Corby Borough Council

Conservation Area Appraisal
Management Plan

Stanion

March 2007

STANION VILLAGE
CONSERVATION AREA APPRAISAL

CONTENTS

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 Stanion 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 some of the old thatched roofed cottages have been demolished, including the Cardigan Arms that burnt down to be replaced by new ones. The core of the village clusters around the fine parish church that unusually is built on the very edge of the High Street creating a disparity of scale between the low roofed cottages and the soaring church tower topped by an octagonal spire. The antiquity of the settlement is worth comment, perhaps stretching back to Neolithic times. There is substantial evidence for Roman settlement in and around the village who exploited the mineral resources. During the medieval period a flourishing pottery industry is evidenced by the discovery of quantities of pottery and several kiln sites. During this period through until the late 18th century the open-field system of farming was the norm until the Enclosure Acts altered farming practice. 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, due to the dramatic growth of the steel industry during the 1st half of the 20th century, had its impact on the rural village of Stanion. In 1960 permission was granted for the construction of a new estate of private 'architect-designed' houses, a "satellite of Corby" apparently specifically aimed at the steel town's white-collar workers. The small village school next to the church was inadequate to cope with the increased number of pupils, and a new C. of E. Primary School was built on the edge of the growing estate, on the west side of Corby Road, to cater for the children of the enlarged population. Council housing was also built along South Road that was the original Back Lane of the medieval village that remained untouched until the 2nd half of the 20th century. In due course a number of small bungalows were built around the junction with South Road and the Kettering Road, and on the outskirts of the village to the south; unfortunately none of these new houses were built with conservation in mind, but followed the national trends of the period for such buildings to be built as economically as possibly using brick, concrete and artificial roofing materials. In more recent times the introduction of UPVC glazing has affected a large percentage of the older properties in the village, even affecting some of the listed buildings. This has had a deleterious effect on the character of the village and without the introduction of Article 4 (2) Directions is likely to continue seeing the loss of many of the remaining historic sashed and casement windows in the village.

The introduction of Village Confine boundary maps in the Corby Local Plan helped to control development to within the village envelope, rather than on land outside it leading to its expansion. The recent development of a number of cottage and detached houses at *The Paddocks* on the north side of the Brigstock Road, close to the Manor House, by national house builder Charles Church (Persimmon Homes) and *Binder's Court* on the south side of the road, completes the development of the village as defined by the map of the Village Confines in the Corby Local Plan. The same map has been retained in the most recent LDF documents referred to in Part 1 of the appraisal document. The development is mostly built in a carefully chosen stone to match the village buildings. The houses having quoined angles, gabled 'wings' quoined-stone window surrounds, open lean-to porches and carefully chosen aged looking brown-slate roofs. They are enclosed by stone boundary walls with attractive timber gates to their entrances set back from the road on a grassy bank emulating the setting of the properties arranged along Kettering Road on the southern approach to the village. This reduces the opportunity for further expansion other than within the village boundary itself, within existing building plots as small-scale in-fill developments; this is supported by existing policy in the new LDF documents based on previous policy in the Local Plan.

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).

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 Stanion 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 historic 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 is required by the Local Government Act 1985 to prepare a development plan.

2.4 The Corby Local Plan 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.

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.

[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.

2.6 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.

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.

2.9 *Supplementary Planning Documents (SPD) are a*n integral part of the Development Framework. 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] 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 and development control policies, 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.

2.10 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. HPBC 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 has adopted Supplementary Planning Guidance to support conservation policies in the Local Plan and a Supplementary Planning Document is under preparation to enable their provisions to be put into practice.

Buildings at Risk

3.2 No buildings within Stanion village area are considered to be 'at risk'; the council has not undertaken a district wide condition survey of its listed buildings to identify those that would be considered 'at risk'.

Enforcement

3.3 There have been no recent instances in the 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 Conservation Area, should the need arise.

3.4 Inappropriate advertisements and signage do not pose a threat within the Stanion Conservation Area.

3.5 Should it be necessary, 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, should any exist.

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 Stanion 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 village.

4.4 A number of traditional windows survive in Stanion that varies in style according to the date of the building; most of these are listed buildings. The early-17th century cottage to which Manor Farmhouse is attached illustrates the earliest version of a 12-paned Yorkshire sashed window (i.e. one that slides sideways/horizontally) to survive in the village; this type of window was once perhaps more commonly found in cottage properties. The main farmhouse retains the earliest sashed windows in the village dating from c.1700 having 20-panes and small-paned timber dormer windows with triangular pedimented gables.

No. 3A Kettering Road also retains 20-paned (small-paned) sashes with 16-paned above dating from the mid-18th century.

Grange Farmhouse has 12-paned sashes with unusual 6-paned sashes above typical in design of the early 19th century Regency period.

No. 35 High Street has stone mullioned windows with leaded-light windows of 17th century type on its rear elevation; however, these are a mid-20th century insertion. Some of the cottages on Little Lane retain typical cottage windows with wooden lintels, No. 15 with 3-light timber casements. Sadly many properties in the village

have lost their original windows having been replaced in recent years with UPVC glazing with top hung casements, some with stuck on glazing bars. 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, hence 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.

4.9 A few traditional braced-and-ledged vertically boarded timber doors exist within the village with some 6- and 4-panelled Georgian-style doors with raised-and-fielded panels. Many have been replaced with UPVC white-plastic doors that spoil the traditional character of the village.

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 Stanion 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. These are 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. Unfortunately many have been replaced with plastic, 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 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 Stanion 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 by coping stones. The coming of the railway in the late-19th century permitted the transportation of Welsh blue slate which 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. However 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, downpipes 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 no less than 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 increased 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 and 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 and 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; the shape of window openings should not be enlarged or changed 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 Stanion. 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.

Shop fronts

4.29. There is only one shop in Stanion, the Village Shop and Post Office that has a traditional timber shop-front and fascia board, so shop fronts do not present a problem in the village.

4.30 Signage – The council will resist the use of internally illuminated signs and seek the use of traditional timber shop fronts framed by simple pilasters in any existing or any proposed new shops. Lettering on signage should follow traditional lettering styles and not be too prominent. It is noted that there are two inns in the village, one with a traditional hanging sign on a timber gibbet-post; the other with the name painted on its gable end.

- Design – Should any new shops be proposed in the village Conservation Area such new shop fronts and signage will require planning permission; the LPA will expect these elements to be competently designed to suit their context
- Blinds – Traditional awning type blinds are a useful and attractive feature of many old shop fronts and add to the street scene in many villages and towns permitting the 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 shop front.

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 Stanion 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, placed either below or at the eaves level, or from the 1st purlin. Taller 3-storey buildings will be resisted as will double-pile plans with deep floor plates 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 In Stanion the streets and roads are uniformly covered in tarmacadam with a mix of old granite curbs, stone curbs or replaced by concrete curbs 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. There are two areas of green space with seating: at the bottom of Little Lane at its junction with the Corby Road, Brigstock Road and High Street; and close to the brook that runs under the Kettering Road at the opposite end of the village.

5 Education and Training

5.1 Training and education will be necessary to sustain a conservation-based approach to managing the Conservation Area 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

<u>Historic Environment – Local Management (HELM) Courses</u>

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 Corby Borough Council'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 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. Press notices were placed in local papers on?. A copy is attached at appendix 1. A press release was also circulated publicising the consultation and is attached at appendix 2.

6.4 The draft document was made available to view at the Council's offices, at Corby Central Library and on the Council's website. In addition a number of organisations and individuals were informed of the consultation exercise and provided with copies of the draft document and relevant documents.

[Copies of the web page and letters circulated to consultees are attached at appendices 3 and 4 respectively.]

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**

7.2.1 Street surfacing – there are almost entirely tarmacadam roads and paths throughout Stanion 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. The footpath area in front of nos. 25 and 27 High Street at the very heart of the village is one that would merit improvement. It is recommended, should finance be forthcoming, that:

- The historic listed cross base is carefully excavated around its edges so that the stone, and any supporting 'feet', are raised above the surface of the path, with any adjoining large stone as well (this may require an archaeological 'watching-brief' during works of excavation and lifting.
- That the footpath to the front of this historic medieval house is replaced with traditional full-sized (rather than small square flag stone) riven Yorkstone flags that will improve the setting of the house and the cross.
- That the existing cycle barrier is replaced with one more sympathetic to its surroundings or simply removed as being ineffective and unsightly.
- Similarly the narrow pavement running alongside the church boundary wall on the east side of High Street should be resurfaced with stone flags.

7.2.2 Curbs to edges of roads – currently these are granite, stone and concrete. These should be altered on the main street through the village to match the granite curbs. Some areas of lesser historic importance would be improved by the introduction of 'Conservation Curbs' (produced by Marshall's and manufactured in Northamptonshire from the local limestone)

7.2.3 Telegraph poles and overhead wires - as has been previously commented on these are visually intrusive to the street scene. One of the greatest enhancements to the historic environment in Stanion would be to see these laid underground, especially those in the middle of the village close to the bend affecting a number of listed buildings, and on Little Lane.

7.2.4 Street lighting – the present lighting poles look dated and consideration should be given to their replacement with a more suitable 'heritage' lamp. The post should be painted black or green rather than left grey showing the galvanised finish of the metal post. In addition consideration should be given to lighting the exterior of the parish church, particularly its tower and spire that would be visible as a landmark for miles around.

7.2.5 Metal barriers on paths, and to green spaces – the cycle barrier on the footpath close to the medieval cross base and the medieval house nos. 25/27 High Street should be removed and if replaced consideration given for this to be a 'heritage' product more in-keeping with its setting. Similarly the two areas of green space in the village cited above are protected from the highway with concrete posts; painted black-and-white (faded) the fence formed by metal scaffolding poles. These should be replaced in due course with something more appropriate, e.g. stone posts, or wooden posts (stained brown) with square wooden rails laid at an angle strengthened by black-painted metal straps and brackets.

7.2.6 Public Benches – the two areas of green space have a single bench that in the course of time could be replaced by another bench or more 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; the lighting box on a pole should be re-sited so as not to be so prominent in the 'village green' area at the bottom of Little Lane.

7.2.7 High Street / Cardigan Road Junction this wide suburban entrance to the main street from the new estate has been identified in the Conservation Area appraisal as being detrimental to the historic street scene. This is in part due to the unsightly nature of the flat-roofed concrete garage block on the edge of road rather than as part of curtilage of dwellings. This is particularly intrusive to the street scene.

The somewhat over-tall (probably 18th century) house, no. 10 High Street, on the edge of the road was altered to a block of flats in the 1960s or 70s when its roof was raised with a few extra courses of stone and its roof pitch flattened; it contains windows with concrete frames that project. This building has been identified in the appraisal for possible improvement and enhancement; on 20th February 2007 the planning board refused an application for a replacement taller building as part of a comprehensive re-development scheme that saw the removal of the garages.

It is therefore recommended that in all future development proposals:

- The existing building should be retained, but its roof lowered a few courses to its original height; it has been raised (in different stone). This will permit dormers to be inserted through the eaves of a steeper pitched-roofed 2 ½ storey building; these should match the flat-topped dormers of no. 13 on the opposite side of the road, rather than be gabled; most dormers in the village are of this type – a legacy of former thatch-roofed buildings where the thatch was swept up above them to form 'eye-brow' shaped windows.
- Permit a lower-roofed 1 ½ storied gabled extension built on to its north gable, but set back in alignment with it. Historically the street frontage was once solid with buildings, a farmhouse and its outbuildings being demolished when the new estate was built in the 1960s and the new wide curving entrance to the estate created; this has damaged the setting of High Street lending a suburban character to the historic street scene. If this can be altered to narrow and straighten the opening so as to permit a more built-up frontage, in agreement with the highway authority, this would improve the look of the village. The *Building on Tradition* design guide states (in section 3.2.) that "highway standards need to be applied in an imaginative and pragmatic manner if the problems, that have eroded character in the past, are to be overcome". Any new development should be tied-in to the removal of the existing flat-roofed garages.

7.2.8 The Cardigan Arms Public House and Car Park – the appraisal identifies the car park in front of the public house as diminishing the historic character of the village. This is compounded by the modern flat-roofed single-storey structure of the present building, which replaced an earlier timber-framed inn that fronted the road.

An old photograph of the village showing the earlier thatch-roofed Cardigan Arms with its swinging sign hung from a gibbet-post.

It is recommended that:

- Consideration is given to replacing the existing public house with a new pitched roofed stone building, built as the original inn was on the edge of the pavement.
- That car parking should be set behind the building accessed either by leaving a gap between the adjacent property that it is currently attached to (no. 9 High Street), or through an archway set in the frontage of the building that would lend it the appearance of a coaching inn. This would help to restore the damage that has been done to the street in the mid-20th century, by re-instating frontage buildings and removing cars from the front to the rear of building.

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

7.3.1 As the earlier 'Stanion Designation Report' (produced by The Conservation Studio in 2004) pointed out, the designation of Stanion as a Conservation Area will have an impact on the village community within it. 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 village, or use hedges or coppiced hedges like hurdles that has been used at the top of Little Lane, especially appropriate to rural boundaries. Timber paled fences, or metal railings and gates because of their suburban character are considered inappropriate within the Stanion Conservation Area and will no longer be permitted. However, traditional 5-bar timber gates and other paled double-gates have been successfully incorporated into properties within the Conservation Area and the use of these will be encouraged. 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 village properties in Conservation Areas.
- Trees are protected and those on property boundaries, as affecting the character and setting of the 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 – traditionally using gravel or stone chippings in combination with stone (not concrete paving) paths. The use of tarmacadam and brick/concrete paviours will be discouraged, there use will be carefully considered by the Planning Department.
- Traditional doors and windows - many such have been replaced with inappropriate white UPVC double-glazed windows and doors. The Council would wish to reverse this trend and 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. 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 dwellings, or vertically boarded braced-and-ledged doors, usually natural oak, oiled or stained brown rather than painted, are 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 village and the region. Gabled dormers in Stanion are mostly confined to the larger gentry-type residences, such Manor Farmhouse. Cottage properties mostly 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 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. Such 'Conservation Roof Lights' (available from specialist suppliers) 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. **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 in a rural village of family houses and cottages will be discouraged.
- 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 mm 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 unsightly 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.

In some local villages 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. This will ensure 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 open timber porches are considered more acceptable being based on a local tradition.

7.5.2 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 and roofing material should match the existing property as closely as possible and be of real stone rather that artificial.

7.5.3 Re-use of existing traditional farm buildings – the redundancy of farm buildings due to changes in modern farming practice threatens their survival. 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 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 with 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.

7.5.4 New Dwelling Houses

Introduction: it is not envisaged that Stanion will be the subject of any major new housing schemes; the retention of the Village Envelope (that is now mostly full) in the new LDF documents precludes such development outside it, especially on the village edge. However, opportunity may be available for some small developments in some gardens immediately adjacent to houses, or in gaps in street frontages, especially in a village characterised by continuous frontages. Back-land developments will be opposed as these some times cause the demolition of an existing house, usually introducing new roads and cul-de-sacs that are urban in character and alien to historic settlements hence damaging the character of the village 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 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 of the 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.
- Being no larger than 2 storeys but probably 1 ½ storey with dormers cut through the eaves of the roof.
- Built of a suitable material to match its historic neighbours; this is probably going to be in natural limestone with a blue-slate roof. Artificial stone walling materials or roof materials, or brick, will not be acceptable – 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.

Note should be made of the high quality of recent developments within the Stanion Conservation Area, at *The Paddocks* and *Binder's Court*. However, these large developments are unlikely to provide the most appropriate design guidance for cottage properties built in gap-sites alongside existing properties.

There is one recent example where great care has been given in the design and setting of a new dwelling immediately adjacent to a listed building on Little Lane (see the photographs below). It ticks many of the boxes outlined in this section by:

- Placing the building back from the listed cottage behind a well constructed stone wall that continues the front property line.
- Using small casement windows with wooden lintels matching the listed cottage
- Using only two eaves dormers of the same type as the adjacent property.
- Constructed in similar thin coursed natural stone.
- Using a tall fairly steeply pitched blue-slate roof, that is better than the concrete-pantile roof on the adjacent listed cottage.
- Incorporating a gable-end chimney-stack
- Only being of 1 ½ storeys.

- Using dressed stone quoined at its corners and framing its door-case that has a vertically boarded door inset with a small glazed panel.
- Placing an attractive gabled open porch above the door of the type recommended in this document.

- Placing a side entrance to its rear yard furthest away from the listed cottage using gabled stone gate-piers, traditional double timber gates, set back to permit screening of the wheelie-bins
- Gravel drive surface and garaging set behind the property as a farm building with clay pantile roof inset with roof-lights, and with twin boarded doors.

8 Glossary

apocryphal: of doubtful authenticity, invented, mythical

ashlar: smooth faced masonry of large blocks used in building

balusters: a series of often short ornamental turned timber or stone pillars/uprights of bellied form supporting a rail, found rising on steps of a staircase, and horizontally as a ***balustrade***

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

chancel: part of the east end of a church reserved for the use of officiating clergy and the choir, separated from the nave by steps or screen

clerestory: uppermost storey of the nave of a church, pierced by windows above the level of the aisle roof

corbels: projecting stone support, often shaped, to coping stones laid on the roof at the gable. ***Corbel table*****:** series of corbels to carry a parapet or a wall-plate often carried around the eaves of a church when these are decoratively carved with faces

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

fenestration: the arrangement of windows in a façade of a building

hoodmould: a projecting moulding/dripstone above a window or arched opening

jambs: side posts of an opening such as a doorway, window or a fireplace

lintels: a horizontal supporting beam of timber or stone usually across the top of a doorway, window or fireplace

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

O.D. : "ordnance datum" – height above sea-level as defined on Ordnance Survey maps

ogee: double S-shaped curve coming to a point or fine edge, used to describe mouldings above windows or the shape of a mullion

pantile: a clay roof-tile curved to form an S-shaped section, fitted to overlap

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

poplars: a row of trees of the genus *Populus*, characterised by tall trunks with upward swept branches with tremulous leaves

querns: a stone hand-mill for grinding corn. ***Quern-stone*****:** a millstone

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

sedilia: stone seats (usually three) for priests set in the south wall of the sanctuary in the chancel of a church, often canopied and decorated

tarmacadam: a material of stone or slag (waste material) bound with tar, used for paving roads and paths, the word usually truncated to ***tarmac***

tessellated pavement: mosaic flooring, particularly Roman, made of *tesserae* i.e. cubes of glass, stone or brick

topiary: hedges, bushes and trees clipped into ornamental shapes such as an arch above the entrance to a path

trefoil: three lobes formed by the cusping of a circular or other shape in tracery

voussoirs: wedge-shaped or tapering stones forming an arch