

SAXBY ALL SAINTS CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE



**North Lincolnshire Council.
Adopted 22nd January 2004.**

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Contents

Section 1: Background Information

- 1.1 Introduction
- 1.2 North Lincolnshire Local Plan
- 1.3 The development of Saxby All Saints
- 1.4 The character of the Saxby All Saints Conservation Area

Section 2: Policies

- 2.1 General information
- 2.2 Listed buildings
- 2.3 Buildings of Townscape Merit and demolition in Conservation Areas
- 2.4 Other Buildings – Neutral buildings and negative buildings in their present form.
- 2.5 The Article 4 Direction
- 2.6 New development in the Saxby All Saints Conservation Area
 - Design
 - Materials
- 2.7 Protection of open space and views
- 2.8 Trees
- 2.9 How residents can help

Useful names and addresses

Bibliography

Maps

Figure 1 Map showing Conservation Area Boundary and Listed Buildings

Figure 2 Townscape Analysis Map

Figure 3 Proposals Map

SECTION 1 BACKGROUND INFORMATION

1.1 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 in the wooded hillside overlooking the extensive flat open fields of the River Ancholme 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 of the gentry, farms, and the only public buildings in the village, the church and the village hall. The conservation area also encapsulates the surrounding park woodland which is an integral part of the character of the Saxby All Saints.

The Saxby All Saints Conservation Area was designated by the former Glanford Borough Council on 10th March 1977. The designation covers the whole village, the surrounding woodland, Horkstow Grange, and the field located on the east side of the main road between the main village 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*. This is set out in the Planning (Listed Building and Conservation Areas) Act 1990 which also requires local authorities to publish proposals for the preservation and enhancement of their conservation areas and to ensure that all development within such areas is assessed very carefully.

A conservation area appraisal for Saxby All Saints has already been written which takes into account the views of local residents and other interested parties. This document, which follows on from the appraisal is a draft document subject of public consultation, and it is proposed to put it forward for adoption by North Lincolnshire Council as Supplementary Planning Guidance. It provides detailed guidance on the management of the Saxby All Saints Conservation Area and will be used by the Council when determining planning and listed building consent applications within, and on the boundaries of, the conservation area.

1.2 North Lincolnshire Local Plan

The North Lincolnshire Local Plan Revised Deposit Draft was published in December 2000 and should be consulted in conjunction with this document. Within the Plan are detailed policies which seek (amongst others) the protection of listed buildings and the preservation and enhancement of conservation areas. These are included in the chapter on "The Historic Environment".

Briefly, the following policies are relevant:

Policy HE1 Conservation Areas.

This policy states that the Council will continue to protect areas of special quality and character by designating new conservation areas, and by reviewing existing conservation areas.

Policy HE2 Development in Conservation Areas.

This policy states that all new development within a conservation area, or which might affect the setting of it, should preserve or enhance the character and appearance of the area and its setting. Detailed guidance is also included on how this should be achieved.

Policy HE3 Demolition in Conservation Areas.

This policy provides the criteria by which applications for demolition will be considered.

Policy HE5 Development affecting Listed Buildings.

This policy describes how the Council will seek to secure the preservation, restoration and continued use of listed buildings.

Policy HE6 Demolition of Listed Buildings

This policy outlines how applications for the demolition of listed buildings will be assessed.

Archaeology.

Further policies consider archaeology and include the requirements for archaeological evaluations for certain sites and buildings. These policies are consistent with central government advice in PPG16 which stresses the importance of understanding and recording sites and buildings prior to development.

1.3 The development of Saxby All Saints

Saxby All Saints dates back at least to the 13th century, and Raymond Carey in his book *Saxby All Saints, Lincolnshire, 1667 – A Village in Crisis?* makes reference to the Saxby record of 1260 which mentions the north and south fields. There is also some 13th century fabric in the church, suggesting that a village existed at that time.

A town map of 1667 is an unusual and rare document showing in detail the layout of the Saxby All Saints, with a list of owners and the contents of each plot. Ivy House and Lodge Cottage survive from this period. The map shows a well-established settlement containing fifty properties which suggests a substantial period of occupation.

In 1630's the River Ancholme was canalised, and new ditches built which drained the surrounding marshland. Between 1638 and 1667 the Wartons of Beverley acquired most of the land around Saxby All Saints, and in 1667 Michael Warton, who was described as 'the wealthiest untitled man in England' set about the enclosure of the open fields around the village.

During the 19th century new buildings were added to the village and older properties extended or rebuilt, and many of the buildings found in Saxby All Saints today date from this period. However, the basic historic layout of cottages occupying narrow long plots along the main street remained unchanged.

Since then, the most notable change has been the reduction in importance of the rural economy, with very few people now involved directly in farming, and most inhabitants commuting into the surrounding towns for employment.

1.4 The character of the Saxby All Saints Conservation Area

The village is inextricably linked to its landscape setting, which provides Saxby All Saints with its dramatic views and has influenced the nature of the settlement. To the east is the steep, heavily wooded slope, and to the west, the open farmland of the River Ancholme valley.

Saxby All Saints still has a number of working farms located at the peripheries of the settlement. The village has a tightly knit, linear settlement pattern, with 18th and 19th century labourers' cottages lining the main street. Their standard design, pantiled roofs and colourwashed brickwork gives Saxby All Saints a coherent and distinctive appearance. Interspersed between these cottages are grander, listed houses such as the Old Rectory, the Manor and Saxby Hall, which are set in spacious gardens with mature planting. All Saints Church sits on a circular embankment with a tower surmounted by an unusual pyramidal roof. This is an important landmark feature within the village. Despite the high concentration of development along the main street, Saxby All Saints maintains a rural character due to the abundance of tall trees hedges, gardens and fields in the village centre.

SECTION 2 POLICIES

2.1 General information

The following sections contain a number of policies and guidance for preserving or enhancing the Saxby All Saints Conservation Area. Included is information about the control and improvement of listed buildings, as well as unlisted buildings which have been identified as "Buildings of Townscape Merit" in the conservation area appraisal.

Further guidance is given on design guidance for new development, and on the protection of important views and focal points within the conservation area.

More detailed technical information can be obtained from the various organisations listed at the end of this section, and from Planning Policy Guidance Note (PPG 15), which sets out central government's policies in relation to listed buildings and conservation areas. Local policies are included in the North Lincolnshire Local Plan Revised Deposit Draft dated December 2000, and references to the relevant sections of the plan are given in brackets under each heading. Further advice on conservation areas and listed buildings can be obtained from the Environment Team at North Lincolnshire Council.

2.2 Listed Buildings

There are a number of buildings in Saxby All Saints which are included on the Department of Culture, Media and Sport's *List of Buildings of Special Architectural Interest*. All of these buildings are listed grade II and are shown on map 2. The earliest of these buildings are Ivy House and Lodge Cottage which date back to the 17th century. The grander houses are Saxby Hall and the Manor House, which date from the 18th century. The 19th century properties which are listed are the Church, Old Rectory, Horkstow Grange and cartshed, and the Monument and drinking fountain.

"Listing" covers both the interior and exterior of a listed building, and all structures within the curtilage which form part of the land and have done so since before 1 July 1948.

- *Listed Building Consent is needed for all alterations and extensions which affect the architectural or historic interest of a listed building*

Alterations to listed buildings which may need consent include relatively minor changes like inserting a new window; removing an internal wall, door or fireplace; adding a chimney or flue; removing panelling or fitted cupboards; and inserting a new bathroom where new drainage is required.

Like-for-like repairs usually do not require Listed Building Consent. Owners of such buildings should be encouraged to use traditional materials for roof repairs including lead for flashings and pantiles, clay tiles (or occasionally slate) for roofing repairs. Brick and stonework should be carefully repointed using traditional lime mortars with a brushed flush joint (not weatherstruck or ribbon joints) and cleaning should only be undertaken where it is structurally necessary (such as where build up of dirt or lichen is causing the bricks or stone to break down). Windows should be always repaired *in situ* rather than replaced wholesale. A good joiner can repair rotting timber windows by piecing in new sections and there are many companies who can upgrade timber windows to provide much improved sound and heat insulation. Doors should also be

repaired whenever possible but where replacement is needed, the new door must match the original exactly.

- *Like-for-like repairs usually do not require Listed Building Consent although they must be carried out using traditional materials and detailing.*

The importance of the interior as well as the external appearance must be recognised when dealing with listed buildings. It is important that the original plan form and features are protected. Opening up previously separated rooms creating open floor plan or moving staircases, removing chimneybreasts, fireplaces, original doors and decorative plasterwork are all changes which are unlikely to receive listed building consent.

- *The original plan form and historic interior features of listed buildings should be preserved.*

Similarly, extensions to listed buildings should be carefully designed to reflect the scale and detailing of the original building. Extensions should be to the side or rear (depending on the layout of the building) and should be lower than the original building and secondary in scale. Materials and details should match the original examples within the listed building, including windows and eaves and roof details. Applications for such changes should be accompanied by enough detailed information for the Council to assess the impact of the scheme on the character of the existing building. The Council will require existing and proposed plans, sections and elevations at 1:50 scale with larger scale drawings illustrating details such as new windows and doors.

The English Historic Towns Forum is producing an informative guide on the making of better planning applications for proposals affecting conservation areas and listed buildings which is copyright to that body until October 2003. Applicants will find this of assistance in making applications (The English Historic Towns Forum – ISBN 1 898261 51 2 – Tele 0117 9750459 – e-mail: ehtf@uwe.ac.uk).

- *Extensions to listed buildings should be secondary in scale to the original building and be carefully detailed. Applications for alterations and additions will need to be drawn-up to a 1:50 scale.*

Alterations which require Listed Building Consent are currently nil rated for VAT but repairs to listed buildings are assessed at the usual VAT rate of 17.5% and all but 5% of the VAT levied in repairs on listed places of worship can be reclaimed. Owners should contact the Customs and Excise Office in on Tel: 0845 0109000 for further details and a leaflet.

2.3 Buildings of Townscape Merit in Conservation Areas

Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. In accordance with the Government Guidance in PPG15 there will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area. As part of this study those buildings, which make such a contribution but have not been included in the national statutory list of building of architectural or historic interest, have been identified and are shown on the maps as Buildings of Townscape Merit. There will be a presumption in favour of the retention of these buildings and their demolition will be resisted unless it can be shown that the building is wholly beyond repair, incapable of beneficial use. 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.

- *North Lincolnshire Council will resist applications to demolish all or a substantial part of any building identified within this appraisal as a “Building of Townscape Merit”. Additionally, alterations and extensions to these buildings will have to be particularly sensitively designed and take into account their historic and architectural interest.*
- *All existing traditional architectural features will be retained on these buildings. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building.*

2.4 Other buildings – Neutral buildings and negative buildings in their present form.

Neutral buildings are older buildings, which have, been altered or modern buildings the design of which is considered to be reasonably in keeping with the surrounding area.

Negative buildings in their present form are buildings the design of which conflicts with the traditional character of the old conservation area.

Whilst these buildings do not contribute as much to the area character as buildings of townscape merit they can be renovated sympathetically incorporating traditional designs and materials appropriate to the conservation area.

Alterations to neutral buildings and negative buildings in their present form shall incorporate traditional materials and designs that associated with the key buildings in the conservation area (listed buildings and buildings of townscape merit.)

Demolition of these buildings would only be considered replaced with a quality building that has been specifically designed to preserve and enhance the character of the Saxby-all-Saints conservation area.

2.5 The Article 4 Direction.

An Article 4 Direction was served by the former Glanford Borough Council which removed “permitted development” rights from unlisted family dwelling houses in the Saxby All Saints Conservation Area. This “Area of Special Control” does not cover the whole conservation area but includes the village centre and all of the buildings which make up the core of the settlement. The purpose of the Direction is to protect the architectural and historic interest of the conservation area by preventing the use of modern materials and details.

The Direction means that owners of unlisted houses in single family occupancy must apply for planning permission for a variety of alterations including:

- New windows and doors
- Changing the roof materials
- Small extensions
- New garden walls

If you own a property in Saxby, and wish to alter or extend it, please contact the Council to see if planning permission is required before you start work.

2.5 New Development.

Saxby All Saints is identified in the Local Plan under the heading Rural Hamlets and Villages in the Open Countryside. Policy H1 makes clear that new residential development in such areas is unlikely to be permitted unless it is to provide accommodation for agricultural and forestry workers. In the few cases where new development is permitted the proposals will also need to meet the requirements laid out in the policies on the Historic Environment (policies HE2, HE3 and HE4). Additionally, the same Plan includes Supplementary Planning Guidance which provides detailed advice on house extensions which are of use in relation to Saxby All Saints.

The following criteria will apply to any new scheme:**Design**

The principal aim of new development should be to marry the new with the existing style, scale and architectural features in the conservation area.

- *All new development should reflect the scale and materials and spacious setting of adjoining property. Any new building should be of the highest architectural quality and its form including its height, bulk, scale, materials, and relationship to the landscape should be match or reflect adjoining properties. This does not mean slavish imitation of the existing historic buildings, but good quality design that preserves or enhances the character and appearance of Saxby All Saints. It is essential that extensions to existing houses and cottages are secondary in size and sensitively designed to conserve the village character.*

Materials

Materials for new development in Saxby All Saints will usually be chosen to match existing buildings in the area. For instance, new walls should be red/brown brick and consideration may be given to colourwashing. Roofs should be covered in Lincolnshire clay pantiles. Windows should be made from timber and be traditionally detailed vertical or horizontally sliding sashes, painted rather than stained. Top hung false sashes or plastic windows are not suitable.

The use of materials other than timber for windows, doors and conservatories is unacceptable because the large-scale use of such materials will seriously compromise the character of the Conservation Area. This is because design standards of modern replacement features fail to match the detailing of traditional windows and doors. Designed to meet different standards of use the best that can generally be achieved in the use of such product are rather crude pastiches of authentic features.

Concerning windows; particular problems stem from the size of the rails and stiles commonly used in the manufacture of PVCu window systems. Because these systems use material with a large cross sectional area to achieve rigidity and allow for reinforcement such systems can at best only produce crude approximations of real sash components. This coupled with the "flatness" of modern float glass and the placing of false glazing bars placed within the cavity of double glazed units, do nothing to break up the flat shiny appearance of such products..

- *Traditional materials and details should be specified for new development in the conservation area.. The use of materials other than timber is unacceptable for windows, doors and conservatories.*

2.7 Protection of Open Space and Views

Private gardens have a significant role to play in the character of this conservation area. In order to retain the rural nature and landscape setting of the buildings, gardens should be kept free of development.

- *There will be a presumption against development within gardens unless it can be demonstrated that there would be no significant detrimental effect on the amenity and quality of the local environment.*

This appraisal has identified important views in Saxby All Saints and also views to the surrounding agricultural land. These are shown on the townscape analysis map.

- *The Council will protect existing views in Saxby All Saints most notably views of the Church Tower and the narrow, hedge-lined lanes radiating from Main Street.*

2.8 Trees

Trees play an important role in the character and appearance of the Saxby All Saints and conservation area designation gives the local planning authority and through it, the local community, added control over work to them.

- *If you wish to lop, top, uproot or fell a tree in the conservation area which is not already covered by a Tree Preservation Order (TPO) you must give the Council 6 weeks written notice before carrying out the work; trees have legal protection equivalent to a TPO for that period, and the Council may make an Order if it is considered appropriate. Proposals to prune a tree should clarify what is envisaged and the extent of the work. The removal of dead wood using secateurs or handshears does not require consent.*

Trees which, whilst remaining healthy, have reached a stage in their development where the crown spread begins to get smaller, are now generally regarded as "veteran". Such trees may not necessarily be particularly old, but the onset of old age has been brought about by the tree's response to the surrounding environmental conditions (soil, air water and nutrient availability). They may therefore exhibit increasing die-back of branches, bark and trunk and may contain significant amounts of dead wood. Whilst the removal of dead wood will not generally require consent from the Council, the treatment in older trees requires careful consideration, and the Council can provide free advice. The Council is also 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.

- *The Council will seek to promote the dissemination and use of best practice techniques for the proper management of veteran trees.*

2.9 How residents can help.

The character of the Saxby All Saints Conservation Area comes not only from the physical appearance of the town but also from the community who live and work in the area. The retention and enhancement of the character and appearance of Saxby can therefore only be achieved by the residents and the Council working together.

An owner is responsible for the continued maintenance of their property and garden, and regular repair with traditional materials can help to retain the quality of the townscape. Local residents and amenity groups can also help by recording the local history and features of the area, and by passing on information about good local builders and suppliers of traditional materials and skills.

If you are considering undertaking any repairs or alterations to your property or land, the best approach is always to contact the Environment Team at North Lincolnshire Council for free advice before starting work.

Useful Information.

For specific information about the Saxby All Saints Conservation Area, please contact:

Edward Rychlak,
Environment and Public Protection Department,
North Lincolnshire Council,
Church Square House,
P O Box 42,
Scunthorpe,
North Lincolnshire DN15 6XQ
(tel: 01726 297396)

For further 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 information on contemporary approaches to the management of conservation areas and historic towns in general, contact:

English Historic Towns Forum
P.O. Box 22
Bristol BS16 1RZ
Telephone: 0117 975 0459

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:

<i>The Buildings of England:Lincolnshire</i>	N Pevsner and J Harris
<i>North Lincolnshire: A Pictorial History</i>	North Lincolnshire Council
<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>	