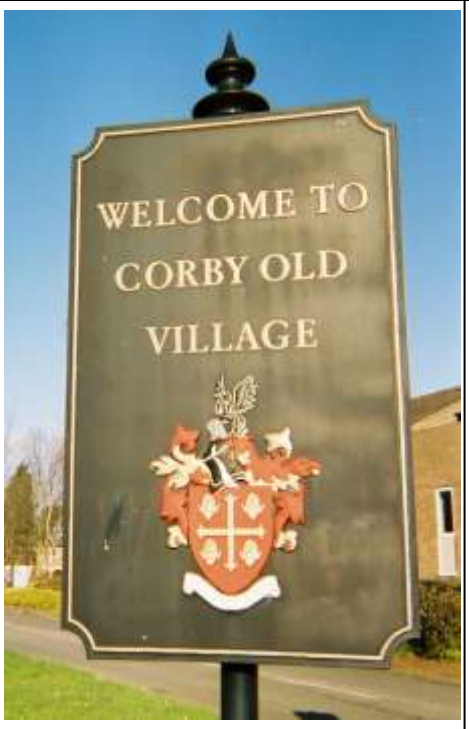
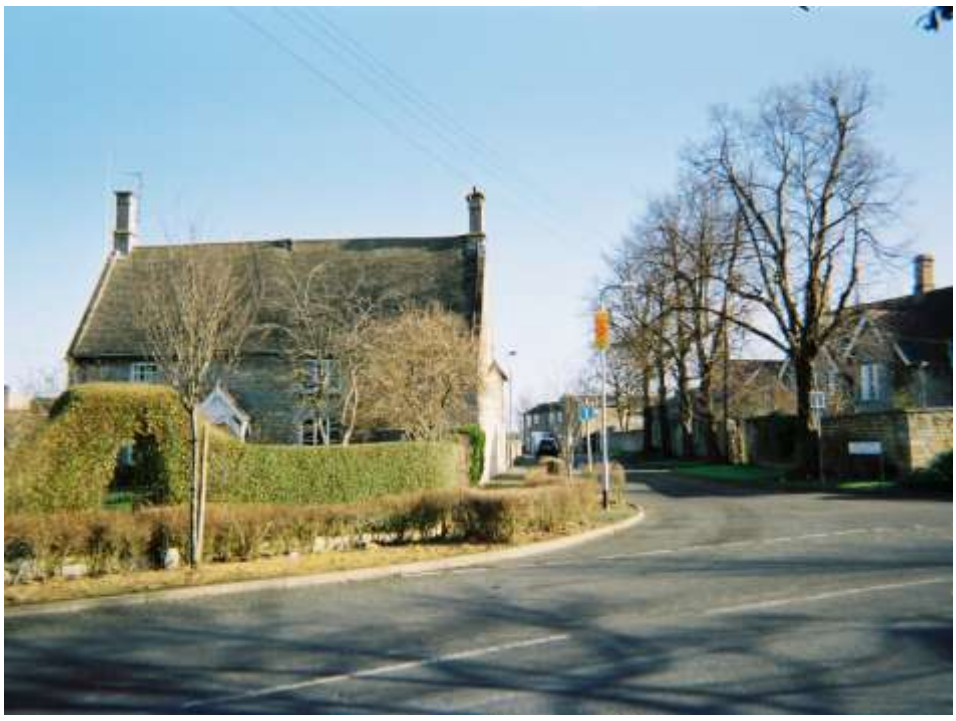
Corby Borough Council

Conservation Area Appraisal
Management Plan

Corby Old Village





March 2007

CORBY OLD VILLAGE
CONSERVATION AREA APPRAISAL

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Part 2 – Conservation Area Management Plan

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1 Issues and objectives

1.1 The Area's conservation value

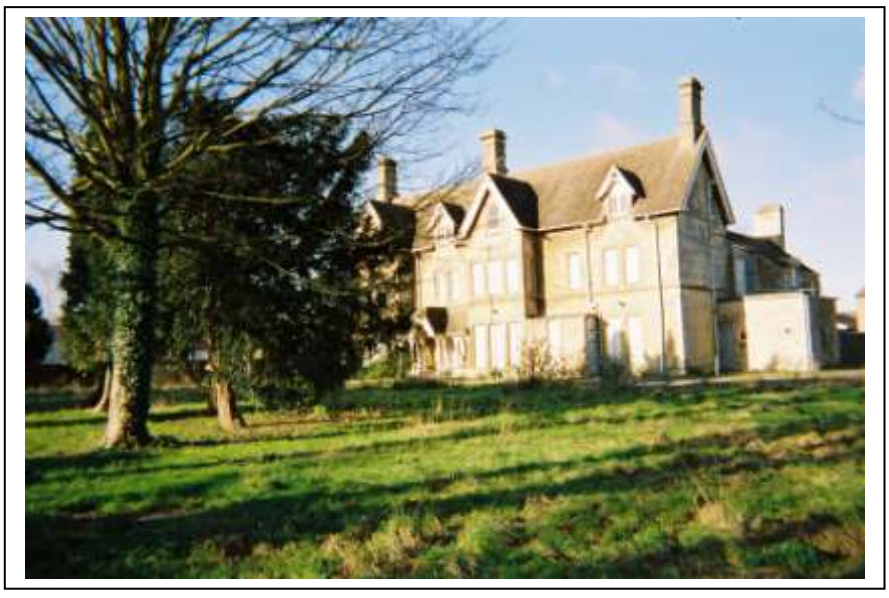
The landscape in and around the village, within the defined boundary for the Conservation Area, is a result of the complex inheritance of man's past activities. This 'historic environment' is a legacy resulting from the interaction between people and places through time and embraces all surviving remnants of past landscapes. One of the most important aspects of the Old Village area is that its present road system preserves the original medieval lay-out of the village that has survived through to the present day, even though many of the old thatched and stone buildings have been demolished to be replaced by new ones. The fine parish church on the southern edge of the defined boundary is given due space by the retention of its ancient glebe lands to the north of it running up to its former Rectory, thus permitting an appreciation of the fine architectural qualities of this Grade 1 medieval church. Further to the north where the High Street straightens out an almost small rural town character is created by the density and mix of the buildings, houses and shops, dating from the 16th century through to the early 20th century, built in a variety of forms and scale, mostly on to the edge of the pavement fronting the street. This character is re-enforced by the number of commercial properties on The Jamb, even though all of these date from the mid-20th century; the long range of shops on the east side of the street add to the dynamic of the place and are central to its activity.

The northern section above the brook along Tunwell Lane reinforces the character of the Old Village by the more spacious setting for the buildings ranged along the north side of the lane; here an old farm of c.1700 rubs shoulders with late-19th century stone and brick terraced houses opposite from an area of open grassland, possibly used for pasture land of cattle passing through the village en-route to various markets. The antiquity of the place is worth comment for here the medieval demesne Lord of Corby, Henry de Braybrooke (sometimes spelt 'Braibroc') in 1226-27, was successful in gaining permission (a grant from the King) for a market

and two fairs to be held in the village, one of which was noted for cows. The retention of this open grassland reinforces the historic character of the village, and the larger area to the west of The Jamb, *The Charter Field*, is a reminder of its ancient Pole Fair and the tradition of *'riding the stang'* that may go back to its Viking roots in the 8th or 9th century. This is explained in more depth in Part 1 of the Conservation Area Appraisal that more specifically identifies its special interest. The last chapter 8 provided a summary of issues of the Conservation Area's special qualities and characteristics (please refer to Part 1). People value all aspects of the historic environment as part of their cultural and natural heritage.

1.2 Present and potential future threats

The expansion of Corby during the 1st half of the 20th century swallowed up its former open-fields to the south of the village with new council housing. Even in the Old Village area new council housing was also built during the 2nd half of the 20th century on Chapel Lane and Stocks Lane that paid little regard to the historic character of the village's earlier buildings, using modern building materials in brick and concrete; fortunately these are mostly hidden behind the older buildings fronting the north side of High Street, reducing their impact on the historic character of the village. More prominently sited are the small island encroachments, much like what happened on the edges of village commons, built on the edge of the former church glebe land on the east side of High Street near to the southern entry point to the village along Church Walk. It would be completely inappropriate for any further development to be made in this area, or in the fields between *Hightrees* and the church, as historically this land appears never to have been built on; such development would have an adverse effect on the character of the conservation area and the setting of the listed church.



Hightrees is currently vacant and is deemed 'at risk'; any proposed demolition should be resisted as this will lead to a change of character by the probable replacement with new housing; it is a large building that offers various commercial opportunities, including its conversion to apartments. Similarly *Stone House* on South Road is currently unoccupied and is also deemed 'at risk'; this 1920s Arts & Crafts property has potential for re-use. The open green-space to the south of

Tunwell Lane should be retained as such and not used for housing. The last Chapter 8 of Part 1 identified a number of negative characteristics of the Conservation Area, including public realm areas and private property issues (please refer Part 1) including the recent closure of shops on High Street.

1.3 Objectives of the Management Plan

Conservation has come to be seen as the management of change, seeking to retain what people value about places for future generations. It is important to establish clear planning policy guidance to ensure consistent decision-making of planning applications, and to improve the quality and content of planning applications, discouraging outline applications, and requiring applicants (where appropriate) to provide contextual drawings that show elevations 'as proposed' in their setting illustrating adjacent buildings (as suggested in PPG15); this can be done photographically using a photo-montage as well as drawn on plan. New work should aspire to a quality of design and execution related to its context which may be valued in the future. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting the values of the place identified through an assessment of its significance. Designation of the Old Village as a conservation area will be a prime indicator of the significance of the place to the general population as a whole that it is worthy and matters, and any new proposal for change is carefully considered.

2 Planning Policies

2.1 The significance of the area's historic and architectural importance is acknowledged through the designation of conservation area status over the whole of the original Old Village area, and the number of Listed Buildings and buildings identified as of Local Interest within its boundary. With such status its special character is safeguarded through established planning legislation, national and local polices and practice.

Central Government Policy

2.2 Planning Policy Guidance notes represent the Governments policies on development and are given significant weight when determining planning applications and appeals. The key guidance notes for conservation issues are *PPG15 Planning and the Historic Built Environment* and *PPG16 Archaeology and Planning.* Planning Policy Statements (PPS) are the national planning policy statements that will replace Planning Policy Guidance notes over time. Some powers have recently been devolved down to Regional Government Offices. Regional Planning Guidance (RPG) is increasingly important in determining planning applications and policies and enabling the guidance of development in a way that reflects local and regional issues.

Corby Local Plan

2.3 The majority of planning and conservation responsibilities are dealt with at the level of the Local Planning Authority. Corby Borough Council (CBC) is the Local Planning Authority and therefore has statutory duties as well as the discretion to

undertake other functions. Corby Borough Council as required by the Local Government Act 1985 was required to prepare a development plan.

2.4 The Corby Local Plan, which was adopted as the statutory development plan for the Borough in June 1997 It contains Environmental Policies for the 'Conservation of the Built Environment'

- Policy P3 (E) concerned with the preparation of enhancement schemes in conservation areas.
- Policy P4 (E) concerned with the protection of Listed Buildings and their setting, no demolition. Development schemes to take account of unlisted buildings of interest.

As paragraph 3.1 of the Designation Report states "this will be especially important in Corby Village, where a large number of unlisted buildings of Streetscape merit have been identified as part of this designation process".

The Local Development Framework[1]

2.5 The Local Development Framework is a spatial strategy, rather than a land use plan. It is intended to address a broad range of issues affecting the nature of places and the way they function and will contain spatial as well as land-use policies. This new system places a strong emphasis on working with others and the need for policies to be locally distinctive and able to be implemented by a variety of means in addition to the granting or refusal of planning permission. This broader approach is considered both a challenge and an opportunity for positive protection, management and enhancement of heritage and recognition of its existence and value.

2.6 The *Local Development Framework (LDF)* is a portfolio of local development documents, which together provide a spatial strategy for the Borough. Heritage, by its very nature, is crosscutting and will be relevant to several topic areas. The preparation of the LDF for Corby Borough is already in process with the activation of the Local Development Scheme[2] which identifies all of the documents that make up the LDF[3]. '*The North Northamptonshire Local Development Framework (LDF), Corby Borough Site Specific Proposals Preferred Options Development Plan*' document was published in May 2006, providing details of how Corby should be developed up to 2021.

[1] Recent changes in the development plan process following the Planning and Compulsory Purchase Act, (September 2004), requires Local Planning Authorities (Borough, District and Unitary Councils) in England and Wales to have a Local Development Framework (LDF) in place by Spring 2007. The Local Development Framework will take over from the adopted policies incrementally over a period of time.

[2] The *Local Development Scheme* (LDS) is a project plan and timetable showing all local development documents a local planning authority intends to produce over the next three years

[3] These include *Development Plan Documents* (DPD) which are a statutory document within the Local Development Framework, such as a document containing the core strategy, site allocations or an Area Action Plan. *Local Development Document (LDD)* is the term applied to any document within the Local Development Framework (apart from the Statement of Community Involvement) whether it is a statutory Development Plan Document or a non-statutory Supplementary Planning Document.

2.7 As stated in the introduction to Part 1 of this document, the new LDF document (referred to above) also has 'Policies for the Built Environment':

- ENV 3: Preferred Options for the Protection of the Built environment. Concerned with the development of a general policy to support the protection of Scheduled Ancient Monuments and Conservation Areas.
- ENV 4: Preferred Options for Design Guidance. Concerned with the development of design guidance as a Supplementary Planning Document
- ENV 5: Preferred Options for Conservation Areas. Provides a commitment to appraise existing conservation areas, and to consider designation of new ones and the production of management plans

2.8 As part of the LDF, the Council will produce *Area Action Plans and Concept Statements* setting out more detailed proposals and policies for areas of change or conservation. These will be Development Plan Documents and have much stronger status than conservation plans or supplementary planning guidance. Area Action Plans will provide a positive tool for protecting and managing the historic environment, by bringing together appraisals, development control polices, proposals and management programmes. Their purpose will be; to deliver planned growth, stimulate regeneration, and protect areas sensitive to change through conservation policies, make proposals for enhancement and resolve conflicting objectives in areas facing significant development pressure.

[1]

2.9 *Supplementary Planning Documents (SPD) are a*n integral part of the LDF. They have greater status than their predecessor, Supplementary Planning Guidance (which is not produced as part of the Local Plan process). All SPD as with all documents that form the LDF will be subject to a *Sustainability Appraisal (SA)* which considers their environmental, economic and social impacts including the historic environment.

2.10 The Statement of Community Involvement (SCI) sets out how communities and stakeholders will be engaged in active, meaningful and continued involvement in the preparation and revision of local development documents and the consideration of planning applications.

2.11 The historic environment makes a major contribution to economic development and community well-being. CBC will support schemes that secure the restoration, repair and sympathetic re-use of historic buildings and areas. Policies and proposals in the LDF will maximise the environmental, economic and community benefits of heritage-led regeneration.

3 Planning Measures

SPD

3.1 The Borough Council will/has adopt(ed) Supplementary Planning Guidance/Documents to support conservation policies in the Local Plan and the LDF to enable their provisions to be put into practice.

Buildings at Risk

3.2 A number of buildings within the proposed Corby Old Village Conservation Area have been identified during the preparation of the Conservation Area Appraisal as 'at risk', none of these buildings are on English Heritage's 'Buildings at Risk Register'; the council has not produced a similar condition register of its own listed buildings.

Enforcement

3.3 There have been no recent instances in the proposed Conservation Area where enforcement action has been taken against non compliant works to a listed building. In addition to maintaining vigilance of buildings 'at risk', and unauthorised development, the Council may employ enforcement powers in the proposed Conservation Area, should the need arise.

3.4 Inappropriate advertisements and signage currently present a threat to the proposed Conservation Area. The possible attraction of new businesses to the village area, where shops are no longer considered viable and they are converted to offices, could lead to a proliferation of inappropriate signage. .

3.5 The Council may issue discontinuance orders to secure the removal of adverts or signs that have a detrimental effect on their setting. If a stricter degree of control is then deemed necessary the imposition of an 'Area of Special Control of Advertisements' may be sought. Stricter advertisement control would then apply with restrictions on poster hoardings and the size of signs and characters.

Urgent Works and Repairs Notices

3.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Act gives the Local Planning Authority powers to take action in the following circumstances:

i) Urgent Works

3.7 Where a historic building has deteriorated to the extent that its preservation may be at risk, the Act enables the Local Planning Authority (or English Heritage) to carry out urgent works for the preservation of listed buildings after giving notice to the owner. These powers can be used only in respect of an unoccupied building. The powers are confined to urgent works; on other works emergency repairs for example to keep the building wind and water tight and safe from collapse. The Local Planning Authority may recover the cost of such works from the owner.

ii) Repairs Notices

3.8 If the Local Planning Authority (or English Heritage) considers that a listed building is not being properly preserved it may serve a 'repairs notice' on the owner. The Notice specifies the works that the authority considers reasonably necessary for the proper preservation of the building.

Article 4 (2) Directions

3.9 This is a discretionary power given to the LPA to restrict specific permitted development rights in relation to dwellings in Conservation Areas, where the permitted development would front a public area. It may be appropriate to consider the use of Article 4 (2) directions in the future to control inappropriate alterations to windows and doors by the removal of traditional timber sashed windows and timber panelled doors and their replacement with white plastic uPVC double glazing and doors; the principle use of Article 4 (2) direction would be to ward against inappropriate changes to historic buildings, i.e. those identified as such in the appraisal.

Article 4 (1) Directions

3.10 This is a means for the LPA to withdraw permitted development rights on non residential properties within the Conservation Area. However, an Article 4 (1) direction requires the approval of the Secretary of State, which is a potentially lengthy procedure. The Council will consider the use of an Article 4 (1) direction to mitigate against the threat to the character of the Conservation Area posed by inappropriate alterations. Article 4 (1) directions can be applied to geographic areas or to an architectural feature that occurs throughout the area, for instance stone archways and cobbled lanes.

Section 215 Notices

3.11 Circular 2/98 – prevention of dereliction through the planning system – promotes the use of Section 215 notices to require owners to maintain their land and buildings properly, if they affect the amenity of the surrounding area. Such notices can be used to deal with a wide range of problems including:

- Clearing rubbish and waste materials from open land
- Removal of abandoned vehicles from private land
- Removing the remains of derelict/fire-damaged buildings
- Restoring damaged paintwork
- Refurbishing important features (e.g. porches, doorcases) which have been left to deteriorate to the point where they harm, rather than enhance, a building or the street scene
- Removing fly-posting and graffiti, where they adversely affect amenity
- Tidying up land awaiting redevelopment

Where land and buildings (through fire damage or general dereliction) are considered to adversely affect the amenity of the conservation area the Council will consider the serving of Section 215 or 'Wasteland Notices'. If work is not done within the period specified in the notice, the local authority can follow it up with prosecution or enter the land and take direct action to carry out the works, in

default of action by the owner. Changes to regulations which came into force in January 1998 mean that local authorities can recover its costs if direct action is taken in default, if necessary.

Compulsory Purchase Orders

3.12 English Heritage advises that when listed buildings or unlisted ones identified as contributing positively to the special architectural or historic interest of a conservation area (i.e. those identified as Buildings of Local Interest in the appraisal document), are falling into decay the local planning authority should use its statutory powers to secure their preservation. The Council will consider the serving of urgent works notices and/or repairs notices on listed buildings considered 'At Risk' within the conservation area as a first step to ensuring their emergency repair and/or towards compulsory purchase of the building by the Council.

4 Framework for design standards

4.1 It is important that proper attention is paid to maintenance and repair of the existing historic fabric and the traditional detailing of works of reinstatement. In new buildings and the public realm high quality design is also paramount if the quality of the area is to be preserved and enhanced. This section briefly summarises the issues relating to the historic fabric of the buildings of Corby Old Village. The aim of this section of the management plan is to provide practical advice and guidance to householders and non-specialist conservation planning officers in the maintenance and restoration of the historic built environment. Attention is drawn to the **"Building on Tradition"** booklet produced (2000) by The Rockingham Forest Trust as a 'Country Design Summary' that has been adopted as Supplementary Planning Guidance to complement policies in the Local Plans of Corby Borough Council and East Northamptonshire District. This excellent publication provides advice on all aspects of development, on its built form and scale and use of building materials.

4.2 The section is set out in six parts:

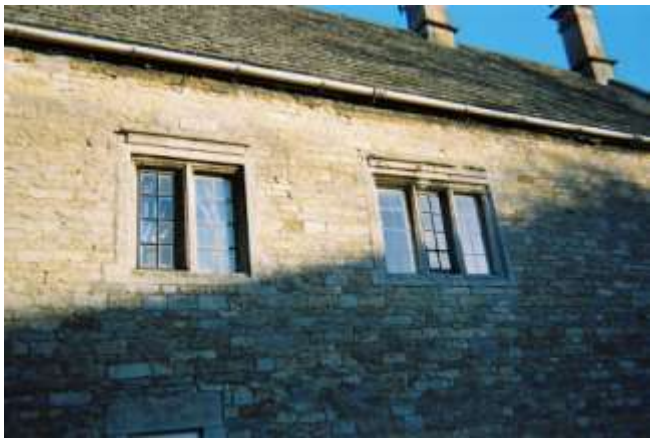
- Repair and maintenance
  - Windows and doors
  - Rainwater goods
  - Roofs and chimneys
  - Walls
  - Temporary Works or Scaffolding
- Re-instatement
  - Windows and doors
  - Roofs and chimneys
- New development and design
  - Building materials
- Public realm – signage, lighting and furniture
- Traffic and pedestrian management
- Shop fronts and signage

Repair and Maintenance

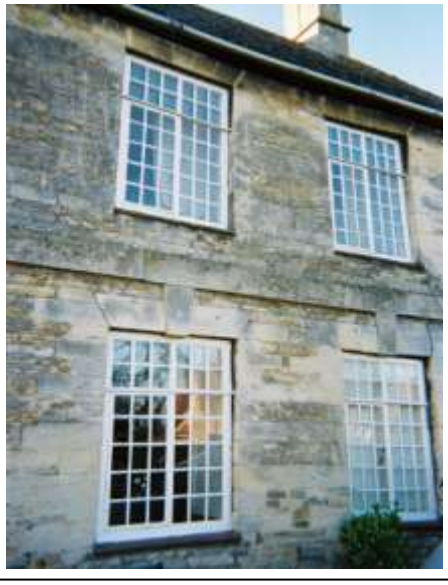
Windows and Doors

4.3 Windows and doors are important elements in the character of buildings. Often it is windows and doors that stand out as key features from the building structure. Authentic joinery adds to the historic character and visual quality of any Conservation Area. The extent of survival is often indicative of the percentage of listed buildings; but also of the value local people place on the historic fabric of their town.

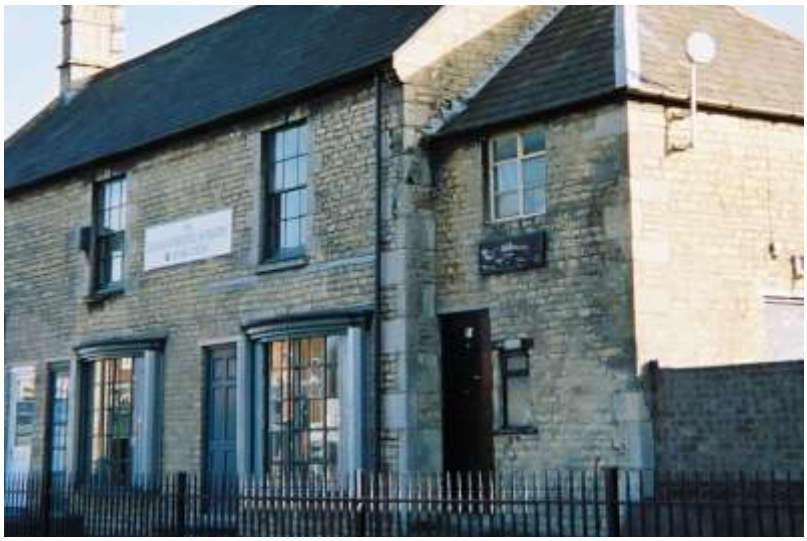
4.4 A number of traditional windows survive in Corby Old Village that varies in style according to the date of the building; most of these are listed buildings.



No. 83 High Street illustrates the earliest version to survive, on the rear of the property, which features 17th century stone mullioned windows glazed with: traditional fixed leaded-light windows and side-hung metal casements (also seen in the gabled dormer of Nos. 75 & 77).



Whereas on the front of the building are unusual cross-framed timber windows with fixed lights and a side-hung casement, the whole window glazed with 46 small-panes with fine glazing bars; such windows date from c.1700.



The predominant style of the 18th century farmhouses in the village area 3-light wooden framed windows with thin wooden lintels (No. 89 High Street and 75 Tunwell Lane) glazed with 2 or 3 panes. Smaller cottages usually featured smaller 2-light windows with wooden lintels.

Only a few properties survive with Georgian 12-paned sashes (No. 38 High Street, and the parlour bay of No. 89 High Street), these have vertical sliding sashes. Some properties have been altered in the 19th century their former 12-paned sashes replaced by wider 4-paned sashes (No. 57 High Street).

Late-Victorian and early 20th century buildings feature wider and larger panes of glass as 2-paned sashes (No. 44 High Street). Many have been replaced with uPVC glazing with top hung casements where there were formally rising sashes (Nos. 43 – 47 High Street); some properties have made a more conscious attempt to copy the glazing pattern of the original with stuck on glazing bars (No.10 High Street), but most modern replacements do not tend to follow this traditional form. Also, traditional forms of windows and doors are set back from the front of the building in a frame, whereas modern replacements often appear to be hung off the façade. This detail dramatically alters the visual nature of tradition buildings and the streetscape. The promotion and support of good standards of repair and maintenance will help to retain these distinctive features.

4.5 Repair is preferable and cheaper than replacement; old timber is usually of much better quality than modern softwoods and will last longer. New pieces of preservative treated softwood can be 'spliced in' to replace the lower sections of a rotten frame where the sill may be all that needs replacing, removing the need for a new window.

4.6 Badly fitting windows can be re-hung after accumulated layers of paint have been removed, vertically sliding sash windows will usually require new sash cords, parting beads and sometimes new pulleys.

4.7 Old glass was hand made and therefore not flat and flawless like modern sheet glass, it should always be saved. Care should be taken when repairing windows not to damage old glass as it is thin, it should be protected when using chemical paint stripper, or removed and replaced later.

4.8 Traditional windows should always be painted and not stained; except on converted farm buildings where a natural timber treatment appears appropriate micro-porous paints should be used as they allow the timber to 'breathe' and so the paint is less likely to peel or blister. As a general rule windows should be painted light colours such as white or cream. Strong colours can be used on doors and sometimes window frames. The use of modern paints and methods can lengthen the time between redecorations.

49 A mix of traditional braced-and ledged vertically boarded timber doors exist within the village area on the older farmhouses and cottage properties, with some 6- and 4-panelled Georgian-style doors with raised-and-fielded panels. Some later-19th century doors have glazed panels in the upper section of the door. A number have been replaced with uPVC white-plastic doors.

Rainwater Goods

4.10 Rainwater goods are another traditional feature that when replaced by modern plastic detracts from the character and traditional appearance of the building. In Corby Old Village the main materials used are cast-iron gutters, with cast-iron

down-pipes and hoppers. It is important to carry our simple basic maintenance of rainwater goods to prevent minor problems that may lead to serious structural damage caused by leaking down-pipes or blocked hoppers that cause water spillage down the face of the building that will erode the stonework and cause staining. Traditional gutter profiles, mostly half round or ogee, add to the appearance of individual buildings and collectively enrich whole street scenes. With proper maintenance these items can offer good service for well over 100 years. When replacement is needed there are plenty of suppliers of historic profiles - many are available factory finished and some in cast aluminium. Plastic is an inferior product which will not last as well or look as good – especially if it has a modern box profile. It doesn't take paint well but unpainted it soon develops a coating of algae. Like other plastic building products, when it is replaced it has to go to landfill where it will not break down for centuries, so the environmental costs deserve consideration Cast-iron down-pipes and eaves gutters can give many years of service of if properly maintained by periodic re-painting and rodding to free blockages. Every spring and autumn any plants, leaves and silt should be cleared. Bird/leaf guards can be fitted to the tops of soil pipes and to rainwater outlets to prevent blockages.

Roofs and Chimneys

4.11 The traditional roofing material in Corby Old village was long wheat straw thatch with simple flush wrap-over ridges secured by ligers, and graduated stone slate; a few Colleyweston slate roofs still surviving, and one thatched roof with raised parapets capped with coping stones.

The coming of the railway in the late-19th century permitted the transportation of Welsh blue slate that became a popular choice for roofing; many stone-slate and thatched roofs have been replaced with Welsh slate and subsequently in the last few decades modern artificial and concrete roofing materials. Due to the problems of availability and the cost of materials many owners may be tempted to replace stone slate and Welsh slate with modern synthetic alternatives.

4.12 Maintenance is essential to keep roofs weather-tight and prolong life expectancy. A common problem particularly with blue slate roofs is slipped and/or broken slates. Broken slates can usually be removed and replaced with reclaimed slates. Slipped slates can be retrieved and fixed back by making new nail holes and fixing to the battens or by using a copper or wire 'tingle', these should be used sparingly. Most pre-1940 roofs have no roofing felt and were weather-proofed by torching the underside of the slates with lime/sand mortar, this can easily be re-applied; though to help reduce CO2 emissions it is now essential to add roofing felt and insulation when the roof is re-roofed.

4.13 Cement/sand mortars should never be used as it will not allow any expansion of the roof covering and will soon crack and fall off. External coating of roofs with bitumen products should be avoided; it is unsightly and prevents the roof from 'breathing' which will lead to decay of timbers and slates. Due to the exposed position of chimneys, re-pointing will often be required. Chimney stacks are most commonly found in the Old Village area on gable ends in either dressed stone with aprons and corniced caps, or in hand-made brickwork.

4.14 Many of the defects visible in stone roofs are attributable to the method of laying the roof rather than deterioration of the roofing material. The most common failures occur in the wooden pegs, which shrink and dry out with age and allow slates to slip and laths that tend to give under the weight of the stone slates. In many instances roof timbers have bent under the weight of the roof and unless the timber is cracked or badly infested with Death Watch beetle or dry rot there should be no cause for alarm. If a single stone slate has slipped, the adjacent slates can be raised and wedged to allow the slate to be removed, the area uncovered and the slate must be thoroughly cleaned to remove all dust and moss. It can then be re-fixed by bedding the slate in mortar on the slates at either side below. On no account should the slate be bedded at, and under, the tail as the mortar attracts moisture through capillary action and the repair will be unsightly. On no account should cracked or broken slates be re-used, nor should slates be reversed or hung from the tail.

Walls

4.15 It is important that maintenance of walls uses traditional techniques and materials. Strap-pointing and the use of hard mortar mixes will usually lead to problems, such as damp inside the buildings and eventually cause failure of the stone or brick fabric. Inappropriate pointing and material treatments, such as cladding, will also damage the appearance of the building.

4.16 Stonework and brickwork will deteriorate as a result of natural weathering, exposure to damp and structural defects. Lack of maintenance will accelerate the rate of decay. Walls should be kept dry by maintaining gutters, down-pipes and roofs. If a damp proof course has been installed it should be checked for damage and not bridged by piles of soil. If rising damp is a problem it may be more effective to reduce the ground level and install land-drains around the building.

4.17 Painting of stonework should be avoided at all costs as it is difficult to remove without damaging the stone and requires regular maintenance; it also seals the

surface and does not allow moisture to evaporate naturally. Cleaning stonework using high-pressure water jets or more destructive sand blasting will remove the surface of the stonework allowing accelerated deterioration to begin.

4.18 Re-pointing should only be carried out where the mortar is soft and can be easily scraped out with a screwdriver. Never fill an eroded joint without raking out first. Never use a hard cement mortar as this will accelerate the weathering of the brick or stone. Never fill the joints so that the mortar projects in front of the stone/brick. Mortars should preferably use a matured lime putty of hydraulic lime mixed in proportions:

- 1 part stiff lime putty to 3 parts sand by volume
- Lime and sand should be well mixed together by hand to form a workable mix and left to mature under damp sacking and polythene sheets for not less that 7 days before use – don't add more water, further working will improve plasticity
- Repair Mix: 1 part hydraulic lime to 2 parts sharp sand and 1 part soft staining sand with colouring pigment (or brick/stone-dust) to match, by volume
- Ashlar Stonework: re-pointing mixes:
  - 1 part lime putty to 4 parts well graded sand
  - 1 part white-cement to 6 parts graded sand
  - 1 part hydraulic lime to 3 parts graded sand

Temporary Works or Scaffolding

4.19 From time to time scaffolding will be required to enable access to maintain or reinstate elements such as roofs. It is essential that care be taken when erecting scaffold, or if other temporary works are required, to ensure that permanent damage is not caused to the building. Fundamental to this is in educating those who will erect scaffolds; as usual on-site practices may not be acceptable when working on or near historic buildings. The aim is to avoid scarring and damage to any features.

4.20 Where fixings are made to stone or brickwork there is increase danger that fixing could dislodge stone or brick as well as damaging the building, this will endanger the scaffold. All fixings to historic walls must be made of stainless steel, this avoids damage by corrosion that causes staining of the stonework if left for prolonged periods. Contractors should be aware of the value of historic fabric, plastic end caps should be used to protect walls; old glass should not be smashed to make ties.

Reinstatement

Windows and Doors

4.21 Windows and doors are important elements in the character of buildings. Often they stand out as key features from the building structure. Reinstatement of traditional windows replacing poor or modern windows and doors would enhance individual buildings, the streetscape and promote local characteristics.

4.22 New windows should be exact replicas of the old; do not enlarge or change the shape of window openings unless it reflects the age and character of the house. Windows should not project in front of the frame and should not have an integral projecting timber sill. Appropriate sill and lintels to match the existing should be used i.e. a thin oak beam with stop-chamfered front edge, or natural stone lintel or brick arch to match the rest of the building. Where no original windows survive, to provide a pattern for replacements, neighbouring houses should be studied for detail.

4.23 At present the replacement of windows and doors is not controlled on unlisted buildings. The Local Planning Authority (LPA) will consider Article 4(2) directions to prevent harmful alterations in the future. It is always preferable, however, for owners to recognise that sensitive maintenance adds value to their own property and contributes to the sense of place.

4.24 When new windows are needed there are a number of issues to consider:-

- Proportion and subdivision – The glazing pattern of the original windows ought to be retained, (or restored if lost), as that is a critical part of the whole building. It indicates the size of glass available (or affordable) at the time of construction.
- Mode of opening – The introduction of top hung or tilt-and-turn opening lights is always visually jarring and harmful to historic character. Overlapping 'storm-seal' type details are an entirely modern introduction and are unnecessary if flush fitting units are properly made. Spring loaded (spiral-balance) sashes are an inferior replacement mechanism compared with properly weighted double- or single-hung sashes.
- Glazing – Traditional glazing bar profiles, properly jointed and glazed with putty, (or glazing compound), rather than beading, will give a genuine appearance.
- Thermal insulation – Double glazing cannot be achieved within traditional multiple pane designs without bars being either much too thick or fake. Beading is nearly always added which further detracts from the appearance. Attempting to introduce double glazing into a traditional design usually means a small air gap that hugely reduces the insulation properties anyway. The use of internal shutters and thick curtains, the lining filled with 'bump' (insulation material) can greatly reduce heat loss without the need for window replacement.
- Draught-proofing – The most significant heat loss through old windows is due to poor fitting and lack of draught-stripping. There are proprietary systems that fit draught excluders, and greatly reduce the amount of air changes and so heat loss.
- Sound insulation – In noisy locations people often replace windows with modern double-glazed units to reduce the problem. In fact secondary-glazing is more effective than double-glazing and allows retention of traditional windows. Coupled with draught-proofing, old windows with secondary-glazing will usually perform far better than new units.
- Sills – Traditional sills should be retained unless beyond repair; it is a relatively simple job to replace or scarf new timber in; many windows are condemned by contracting joiners due to a defective sill where the rest of the window is still serviceable.

Doors

4.25 Doors are just as vulnerable to insensitive replacement as windows. The conservation principles summarized above can be applied equally to doors. Most traditional door types allow for individual expression by painting and attractive ironmongery etc. Unfortunately many owners choose to express their individuality by replacing a serviceable vintage door with an off-the-peg unit in stained hardwood, or uPVC, often with an in-built Georgian fan-light that is never acceptable. Traditional braced-and-ledged vertically boarded doors are an appropriate design for most of the cottage and farmhouse properties within the Old Village area. Where properties have a more balanced symmetrical facade a traditional Georgian-style 6-panelled door is likely to compliment the style of the building.

Roofs and chimneys

4.26 Due to the problems of availability and the cost of materials many owners may be tempted to replace stone slate and Welsh slate with modern synthetic alternatives. The reinstatement of traditional materials is important for the local character of Corby Old Village Today there are a much wider variety of products available. Artificial slates should always be avoided as they inevitably cause serious harm to the quality of the roof-scape. With natural slate being imported from Spain (often very brittle), South America and China, great care is needed when specifying real slate. Some of these are suitable replacements on non-prominent buildings or new-build, but they are never a satisfactory replacement for historic slate roofing. New slate ought to be fixed using nails – clips are usually specified to compensate for poor slate that splits when holed and should best be avoided as whole rows of slates can be blown off in high winds; using a correct lap will prevent wind-lift so that is not a justification.

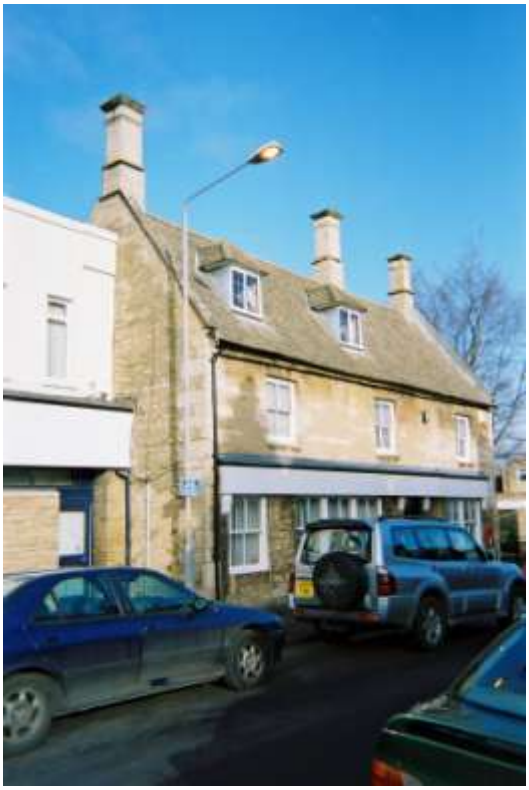
4.27 Owners of buildings with traditional Colleyweston slate must be aware that much of the slate will actually have a lot of life left in it, but may be suffering from nail rot. Opportunistic contractors will often offer such owners a cheap price to re-roof in artificial or imported slate, knowing that the Colleyweston slate they reclaim can be sold on or re-used on much more lucrative work elsewhere. The council will resist all attempts to replace such traditional roofs with modern roofing materials.

4.28 When stripping a roof at least one-third wastage should be allowed for slate. If not enough matching slates are available, then the original slates should be re-used on the most visible slopes. Re-claimed and new materials should not be mixed on the same pitch. If under-felt is used provision must be made to ventilate the roof space using discreet ventilation of the eaves. Slates should be re-fixed in the same pattern using copper or alloy nails. Surviving traditional ridge tiles should be re-used and re-pointed. Where chimneystacks and pots have been removed or reduced they should be reinstated to their original height with clay pots to match.

Shopfronts

4.29. There are few historic shopfronts in the Old Village; Nos. 38 a, b, and c have a segmental bow-window of Georgian style, but this appears to be a later addition

when a former town house was converted to a row of three shops. The Old Village is vulnerable to change due to reduced economic activity where shopping and employment patterns have changed over the years; the large out of town shopping centres and supermarkets have impacted on the shops within the village area leading to closure and vacancy of purpose-built shops on High Street. Where proposals are received to convert former shops to dwellings it is important to try and retain the shop front, as the memory of these local shops – adaptation may not always be easy but it is seldom impossible. No. 57 High Street is a good example of a former shop (that is a listed building) that has retained its shopfront with fascia board in its conversion to offices in the past.



4.30 Signage – Some traditional shop signs and fascias survive using good quality lettering and externally illuminated signs. The council will resist the use of internally illuminated signs and seek traditional timber shopfronts framed by simple pilasters.

- Design – New shopfronts and signage require planning permission and the LPA will expect these elements to be competently designed to suit their context. No. 7 Tunwell Lane is a good example of a recently installed shopfront following traditional forms with hand-painted signage on its fascia using gold lettering on a dark blue background.

- Blinds – Traditional awning type blinds are a useful and attractive feature of many old shopfronts and add to the street scene permitting display of goods outside the shop window. By comparison modern 'Dutch' blinds appear a strange introduction, and will be resisted due to their artificial stiffening. These items are often introduced on frontages that have broken awnings and they frequently obscure original features and fail to relate to the entablature and design of the shopfront.

New Design

4.31 Good quality new design can help to promote a vibrant local economy and encourage development to support and enhance the locally distinctive character. The key aims and importance of new design are best expressed in PPG1. “Good design can help promote sustainable development; improve the quality of the existing environment; attract business and investment; and reinforce civic pride and a sense of place.” (PPG 15 paragraph 15). Developers are urged to study the “Building on Tradition” booklet mentioned above particularly its section on ‘Building Form and Scale’, layout and style. In the Old Village area most properties are of 2-storeys some with attic rooms lit by a mix of roof dormer shapes: gabled, hipped and flat-topped with sloping roof from the main roof pitch. Taller 3-storey buildings will be resisted as will double-pile plans with deep floor plates (except for ground-floor shops) that create excessively wide gable ends.

Building Materials

4.32 The use of appropriate local building materials in new development enhances the local character and supports the local craft and construction skills. Artificial stone and synthetic roof materials tend to perform poorly over time and do not weather in the same manner as natural materials. Where these materials are used alongside existing natural materials the visual effect is poor and new build within the conservation area will be required to be built of local coursed stone with natural stone or blue-slate roofing materials.

Public Realm

4.33 Improvements to the Old Village streets have been made in the recent past The aim is to create a distinct, attractive, safe and clean pedestrian environment that enhances the experience for residents, local workers and visitors and helps to control the speed of vehicles through the village area. The aim of successful public realm in the urban context is to create a network of hard and soft open spaces which are overlooked from adjacent properties and are linked to pedestrian desire lines, create focal points for social activity and use existing landscape elements.

Street furniture should be coordinated to minimise clutter and materials should be durable and robust.

5 Education and Training

5.1 Training and education will be necessary to sustain a conservation-based approach to managing the conservation area(s) over the longer term. There are potential opportunities related to heritage and the local environment provided by a range of existing national and local training initiatives. In combination these various initiatives address the need for knowledge and skills across the range of stakeholders; individuals and organisations.

Elected Members and Officers

Historic Environment – Local Management (HELM) Courses

5.2 HELM aims to provide local authorities with the tools to manage change in the historic environment with skill and confidence. As part of its remit it offers training for councillors and officers in local authorities and government agencies. Seminars aim to identify the resources available to non-heritage professionals and to demonstrate how the benefits of the historic environment can help to achieve targets. Expert speakers explore regional priorities using local case studies. In March 2005 HELM finished a series of continuing professional development seminars on Informed Decision Making, as well as Networking Lunches for chief executives, councillors and historic environment champions.

5.3 English Heritage and the Commission for Architecture and the Built Environment (CABE) are running a training programme for elected Members in local government who are acting as their authority's Historic Environment or Design Champion. The Programme is designed to raise awareness of the role of Champions, develop skills and share best practice among authorities. Each event is being delivered by a regional partner organisation. The aim is to have a self-sustaining network of Champions in place across the country. In addition CABE are running Design Task Group seminars at various venues throughout the country aimed at planning professionals and others tasked with delivering new housing and associated public realm and open green spaces and parks.

English Heritage Courses

5.4 English Heritage provides a range of courses aimed at historic environment practitioners and postgraduate students. The courses are offered in partnership with Oxford University Department of Continuing Education and are usually delivered in partnership with other organisations at national and regional levels. This annual programme of short courses goes under the banner of Professional Training in the Historic Environment.

The Building Trades

The National Heritage Training Group

5.5 The National Heritage Training Group (NHTG) is responsible for implementing a coherent strategy for training and skills provision in the construction industry following the recognition that there is a shortage of practitioners skilled in the traditional crafts necessary to conserve and restore our historic buildings. The NHTG have identified ten main specialist skills that are most likely to be used on historic building work and further specialisms within each craft. The NHGT is an English Heritage Initiative in partnership with CITB-Construction Skills (Sector Skills Council for Construction)

6 Consultation

Public consultation

6.1 In accordance with regulations 17 and 18 of the Regulations this document sets out the consultation and public participation processes associated with preparing and adopting the Conservation Appraisal and Area Management Plan and the statement of adoption. This includes details of the formal consultation exercise undertaken and in due course a consideration of the comments received and proposed changes to the draft Conservation Area Appraisal and Management Plan.

6.2 The consultation exercise was devised in accordance with the CBC's consultation protocol, guidance in Planning Policy Statement 12: Local Development Frameworks and The Town and Country Planning (Local Development) (England) Regulations 2004. It also had regard to the adopted North Northamptonshire Statement of Community Involvement.

6.3 The draft Conservation Area Appraisal and Management Plan was published for consultation for a three week period between 5th March and 23rd March 2007.

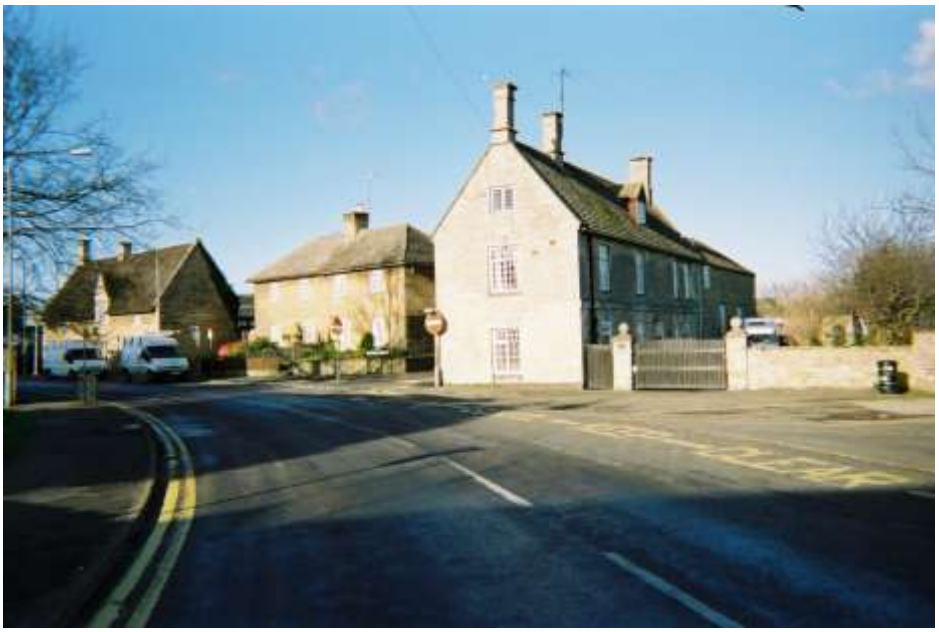
7 Putting the Management Plan into practice

7.1 Section 8 of the conservation area appraisal provided a summary of issues within the village conservation area. These will be specifically addressed in this section; these fall in to two sections; one as affecting the public realm and the other private properties:

7.2 **Public Realm issues**

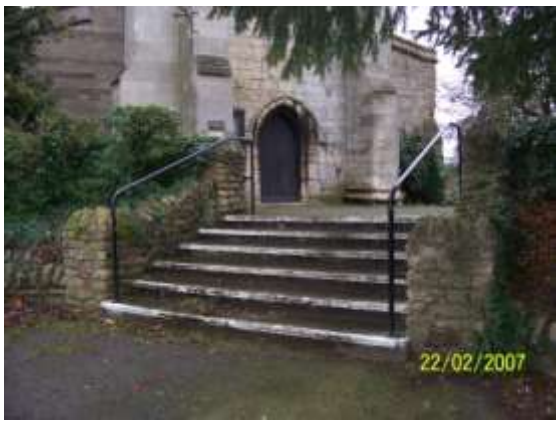
Introduction: the proposals suggested below have been identified following the survey of the Old Village area for the preparation of the Conservation Area Appraisal. While there may not currently be any finance in place to implement these suggestions they are included here to identify needs and possible opportunities should finance be available in the future.

7.2.1 Street surfacing – there are almost entirely tarmacadam roads and paths throughout the Old Village, and the designated area of the conservation area. Where this is damaged or in poor condition it should be repaired or replaced with new. Whilst this provides a uniform neutral character to the village it does not entirely enhance the setting of the historic buildings within it. A great improvement could be made to the setting of three of the listed buildings on High Street that are immediately adjacent to each other: nos. 75/77, nos. 79/81, and no. 83 *The Old School House*.



The footpath area in front of these buildings at the very heart of the village is one that would merit, should finance be forthcoming, replacement with traditional full-sized (rather than small square flag stone) riven Yorkstone flags that will improve the setting of the ancient thatched cottage and the other later buildings adjacent.

7.2.2 Church of St John the Baptist - the replacement of the concrete steps from the car park up to the parish church with stone steps and a wrought-iron hand-rail would improve the setting of this fine Grade 1 medieval church.



In addition replacing the present path leading to the south porch with new stone flags would enhance its setting. Consideration could be given for improved and additional seating close to the War Memorial on the area of green on the approach to the church.

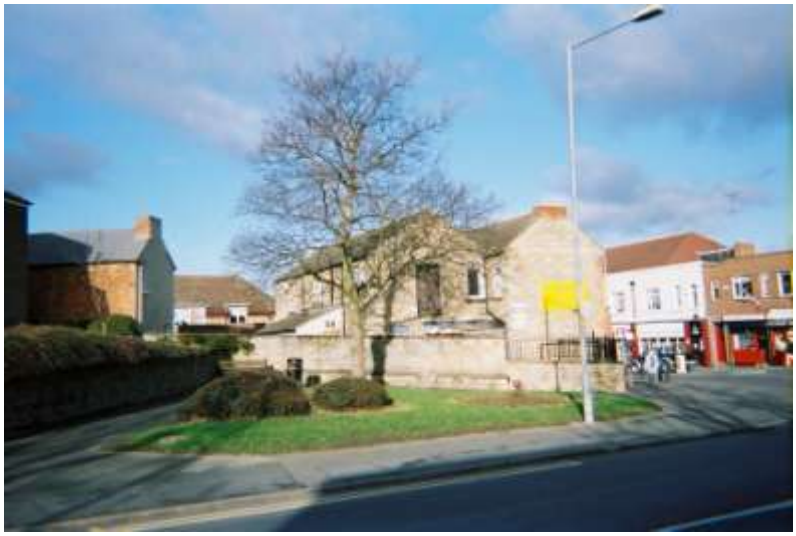
7.2.3 Curbs to edges of roads – currently these are concrete throughout the Old Village area. These should be replaced on the main street (as funds are available) through the Old Village conservation area by new 'Conservation Curbs' (produced by Marshall's and manufactured in Northamptonshire from the local limestone).

7.2.4 Telegraph poles and overhead wires - these are visually intrusive to the street scene and every effort should be made to encourage the utilities companies to bury these underground, especially those in the middle of the Old Village as affecting a number of listed buildings and other buildings identified in the appraisal document as of Local Interest.

7.2.5 Street lighting – the present lighting poles look dated and consideration should be given to their replacement with a more suitable 'heritage' lamp, the post painted black rather than left grey showing the galvanised finish of the metal post. Where possible it should be the intention to 'de-clutter' the streets.

On The Jamb opposite from Chapel Lane junction are a mix of lighting and CTV poles with heritage signposts and bollards that would benefit from some replacement and rationalisation.

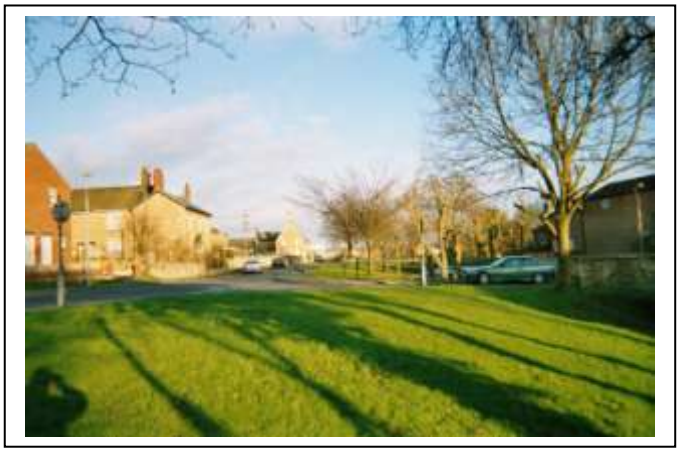
7.2.6 Metal barriers on paths, and defining public open spaces are commonly un-painted galvanised metal poles. Their replacement with more appropriate black-painted metal or wooden posts (stained brown) with square wooden rails laid at an angle strengthened by black-painted metal straps and brackets, would greatly improve the area.



7.2.7 Public Benches – the triangular area of green space at the junction with The Jamb and High Street would benefit from improved seating. Similarly the paved 'square in the centre of High Street is now looking tired and would benefit

from replacement of its single bench and the addition of another to provide an L-shaped arrangement; these could be traditional wooden benches or a mix of black-painted metal with wooden slated seating (such as is widely available – see Marshall's, or other, public realm catalogue for various possible solutions). Similarly waste-paper bins should be uniformly of a cast-iron black drum shape throughout the village conservation area.

7.2.8 Green Spaces on the south side of Tunwell Lane – this has been identified as an attractive area of green open space that greatly contributes to the village character of the place. This should be retained as green space and the trees thoughtfully pruned in the future.



Currently there is no provision for seating in this area and it is suggested that a seating bench should be placed in each of the two areas strategically positioned to overlook the area to the south with their backs to Tunwell Lane; it will be necessary to provide some hard surfacing underfoot and fix the benches to the ground surfacing with angle brackets.

7.2.9 Blocks of garages to south of Chapel Lane – this area would benefit from highway adoption with improved road surfacing in tarmacadam. The garage blocks are particularly unattractive and negotiations with the owners should be made to

see if they can be visually improved, or replaced.

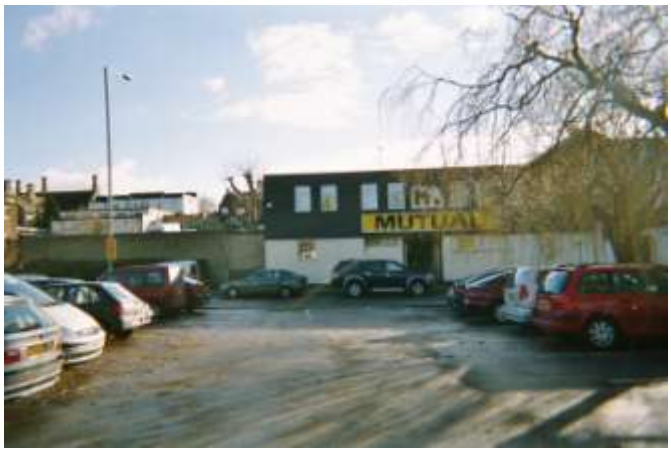
7.2.10 Information Boards – the appraisal refers to two boards providing the history of the Charter Field drawing attention to their current condition that is so dirty that they are almost un-readable.

These should be at the very least cleaned up or replaced with new similar boards that shows some respect for the history of the area; their current state provides a negative impression.

7.2.11 Chapel Lane Car Park – this is the principal car park for the Old Village. It is bounded by some good mature trees and hedges, but these edges are unkempt and in need of improvement.

The car park itself is just an area of tarmacadam, not in particularly good condition with poorly marked parking bays. There is an opportunity to enhance this area with improved landscaping; the introduction of divisions within the car park defined by planting and insetting the ground with stone paviours marking the bays.

7.2.12 The office building of *Mutual Insurance Services Ltd* – the appraisal identified this building, opposite from the car park on the north side of Chapel Lane, as "the worst building in the CA with its flat roof and corrugated brown-painted metal cladding above a cream-painted brick base, having a large illuminated box sign with yellow lettering facing towards the car park", suggesting that "it represents a development opportunity for a replacement building". It is suggested that members of CBC planning department, and local members of the Parish Council and the Ward Councillor, should take a pro-active role in speaking to the company and encouraging them to improve or replace their premises with a new building and signage.



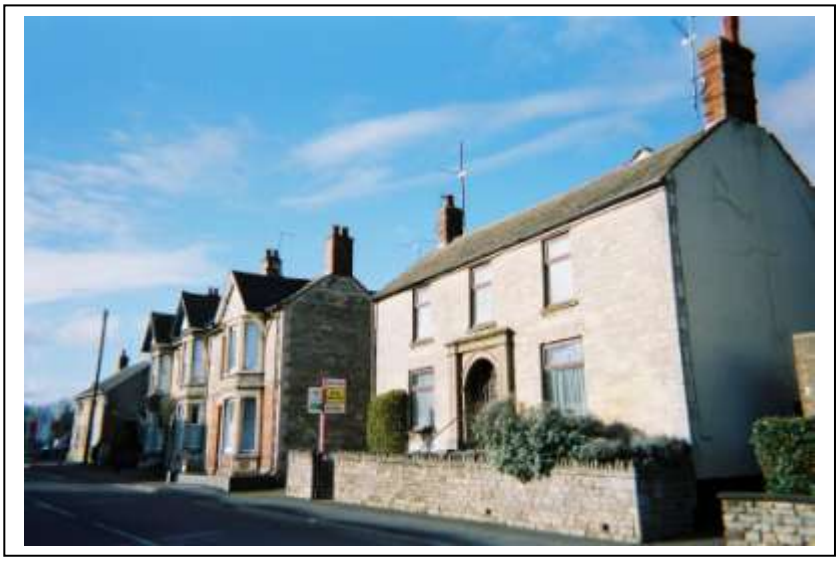
7.3 **Private Property issues: the requirements for planning permission in a Conservation Area.**

7.3.1 Certain works to family houses within the designated area, which are normally considered "permitted development", will now require planning approval from the Council. The overall effect of these additional controls is that the amount of building works which can be carried out to a family house, or within its grounds,

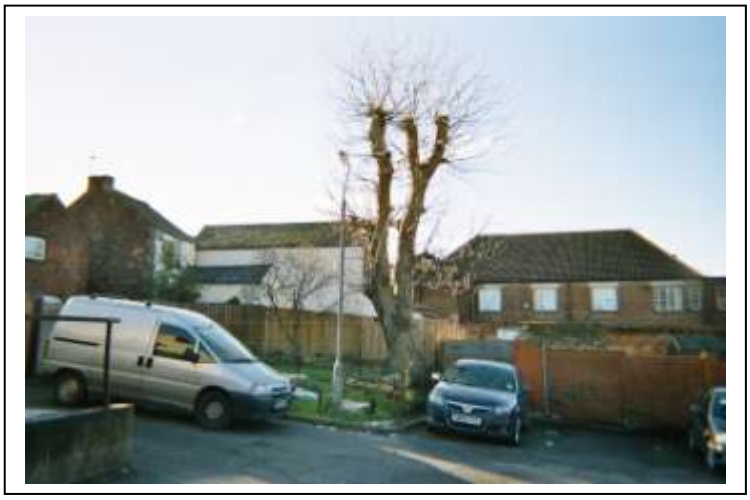
without a planning application is substantially smaller in a conservation area than elsewhere.

Permission will be required for:

- Boundary treatments will be carefully considered; these should try and match other walls in the Old Village area, or use hedges; timber paled fences are considered inappropriate. There are a number of walls that are topped by metal railings and gates mainly on the south side of High Street. They should not be introduced into areas where they do not exist at present replacing existing stone walls with top stones; this is particularly important with regard to any proposals for new dwellings within the conservation area.



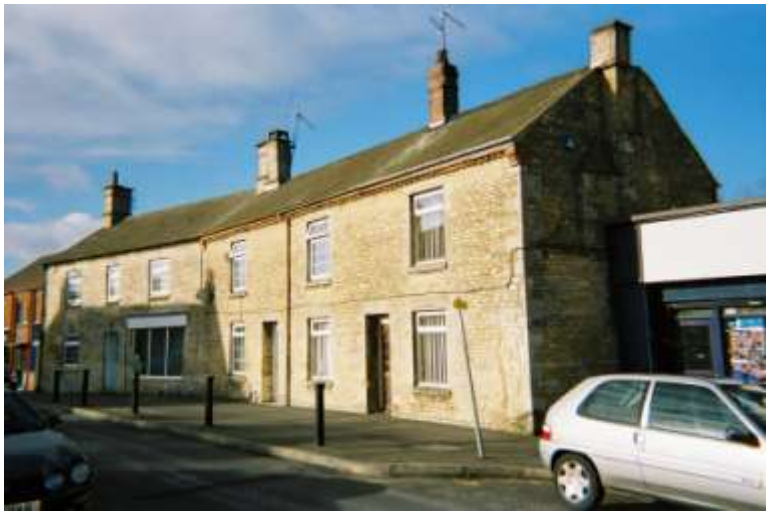
- Demolition of walls on property boundaries in the conservation area will require consent; this will not be granted to permit the parking of cars in former front garden areas; these have a cumulative damaging effect on the settings of properties in Conservation Areas.
- Trees are protected and those on property boundaries, as effecting the character and setting of the Old Village and the conservation area, will require permission for pruning, or any trees within the conservation area



proposed for felling. More specifically anyone intending lopping or felling a tree greater than 100 mm. in diameter being a minimum of 1.5 metres above the ground must give the Council six weeks written notice before starting the work.

This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a managed forest, or is in another agricultural use.

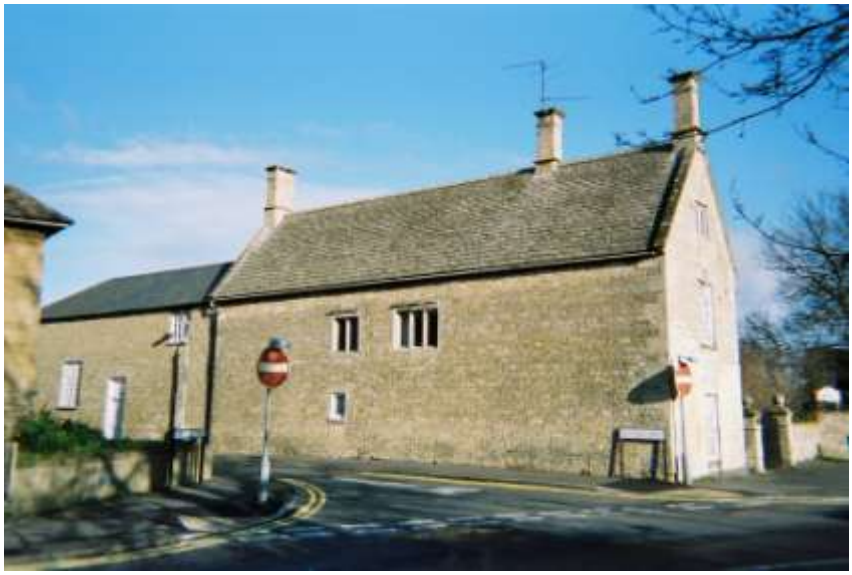
- Treatment of private drives – this will vary according to the age and character of the building where older properties may more appropriately use gravel or stone chippings in combination with stone (not concrete paving) paths. Newer properties are probably best using tarmacadam for drives linking to the existing highway.
- Traditional doors and windows - many original timber sashed and casement windows and solid timber doors in the Old Village Conservation Area have been replaced with inappropriate white uPVC double-glazed windows and doors.



The Council would wish to reverse this trend and will encourage the retention of historic joinery and single-glazed sashed and wooden-casement windows. The instillation of secondary glazing will be encouraged; this gives a superior performance in terms of thermal loss to rooms compared to factory double-glazed units, and also provides better sound-proofing than standard double-glazed units. Various companies offer secondary glazed units; *Storm Windows* have produced an almost invisible product that is particularly suited to historic buildings. The council will consider the introduction of Article 4 (2) Directions removing permitted development rights for replacement windows to enforce this. Solid timber doors of either panel construction (typical 6-panelled Georgian style door) usually painted appropriate for larger or 18th century buildings and shops, or vertically boarded braced-and-ledged doors, usually natural oak, oiled or lightly-stained brown rather than painted, more suited to cottage properties. Where farm buildings such as stables have/ or are intended to be converted to

dwellings a split stable-type door with small-paned glazed upper section hung on side hinges, and a lower vertically boarded door often is the most appropriate solution.

- Dormer windows and roof lights – similarly uPVC dormer windows will not be permitted on the front roofs of historic buildings within the conservation area; particularly listed buildings (which will need Listed Building Consent) and those identified in the appraisal as Local Interest Buildings. There are various types of dormers within the Old Village and the district. Gabled dormers with triangular pediments are mostly confined to the larger gentry' elite residences, though they are also found in a simpler form on smaller cottage properties. These sometimes have flat-roofed dormers, where the roof slopes back to the main roof or dormers with hipped ends rather than gabled; these will be encouraged where considered appropriate especially in any new build properties, or on extensions built-on to existing houses. Regarding roof lights, these should be cut-in to the existing roof slope, rather than sat like a box on the roof (as old *Velux* roof lights), such 'Conservation Roof Lights' come in a variety of sizes and applicants should check the availability of specific sizes before submitting applications; only accurate drawings, rather than indicative ones will be acceptable. Such windows are only available from specialist suppliers, such as *The Metal Window Company* (who has a useful web-site). **N.B** Roof lights will only be permitted on rear roof pitches, not on roofs facing towards the public highway.



- Roofs – where traditional roofs have survived i.e. graduated stone slate, or Colleyweston roofs, or thatched roofs these shall be retained and not replaced with new artificial roofing materials, including Bradstone, concrete tiles, pantiles and resin-cast tiles. Where such roofs have been lost in the past owners will be encouraged to consider their replacement with traditional roofing materials when they need to be replaced.
- Walling materials – the use of artificial stone and cement render and painted finishes will be largely discouraged. Where they exist and cement or painted finishes are removable, consideration should be given to their replacement with a lime-render or lime-wash (rather than paint) in terms of breathability of the building.

- New development - houses in gardens, both to the side and behind (back-land) existing houses; threats of demolition to existing houses and replacement with greater densities (see additional section below).
- Blocks of flats
- Farm buildings - possible conversion to dwellings.
- New houses – see additional section below.
- Porches and canopies – on both existing and new buildings.
- Satellite dishes - the rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. These state that the installation of a satellite antenna on any building or structure within the curtilage of a family house in a conservation area is only permitted development if the following conditions are met:
    - The dish does not exceed 90 m.m. in any dimension;
    - Not part of it must exceed the highest part of the roof;
    - It is not installed on a chimney;
    - It is not on a building exceeding 15 metres in height;
    - It is not on a wall or roof slope fronting a highway or footway;
    - It is located so its visual impact is minimised;
    - It is removed as soon as it is no longer required; and
    - There is not a dish already on the building or structure

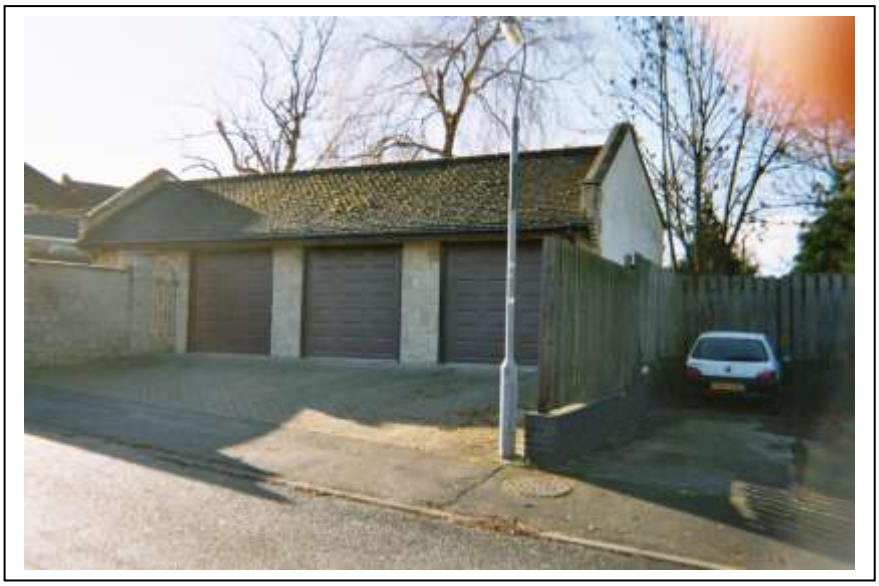
- Telecommunications masts - the law governing the erection of masts and antennae is complex and whilst some companies have licences which allow some structures to be put up in conservation areas without planning permission, the legislation does allow for consultation with the local authority concerned before the work is put in hand. Further information can be found in the second edition of PPG8 *Telecommunications.* The Council would not wish to see unsighty masts erected anywhere within the Stanion conservation area.

7.4 **New Development within the Conservation Area**

7.4.1 Here is a summary of the requirement for planning permission:

- Planning permission is needed for extensions to family houses in conservation areas where they add more than 10 % or 50 cubic metres in volume to the property (whichever is greater). This is a slightly smaller amount than the usual requirement for planning permission which is limited to 15% or 70 cubic metres, except for terraced houses which are also limited to 10% or 50 cubic metres, wherever they are located.
- Planning permission is needed for external cladding to family houses in conservation areas, using stone, artificial stone, timber, plastic or tiles; but excluding cement and pebble dashing that is still permitted development (following a court case in 1995).
- Planning permission is needed for any alteration to the roof of a family house resulting in a material alteration to its shape, most notably the addition of dormer windows.
- Planning permission is needed for the erection of any structure within the curtilage of a family house whose cubic capacity exceeds 10 cubic metres.

This is especially important for sheds, garages, and other outbuildings in gardens within conservation areas.

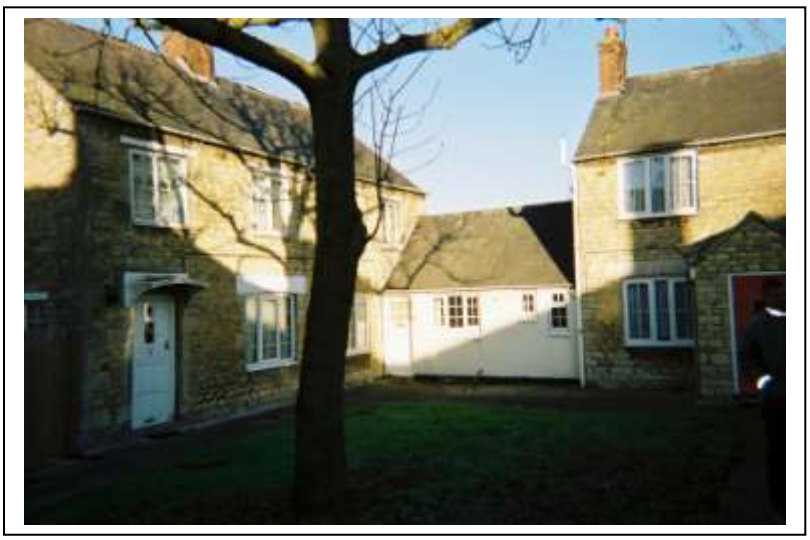


7.5 **Design Guidance for New Build in the Conservation Area**

Introduction: it is strongly recommended that residents and developers alike should acquaint themselves with the design guide *Building on Tradition,* produced in 2000 by the Rockingham Forest Trust (copies available from the Council) that Corby Borough Council has signed up to (see 4.1 above), and ensure that their proposals follow the guidance contained within that booklet, and also within this document. Prior to submitting a planning application intended applicants should first contact the local planning authority at their office in Corby to discuss their proposal, producing sketch designs and lay-outs, rather than finished plans that then can be easily amended when agreement has been reached in principal.

7.5.1 Extensions on to existing properties – the style and scale will be largely dependent on the size of the original building. In general extensions on the sides of buildings that front the street shall be built against the gable ends with either a lean-to roof, and be set back slightly from the front of the property, or with a steeply pitched gabled roof also set back ; these shall be single storey structures only permitting extensions of the ground-floor of the building. There are many local examples in the villages around Corby (such as Lower Benefield) some properties feature side extensions with additional lower roofed extensions built on to them providing an organic development character that is considered a suitable model. If taller 2-storey, or preferably 1 ½ storey, extensions are required these should only be added on to the rear of the property at right-angles to it (preferably at a mid-point so as to obscure it from the front) forming a T-shaped plan with the main house, ensuring that the ridge-line is set below the main ridge of the house. Any new windows should match those on the principal property using for instance timber lintels above 3-light or 2-light timber casement windows, with above dormer windows cut-in to the eaves line. The building material, including the roofs, should match as closely as possible the existing be it stone or brick; manufactured artificial

stone (such as *Bradstone* should not be used). Page 21 of *Building on Tradition* usefully provides a checklist for new extensions with diagrams of appropriate sized extensions.



7.5.2 Porches -solid porches will not be permitted except in exceptional circumstances; hooded gabled or sloping flat topped open timber porches are considered more acceptable being based on a local tradition.

7.5.3 Garages – these are better constructed as free-standing stone-built gabled structures either at the rear of the building or towards the outer edge of the property boundary; often with their backs to the road the entrance facing towards the house where space permits this. Dual-purpose garage buildings with living accommodation above, using dormers in the roof, have been built in the area in recent years; these will be judged on a case-by-case basis. Where garages exist on the sides of dwellings it will not be permissible to raise the roofs of these to permit living accommodation above. Garage doors shall be traditional side-hung timber boarded doors rather than up-and-over doors; there are many examples in the villages nearby that feature small glazed windows set in the upper section of the doors – these will be acceptable, though solid boarded doors are more traditional giving the impression of a cart-shed rather than a suburban garage. The walling material should match the existing property as closely as possible and be of real stone rather that artificial; sometimes it is appropriate to change the roofing material from stone or blue slate to a clay pantile reflecting the local tradition of ancillary farm buildings that are often roofed in this material; careful choice of product materials is key to the success of such developments. Planning conditions are likely to require approval of materials by the Local Authority prior to the construction of the building; where this is ignored the Local Planning Authority may require the demolition of the building and its re-building as per the condition.

7.5.4 Re-use of existing traditional farm buildings, or outbuildings – there are few farm buildings as such surviving within the Old Village area; though there is a long outbuilding (older than the Victorian Rectory that it serves) to the rear of *Hightrees* that is currently in a poor state and conversion to residential would be preferable to loosing the building due to its collapse. Conversion to domestic use represents a viable economic alternative; barn conversions have become highly desirable

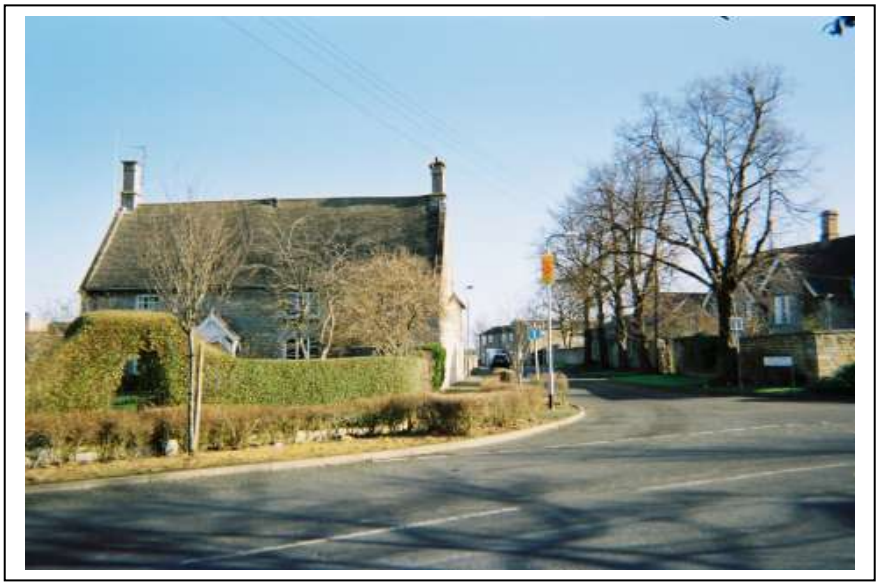
alternatives to the traditional dwelling house. However, such a re-use should not compromise the building's intrinsic character and successful conversions should aim to retain its essential agricultural character from the outset. Conversions should:

- Retain and use only existing openings, including any arrow-slit ventilators in the side walls or gable ends where some times a circular owl-hole will be found placed in the apex of the gable, and not insert new openings.
- Retain the roof profile without the introduction of new eaves dormers or chimneys. Traditionally barn roofs were stone with ancillary outbuildings often in covered in clay-pantiles. Stone (or thatch) will be preferred for barn roofs; consideration will be given to use of composite materials such as Bradstone (other manufactures also produce similar products), who have produced an effective Colleyweston type of large roofing slate of a variegated dark brown colour with nibbled edge, though nothing can compare to an actual Colleyweston stone-slate roof. However, only clay pantiles will be permitted rather than concrete or other materials. Chimneys are not acceptable on farm buildings, or outbuildings, and metal flue-pipes for wood-burning stoves (not fireplaces), are a preferred option; these should be set on the rear roof pitch below the eaves. Similarly any new conservation roof lights should also be confined to the rear roof pitch; their use being acceptable within these defined parameters.
- Not introduce conspicuous new elements such as garages or conservatories that would look incongruous. Few barns stand alone but usually have other outbuildings attached forming an enclosed yard or a long run of buildings. These should also be utilised, rather than removed, to provide ancillary accommodation, including garaging where possible.
- Where barns are to be converted they often have large central cart-entries. New glazing should be set well back within the opening and use unstained (but oiled) natural oak frames (not painted) that should have (or retain) wooden boarded (oak) doors that can be folded back against the outside wall using appropriate pintols and strap hinges; where it is not possible to open a door fully; bi-fold doors should be used. This will permit the doors to be closed when the building is un-occupied, and at night instead of using large quantities of curtaining or blinds, to provide greater security and to retain its essential agricultural character. Similarly any hay-loft openings could retain hinged timber boarded doors hung on the outside of the building; where such features survive they should be retained and not removed or blocked up the proposed internal lay-out being carefully designed to incorporate them.
- One of the essential features of barns is their historic timber roofs with rafters carried on purlins supported by substantial roof trusses. Imaginative conversions will consider reversing the living accommodation by providing the main living space at the 1st floor level, leaving the roof largely open to view, locating the bedrooms and bathrooms on the ground floor where subdivision of the space will not impact on the roof timbers and trusses.
- The setting of buildings should be carefully handled avoiding subdivision of yards into fenced gardens, retaining any historic surfacing such as cobbles, stones on edge, blue-brick stable paviours or red bricks in enclosed yards.

Tarmacadam should be avoided in preference to natural stone chippings or gravel, which should be used instead for any new access roads.

7.5.5 New Dwelling Houses

Introduction: the Corby Old Village Conservation Area has a mix of both commercial and domestic properties within it. These include terraced houses, detached, semi-detached and cottages, as well as maisonettes above shops. Some of these are coming to the end of their useful life and replacement buildings of appropriate design will be considered. Opportunity may be available for some small developments in gardens adjacent to houses, or in gaps in street frontages, especially in a settlement characterised by continuous frontages on High Street. Back-land developments are not encouraged as these some times involve the demolition of existing buildings, usually introducing new roads and cul-de-sacs that are urban in character and alien to historic settlements, damaging the character of the conservation area.



Where gardens are a significant feature that contributes to the setting of any listed buildings, or buildings identified in the conservation appraisal as of Local Interest, any proposed new dwellings within such gardens will have to take account of this so as not to damage the setting of the principal residence by carefully designing a style of building that would compliment the principal building, such as an ancillary outbuilding, a coach-house, barn or stable block, rather than large semi- and detached houses; such applications will be carefully scrutinised by the Development Control Section of CBC Planning Department and are likely to be refused if they do not conform to the advice given in this document.

General requirements: it will be important that any new proposals respect the traditional settlement form and historic street lay-out of the Old Village, and the character of adjacent buildings by:

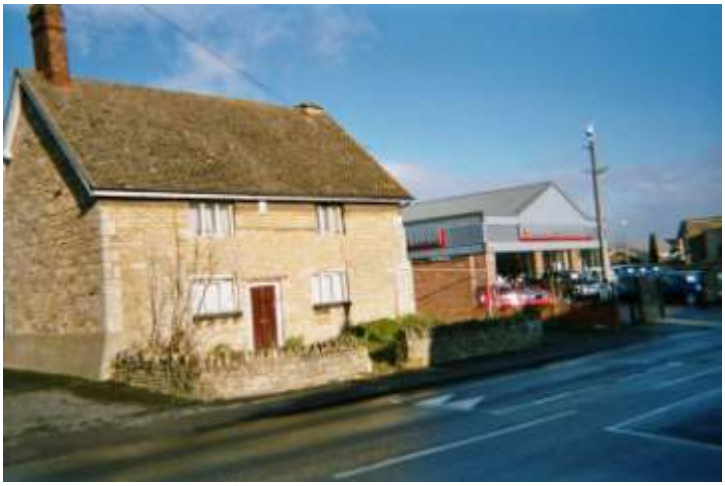
- Being set back from the frontage rather than forward of it; if on a street it may be better to be in-line with it.
- Subservient to adjacent properties as a small cottage property, rather than a larger farmhouse-type of building.

- Respect the local vernacular style utilising simple casement windows with timber lintels, or copying the style of sashed window on the main dwelling house.
- Being no larger than 2 storeys but probably 1 ½ storey with dormers cut through the eaves of the roof (similar to a new extension built on to the rear of no.6 Tunwell Lane, which is largely hidden from view). Only in exceptional circumstances will taller buildings be considered; these will usually have a commercial element.
- Built of a suitable material to match its neighbours; any new build is probably going to be constructed in natural limestone with a blue-slate roof. Artificial stone walling materials or roof materials, or brick, will not generally be acceptable in the future – even if adjacent properties have used them in the past.
- Carefully considered car-parking provision, or spaces defined within the lay-out of the drives and landscaping.

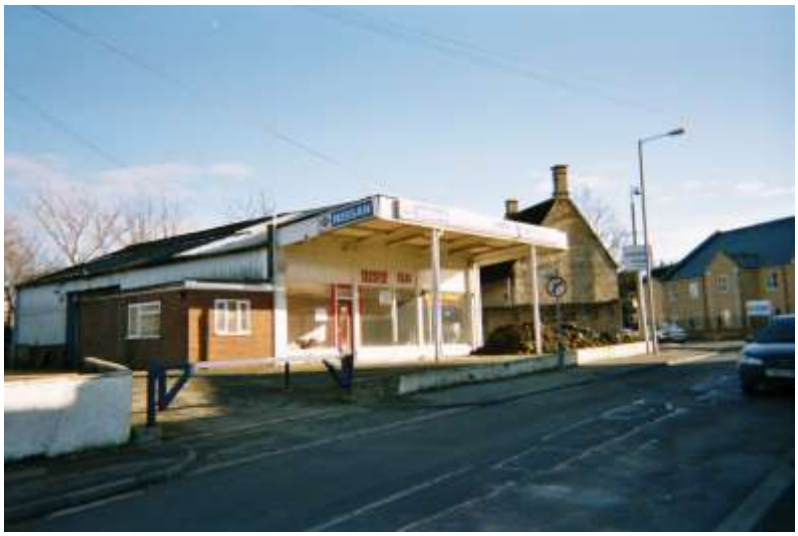
7.5.6 Groups of houses – there are a few possible locations where the development of groups of buildings would be preferable to single buildings. Should such proposals come forward these should respect the traditional settlement form of the Old Village area, ensuring that:

- New development maintains the character of the existing street pattern in which the spatial enclosure created by the buildings reflects local traditions.
- This is likely to involve maintaining a strong sense of enclosure by setting properties behind stone boundary walls that adds to privacy and security; while also providing footpath links to main streets of the settlement.
- Layouts should reduce the visual impact of the car by locating parking at the side or rear of properties rather in front or on the road-side edge; the use of standard house designs with integral garages and parking on drives in front of houses is inappropriate within the Old Village conservation area; consideration should be given to shared parking courts.
- Any such proposals should be accompanied by thoughtful landscape proposals.
- In many respects new houses should look like those that exist in the village area, with additions and extensions built on to them, rather than individual bulky designs usually associated with housing estates; such designs proposals will be rejected.

7.5.7 New Commercial Buildings – the development of commercial businesses should compliment those already provided in the Old Village area and be appropriate to its character.



In the past permission was given for a commercial garage and car-showroom that is now considered damaging to the overall character of the conservation area; such proposed developments are unlikely to be successful in the future. The existing empty semi-derelict garage buildings on Stocks Lane and Meeting Lane are considered detrimental to the character of the village and their replacement with more appropriate housing, or improved landscaping following their demolition, will be encouraged; such proposed demolition will require (Conservation Area) consent from the Local Planning Authority (CBC).



New shopfronts - should not be over large and follow local patterns of timber stall risers, side pilasters and painted fascia boards.

Signage - should be appropriate to its location with a careful choice of lettering styles, avoiding caricature joke lettering styles that will not be acceptable. Wording should be kept to the minimum with single word names preferred (less is certainly more in this instance) without excessive additional information such as phone numbers, e-mail addresses and lists of services. Any sign boards should be externally lit; internally lit box-signs will not be permitted, but halogen halo-effect signs will be permitted as long as these fit in with adjacent properties. Stuck-on plastic lettering should be avoided, but cast individual brass letters, or stainless steel lettering, may be used on a wooden natural or painted background. Shiny acrylic sign boards are unacceptable and applications for these will be refused. What is required is a sign for a shop that will add quality to the Conservation Area, not detract from it.

Unauthorised Signage - should any signs be put up without permission the council may take appropriate action for their removal (see Section 3, paragraphs 3.3, 3.4 and 3.5 above); retrospective applications for such signage are likely to be refused.

Design and Access Statements – all new planning applications should now contain a statement explaining the permeability of the proposed development and how its design has been arrived at and how it is appropriate to its location. Contiguous with this requirement is the increased need for applicants to provide contextual drawings that show the proposed development within the street scene, showing adjacent buildings drawn to an accurate scale (usually in outline rather than all the details of window and doors) and how it fits in with them in terms of design and massing.

8 Glossary of Terms

bressumer: large horizontal beam (usually timber) supporting the wall above, or a fire-hood canopy of an inglenook fireplace

buttress/ buttressed: a vertical support of stone projecting from a wall or close to the corner angle of a church tower to stabilise it or to resist the lateral thrust of an arch, roof, or vault

canted: an oblique angle, slanting surface

chamfered: cutting off a square edge or corner, a bevelled angled surface, applied to mullions in windows and along the edge of principal (spine) beams in ceilings

cruciform: cross-shaped, when referring to churches there are usually transepts or chapels in the arms of the cross

encaustic tiles: earthenware tiles fired with a pattern and glaze, sometimes using different coloured clays burnt in

finials: a decoratively carved upright stone found on kneelers on the edge of a roof, pediment, gable, tower-corner, also the topmost part of a pinnacle

Great Oolite Series: the geological term for the local sedimentary rock, the magnesium limestone

kneelers: the horizontal projecting stones at the base of each side of a gable to support the inclined cooping stones

lucarnes: small gabled opening/ventilator in a roof or a spire

mullions: a vertical dressed stone or timber upright squared and shaped or chamfered dividing the lights of a window

noggin: in-filling brickwork laid at an angle forming a decorative effect between timber-framed uprights

ovolo: a wide convex moulding with a central projecting fillet, some times referred to as ‘bull-nosed’

pilasters: flat representation of classical columns in shallow relief. Often used for framing door-cases and fireplaces

piscina: a projecting stone basin for washing the hands of an officiating priest, with a drain set in the wall of the sanctuary in the chancel of a church to the south of the altar

privy/privies: outside lavatory/ toilet often built in groups or blocks

quatrefoils: four lobes formed by the cusping of a circular or other shape in tracery

quoins: alternately long-and-short corner stones on the edge of a building, sometimes referred to as a ***quoined angle***

squint: an angled aperture in a wall at the end of the junction of the nave and the chancel to allow a view the altar

voussoirs: wedge-shaped or tapering stones forming an arch