kept to a minimum to avoid clutter and placed on existing poles or structures where possible*

4.56   *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*

4.57   *Where possible, road name signs should be re-instated in their original black with gold lettering*

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