

**NORTH LINCOLNSHIRE  
COUNCIL  
APPLEBY CONSERVATION  
AREA APPRAISAL ADOPTED  
DOCUMENT**

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## 1 Introduction

Appleby lies on the gentle dip slope of a limestone escarpment that falls towards the Ancholme River to the east. It is a small village, one of the few settlements on Ermine Street, a Roman road which once ran from London via Lincoln to York and to the Humber at Winteringham for a ferry crossing to the north bank of the Humber.

While there is evidence of Roman activity in the area, the village is essentially Saxon in origin (the name Ermine is a derivative of Anglo Saxon), and it was sufficiently established to be recorded in the Domesday survey of 1086.

Ownership by the Winn family throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries led to its redevelopment as an estate village. The few surviving 17<sup>th</sup> and 18<sup>th</sup> century buildings, tend to be single storey cottages with a window to either side of a central door.

Nineteenth century estate housing was initially of local limestone with red brick dressings and pantile roofs. Latter estate house building is in a red brick imported into the area probably from brick yards owned by the Winn family. It is probable that this model of housing for rural workers was based upon a design developed by the Salopian Society. These were quite spacious houses for rural labourers, complete with scullery, piggery and a front porch with roses round the door.

At the time of survey (March 2002) the conservation area comprised most of the property fronting Ermine Street and a narrow strip of land along Church Lane. This opens out to include St Bartholomew's Church and houses fronting the open space of the Paddock. Links with the countryside are ever present in the form of hedgerows, mature trees and farmyards contained within the fabric of the village, and views out of the area over open farmland..

This appraisal assesses the special interest, both architectural and historical, of Appleby. The history of the village, and its present appearance and character are described, its problems analysed, and a number of recommendations put forward. These have been the subject of a full public consultation.

This document together with a sister document giving guidance on development issues in the Conservation Area have been adopted by North Lincolnshire Council as Supplementary Planning Guidance. 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. The documents are to be saved documents in the Council's developing Planning Framework and will be a planning consideration within that framework.

The documents will also inform and, be a good guide for those carrying out other works in the Conservation Area that do not necessarily require planning approval. Both documents will therefore be a useful source of information for owners, agents, applicants and members of the public who live or work in Appleby.

## **2 Legislative background.**

A conservation area for Appleby was designated in 1972 by the former Glanford Borough Council. The boundary has not changed since. However, this appraisal proposes substantial extensions to reflect the shape of the historic settlement, to include several significant buildings currently outside the boundary and to include the plantation associated with the former Appleby Hall. The reasoning for these additions becomes apparent in the overall analysis and in the boundary review at 8.6 below.

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, but 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 apply to single family houses, can be controlled by the serving of an Article 4 Direction, enabling the Council to require a planning application for minor alterations such as replacement windows and doors. A Direction already exists for the area covered by the original designation and this appraisal includes a recommendation to extend this control to any areas added to the conservation area.

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 as Buildings of Townscape Merit on the townscape analysis map at Figure 4.

### **3 Location and landscape setting**

#### **3.1 Location and population**

Appleby is a small village of about 500 inhabitants. It lies on, and to the east of, Ermine Street, the Roman road from Lincoln to York on the edge of the Ancholme valley. While the village itself is well treed, it has a setting of open agricultural land that falls gently eastward towards the River Ancholme (canalised) to the east.

#### **3.2 Landscape setting.**

The area north of Scunthorpe, in the angle of the Trent and Humber, is characterised by two ridges running from north to south, each with a steep scarp to the west and a gentle dip slope to the east. Of these, the eastern ridge, known as the Lincoln Edge, extends northwards from Scunthorpe to Wintertingham with a dip slope falling east to the River Ancholme. Winterton, Appleby and Broughton are the main settlements at the northern end of this slope.

From Appleby to the Ancholme, the land is characterised by large open arable fields with drainage dykes, rather than hedges, separating them. To the west, the farmland gives way to the moorland landscape of Risby Warren near the top of the escarpment. This is designated in the North Lincolnshire Local Plan as an area of High Landscape Value and a substantial part is also a Site of Special Scientific Interest for nature conservation.

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

The escarpment is made of Oolitic limestone. This is often stained with iron salts, being close to the Frodingham ironstone, giving a rusty brown colour. The local limestone was generally used in varying qualities as squared rubble, rubblestone walling and for drystone walls. For prestigious work, such as ashlar and dressings on the church, materials were often imported.

This simple geology is complicated by overlays of glacial boulder clays and alluvial silts from the river estuaries, which provided the materials for brick and tile making. Bricks and brick making have a long tradition in North Lincolnshire and the industry was well advanced at a local level prior to a more general expansion in brick making at the beginning of the 18<sup>th</sup> century. Though buildings of all types were undoubtedly constructed of either stone or timber, that little evidence of any timber building survives in the area may be attributed to the relatively early use of brick and tile in the area. The stone tradition persisted however, and brick dressings to strengthen openings and

corners were common, until industrial production and improved transport made brick more universal from the mid-19<sup>th</sup> century onwards.

Water reed and long straw would have been used to thatch roofs into the 18<sup>th</sup> century however, there is also a long tradition of clay tile manufacture in the area. Early use of clay pantiles as the preferred roofing material for domestic property can be traced to the early 17<sup>th</sup> century and to trading and cultural links with the Low Countries. This may also partly explain why there is now no original thatch in North Lincolnshire. In the conservation area clay for roofs, either as pantiles or plain tiles, is the established tradition for roofing although some later buildings have blue Welsh slate, which became more fashionable with the railway age from the 1840s

## **4 History and development.**

### **4.1 History**

While there have been finds of Roman pottery and the remains of a furnace, there is no record of a Roman settlement at Appleby despite its position on Ermine Street. In fact, the original nucleus of the village is a little to the east of the Roman road around St Bartholomew's Church. The village and a church were recorded in the Domesday survey of 1068 as *Aplebi* and it is likely, therefore, to be a Saxon foundation.

The earliest part of the present church, the three bays of the nave, are 13<sup>th</sup> century with the tower and chancel following in the 14<sup>th</sup> and 15<sup>th</sup> centuries. Throughout the Middle Ages it was part of the lands held by the prosperous Augustinian priory at Thornholm, a short distance to the southeast.

The Mediaeval wayside crosses, the bases of which survive at Stockstree Junction, are said to have come from Thornholm Priory. It is also held that there was a maze, similar to Julian's Bower at Alkborough, which survived until the 18<sup>th</sup> century on land close to the Roman road.

After the Dissolution of the 1530s, the estate had several landowners until it was acquired in 1650 by Sir George Winn of Nostell Priory in West Yorkshire. The Winn family built Appleby Hall on land to the west of the church in about 1700 and subsequently extended and re-ordered it, particularly in the late 18<sup>th</sup> century. Agricultural improvements at that time also led to the creation of new farmsteads and cottages, and the church was enlarged by Joseph Fowler of Winterton in 1820.

In the late 19<sup>th</sup> century, Rowland Winn, later Lord St Oswald, financed major changes to the village out of the exploitation of local ironstone for the developing iron and steel industries of Scunthorpe. The church was considerably restored by J S Crowther in 1862 and 1882, and the village gained its present shape in the 1870s by the construction of a series of model cottages using pattern-book designs published by the Salopian Society.

Appleby Hall burnt down in 1933 and was not replaced. The only survival is a range of Victorian service buildings, now in residential use, the lodge to the north, a carriage entrance on Church Lane to the south and a landscape of mature trees.

The mid-20<sup>th</sup> century saw a modest amount of infill housing, particularly off Church Lane, and a development of single-storey council housing on Beck Lane. In the late 20<sup>th</sup> century, the pace of house-building has accelerated, notably in the School Lane and Paul Lane area.

#### **4.2 Archaeology.**

As noted above, there have been Roman finds, as may be expected on Ermine Street, but there is no evidence of Roman occupation. There are no scheduled ancient monuments in the area, although the two Mediaeval cross bases are statutorily listed.

Further evidence may yet exist of the early settlement under the influence of Thornholm Priory, the location of the maze and of the former Appleby Hall.

#### **4.3 Historic landscapes/parks/gardens.**

There are no formally registered parks or gardens in the area. However, the parkland landscape associated with Appleby Hall, which now hosts a notable collection of mature trees, is clearly a significant part of the 18<sup>th</sup> and 19<sup>th</sup> century development of the Winn family's Appleby Estate.

#### **4.4 Effect of historical development on the plan form of Appleby.**

Ermine Street is, clearly a major influence on the village, but the Saxon and Mediaeval core near the church is connected both to the Roman road by Church Lane and eastwards to Saxby All Saints by Carr Lane and Pasture Lane bridging over the Old River Ancholme.

While the general street-pattern was established relatively early, the 18<sup>th</sup> century village must have been very loosely spread out with cottages fronting the rectangle of lanes around the Paddock, Appleby Hall in its parkland north of Church Lane, and outlying farms on Ermine Street and Keb Lane. Even in the 19<sup>th</sup> century, with the development of the Winn Estate cottages on Ermine Street and School Lane, and the Vicarage south of Beck Lane, there was a large amount of open space within the village. This has enabled the village to absorb a considerable amount of intensification throughout the 20<sup>th</sup> century.

## **5 Character and appearance.**

### **5.1 General.**

Appleby has a definite character that comes from the consistent use of limestone, red brick and pantiles on the buildings, and the abundance of hedges and trees that provide a marked contrast to the openness of the surrounding landscape.

The existing conservation area has two main elements: Ermine Street including part of Paul Lane, and Church Lane including parts of Churchside and Haytons Lane. Both of these areas are described in detail in Section 6 below.

### **5.2 Relationship to setting.**

Appleby can be approached from all four principal points of the compass across a landscape that is relatively featureless because it is largely arable and fields are divided by drainage ditches rather than hedges. Within the village, however, trees and hedges have been actively encouraged, particularly in the grounds of the former Appleby Hall. It appears, therefore, as a green 'island' blending rural elements with traditional building materials.

The effect of this is that the built form of the village is considerably masked, in views from outside. The distinctiveness of the village is, therefore, vulnerable to any development that extends beyond that green envelope.

### **5.3 Activity and uses.**

The village is almost entirely residential. This inevitably includes a substantial element of outward commuting as there is little employment within the village other than farming which, of course, survives with increasing mechanisation and decreasing manpower. Residential conversion of the Appleby Methodist Church, stables on Church Lane and Manor Farm in School Lane confirm this trend and perhaps the only non-residential buildings are at Ermine Farm, St Bartholomew's Church and the Old School.

#### **5.4 Open spaces, trees and vistas.**

There are two particularly significant open spaces in the conservation area. First, the churchyard with the adjacent nursery field, between Church Lane and Keb Lane, and second, the Paddock on the south side of Church Lane. The latter is a large field fronted by properties on Haytons Lane and Churchside. Together they form an important 'arm' of countryside reaching into the heart of the village.

The generous amount of space traditionally provided between the buildings is also an important factor in the village's character, which is, of course, vulnerable to modern infill development. This is especially apparent at the council houses between Paul Lane and Beck Lane. Also, south of Beck Lane, there is the large playing field that gives considerable amenity to the village.

The significance of trees throughout the village has already been noted. The grounds of the former Appleby Hall are virtually an arboretum and this quality of planting extends to the south of Church Lane making it a green 'tunnel'. This southern area and the open spaces of the churchyard and the Paddock are noted in the Local Plan as *Areas of Amenity Importance* that are protected from all but the most benign development. However, the management of an ageing stock of trees will increasingly become a major issue.

Within the village there are attractive glimpses of the church tower from several locations. However, the most important views out of the area are to the east, especially along Carr Lane, across the Ancholme River valley towards the Saxby Wolds.

#### **5.5 Building materials and architectural styles.**

The earlier houses generally date from the mid 17<sup>th</sup> or early 18<sup>th</sup> century, although some clearly include earlier material. They are either single storey two-room cottages with a central lobby entrance, or the more substantial farmhouses, such as Ermine Farm and the Estate House. In the mid-to-late 19<sup>th</sup> century, Rowland Winn built a series of distinctive semi-detached estate cottages. Although these were developed from pattern-book plans published by the Salopian Society, they have a consistency with the other development of the village through the use of local stone, red brick dressings and pantiled roofs.

There is evidence of brick production around the Humber from the 14<sup>th</sup> Century. The walls of Hull for example were rebuilt with brick in 1311 and the Thotnton Abbey gatehouse is a noted example of the early use of brick.

Within the Ancholme valley and elsewhere in North Lincolnshire, are several examples of early brick residential buildings. Generally grander houses tended to be brick built. However, as the material became more readily available from the mid 17<sup>th</sup> century so more "traditional" forms of house

construction – mud and stud – timber framing – were either clad around or replaced with brick.

The availability of brick earlier than in other parts of the country may well explain the dearth of examples of historic timber technology in house building. Brick was used exclusively for Ermine House, the Methodist Church and into the 20<sup>th</sup> century for housing, such as that on Risby Road. Limestone remained the material of choice for expressing the sobriety of public buildings, such as the church and the school.

While most roofs in the village are pantiled and the production of clay pantiles from a relatively early date is also a feature of areas close to the humber. It is unlikely that thatch would have been much in use in the area from the early 18<sup>th</sup> century onward and there are no examples of historic thatch anywhere in North Lincolnshire. The Cottage in Paul Lane is a thatched building but was originally pantiled. The thatch actually dates from 1974. Interestingly, the north end of No.26 Ermine Street incorporates the gable end of a former neighbour, which demonstrates a steep roof-pitch that of a roof that may have carried thatch in the past..

Windows are a matter of status. The early cottages typically have humble horizontally sliding 'Yorkshire' sashes and the estate cottages have casements, while the farmhouses have classical vertically sliding sashes.

Farm buildings have also evolved from stone and brick to more recent system building with sheet material cladding. The 20<sup>th</sup> century has seen similar departures from tradition in housing with a return to the bungalow form, but with a much deeper plan form necessitating larger roofspans. Modern details have included box dormers with timber cladding and plastic-framed windows in a variety of uncharacteristic casement forms. However, recent development in the centre of the village off School Lane has very consciously returned to make use of detailing established in the area by Rowland Winn.

## **5.6 Listed buildings.**

The most important listed building is the 13<sup>th</sup> century Church of St Bartholomew with its 14<sup>th</sup> and 15<sup>th</sup> century tower and chancel. It is grade II\*, while the other mediaeval remains, the two cross bases, are grade II as are all the other listed buildings.

Most of the 18<sup>th</sup> century houses are listed. They are Ermine Farm, the Estate House, Cross Cottage, Spring Cottage and Nos.26 and 29 Ermine Street, and The Cottage on Church Side. Outside the conservation area, there are also Hayton's Cottage and The Kitlings on School Lane, and The Cottage on Paul Lane.

It is clear that the statutory list has not attempted to cover all the estate cottages and has limited itself to examples. These are Nos.10/12 and 18/20

Ermine Street and, just outside the boundary, Nos.3/5 and 9/11 Carr Lane. This does produce the inequity of applying different planning regimes to identical properties, one that might be remedied with further listing.

## **5.7 Buildings of Townscape Merit.**

This appraisal has identified a number of Buildings of Townscape Merit, which are noted on the Townscape Analysis Map at Figure 4. These are buildings which, although not listed, are considered to contribute positively to the character of the Appleby Conservation Area. They include all the unlisted estate cottages, farm buildings, such as those at Keb House and Ermine Farm, and the former stables on Paul Lane.

Their age and architectural interest is considered to provide sufficient justification for them to be given special protection and the Council will resist their demolition unless the applicant can prove that 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. Policies to help achieve their preservation and enhancement are provided in the Supplementary Planning Guidance for Appleby.

The pattern continues in the areas recommended to be added to the conservation area, including Ermine House, the former Methodist Church and properties on School Lane. These are also shown at Figure 4.

## **6 Area Analysis.**

### **6.1 General.**

This section examines the buildings and spaces within the conservation area in greater detail looking at the two sub-areas. The aim is to identify the special character of the area that provides Appleby with its particular “sense of place” and to summarize the details and features that matter. The areas are Ermine Street including part of Paul Lane, and Church Lane including parts of Church Side and Haytons Lane. A summary of the special characteristics is included at the end of each section.

## **6.2 Ermine Street.**

### **West side from the south to Risby Road.**

Approaching from the south, the first property is a late 19<sup>th</sup> century stone-built schoolhouse with a steep slate roof and a Gothic door. It is outside the conservation area boundary, which appears to follow a watercourse and include No.5, a 1970s brick house. No.7 is also mid-20<sup>th</sup> century, either a new house or a radical re-ordering of a former forge. It includes several elements of the estate cottage style, such as limestone walls with red brick dressings and diaper patterns evidently derived from the Old Forge House next door.

This is a large double-gabled estate cottage, with an original wrought-iron fence. A pair of estate cottages follow. The limestone of these houses is neatly laid in almost alternating deep and narrow courses, but the faces of the stone are left undressed providing a contrast with the geometric precision of the decorative brickwork. A 1980s brick bungalow is set back from the building line. Then, Nos.21/23 are similarly double-gabled with a central door for one house and a side entrance for the other.

The next pair of cottages are earlier and single storey with attics. Brick is used sparingly where strength is needed for quoins and the door and window arches. On the corner of Risby Lane is a more substantial pair of cottages, Nos.35/37, with sash windows. They have been amalgamated and a doorway has been bricked up.

Front boundaries in this section include wrought-iron and timber fences, stone walls and hedges. The rhythm of the houses is constant with generous spaces between giving glimpses into the deep garden plots.

In Risby Lane, behind Nos.35/37 and just outside the conservation area boundary, are a pair of early 20<sup>th</sup> century brick houses and the former Methodist Church, now a house.

### **West side from Risby Road northwards.**

The junction of Ermine Street and Risby Road is marked by a traffic island, edged with a blue brick kerb, on which are the two Mediaeval cross bases. These important relics are accompanied by two traffic signs and four plastic bollards.

On the north side of Risby Road there is a pair of late 20<sup>th</sup> century brick houses and a high limestone wall, with a pantiled coping and orchard trees behind. It sweeps round the corner to meet the substantial Ermine Farmhouse, now converted into three dwellings. This limestone building has brick quoins and tumbling to the prominent gable end. The front has sash windows, an ornate trellised porch with a swept lead roof, and a wrought-iron

fence on a low brick plinth. To the rear, in a large farmyard, are several ranges of 19<sup>th</sup> century stone barns and modern agricultural sheds.

To the north of the farmhouse, the wrought-iron fence continues with a margin of shrubs and mature trees behind it. Beyond this, outside the conservation area, are the extensive landscaped grounds of Ermine House, a large mid-Victorian brick house with twin pediments and plate-glass sashes.

### **East side from the south to Paul Lane.**

From the south, the trees surrounding the Old Vicarage give way to the large open playing field and then Beck Lane, which marks the start of the conservation area. Neat hedges front a series of estate cottages.

First, Nos.4/6 form an 'L' shape, the latter with an entirely inappropriate plastic door. The next pair is 'H' shaped and beyond it is the whitewashed limestone of Spring Cottage a typical 18<sup>th</sup> century single-storey cottage with a two room and lobby entry plan. The windows are modern casements although there are Yorkshire sashes in the gable ends and a suitably plain planked door. A further pair of estate cottages follows and then two more single-storey 18<sup>th</sup> century cottages behind low timber fences. No.26 was clearly built onto an earlier building that no longer exists except for the steep gable embedded in its northern end.

There are fewer spaces on this side of Ermine Street with less depth to the gardens and fewer trees. Overhead wires are particularly apparent in views along the street.

### **East side from Paul Lane northwards.**

The junction of Ermine Street and Paul Lane is marked by the War Memorial, a 'rock' of granite, with one dressed face carrying inscriptions, on a square plinth. The junction is also marked by two cabinets for electronic switchgear and a modern telephone box. Behind the War Memorial is a commemorative oak tree, a garden and then a limestone wall enclosing a former stableyard, the stables now being in residential use.

To the north is Cross Cottage, a substantial stone house of 1727 on the corner with Church Lane. It has sash windows to the front elevation, a plain tile roof and a wrought-iron fence to its front garden.

On the north side of Church Lane, a brick wall with a moulded blue clay coping sweeps round the corner to meet the Old Estate House, an arrangement that echoes the limestone wall at Ermine Farm opposite. The Old Estate House is almost as large as Ermine Farm and it too has sash windows, a trellised porch and a wrought-iron fence. It's stone walls are whitewashed and there are three particularly decorative chimney stacks above the pantiled roof.

Close to the Old Estate House is a secondary entrance to the former Appleby Hall. This is flanked by a margin of dense trees. Here, the conservation area boundary ends but, beyond, there is a paddock and then the wooded parkland of Appleby Hall including the surviving service buildings and eventually a formal entrance with the original timber gate and curved brick walls supporting a cast-iron fence. Beside it is a Gothic lodge with a steep roof of 'fishscale' tiles.

- Earlier single storey cottages
- Larger 18<sup>th</sup> century houses at Stockstree junction
- Distinctive elements of the estate cottage style
- Consistent use of limestone, red brick and pantiles
- Generous space between buildings
- Survival of historical window patterns
- Importance of property boundaries, especially wrought-iron fences
- Significant monuments: the War memorial and the Mediaeval cross bases

### **6.3 Church Lane.**

#### **North side.**

The brick boundary wall to the Old Estate House becomes stone into Church Lane and behind it are a bungalow and a modern house. Then, the lane has heavily wooded margins on either side behind low brick walls with heavy stone copings.

On the north side, the planting is limited by the high brick wall of what was once the kitchen garden to Appleby Hall, which now encloses The Grove, a mid-20<sup>th</sup> century house. This then gives way to the parkland of the former house and the low wall curves in to a formal entrance set back from the road with arching timber gates set on heavy stone piers.

After the junction with Keb Lane, Church Lane becomes less formal. A drystone wall encloses a small field, where nursery plants are grown, next to the churchyard. The three-stage tower of St Bartholomew's Church is a landmark in views from the east and south. The grassed churchyard retains its standing tombstones and is bounded by a mid 20<sup>th</sup> century wall, which carries the inscription, 'This wall was rebuilt by Mr D C Jackling of San Francisco in memory of his family'. It is built of concrete blocks moulded to imitate rock-faced stone.

Church Lane continues beyond the conservation area as Carr Lane heading out across the flats towards Saxby All Saints. On the north side are three pairs of Winn estate cottages of the 1870s with another pair and three modern houses opposite.

### **South side and Haytons Lane.**

Church Lane was clearly formalised in the 19<sup>th</sup> century as the entrance to Appleby Hall. The low walls and evergreen planting deliberately emphasise the serpentine line. On the south side, two entrances lead to pairs of mid-20<sup>th</sup> century houses set behind the trees. Further on, the lane widens to form a carriage-turning circle opposite the Appleby Hall entrance.

Beyond, at right angles to the road is Keb Barn, now a house, but once part of a farmyard complex on which two further houses have been built. The road wraps round this site revealing Keb House. This whitewashed stone farmhouse, now a nursing home, has a commanding position at the junction with Haytons Lane looking out over the Paddock.

Haytons Lane has a mix of 19<sup>th</sup> and 20<sup>th</sup> century properties that are much obscured by tall hedges and tree planting.

### **Church Side.**

Facing the Paddock on the east side, The Cottage includes 17<sup>th</sup> century fabric making it one of the oldest surviving house in the village. It is single storey, of large-coursed limestone rubble with Yorkshire sashes and small modern dormers in the pantile roof. Nos.18/20 to the south are a pair of estate cottages of iron-stained limestone. Then there is a heavily altered single storey house, with modern casements and wide dormers above, and a bungalow opposite.

Church Side continues beyond the conservation area, with a mix of old and new houses, to join School Lane on which there are several more pairs of estate Cottages.

- The serpentine form contrasts with the Roman straightness of Ermine Street
- Low walls and evergreen planting turn the lane into a formal entrance
- This is emphasised by the geometry of the turning circle
- Significance of heavy tree planting
- Important open spaces: the Nursery Field, the Churchyard and the Paddock
- Views of the church tower and views eastwards to the Saxby Wolds

## **7 Problems and pressures.**

### **7.1 General introduction.**

The main threats to the character of Appleby are the cumulative effect of uncontrolled alterations to historic property and the risk of over-intensive new development. Further issues are the maintenance of older structures, particularly those not in residential use, the management of tree surgery and replanting, and the proliferation of street furniture. These have been noted in the analysis above and their effect is recorded in this Section and on the plan at Appendix 4. Recommendations to counter the threats and enhance the distinctiveness of Appleby follow in Section 8.

### **7.2 Buildings that have a negative impact on the conservation area.**

Appleby is fortunate in having very few buildings that actually detract from the character of the conservation area. They are noted on the Townscape Analysis Map. These are the buildings that use materials or detailing or are sited in a manner that is at odds with the prevailing character.

Policies relating to these buildings can be found in the Supplementary Planning Guidance for Appleby.

Additionally, other buildings that make a “neutral” contribution to the character of the conservation area have been identified and are also marked on the Townscape Analysis map. These are older buildings that have been altered or modern buildings whose design is considered to be reasonably in keeping with the surrounding area.

### **7.3 Buildings-at-risk.**

The buildings of Appleby are well cared for and none could be described as a building-at-risk. Indeed, the only risk would appear to be to boundary walls, such as the stone wall to the Old Estate House on the north side of Church Lane.

#### **7.4 Sites that have a negative impact on the conservation area.**

Although there is scope for enhancement at the farmyard of Ermine Farm and the traffic island site of the mediaeval cross bases, there are no sites in the conservation area that could be considered to have a wholly negative impact on the character of the conservation area.

#### **7.5 Alterations to historic buildings.**

Within the conservation area, a few buildings, both listed and unlisted, have suffered from the loss of original detailing and materials, such as the insertion of modern windows, the loss of original clay pantiles and the insertion of unsympathetic dormers. Some guidance to avoid such change, which is detrimental to the overall character of the conservation area, is included in the Supplementary Planning Guidance for Appleby. Further advice can be obtained from the organisations listed in Section 9.

#### **7.6 New development within the conservation area.**

The loose-knit nature of Appleby, with high walls, hedges and tree cover, has enabled it to absorb development for some time with little consequence. Some of these houses might be regarded as negative but for the neutralising effect of walls and planting.

In more recent developments, a conscious effort has been made to incorporate elements of local detailing, particularly those of the estate cottages, such as hipped gables and red brick dressings. However, the siting of new houses is important as well. All too often, houses are set back into their plots where they would have fronted the street historically, or are grouped round modern culs-de-sac.

Design guidance for any further development is included in the sister document to this publication the Supplementary Planning Guidance for Appleby..

#### **7.7 Street audit.**

It is evident that street surfaces in Appleby were never formalised with setts or paving and, in a sense, modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. The edges too are often informal and any tendency to define grass verges with modern kerbs would not be an enhancement.

Where pavements are provided, they are surfaced with tarmac, but some retain their original blue clay kerbs, which are particularly distinctive to the area.

Street furniture is minimal, as it should be in a small village. Telephone services are supplied by overhead wires. The effect is not oppressive and the wooden poles provide a mounting for unobtrusive streetlights, but it is in the long-term interest of the conservation area for wires to be placed underground. More obtrusive, however, are the plastic bollards at the Ermine Street road junctions and the proliferation of traffic signs, particularly where they degrade the setting of the mediaeval cross bases.

## **7.8 Summary.**

- The repair and maintenance of older buildings should be encouraged.
- Guidance should be given on alterations avoiding the use of non-traditional materials and detailing.
- In general, new buildings should follow the established building line.
- Where possible, new buildings should be sited on through routes rather than culs-de-sac.
- A limited palette of materials – limestone and brick with pantiles – will maintain unity between new and old buildings.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Management of the ageing stock of mature trees is needed.
- Gaps between buildings are important for glimpses of trees and views.
- Minimise clutter of signage and street furniture.
- There is limited need for specific programmes of enhancement of the conservation area, such as the reinstatement of blue clay kerbs to existing pavements.

## **8. Recommendations.**

### **8.1 General.**

This sections contains a number of recommendations which will be subject to public comment before parts of this appraisal are formally adopted by North Lincolnshire Council as Supplementary Planning Guidance. Further recommendations may be added, or existing ones deleted, as part of the public consultation exercise.

## **8.2 Listed buildings survey.**

The anomaly, whereby examples of the estate cottages are listed while other similar buildings are not, should be rectified by a listing survey with recommendations made to the Department of Culture Media and Sport, which is responsible for listing. Other structures should be considered for listing, such as the walls and gateway to the grounds of the former Appleby House in Church Lane.

## **8.3 Trees.**

The character of the conservation area is heavily dependent on a background of mature trees. Clearly, this is an ageing resource and a management programme would be advisable to ensure continuity through new planting to compensate for natural wastage.

## **8.4 Development control including Article 4 directions.**

### **New development.**

The need has already been noted at 7.6 above for design guidance to address the problems of siting, detailing and choice of materials for new buildings. To an extent this will be provided in the Supplementary Planning Guidance for Appleby is contained in this documents sister publication. In addition, however, there is a case for a more detailed guide to principles for design and development control across North Lincolnshire including, particularly, advice on the detailing of traditional door and window joinery.

### **Existing buildings.**

The erosion of the conservation area's character through the use of non-traditional materials and detailing is not as great in Appleby as it is elsewhere. This may be due to the effect of the Article 4 direction that applies to the whole of the existing conservation area. This brings minor alterations, that are normally permitted automatically, within the requirement for planning permission.

If the conservation area is extended as recommended at 8.6 below, it is also recommended that the Article 4 direction is extended to cover the whole of the consequent conservation area and that the effectiveness of development control practice for such areas is reviewed.

### **8.5 Environmental and street improvements.**

The need to maintain the informal character of the public areas, by avoiding the delineation of soft verges with modern kerbs has been mentioned above as has the need to make full use of blue clay kerbs for existing pavements. There is also a very simple need to minimise the amount of street furniture and signage in the village.

The long-term strategy of the Council is to seek the undergrounding of all overhead wires and the removal of telegraph poles in conservation areas. When this is achieved in Appleby, there will be a need for a street lighting scheme using plain modern fittings mounted on simple columns or on buildings. It will be important for the scheme to observe a lower level of lighting, appropriate to the rural character, rather than an urban brightness.

### **8.6 Appleby Conservation Area boundary review.**

Following a careful survey of the existing conservation area and its immediate surroundings, three changes are recommended to the existing boundary, two of which are extensive. They would bring the whole of the historical village envelope, including the grounds of Ermine House and the former Appleby Hall, within the area and would give a firmer definition to the designation by following distinct boundaries:

#### **i. The north side.**

The current boundary follows the north side of Ermine Farm. It then includes a part of the woodland flanking the secondary entrance to the former Appleby Hall, but it excludes the Hall's kitchen garden walls and follows an undefined line just north of Church Lane.

There is a strong historical justification for the designation to include Ermine House, on the west side of Ermine Street, and the whole of the Hall Plantation on the east side. The latter would bring into the conservation area the surviving elements of the Hall: the lodge and north entrance, the walls of the walled garden, the Victorian service buildings and the important tree collection.

#### **ii. Risby Road.**

The current boundary follows the rear of curtilages fronting the west side of Ermine Street. A small extension would take in the former Appleby Methodist Church and the adjacent pair of red brick houses.

**iii. The south and east side.**

To the east, the boundary includes the churchyard and part of Church Side where it would be logical to include the listed and other estate cottages of Carr Lane.

18<sup>th</sup> and 19<sup>th</sup> century buildings continue along Church Side, School Lane and into Paul Lane, where the thatched appearance of The Cottage is particularly picturesque. These buildings were scattered, leaving spaces for several recent infill developments. However, it is considered reasonable to include the new housing in the conservation area in order to cover the whole of the historic settlement.

**9 Useful names and addresses**

**For further information on the Appleby Conservation Area, contact Edward Rycklak in the Environment Team on 01724 297396, or write to:**

The Environment and Public Protection Department,  
North Lincolnshire Council,  
Church Square House,  
P O Box 42,  
Scunthorpe,  
North Lincolnshire DN15 6XQ.

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

English Heritage,  
23 Savile Row,  
London W1X 1AB.  
General telephone inquiries: 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 W1P 6DY.  
Telephone: 020 7377 1644

**For a “Care for 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),  
6 Fitzroy Square,  
London W1P 6DY.  
Tel: 020 7377 1644

## **10 Bibliography**

<i>Appleby Conservation Area</i>	Glanford Borough Council
<i>Appleby: A Village Design Statement</i>	North Lincolnshire Council and the Countryside Commission
<i>Hidden Lincolnshire</i>	Adrian Gray
<i>Landscape Assessment and Guidelines</i>	Estell Warren Landscape Architects
<i>Countryside Design Summary</i>	Estell Warren Landscape Architects
<i>The Buildings of England: Lincolnshire</i>	N Pevsner and J Harris