

Appleby Village Design Statement

has been produced in partnership with:

The People of Appleby
Appleby Parish Council
North Lincolnshire Council
The Countryside Commission



The Appleby Village Design Group is grateful to the above for their support and to Krissair for their permission to use their photograph on the cover.

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The Countryside Commission works to conserve the beauty of rural England and to help people enjoy it.

Appleby Village Design Statement has been produced as part of a programme by the Countryside Commission to demonstrate how local communities hope to influence the design of buildings within the village setting and future development.

This document was approved by North Lincolnshire Council on 27th January 1998 as a Supplementary Planning Guidance to be taken into account as a material consideration when determining development proposals.

If you would like more information on planning in Appleby please ring the Directorate of Development and Environment on 01724 297400.

Introduction

This is a statement outlining what is most appreciated by those who live in Appleby and their desires for the future of their village, with its peace and tranquillity.

It is hoped that the overall design of its roads, lanes and houses prior to 1880, and the more acceptable subsequent development to date, will be respected and maintained in any future development by architects, planners, builders and householders contemplating alterations, extensions etc..

To this end this guidance has been written and compiled by local residents, supported by North Lincolnshire Council and the Countryside Commission.



The "Core Group" workshop day.



The Past

The site of Appleby appears to have been part of a Roman (and pre-Roman) settlement pattern in the County as Roman pottery and a furnace were found nearby and the west of the village sits astride the old Roman road of Ermine Street.

By the time the Domesday Book was being written in 1086, a settlement and its church were already established in Appleby (recorded in Domesday as *Aplebi*). By the beginning of the 12th Century, there were, or had been, four recorded landowners, namely: the King, St Peter of Burg (Peterborough), Roger de Busli and Gilbert de Gand. The church at Thornholme Priory (the ruins of which are to be found approximately 1km east of Appleby Railway Station) held much of the land prior to the *Dissolution of the Monasteries* in the 16th Century by Henry VIII.

The Civil War caused the sale of Appleby and its lands by the then landowner, Stephen Anderson of Manby Hall in Broughton. It was around 1650, in Oliver Cromwell's day, that Sir George Winn purchased these lands. The Winns, who lived at Nostell Priory in Yorkshire, built a modest family house in Appleby about 1700, and extended it, as the family needs grew, over the next 200 years.

On the 15th March 1933 the Hall was burnt to the ground. Although it was never rebuilt, its grounds still remain, with some fine specimen trees in its parkland.

Landscape Setting

The traveller leaving Appleby in a westerly direction climbs a gentle slope along a neat, hawthorn hedge-lined road through open farmlands and the two hamlets of Low and High Risby. The road climbs to a height where views over the River Humber and the elegant lines of the Humber Bridge can be seen. At the junction with the A1077 is Sawcliffe Hill and this road sharply descends a west-facing limestone escarpment on its way to Scunthorpe, 8km away.

Along the top of this escarpment - which is part of the Lincoln Edge and rises here to 61m above sea-level - lies 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.

Running northwards from Lincoln, through the westward edge of Appleby, Ermine Street follows the route of the junction between the sloping ground and the flat lowlands of the Ancholme valley at an average height of 7m above sea-level to its northern limit at the Humber bank. To the north of Appleby village is a large belt of mature trees giving way to open farmland up to the River Humber. To the south of Appleby is an "area of great landscape value" as described in the West Gleanford Local Plan (adopted 1989); this extends down through Broughton and Scawby and is one of the largest commercial forestry operations in the county. Farmland quality is high, falling to Grade III in the sandier areas.





Estate Design Cottages.



Upper, number "1" design. Lower Number "3".



An attractive post war house nestles among the trees.



Stocks Tree junction on Ermine St.

To the east of the village are the lowlands of the Ancholme river valley, standing only 2m above sea-level and which, after having been drained in the 17th Century, were to provide the growing of hemp and flax for linen. Because of the rivers, the extensive drainage network, the surrounding farmland and large areas of tree planting, Appleby and its environs have an abundance of bird-life, both native and migrant.

Settlement Pattern

The present village has evolved into an oblong development - which constitutes its main settlement shape - because the northern and eastern boundaries were determined by the Hall and church respectively, and the western boundary by Ermine Street.

When Rowland Winn came to live in Appleby Hall in 1854 - (a year later he was made Baron St Oswald) - he had a great influence on the village and the area as a whole, owing to his discovery of ironstone in the area and the founding of the iron and steel-making business in Scunthorpe. During his time Appleby underwent considerable change: from 1872 onwards, after much clearance of many old properties, he built the model estate cottages to house the agricultural workers and other employees of the estate (blacksmith, joiner, shepherd etc.). These cottages, along with a number of 17th and 18th Century dwellings, give the village the foundation of its character which we all see around us today.

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, nestling in its tree-lined hollow, is one of generous plots, large houses set well back from the road, and large mature trees providing a backcloth to a neat, well-planned open layout. Especially distinctive is the styling of the 19th Century model estate cottages and the sensitive conversion that has taken place of many of the old estate farm buildings into family homes.

At the present time the village contains around 150 dwellings with approximately 500 inhabitants. The main focal point is the road junction on Ermine Street where, in around 1850, the "Stocks Tree" was planted to mark the site of the old wayside cross, where now stand two carved stones - relics, it is believed, from Thornholme Priory. Opposite is set a monument to The Appleby Men who gave their lives in the Great War and an oak tree, planted and dedicated to them on 10th November 1923. A plinth was added in September 1947 in memory of those who fell in the Second World War.





The War Memorial and commemorative tree on Ermine St.

Conservation Area and Listed Buildings

Part of Appleby is designated a Conservation Area, and there are several buildings of special architectural or historic interest (listed buildings) around the village. These are considered to be of special interest and of characteristic appearance.

Within the Conservation Area:

- Care should be taken to ensure that any repairs, alterations or building development in close proximity to the area of listed properties be of sympathetic character.
- Every effort ought to be made to ensure that this Conservation Area and properties are well maintained by the residents or local authority to retain their unique attraction.
- The more vulnerable (e.g. the Stones in the Cross Area) need to be protected from damage by traffic with kerbing of an appropriate design, ensuring maximum protection.

For further details refer to the *Conservation Areas* leaflet on Appleby enclosed (or available from the Directorate of Development and Environment.)

Open Spaces

As one approaches Appleby across a landscape of cultivated fields the most characteristic feature is the sudden abundance of fine mature trees; yet there is a paradoxical feeling of spaciousness within the village. This has been achieved by a variety of means that the villagers treasure.

Church Lane, the most thickly wooded avenue, has the illusion of openness because the low walls afford tantalising glimpses of dwellings and fields beyond the church with the occasional intriguing gate, large or small, reminiscent of bygone paths and carriageways. There is still to be seen, opposite the main gate of the former Appleby Hall, the turning circle formed in the pavement to allow the horses and carriages to turn in and out of this main entrance to the Hall parkland.

Elsewhere in the village the feeling of openness is characterised by: the generous spacing between and around the older houses built before 1980; the many grass verges; the low traditional fences and the metal railings from the old Estate; the clipped hedges and the historical features such as the War Memorial, and the ever-shrinking Cross site at the junction of Risby Road and Ermine Street - and it is a surprising pleasure to see the church tower so often as one walks around.

In the centre of this wooded village stands The Paddock flanked by the beck, and facing three sides of the field nestle the houses and cottages. This open pasture-land is valued for the openness it provides and is protected under the West Glanford Local Plan (adopted 1989). On the northern side of The Paddock stands St Bartholomew's Church and The Nursery field; from here, and down Carr Lane, there are magnificent views of the Wolds.



Church Lane; the carriage turning circle is seen on the left.



Looking across The Paddock towards Church Side.



The playing field.



The Cottage; Church Side possibly the oldest dwelling in the village.



Typical building detail on an Estate cottage.

On the south side of Appleby is the village Playing Field - unique in its size, location and appointment. Its proximity to the village hall is strategic to the hall's economy and, because of its position, 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 our now famous Summer Fayre. It is protected as an important recreational facility in the West Glanford Local Plan. A third, less-noticeable, area of land is surrounded by the old people's bungalows, once again reflecting the open-plan style that the earlier planners established and tried to maintain.

To Preserve the Open Character of the Village:

- Building development should not be allowed on such important open spaces as The Paddock, The Playing Field and The Nursery.
- The potential of The Paddock being developed as a future public amenity could be explored.
- Building development should refrain from cramming between properties but leave an acceptable distance between houses and their boundaries both to respect the privacy of neighbours and maintain a feeling of openness and space.

Building Form within the Village

Pre-1870:

The buildings include the larger better-built farmhouses and the smaller cottages 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 except the larger slated roofs and one thatched cottage.

The Model Estate Cottages:

In 1870, using plans from a "Salopian Design", the Winn family started to rebuild a large proportion of the village using three basic semi-detached designs with one or two derivatives. The dwellings 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 village a unique character.

The regular details used throughout are:

Plinth.

Built to four or five courses above ground level of red brick 610mm thick, reducing to 482mm with a chamfered top course.

Block quoin corners.

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

Oversailing string courses.

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.

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

Doors.

Were originally solid with front doors having a glass panel over and all fitted with a heavy iron knocker.

Windows.

Are large, mostly three vertical sashes in heavy frames, divided by three or four horizontal glazing bars.

Decorations.

Of red brick lozenges that have been worked into large blank stone panels to add interest to an otherwise plain area.

Post 1900:

These buildings, built mostly since 1960 are of a mixed and contemporary design, some having features to blend with the Model Estate Cottages.

The largest impact on the village is the 13 terraced bungalows on Paul/Beck Lane, brick built with cream colour-wash and concrete tiled roofs, erected by the Local Council for our retired villagers.

Recently there has been a development in Vicarage Park on the southwest corner of the village. The houses are large detached properties with a distinctive, yet varied, style but their setting displays the village's characteristic open-spacing and retention of significant trees.



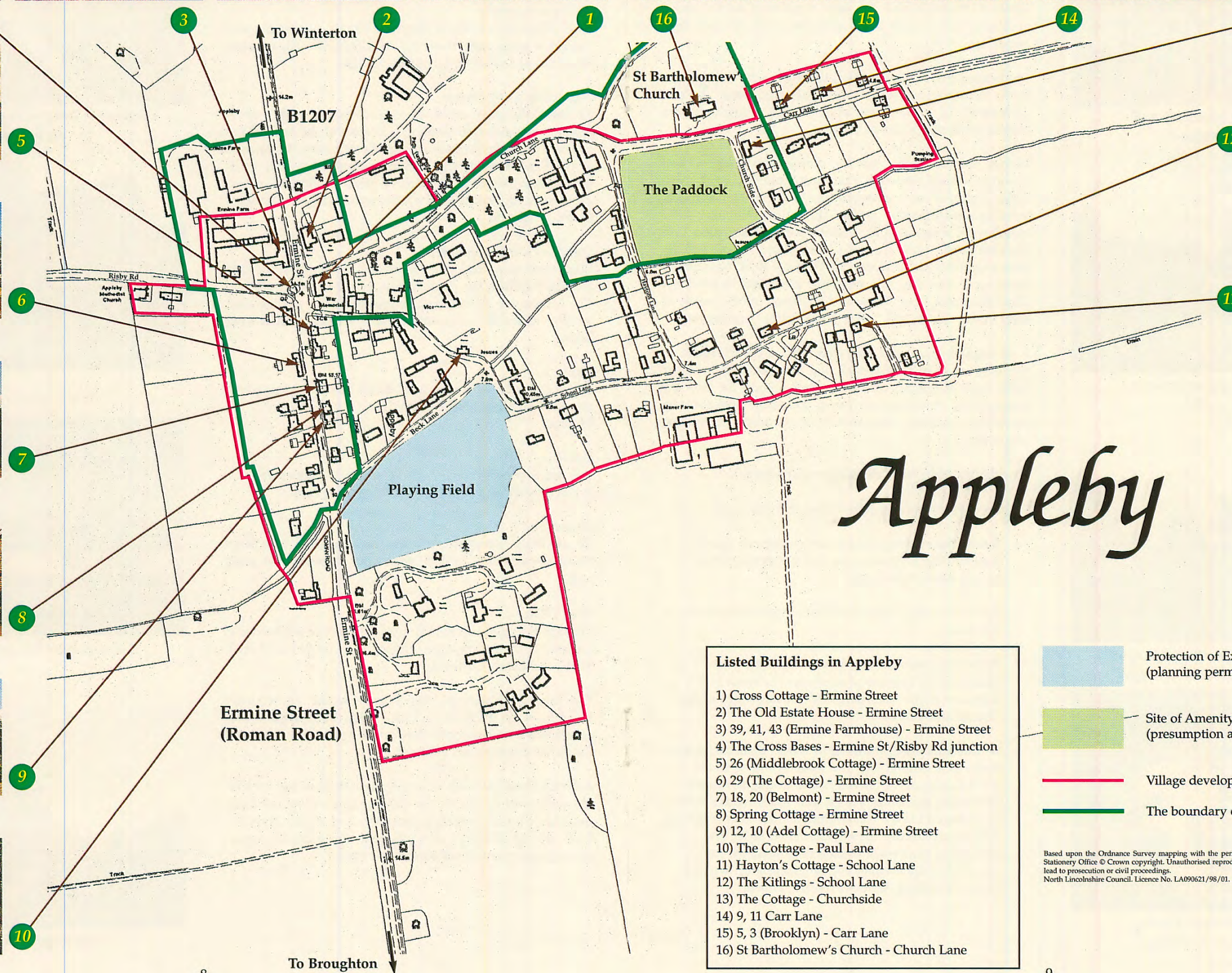
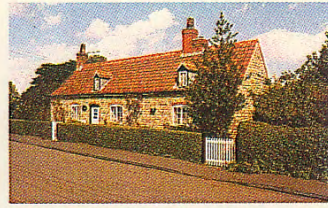
Decorative brickwork seen around the village on Estate Cottages.



Pensioners bungalows - Beck Lane.



Vicarage Park development.



Ermine Street
(Roman Road)

Listed Buildings in Appleby

- 1) Cross Cottage - Ermine Street
- 2) The Old Estate House - Ermine Street
- 3) 39, 41, 43 (Ermine Farmhouse) - Ermine Street
- 4) The Cross Bases - Ermine St/Risby Rd junction
- 5) 26 (Middlebrook Cottage) - Ermine Street
- 6) 29 (The Cottage) - Ermine Street
- 7) 18, 20 (Belmont) - Ermine Street
- 8) Spring Cottage - Ermine Street
- 9) 12, 10 (Adel Cottage) - Ermine Street
- 10) The Cottage - Paul Lane
- 11) Hayton's Cottage - School Lane
- 12) The Kitlings - School Lane
- 13) The Cottage - Churchside
- 14) 9, 11 Carr Lane
- 15) 5, 3 (Brooklyn) - Carr Lane
- 16) St Bartholomew's Church - Church Lane

-  Protection of Existing Recreational Facilities
(planning permission not normally given)
-  Site of Amenity Importance
(presumption against development)
-  Village development boundary
-  The boundary of the conservation area

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A newly built house in harmony with surrounding properties.



Adequate vehicle turning space on a modern building plot.



Lord St. Oswald believed in adequate space between semi detached Estate cottages.



Estate Design Characteristics being incorporated on a new building.

Future Building Development

The unique attraction of Appleby is notably the Model Estate Cottages - and the few remaining earlier stone buildings set in open areas showing them to their best advantage.

The houses in the village reflect the era in which they were built; however, some of the post-war ones do not necessarily fit in with the style of the village and are disproportionate in size to the plot.

Within the Adopted planning framework (Humberside County Council Structure Plan and West Glanford Local Plan) Appleby is a non-selected settlement. As such, housing development within the village development boundary is acceptable, in principle, on suitable sites. This development will be in the form of infilling, redevelopment and conversion. Vicarage Park, now partly developed, was the only new site identified in the West Glanford Local Plan. There is no school, public house or shop in the village and it only has a limited bus-service.

It is important, if the character and distinctiveness of Appleby are to be maintained, that new housing (whether infill, redevelopment or conversion) should fit into the surrounding environment, be in harmony and visually acceptable without overpowering or intruding on existing properties.

To achieve this, new development should:

- Be within the village development boundary.
- Retain the existing density and pattern of space surrounding properties (as in the concept of the Model Estate Cottages).
- Reflect existing development in its scale, size and position.
- Preferably have turning space within the plot boundary for reasons of safety and to assist in the retention of the rural nature of the lanes (see under "Lanes and Verges").
- Be carefully designed so as to reflect local tradition in material and detailing. The materials used in the construction of the Model Estate Cottages, namely limestone, ironstone, yellow and red brick are to be encouraged in new development. Similar roof design, chimneys, window arrangement and style, and decorative brickwork will all help to achieve a compatible appearance. More information is given under "Building Form within the Village".

- Retain existing vegetation wherever possible. Additional appropriate planting should be carried out (see “Plot Boundaries” and “Trees and Hedges”)
- It is inevitable that properties need to be extended or altered. Any proposals should follow the above design criteria, be of acceptable proportions in relation to the plot size and use materials to complement the existing building.

Plot Boundaries

Traditional English hedging has been used, together with Estate railings and low brick walls, to form the front boundaries of many of the older properties in the village.

The low walling in Church Lane with its brick pillars and use of wrought iron gates gives a feeling of space and affords brief glimpses through the broad banks of trees which border the pavement edges.

Stone walls enhance the character of the church and Manor House; and the use of hawthorn, privet and beech, although much slower growing, give Appleby the air of a traditional country village. Where the Leyland cypresses (*Cupressocyparis Leylandii*) have been planted as a front boundary the effect can seem dark and overpowering and out of character with the natural surroundings - except where it has been kept trimmed.

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.

New development should:

- Retain, repair or improve existing walls and stonework.
- Include walls or hedging relating to the local materials and in keeping with the neighbouring boundaries.
- Use traditional planting rather than cypresses.
- Allow gate pillars and gates to blend with the surrounding areas.



A sympathetic extension.



Typical “Estate Railings”.



Hedges along Haytons Lane create a typically English lane.



The attractive Old Hall gates.

Trees and Hedges

The large number of trees and hedges throughout the village makes a pleasant backdrop to the houses and helps define the character of the village. The important areas which should be maintained through good management and replanting are:

- Manor House area in Churchside.
- St. Bartholomew's Church and Church Lane.
- Hayton's Lane.
- Playing Field area.
- Northern and southern approaches to the village.

Many of the specimen trees are protected by Tree Preservation Orders, but over the last decade countless trees have been lost owing to age and felling for new buildings. Replacement by a substantial replanting scheme is essential.

There are good examples of traditional hedges in the village (comprising Hawthorn, Privet, and Beech) and we feel that owners of new properties should be encouraged to plant traditional hedging (not cypresses) and suitable hardwood trees e.g. Oak and Beech, to retain the unique character of the village.

- Tree Preservation Orders need to be reviewed and updated.
- More new tree planting generally throughout the village should be encouraged; in, for instance, The Paddock and the northern edge of The Playing Field. The availability of grants for this should be investigated.
- Existing hedges in and around the village should be retained and maintained and new hedging planted where appropriate to enhance the character of the village.



Church Side showing some mature trees.



Church Lane showing its low stone walls leading through a tunnel of trees.



The attractive Beck Lane, Paul Lane and School Lane corner.



Houses hidden among the trees.



The southern approach to the village.

Ermine Street and Traffic Management

The principal road running through the village is the B1207, Ermine Street, with small lanes running off mainly on the east side of the road revealing access to the majority of houses within the village. This road has become increasingly used over the years, particularly since the opening of the Humber Bridge in 1981, and this growing volume together with the high speed reached on this straight stretch of road has become disturbing to a rural community. Speeding on Ermine Street is a problem and on-street parking on the small narrower lanes can cause difficulty in passing.

The stipulation of the Estate when selling plots that there be sufficient parking space within the perimeter to include a turning point meant that vehicles re-entering the highway faced forward, eliminating the need for on-lane parking.

Action should be taken to:

- Reduce the speed of the traffic through the village with help and advice from Highways and the Police.

Lanes and Verges

Much of the rural character of the village is shaped by the minor roads and lanes. The wide verges opposite the church and on Churchside give the feel of openness and space, while Hayton's Lane has that closed compact feel quite simply because there are no pavements or verges until the vista opens out near to The Paddock field.

- The Local Highway Authority should ensure the preservation of the character of the minor roads, lanes and wide verges.

Where there are pavements to the roads these tend to be only on one side (such as Beck Lane, Church Lane, Churchside and School Lane,) and the use of the blue edging-stones enhances the old character of the paths and is preferable to the stark concrete edging used in recent construction.

Future development should retain lanes with no paths at all, and allow for boundaries with natural hedging. Adequate parking-space on new plots would allow the continuation of the rural aspect of the old village by obviating the need for on-street parking and minimise potential conflict between pedestrians and cars.



Traffic is a problem at the Ermine St. and Risby Road junction.



Blue Kerbed edging along Church Side and Beck Lane.



Many of the old footpaths were concessionary only. In most cases these paths within the village cannot now be re-established due to the development that has already taken place. It would be worthwhile to investigate whether there are potential paths and links within the village which would improve access.

Inclusion in any new development:

- Pavements should be kept in good repair and use the natural blue edging of the existing footpaths or similar.
- Thought should be given to include footpaths through to the main lanes when developing new sites.
- A system of paths should be developed to increase access within the village and to the surrounding countryside by opening up existing rights of way and making use of permissive access agreements.
- Footpaths north and south of the village, along Ermine Street, to be well maintained.



Intrusive street furniture, traffic signs and transformer.

Street Furniture

The overall appearance of the village is attractive but the design and siting of street furniture by local authorities and public utilities are often unco-ordinated and detract from this. These can have an effect both individually and cumulatively on the village.

Guidelines:

- Action should be taken to ensure consultation and agreement on the provision of all street furniture by the Local Authority, public utilities and other agencies.
- Signs should be kept to a minimum to avoid clutter - and placed on existing poles or structures where possible.
- Overhead cables spoil the visual impact of the village and should be placed underground wherever possible - although some of the original poles in the village have an unusual copper capping, perhaps in need of preservation.
- Some electrical transformers are situated on poles high above ground level around the village and are particularly obtrusive. An alternative would be desirable.
- Any damage to stone walls, railings and hedges to be repaired and they should continue to be maintained.
- A return to the more traditional design of telephone and post box within the Conservation Area would be welcomed.
- Road name-signs to be re-instated in their original black with gold lettering.
- More seating should be encouraged of an acceptable design, colour and in suitable locations.
- Provision of more litter bins might help with the general tidiness of the village.
- Existing lamp standards would be more acceptable if painted black and gold, to disguise the grey metal.



Conclusion

Discourage:

- High density building.
- Uncharacteristic alterations.
- Oversized building on infill plots.

Retain:

- The existing road layout.
- Blue kerbstones and re-introduce in any future use or replacement.
- And maintain existing footpaths on Ermine Street and parish boundaries.
- Open spaces and open aspects around the village.
- Unkerbed verges wherever suitable and possible.
- Edges on plot boundaries.

Encourage:

- Tree planting in and around new properties.
- Sympathetic traffic-calming measures.
- Co-operation between Appleby Parish Council, North Lincolnshire Council, public utilities, local landowners and potential developers with an interest in Appleby.

Preserve:

- And maintain listed properties and interesting features within the village.
- And replace when necessary existing significant trees and woodland.
- The character and distinctiveness of our village.



The unique character of Appleby can only be preserved by careful planning and considered use of available building space. Everything must be done to preserve our village.

