

# **SAXBY ALL SAINTS CONSERVATION AREA APPRAISAL**



**North Lincolnshire Council.  
Adopted 22<sup>nd</sup> January 2004**

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## 1 INTRODUCTION

Saxby All Saints is a small rural village to the east of Scunthorpe. It is an attractive historic settlement, located on the spring line of the western scarp slope of the Lincolnshire Wolds. The village nestles into the wooded hillside, overlooking the extensive flat open fields of the Ancholme river valley. The majority of the properties in the village are small, two storey brick cottages laid out in a linear development along the main road. Interspersed between the cottages are larger plots containing grander houses for the gentry, farms and the public buildings - the church and the village hall. The conservation area also encapsulates the surrounding woodland which is an integral part of the character of the Saxby All Saints Conservation Area.

This appraisal will assess the special interest, both architectural and historical, of Saxby All Saints. The history of the area and its present appearance and character will be described, its problems analysed, and a number of recommendations put forward which will be considered by North Lincolnshire Council for implementation after full public consultation.

Policies within the final section of this appraisal will eventually be adopted by North Lincolnshire Council as Supplementary Planning Guidance, and they will therefore be a material consideration when determining applications for development, defending appeals, or proposing works for the preservation or enhancement of the area. This document will be a useful source of information for owners, agents, applicants and members of the public who live and work in Saxby All Saints.

## 2 LEGISLATIVE BACKGROUND.

The conservation area was designated by the former Glanford Borough Council on 10<sup>th</sup> March 1977 and covers the whole village, the woodland immediately surrounding the village, Horkstow Grange and the field located on the east side of the road between the Saxby All Saints and Horkstow.

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by section 71 of the same Act *to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas*, and this appraisal fulfils this statutory duty.

In making decisions on future development within a conservation area, the Council must *pay attention to the desirability of preserving or enhancing the character or appearance of the area* (section 72 of the Act). This should ensure that harmful change is not allowed, although some changes, normally not requiring planning permission (known as permitted development rights) can continue to erode the special interest of the conservation area. These rights, which affect dwelling houses, are already controlled in Saxby All Saints by an Article 4 Direction enabling the Council to require a planning permission for minor alterations such as replacement of windows and doors.

Government policy is set out in Planning Policy Guidance Note No.15 (PPG15 – Planning and the Historic Environment). On demolition, this states, '*The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.*' This appraisal identifies the buildings that make a positive contribution to the Saxby All Saints Conservation Area as Buildings of Townscape Merit on the Townscape Analysis map at Figure 3.

### **3 LOCATION AND LANDSCAPE SETTING**

#### **3.1 Location and Population**

Saxby All Saints is one of the five villages, referred to as the spring line or low villages, situated on the B1204 which runs between the Humber Estuary and Brigg. These villages are evenly spaced along the road starting with South Ferriby in the north, through Horkstow, Saxby All Saints, Bonby, Worlaby to Elsham in the South. In 1991 Saxby All Saints contained 84 dwellings housing a population of 220. There has been little change in the intervening ten years and the population is likely to have remained relatively stable, although the building of a few new houses more recently has resulted in a slight increase in the number of residents.

#### **3.2 Landscape setting**

The village is located at the base of the steep slope between the River Ancholme valley and the edge of the high farmland of the Wolds. This position at the meeting point of two contrasting geographical features gives Saxby All Saints a dramatic landscape setting.

To the west of the settlement are panoramic views across the flat flood plain of the Ancholme River Valley. The valley is characterised by large open arable fields, bisected by a grid of drainage ditches and dykes, with a few remnant hedges and woods. In distant views to the west and north, the industrial smoking chimneys in Scunthorpe and South Ferriby are highly visible, intruding on the rural landscape.

By contrast, to the east of the village the ground rises steeply up to the plateau on top of the Lincolnshire Wolds. The slope is heavily wooded with mature trees enclosing the

eastern edge of the village. The steep gradient means that the land is not suitable for arable crops but there are a few small fields for grazing.

### **3.3 Geology and building materials**

The geology of Lincolnshire provides a number of different stones and clays suitable for building stone and making bricks. The Lincolnshire Edge running through the centre of North Lincolnshire is composed of Inferior Oolite or Lincolnshire Limestone. This is variable in quality, but used in some areas for building stone. The western scarp of the Lincolnshire Edge is capped by ironstone, a rough rubble stone only suitable for lower class buildings such as cottages and boundary walls. The Lincolnshire Wolds immediately to the east of Saxby All Saints contain chalk, and this is occasionally used for farm buildings although usually it is too soft. Bricks started being made in Lincolnshire at the beginning of the 18<sup>th</sup> century and Brigg and Barton grew to be the main brick making centres in the area.

Prior to the 18<sup>th</sup> century buildings tended to be either constructed of stone or for the vernacular buildings, mud-and-stud was used. This less permanent materials means that few buildings pre-dating the 18<sup>th</sup> century survive. In Saxby All Saints most of the buildings are brick with orange clay pantile roofs.

## **4 HISTORY AND DEVELOPMENT**

### **4.1 History**

The place name Saxby is Danish and comes from *Saxi's farmstead*. The name cannot have originated prior to the Viking hamlet of AD 877, but finds of prehistoric date indicate much earlier settlement in the area. *Saxby*, or *Sassebi*, is recorded in the Domesday book of AD and we know that a medieval church was replaced by the present Victorian church which contains reused medieval masonry.

In the medieval period the Manor House would have stood on the site to the north of the present building, and was surrounded by a moat. The plan of the moated site is depicted on the Ordnance Survey map and although the moats were infilled in the 1970's they are just visible as earthworks within this pasture field. The line of mature trees alongside Main Street runs along the outer edge of the eastern moat ditch. It is likely that the remains of the medieval Manor House and later buildings that stood on this site still survive below ground.

The field to the north of the village, which is included in the conservation area, has not been ploughed for many centuries and still preserves the undulating cultivation strips, or ridge and furrow, of the medieval open field system.

The extant documentary and physical sources for Saxby All Saints date from the 17<sup>th</sup> century. The town map of 1667 is a rare survival showing in detail the layout of the village with a list of ownership and contents of each plot. Ivy House and Lodge Cottage survive from this period, with the some 17<sup>th</sup> century fabric being retained despite later alterations.

The 17<sup>th</sup> century was a period of rapid change and upheaval for the low villages and the surrounding farmland. In the 1630's the Ancholme River was canalised and new ditches built to drain the surrounding carrland. Perhaps as a consequence of the drainage of the old flood plain, the enclosure of the open fields and lands around the low villages soon followed. Saxby All Saints was enclosed privately by the Lord of the Manor in 1667 rather than by an Act of Parliament. Although the layout of the surrounding farmland changed, maps show that the village altered little in layout and form.

The 19<sup>th</sup> century was the next period of extensive change in Saxby All Saints with substantial building activity. Many of the buildings found in the village today date from this period, although the maps show that the size of the village remained relatively stable. It is likely that the new houses replaced less substantial properties, and in some cases larger properties were built over a number of former plots.

## **4.2 Archaeology**

There are no Scheduled Ancient Monuments in Saxby All Saints but there is underlying archaeology of interest, including the remains of the medieval Manor House and its moats, and the ridge-and-furrow field system.

# **5 CHARACTER OF THE CONSERVATION AREA**

## **5.1 Plan Form**

From its conception the topography of the area has dictated the settlement form of Saxby All Saints. The steepness of the scarp slope to the east, and the flood plain of the River Ancholme valley to the west, means there is only a narrow band of more gently sloping ground at the base of the slope which is suitable for building. Saxby All Saints therefore evolved as a linear development based along the main through route running from Horkstow in the north to Bonby in the south. The main road is cuts into the slope, with houses on the east side occupying the high ground, and with the properties to the west positioned on the downward slope towards the valley floor.

A comparison of the 17<sup>th</sup> century map and the present day village shows the basic layout has changed little. In the early map the houses are located on the edge of the main street within narrow plots, with long rear *closes* or *garths* for animals and storage. The majority of the houses still sit in narrow plots on the edge of the Main Street. Many of the rear plots have been shortened, the land being incorporated into adjacent fields or else used as new

housing plots. A number of larger properties were constructed in the 19<sup>th</sup> century such as the Old Rectory and the Manor House, and The Hall was substantially extended. These properties occupy large plots, providing spacious garden settings.

The 17<sup>th</sup> century map shows two roads leading off the main road to the west giving access to the common lands of the river valley. These roads are still in existence and are now called North Carr Lane and Park Lane. However the road layout has changed more radically since 1667. At that time access to the church was via two roads which ran in parallel from the main street then met at the church and encircled the churchyard. By the 18<sup>th</sup> century a road also ran north east from the church up the hill (on the line of the present footpath) to join Middlegate Lane on the ridge. In the 19<sup>th</sup> century these roads were altered leaving only one approach to the church from the main street. In order to maintain the link to Middlegate, a new stretch of road was completed which took a more direct route straight up the hill from the Main Street, which is now called Saxby Hill. A similar hill road is found at the southern end of the village.

## **5.2 Activity and uses**

Saxby All Saints was established as an agricultural community composed of large estate owned farms, workers' accommodation and smallholdings. Farming remains a major village industry with working farms at Horkstow Grange, The Grange, Manor Farm and Park Farm. The mechanisation of the farming industry means only a small number of people are involved in agriculture. Instead most of the residents commute to work in other industries in the nearby towns.

The Church and neighbouring Village Hall (formerly the school) provide the community focus for the village. Early photographs and maps show that in the past there was a village Co-Operative store, post office and reading room, although there has never been a public house. Improvements in transport and the increase in car ownership have led to local facilities closing as people travel to the larger urban centres such as Barton, Brigg and Scunthorpe for work, shopping and services.

## **5.3 Open spaces, trees and vistas**

The village of Saxby All Saints is inextricably linked to the adjacent mature woodland which is included within the boundaries of the conservation area. The woodland gives the village an intimate sheltered character, which is further enforced by the mature trees and hedges which penetrate the heart of the settlement.

(Insert photo)

Most of the hillside to the east of the village is wooded, with the trees on the ridge distinctively silhouetted against the skyline. The importance of this woodland has been recognised and it is included in the Local Plan as being of high landscape value as part of



the Wold villages scarp slope. To the west of Saxby Hall, there is a further stretch of woodland which acts as a shelter belt for the historic parkland it surrounds.

Within the village itself, both native and imported ornamental trees play a significant role in the character and appearance of the conservation area.

(Insert photo)

The gardens of the larger 19<sup>th</sup> century houses such as Horkstow Grange, Field House Farm and the Old Rectory are heavily planted in the Victorian manner, with specimen evergreen trees and shrubs strategically placed to create both an ornamental and naturalistic landscape. Other gardens contain single or pairs of mature trees such as beech, chestnut or conifers. Many of these trees are located close to the highway, and they are a prominent feature in views along the main street and make a major contribution to the rural character of Saxby All Saints.

Apart from the churchyard there are no public spaces within the conservation area. The churchyard nestles in the hillside on a raised circular embankment with a brick retaining wall. Each of the houses has an area of garden providing private amenity space of residents and a spacious quality to the settlement.

The slightly raised setting of Saxby All Saints gives the village commanding vistas over the River Ancholme valley. From the more elevated position on the hill, views to the east become more breathtaking, with the buildings and trees of the village in the foreground. These contrast with the wide expanse of the vale spreading into the distance. For example, from the entrance gate to Hidden Cottage a magnificent view unfolds with the church and its picturesque tower occupying the foreground, and open fields, water and woods being seen in the middle distance.

(Insert photo)

Finally, the vista is terminated by hazy wooded hillsides towards the distant horizon.

#### **5.4 Architectural style and building materials**

The majority of the buildings in the conservation area are small, two storey cottages. Some of these properties were built in the 18<sup>th</sup> century as single storey houses, but were raised to two storeys in the 19<sup>th</sup> century.

(Insert photo)

These buildings face the highway, and are either located on the back edge of pavement or slightly back from the street, with small front gardens enclosed by hedges. Typically, these cottages are detached brick whitewashed buildings of three bays with a central door, timber multi-paned sliding sash windows, timber boarded doors, and orange clay pantile

roofs. These have prominent central chimney stacks. The colourwashing, or more recent painting, of these brick buildings contributes, in part, to Saxby All Saints's particular character and appearance. It may be that these buildings were colourwashed in order to disguise the changes in the brickwork after the second storey additions. As well as these small scale domestic dwellings, there is a collection of houses for the gentry such as the Manor House and Saxby Hall. There are also a number of 20<sup>th</sup> century buildings within the conservation area which in terms of size, design and materials take their cue from the historic properties and fit comfortably within the historic townscape.

(Insert photos showing key architectural features: chimneys, gutters, sliding sash windows, cills, doors, roofscape, tumbled gables...)

#### Northern section (Horkstow Grange to Saxby Hill)

At the northern end of the Saxby All Saints Conservation Area is Horkstow Grange, a large listed 19<sup>th</sup> century farmhouse with associated farm buildings. The two storey, white-washed building is set on a raised garden enclosed by a low front retaining wall. This was originally topped with railings (a small section of these survives by the entrance). The house is three bays wide, with a central recessed entrance door with fanlight above and decorative timber surround. The windows are double-hung timber sash windows and the roof is covered in clay pantiles. The garden contains a mixture of evergreens and deciduous specimen mature trees, the result of a comprehensive Victorian planting scheme. The farm complex has many of its original 19<sup>th</sup> century buildings constructed of brick with clay pantiled roofs. The cartshed and granary, with its five elliptically-arched cart entrances, is individually listed grade II.

On the east side of the main road between Horstow Grange and the main village of Saxby All Saints is an open field where the ridge and furrows of the pre-enclosure farming system can clearly be seen crossing the slope. Mature woodland lines the ridge at the eastern edge of the field. This wooded skyline continues along the ridge for the full length of the village and marks the eastern boundary of the conservation area.

On entering Saxby All Saints the transition from the open landscape to a street lined on either side by houses, hedges and trees, gives an immediate sense of enclosure and more intimate human scale.

(Insert photo)

At this point the sloping topography is clear, with the houses on the east perched on a bank, whereas the row of cottage to the west nestle into the lower slope. Nos. 1 – 17 (evens) are three matching pairs of early 20<sup>th</sup> century semi-detached houses. The brick front elevations are characterised by a pair of prominent gables with stone copings, hood moulding, kneelers and decorative quatrefoil gutter outlet. Unfortunately nearly all the original windows have been replaced with new plastic versions, and some of the window openings enlarged and hood mouldings removed. They have small front gardens with hedges lining the footpath.

The houses opposite form an equally architecturally coherent group, being five of the typical Saxby All Saints brick cottages with a collection of farm outbuildings in the centre. Marks in the brickwork suggest that these were some of the earlier 18<sup>th</sup> century single cottages which were subsequently raised to two storey. Some modern doors and windows have been inserted but fortunately these are in timber. No. 14 has retained its original style of windows and doors which at present are painted green.

At the junction with North Carr Lane the Main Street has a more open character. The newly erected houses nos. 19 – 27 are set back some distance from the road. Nos. 21 and 23 have no front garden boundary, leaving the houses visually exposed and blurring the definition between public and private space. North Carr Lane runs westwards down the slope towards the river and joins the track road leading to the Saxby Bridge crossing. Although this is an historic route the development along the road is 20<sup>th</sup> century. On the north side of the road is a group of Council-built properties. A central terrace is flanked on either side by a pair of semi-detached houses all of the same build. These are also two storey brick buildings with pantiled roofs. The south side is occupied by a 1970's group of houses with integral garages. At the west end is a large modern brick barn with corrugated asbestos roof.

Where the steeply sloping Saxby Hill joins the main street, Saxby All Saints has a particularly rural character. On the west side of the street is a field containing the remains of the former medieval manor house moat and a row of trees parallel to the road. On the boundary with the Manor House is a line of tall poplars which are dramatically silhouetted against the sky. The view up Saxby Hill is almost exclusively dominated by hedges and trees.

(Insert photo)

A monument and drinking trough erected to commemorate Queen Victoria's Diamond Jubilee and a steward of the estate occupies the corner site. The tall circular stone column set on plinth and surmounted by a crown is a visual landmark in the village particularly in views from the south. Old photographs show that, prior to the erection of houses in the field to the rear, the monument was more prominent as it was set against an open backdrop. On the opposite corner is Fountains House, a two storey brick cottage with various sensitively designed later additions. Further up the hill is a pair of late 19<sup>th</sup> or early 20<sup>th</sup> century cottages. These are two storey brick houses with multi-paned sliding sash windows and brick hood mouldings. These hood mouldings are commonly found features in the village. To east, an open space between properties gives views to fields, trees and the distinctively shaped church tower. The last building before the wood is a mid-20<sup>th</sup> century bungalow, which is of little architectural merit but due to its location and design has a neutral impact on the conservation area. On the northern side of the upward slope of Saxby Hill there is only one property, Field House. The house and farm is virtually hidden within its immediate landscape of trees, woodland and fields. This is a large Victorian house built of yellow brick with red brick detailing and a slate roof. The materials and architectural style of this house is similar to the Old Rectory. Attached to the house is a

farm complex, some of which has been converted into residential units. Continuing the climb around the sharp bend, the road becomes more densely wooded and glimpses through the trees, from this elevated position, provide panoramic views of the valley below. At the crest of the hill is Manor Top Farm, a small 19<sup>th</sup> century brick cottage, large modern barn, a collection of tumbled down pantiled outbuildings and a 19<sup>th</sup> century carhouse and granary. The carhouse is similar to the listed one at Horkstow Grange. At present this group of buildings are outside the conservation area boundary.

### Central Section (Saxby Hill to Church Lane)

The central section of the village is characterised by the tightly spaced, small cottages on the west side, with more sparsely spaced development on the eastern side.

(Insert photo)

The Manor House, unlike its neighbours, is set back from the road with the outbuildings, stables and granary marking the street and field boundary. This late 18<sup>th</sup> century building is built from brick, now colourwashed, with double hung timber sash windows with margin lights, an enclosed porch and a steeply pitched, clay pantiled roof. The entrance gate is flanked by two very tall mature beech trees which tower over the neighbouring two storey cottages. A group of detached and semi-detached colourwashed cottages occupy the stretch of the main street between the Manor House and Saxby Hall. These cottages generally follow the form described at the beginning of this section. Tall Trees and The Stores have longer ranges which are typically located at the back edge of pavement, and are therefore highly visible in views up and down the street. The small outbuilding next to the Old Post Office was originally the reading room but its porch has been removed. Nos. 60 and 62 form a picturesque pair with neat front gardens. These cottages flank the entrance to the Saxby Hall Farm complex and may have been built as estate cottages.

On the eastern side nos. 35 and 37 are the only pair of historic cottages. These are located in a prominent position on the back of pavement, while their modern neighbours either side are set back from the street with small front gardens. Beech House is hidden behind a wide mown verge and clipped beech hedge. This formal piece of landscaping is somewhat incongruous in the context of Saxby All Saints, where the landscaping has a more incidental and naturalistic character. Although the planting in the garden of the Old Rectory is the legacy of a Victorian planting scheme, and contains non-native coniferous trees, the overall composition is naturalistic rather than contrived.

Church Lane is a narrow, dark, wooded road, with the tower of the church peeping over the tree tops enticing the passer-by to take a closer look. On the corner the new Rectory is of little merit and fortunately well screened by mature planting. The Gardener's Cottage opposite is an early building, and its steeply pitched roof and tumbled brick gable may indicate it was originally thatched. It dates originally to the 17<sup>th</sup> century.

The Church of All Saints occupies an elevated position on a raised circular bank with a stone coped brick retaining wall. The church is listed grade II and was designed by

George Gilbert Scott and constructed in 1845-9. A tower being added in 1873 by Neville. This is the only stone building in the village and the walls are composed of very small ashlar blocks. The churchyard is entered via timber gates, hung on thick square piers, with heavy carved coping stones. Stone steps flanked by a low wall give access to the upper level, and the yew lined path. From this position there is a clear view to the Old Rectory of 1854, with its steep gables, bay windows, polychrome brickwork, tall decorative chimneys and pantiled roof.

Opposite the church is the village hall which was built as the village school in c.1842. This is a single storey white painted brick building with pantiled roof. On the east gable there is a large, church-like window, while on the flank elevations the windows are small, three light casements with brick hood mouldings. South of the hall, is an additional burial ground also approached by timber gates and a path lined by further yew trees. Adjacent to the burial ground is a group of 20<sup>th</sup> century buildings which are of little architectural or historic merit.

#### The Southern Section (Church Lane to Southern boundary)

This section of the village is dominated by the physical presence of Saxby Hall, which is set within a spacious garden with parkland to the west. Its high brick wall lines the western edge of the main road. Although an important grade II listed building, the architectural merits of the Hall are difficult to gauge from the public viewpoint. The elevation of the Hall which fronts the street is predominantly a large expanse of brickwork, with a few high windows and pipework. A leaded light staircase window set within an arched recess adds the only visual relief to a rather bland elevation. The brickwork has been colourwashed although this has now peeled off in places. The more elegant front elevation, with its 19<sup>th</sup> century bow windows and verandah, are totally hidden from public view. The legacy of the historic planting schemes are much in evidence with large beeches and conifers towering over the boundary wall. The best views of the parkland and woods to the east are from Park Lane.

At the entrance to the hall is Lodge Cottage, one of the oldest surviving buildings in the village, with a timber framed structure being encased in later brick skin.

(Insert photo)

The high steeply pitched pantiled roof with catslide dormer and tumbled brickwork gable gives the lodge its distinctive appearance. The pitch of the roof indicates that originally this building was thatched, possibly with water reeds gathered from the marshland of the river valley.

On the opposite side of the road to Saxby Hall is the Fairy's Field, a group of six bungalows arranged around a central green space and two large mature trees. The front area is used for parking with a row of garages, and hardstanding. Next door, York House is a modern two storey brick building with stained timber windows and clay pantiled roof.

At the junction with Park Lane the main street changes course and gently curves towards the south east. On the east side are three white cottages, which have been slightly altered with new larger windows being inserted at ground floor level. No. 63 has recently been refurbished and rendered. The render gives the property a very clean crisp appearance in contrast to the other two cottages which have a patina of age. At the time of survey the area between no. 63 and Ivy House was a cleared muddy site, and was being offered for sale as a building plot. Ivy House is a late 17<sup>th</sup> – early 18<sup>th</sup> century house, with an 18<sup>th</sup> century barn on its northern end which is now forms part of the house. It is a two storeys high, and built from brick with evidence that it was originally colourwashed. The windows are modern timber sliding casements, but in the style of the originals, except for the scalloped lead cills which have no historic precedent and are a regrettable addition. The barn has a steeply pitched roof and a tumbled brick gable.

On the west side of the street the buildings tend to be modern except for Ivy Cottage, Grange Farm and the two semi-detached cottages on the southern village boundary. Ivy Cottage is a typical, two storey brick cottage, with brick hood moulding, timber sliding sash windows and pantiled roof. The colourwash on the elevations has all but gone, revealing the red brickwork. The modern buildings to either side follow the character of the historic cottages, although the large paned stained timber windows deadens the appearance of the elevations by blending with the surrounding brickwork. Grouse Gables is a mid-20<sup>th</sup> century bungalow located at the end of a long straight drive. The house itself is outside the conservation area boundary, but the front garden is included and contains many large mature trees.

Grange Farm dates to the early 19<sup>th</sup> century, and consists of a farm house with an L-shaped plan, set at right angles to the street. The brick elevations are colourwashed, but the effects of weathering have begun to reveal the bricks below. The elevations display an assortment of window types including six-over-six or eight-over-eight double hung sash windows, and single paned sashes with margin lights. Some modern casements also have been inserted. The timber entrance porch has a *cottage orne* architectural style which appears at odds in terms of size and detail with the building. Beyond are a collection of one and two storey farm buildings arranged around a courtyard. From the road the elevations of the farm buildings are largely hidden and the view is therefore of the varied pantiled roofs.

Marking the southern end of the village is a pair of brick cottages with a hood moulding detail over the sliding Yorkshire sashes. At this point the area becomes once more dominated by the wide expanses of agricultural land to the west, and by woodland and small fields to the east.

Park Lane contains a further collection of whitewashed cottages, although these have been more substantially altered. Two new buildings have been erected on the hill to the east. The design of these house reflects the existing historic buildings in the village.

## **5.5 Listed Buildings and Buildings of Townscape Merit**

A small number of the properties in the village are included in the Department of Culture, Media and Sports List of Buildings of Special Architectural or Historic Interest at grade II. The earliest of these buildings are Ivy House and Lodge Cottage which date to the 17<sup>th</sup> century. The grander houses, Saxby Hall and Saxby Manor, date to the 18<sup>th</sup> century. The 19<sup>th</sup> century properties include All Saints Church, The Old Rectory, Horkstow Grange, the cartshed, the Monument and the drinking fountain. These buildings are described in the text above; a further brief description accompanying the listing can be obtained from North Lincolnshire Council. These buildings or structures are important locally and there are policies in place in the Local Plan to conserve these buildings for future generations.

This appraisal has identified a large number of Buildings of Townscape Merit, all of which are marked on the Townscape Analysis Map. These are unlisted buildings which it is considered contribute positively to the character of Saxby All Saints Conservation Area. Most of these buildings are 18<sup>th</sup> and 19<sup>th</sup> century in date and are almost identical brick cottages which are distinctive throughout the village. They also include larger properties such as Field House Farm, which has a High Victorian architectural style, and Grange Farm, with its associated complex of farm buildings. The buildings are generally unaltered or could be easily be restored to their original appearance. Their age and architectural interest is considered to provide justification for them to be given special protection, and the Council will resist their demolition unless the applicant can prove the building is beyond the point of economic repair. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications for alterations and extensions.

## **5.6 Other features of interest**

The treatment of the public highway is in keeping with the rural character of the village, with simple tarmacadamed roadway and pavements with a few sections of concrete kerbs. Stretches of the Main Street have no pavements, and instead there are narrow grass verges with no defined edges. This lack of formal footpaths contributes to the rural character of the village.

(Insert photo)

The road is lit by modern aluminium lighting columns. These lights have been reduced in height and sparsely spaced in order to minimise their visual impact.

## **5.7 Summary of the special character of Saxby.**

The Saxby Conservation Area is special because of:-

- The plan layout has changed little from the 17<sup>th</sup> century, and the conservation area retains many unspoilt 18<sup>th</sup> and 19<sup>th</sup> century cottages. These cottages face the highway with small gardens protected by hedges, fronted by narrow grass verges with no defined edges.
- Single track, tree-lined streets, with a strongly rural character, are a characteristic feature.

(Insert photos)

- The village is laid out along the main street, with the many mature trees and hedges providing a naturalistic landscape.
- The dramatic setting which provides wide-open views across the Ancholme valley, and which contrasts with the steeply-rising wooded ground to the east to the top of the Lincolnshire Wolds.
- This special character is vulnerable to unsympathetic change, particularly caused by unsuitable new development, either within the conservation area, or on land which forms its setting.

## **6 PROBLEMS AND PRESSURES**

### **6.1 General**

Saxby All Saints is already well protected by a number of policies in the Local Plan and the Article 4 Direction, so many potential threats to its character and appearance can be controlled. The most vulnerable aspect is retaining the rural character of the village, such as the naturalistic landscape created by trees, hedges and verges.

In addition, it is important that if extensions are required to any of the 18<sup>th</sup> and 19<sup>th</sup> century buildings, that all such additions are significantly smaller than the principal building. This should ensure that the historic and architectural interest of these buildings is maintained. Materials should match the principal building.



## **6.2 Buildings which have a negative impact on conservation area**

Although some of the more modern buildings lack some of the architectural quality of their predecessors, in terms of materials, height, bulk, and garden surroundings they relate well to their setting and therefore have a neutral impact on the character and appearance of the conservation area. However, any further new development should seek to be of a higher quality in order to enhance the appearance of Saxby All Saints.

(Insert photos showing negative features)

## **6.3 Sites which have a negative impact on conservation area**

At present the cleared site at the southern end of the village, which is for sale as a building plot, lacks any form of enclosure such as hedges or trees. Its muddy appearance does not enhance the area.

## **6.4 New development**

The current national demand for new housing puts pressure on small villages such as Saxby All Saints to expand. The Local Plan has identified Saxby All Saints as one of the villages where new development is unsustainable, and therefore will be resisted unless it relates to agricultural activity. Some new development infilling vacant plots has recently been implemented, without adverse impact on the conservation area. However there are few vacant plots left within the village, and further increase in density or development into the surrounding countryside would have an adverse environmental impact.

## **6.5 Buildings-at-risk**

In general the buildings in the village are well maintained and there are no vacant properties. The properties which are most likely to be vulnerable are the historic farm buildings which are often little used with more modern agricultural buildings being erected to accommodate modern machinery.

## **6.6 Alterations to existing historic buildings**

The main threat to the character of the conservation area comes from minor alterations to historic buildings, such as the removal of original windows and their replacement with uPVC. There are a number of buildings where such alterations have been made, and the cumulative effect of such changes has an adverse impact on the character and appearance of the conservation area.

(Insert photos)

The Article 4 Direction brings such changes to family dwelling houses under planning control, and to protect the character of the Saxby All Saints Conservation Area, the Council will ensure that such works are not implemented without the benefit of planning permission.

## **6.7 Street audit**

Often standard forms of highway design are applied universally throughout a district without consideration for the particular character and appearance of an area. The main pressure for Saxby All Saints is the creation of formal footpaths with high concrete kerbs. The informality of the existing verges contributes to the rural character of the village.

## **6.8 Trees**

Many of the trees within the area have reached maturity and will soon be lost through the natural decay process. If there is no replacement planting scheme, the wooded, rural character of the conservation area will be adversely affected.

## **6.9 Summary.**

Negative features in the Saxby All Saints Conservation Area include:

- Threats to the character of the conservation area by unsympathetic, cumulative change to the existing historic buildings.
- Use of non-traditional materials (e.g. uPVC or hardwood windows).
- The addition of over-large, or poorly detailed extensions.
- Development site to southern edge of village is an unattractive feature.
- Threat from new housing development in existing gardens.
- Pressure for new kerbing or more formal pavements.
- Loss of existing mature trees, without any planned replacement programme.

# **7 RECOMMENDATIONS**

## **7.1 General**

This section contains a number of recommendations in order to preserve and enhance the character and appearance of Saxby All Saints in the future. These proposals will be subject to public comment prior to being formally adopted as Supplementary Planning Guidance. Further recommendations may be added, or existing ones deleted, as part of the public consultation exercise.

## **7.2 Preservation, enhancement and re-instatement of architectural quality**

- Encourage the re-instatement of original features where they have been removed.
- Discourage the use of modern materials and detailing, particularly uPVC windows and doors.
- Strengthen the Article 4 Direction by taking Enforcement Action against work which has been carried out without planning permission.
- Ensure that extensions to existing buildings are secondary in size and sensitively designed.
- Agree list of Buildings of Townscape Merit shown on map 3.
- Put forward the following buildings for consideration for listing:
  - Gardener's Cottage
  - Field House Farm
  - Grange Farm

## **7.2 Environmental and street improvements**

- Maintain the existing surface treatment to roadway and pavement and ensure that any new works maintain the rural character of the village.
- Resist the addition of formal kerbs or unnecessary tarmacadamed pavements.
- Encourage residents to plant naturalistic hedges where no front garden boundaries exist.

## **7.4 Boundary review**

The following changes have been made to the boundary as it existed prior to 22n January 2004.

### *Additions:*

Manor Top and its immediate curtilage. This is an historic farmstead and although there is a large modern barn the 19<sup>th</sup> century brick carhouse, cottage, and outbuildings make it worthy of inclusion. The Carhouse is a brick building with clay pantiled roof and is not dissimilar to the listed carhouse at Horkstow Grange. The cottage is a white painted red brick two storey house, with a clay pantiled roof and timber sash windows. There is also a row of pantiled outbuildings in the garden. All these properties are in a poor state of repair although the cottage is occupied. The farm complex is surrounded by a shelter belt of trees giving it a sense of enclosure.

The inclusion of this farm within the conservation area will bring demolition of the buildings and works to the trees under control. Such a designation could also encourage the repair of the buildings.

If in the future reviews of the conservation areas within North Lincolnshire the village of Horkstow is considered worthy of designation, and the Council should also review the northern boundary of Saxby All Saints. Horkstow Grange has a greater physical and historical associations with Horkstow than Saxby All Saints and it would be more appropriate for it to be included with Horkstow.

### **7.5 Article 4 Direction**

The Council has already served an Article 4 Direction on the village, which brings alterations such as replacing doors and windows on some unlisted family dwelling houses under planning control. Details of the Direction are given in the accompanying Supplementary Planning Guidance, including which buildings are affected and the types of work which require planning permission. In addition the Council will continue to monitor any alterations to the houses to ensure that work is not carried out without planning permission, including taking enforcement action where appropriate.

### **7.6 Trees**

A woodland management strategy is required to ensure the retention of the wooded environment of the village. The Council is currently producing Supplementary Planning Guidance on trees and development and is looking to a long-term tree strategy which will involve new planting and additional tree preservation orders.

**For information on the Saxby All Saints Conservation Area contact:**

The Environment Team  
North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire  
DN15 6XQ  
Telephone 01724 297396.

**For information on the history and archaeology of the village, contact:**

The Sites and Monument Record,  
The North Lincolnshire Museum,  
Oswald Road,  
Scunthorpe,  
Lincolnshire DN15 7BD.

**For information relating to listed buildings and conservation areas, contact:**

English Heritage  
23 Savile Row  
London  
W1S 2ET  
General telephone enquiries: 020 7973 3000  
Customer Services: 020 7973 4916

**For detailed advice on repairing and restoring Georgian houses, contact:**

The Georgian Group  
6 Fitzroy Square  
London  
W1T 5DX  
Telephone: 020 7387 1720

**For “Care of Victorian Houses” leaflet, contact:**

The Victorian Society  
1 Priory Gardens  
Bedford Park  
London  
W4 1TT

Telephone: 020 8994 1019

**For an excellent range of technical advice leaflets, contact:**

The Society for the Protection of Ancient Buildings (SPAB)  
37 Spital Square  
London  
E1 6DY  
Telephone: 020 7377 1644

**Bibliography:**

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<i>Landscape Assessment and Guides</i>	Estell Warren Landscape Architects
<i>Countryside Design Summary</i>	Estell Warren Landscape Architects
<i>Saxby All Saints, Lincolnshire 1667</i>	Raymond Carey
<i>A Village in Crisis?</i>	

