

# KEY EXTRACTS FROM THE CONSERVATION AREA APPRAISAL

## SUMMARY OF SIGNIFICANCE

- 11.1** Linear character of the Conservation Area reinforced by the meandering route and gradual descent of Church Street.
- 11.2** Mix of uses - mainly commercial and residential with a small, but significant proportion of institutional / religious uses.
- 11.3** Mix of scales - ranging from very small 2 storey cottages, through larger 2 storey old farmhouses, to grand 3 storey non-residential buildings such as Cedar Lawns and the Constitutional Club.
- 11.4** The strong sense of enclosure with buildings lining footpath - almost without exception, all properties, traditional and modern, sit parallel to and at, or near to, the back of the footpath edge. Where short gardens occur they are marked by low brick walls, decorative iron railings or privet hedges which reinforce the sense of enclosure. Gaps in the built form such as the churchyard, they are closed by mature planting.
- 11.5** Detailing - imposing buildings such as the Congregational Church and the Co-Operative store have brick decorative features and detailing including a pediment and arched window heads. The more modest properties, e.g. terraces, usually



have some eaves detailing, brick window and door heads and decorative chimneys. Where brickwork has not been rendered, flemish bond, diaper brickwork or band detailing is also evident.

- 11.6** The predominance of original frontage features including single storey bays, decorative projecting frontage gables, arched entrance doors and ornamental brick and stone lintols.

- 11.7** Use of red brick and Swithland slate on traditional properties, although many properties have subsequently been altered with the application of render and replacement concrete tiles. Later nineteenth century buildings have Welsh slate roofs.

- 11.8** Most notable views - St Catherine's Church is the local landmark and is prominent in



several views, in and out of and within the Conservation Area. The views are generally framed by a

green backcloth of trees. The Congregational Chapel and the War Memorial also act as the focal points for key views.

- 11.9** Significant tree groups - The mature trees of Moat House, Cedar Lawns and The Horsepool together with the trees within the churchyard, are important in providing significant greenery within the Conservation Area. Together with the wide grass verges, they enliven and enhance the rural suburban character of the area.


- 11.10** Streetscape features including textured granite kerbs, cast iron gullies and rainwater pavement channels.

- 11.13** The gaps between buildings are important in terms of providing opportunities for creating glimpsed views out of the space as well as creating 'breathing spaces' within the street scene by interrupting the continuity of the built elements.

- 11.14** The variety of plot widths along the streets.




## VULNERABILITY

- 12.1** The quality of some buildings has been diminished due to alterations and changes that have resulted in the loss of important architectural features and historic fabric. The character of the Conservation Area is vulnerable to the cumulative impact of alterations to windows, doors, roofs, painting of brickwork, loss of chimneys and traditional groundscapes.
- 12.2** Deterioration of the condition of the original fabric, materials and detailing.
- 12.3** Demolition of domestic front boundary walls and the loss of railings interrupt the consistent property line, which is an important characteristic in all of the streets.
- 12.4** Insensitive alterations to elevations and extensions to historic buildings, including street facing dormer windows.
- 12.5** The replacement of original roofing materials, such as Welsh slates or clay tiles, with cheaper modern alternatives such as concrete interlocking tiles.
- 12.6** Chimneys are prominent architectural features of many period buildings and make an important contribution to the roof-scapes of various street scenes. However, alternative methods of heating and the challenges associated with maintaining chimneys could threaten the retention of these features in the long term.
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- 12.7** Inappropriate proportions of fenestration and architectural details to new development.
- 12.8** Impact of traffic and utility works on the streetscape and on the rural village character of the conservation area.
- 12.9** Ageing and subsequent loss of trees.
- 12.10** Loss of key spaces between buildings.
- 12.11** The inappropriate subdivision of properties and plots of land.

- 12.12** New development that does not reflect the established street pattern.

## OPPORTUNITIES FOR ENHANCEMENTS

- 13.1** Conservation area designation is a planning tool to help protect and enhance areas of special architectural interest. There are elements within the Conservation Area that could be enhanced to help preserve the established character.
- 13.2** Traffic has a significant effect on the historic environment and the quiet rural village character. A system to control through traffic and manage parking should be investigated.
- 13.3** Visual evidence suggests that street works by utilities are causing harm to the fabric of the street. A system of monitoring the quality of this work would be beneficial to the character of the area.
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- 13.4** Street furniture has a major impact on the street. When replacement is necessary it should be with more sensitively heritage styled street lights and pedestrian barriers.
- 13.5** Trees are an important characteristic of the Conservation Area. Old or dying trees should be replaced and the opportunity for further planting should be investigated.
- 13.6** The re-use of redundant historic buildings should be encouraged. Demolition has a detrimental impact on the heritage and appearance of an area and is not permitted.
- 13.7** The use of local building materials should be encouraged to help maintain the continuity and attractiveness of the Conservation Area. Acceptable materials for roofs are either natural slates or plain dark clay tiles; for walls either red/brown facing bricks or colourwash or occasionally smooth render.
- 13.8** Open spaces between buildings should be retained to conserve the views of greenery between buildings. They are a key feature of the character of the area.