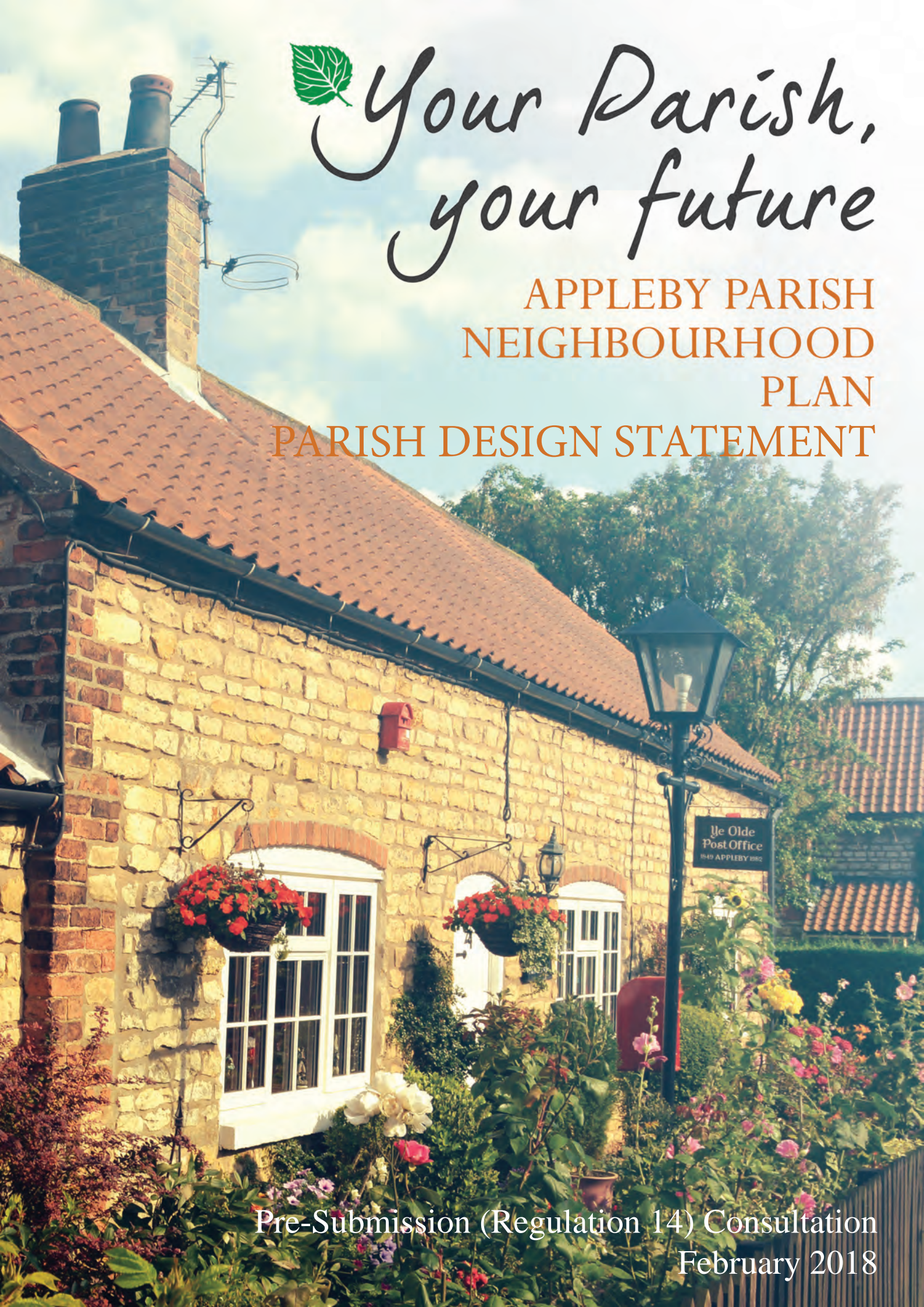




Your Parish, your future

APPLEBY PARISH NEIGHBOURHOOD PLAN PARISH DESIGN STATEMENT



Pre-Submission (Regulation 14) Consultation
February 2018

Contents

Introduction.....	5
Who is the Parish Design Statement for and how is it to be used?.....	5
History.....	5
Setting within the Landscape.....	6
The Essential Characteristics of the Parish Settlements	6
Building Design Guidelines.....	9
Extensions.....	12
Local Authority and Public Utilities	12

Introduction

- 1.1 This Design Statement applies to the Parish of Appleby as a whole. There are additional requirements which apply solely to 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 its 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. Three storey dwellings 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.



www.applebypc.org.uk