

The background of the cover features a photograph of a large, multi-story stone building with arched windows and a central entrance, partially obscured by the branches and leaves of a tree in the foreground. Below the building, a wide view of a village is visible, including a church with a tall spire, various houses, and green fields under a clear sky. The overall scene is bathed in warm, golden light, suggesting late afternoon or early morning.

APPLEBY MAGNA & APPLEBY PARVA

# Village Design Statement

## *Introduction*

### **Village Design Statement Aims and Objectives**

The objective of the Design Team has been to produce a comprehensive, high quality Village Design Statement (VDS) that reflects the consensus of opinion of local residents, and that will be adopted as Supplementary Planning Guidance by North West Leicestershire District Council.

The purpose of the VDS is to influence the planning process so that any further development and change within the village and the surrounding countryside will be managed in a way that protects and enhances the qualities that give Appleby its special character, by taking into account local knowledge, views and ideas. This document identifies those qualities that are valued by residents so that planners, developers, landowners, architects, builders and local home owners contemplating alterations, can make informed decisions on their designs.

### **Appleby Magna and Appleby Parva**

In the Local Plan, the area within the Limits to Development in Appleby parish is restricted to the village of Appleby Magna itself. For ease of reading, in this document 'the village' means Appleby Magna, as defined by these development limits.

In planning terms, Appleby Parva is a collection of properties situated outside the Limits to Development. The sections relating to the surrounding countryside apply to Appleby Parva and to all other areas of the parish not within the development limits.



*The Moat House - standing in the same spot for at least 500 years*



*Church Street - looking towards St. Michael's & All Angels Church*



*Black Horse Hill*



*Top Street*

## *Village Character*

In answering the village appraisal questionnaire, when asked about the features of Appleby that define its special character, most villagers mentioned its rural nature and its community spirit. Appleby is a place where people still stand and chat in the streets, gossip in the post office, and wander into the local pubs knowing they are likely to meet someone they know. This friendly, community feel is retained largely because of elements of the design of the village. Its quiet centre, footpath network, places to sit and talk, and pride in the village's heritage and appearance all contribute. Because it is so important to the people of the village, it is appropriate to consider community spirit as a fundamental design element, to be taken into account in any new developments.

### **Community Spirit**

Appleby benefits from its location away from major through roads. It is still relatively safe to walk down the village centre roads, and quiet enough to stop and talk.

The village is compact, grouped around a centre rather than linear, so most residences are within walking distance of the facilities. The unusually rich footpath network provides pleasant village walks between the main social locations.

As a result, many people walk in the village, an activity which creates plenty of opportunity for casual social interaction.

Village amenities enhance the feeling of community. The school brings about association of parents through their children. The church is well attended. The playground, recreation ground and allotments act as informal meeting places.

There are gaps in the amenities. There is little provision for younger people once they have outgrown the Scouts or Guides. The church hall is the location for most public events, but it lacks facilities and access is difficult for the elderly and disabled.

### **Rural Nature**

Appleby's character is essentially rural and natural. Influenced by its location at the bottom of a gentle valley, with fields rising

from the village in all directions, there is a strong sense of being in the countryside everywhere in the village. Natural features contribute to its rural ambience – hedgerows and mature trees, leafy lanes, grass verges and green open spaces.

### Heritage

Appleby has strong links with the past. The school and Moat House are well-documented historic buildings. There are twenty-seven listed structures in the parish and the village has a conservation area. But there are many other old and interesting features, highly valued by residents but without any special protection in planning terms. For example, the old houses of Black Horse Hill and the bridge across the stream at Old End.

### Quality and Diversity of Design

Appleby is not an archetypal English village with quaint cottages and a picture-book village green. It has a more practical character, of a functional, working village that has evolved over centuries with much of its rich history still evident in its buildings and features.

There is no single over-riding style that characterises its appearance. Slow growth has resulted in a variety of styles, different but complementary, with a pleasing diversity of patterns and design. There are some unusual, interesting features, and very attractive buildings, including recent additions. Only the more recent fast-grown, regimented developments detract from this agreeable mix.



*The Moat House*

## Guidelines

### *Village Character*

1. Developments and household improvements should be designed to conserve and where possible enhance the four key elements of character: community spirit, rural nature, heritage, and quality and diversity of design.
2. In order to sustain the strong community spirit, the rate of development should be slow enough to allow newcomers to integrate into the community.
3. Development should respect the boundaries and compact nature of the existing development lines.
4. A good social mix should be encouraged and any new developments should incorporate, whenever possible, a range of house types including smaller houses and starter homes.
5. Community facilities should be supported and protected.
6. The natural and historic built environment should be respected in all developments in order to retain Appleby's rural character and links with the past.
7. The diversity of the village should be retained, with new buildings integrating with the existing environment, and avoiding regimented and socially isolated developments.

# The Historical and Geographical Context

The parish of Appleby Magna is situated in gently rolling countryside in the west of Leicestershire, within two miles of the borders of Derbyshire, Staffordshire and Warwickshire. Two major routes cross within its borders: Birmingham to Nottingham (now the A42/M42), and Burton upon Trent to Coventry (now the A444).

There are two main settlements in the parish - the villages of Appleby Magna, population around 1,050, and Appleby Parva, population approximately 50. Appleby Magna lies in a valley, away from the main roads, whilst Appleby Parva, to the south west, flanks the A444.

Situated in the extreme west of the district, Appleby is different in character from the majority of North West Leicestershire's villages and remote from the district's administrative centre in Coalville. Appleby is just outside the Leicestershire and South Derbyshire coalfield, which has had such a dominant effect on the culture and architecture of mining settlements to the north and east. The mine at Measham provided employment, but mining did not impact on Appleby's village environment, and the surrounding countryside is largely unspoilt.

In contrast, Appleby has been shaped by agriculture - some of the best (Grade II) farmland in Leicestershire lies in the parish.

## The Legacy of Geography

The village grew up around a small stream running south to north, which roughly bisects Appleby Magna before it falls into the river Mease.

A traditional feature of Appleby life is flooding of the stream. This gave rise to the name of the road next to the stream: Duck Lake.

Despite a predominantly clay subsoil, the commercial extraction of clay has not impinged upon the parish. Instead there are a number of small clay "holes", a testament to the craft of village brick making practised until the 19<sup>th</sup> century.

Bunter sandstone outcrops in the north of parish, the probable source of stones used in many old Appleby structures.

## Historical Influences

Two Iron Age sites (c. 1,000 BC) have been identified near the stream. The Anglican church and the moat house are both late medieval. These are the oldest stone buildings in the village, occupying sites on either side of the stream, within a few metres of each other. This is almost certainly the village's first centre since both structures are probably successors to earlier wooden buildings.

There is evidence that Germanic or Anglo-Saxon people had been settled for 400 years before the Vikings' arrival in the 9<sup>th</sup> century. The nearby conjunction of four county boundaries is a relic of the period when England was changing from rival districts of ruling influence into one kingdom. Appleby was shared between Derbyshire and Leicestershire for a time, finally becoming a parish of Leicestershire in 1897.

The Domesday Book refers to the village as 'aplebi', from the old English 'aepel' (apple tree) and old Danish 'by' (a village). There were orchards in the centre of 'Apple



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'Tree Village' until the 1960s, and old trees can still be seen in many gardens.

Recent pottery finds demonstrate 13<sup>th</sup> and 15<sup>th</sup> century occupation about 350 metres west of the stream. Close by, several examples of timber framed building demonstrate that at the very end of the medieval period, Appleby's centre had shifted on to higher ground. Some of the village's characteristic sunken lanes are the product of constant trampling as animals were taken to the stream for watering. The first reliable modern map of Leicestershire, published in 1771, shows that the outline of the village's present road structure was then firmly established.

In 1772 the open fields were enclosed, changing the landscape significantly. Big farmhouses were built, set in the midst of large new landholdings created out of an old landscape of ridged and furrowed fields. Many areas of ridge and furrow still exist – original pastureland that survived the 18<sup>th</sup> century enclosures and has so far escaped the impact of modern intensive farming.

Agricultural improvement in the 19<sup>th</sup> century resulted in a requirement for both housing and local traders. The brick cottages along Church Street date from this time.

In the 19<sup>th</sup> century, much of the parish was within the estate of the Moore family, resident at Appleby Hall (now demolished). There was little change during this time, and

only after the estate was sold in 1919 did housing developments start to appear. As a result, Appleby retains many historic buildings and features. The road layouts and settlement patterns are essentially the same as they were 200 years ago, and probably date back much further.

With the closure of the mines, changes in farming practices, and the building of the motorway, the nature of the village has changed in recent years. Almost all post-war development has been by commercial developers to accommodate a mobile, relatively affluent population, looking to settle in an attractive country village. Nevertheless, the distinctive character of Appleby remains, highly valued by villagers whether they are newcomers, or descendants of earlier settlers.



*Ancient ridge & furrow - a horse enjoying its ergonomic properties*

## Guidelines

### *Historical and Geographical Context*

8. The geographical and cultural differences between Appleby and other villages in the district should be taken into account when developments are planned in order to retain Appleby's particular character.
9. Sites of potential archaeological, historic or ecological interest should be protected whenever possible and eventually assessed. Sites where there is evidence of old settlements, and the ancient ridge and furrow fields, are worthy of special consideration.
10. Old varieties of apple trees should be planted where appropriate to retain this link with Appleby's past.
11. The use of old and original location names should be encouraged, for example original road and path names.

## *Economics and Demographics*

*Local plan policies seek to protect the countryside and in general to restrict further development to within the village boundary.*

12. Local businesses of an appropriate scale should be supported, particularly those providing important local services, such as the village shop and post office, and the growing and selling of local produce.
13. Home working, which does not have a detrimental impact on the environment, and tele-working should be supported and promoted where appropriate. This provides a market in support services that enhances the local economy, and is consistent with sustainable development policies, reducing the need to travel by car.
14. Industrial and commercial development should be sensitively sited and designed to conserve the natural and historic built environment.
15. Businesses should not result in a significant increase in traffic of commercial and heavy vehicles either through the village or on the approach roads. Traffic levels should remain in keeping with the rural character, avoiding the need to make changes to the structure and appearance of roads that is detrimental to that character in order to accommodate increased commercial traffic.
16. Commercial use of redundant farm buildings should be unobtrusive in nature to protect the village landscape, and to avoid affecting the use of other redundant buildings for tourism purposes. Industrial and business developments outside the Limits to Development should be restricted to re-use of existing buildings, in keeping with Local Plan policies (Consultation Draft Policy S3).
17. Small-scale tourist facilities using existing buildings, such as bed and breakfast accommodation, should be encouraged providing they do not adversely affect the elements that attract tourists to the area.

## *The Village as it is Today – Demographics, Economics, Future Prospects*

### **Population and Growth**

The population of the parish is around 1,100 and growing. The number of houses increased by 14¼% between 1991 and 1998, already more than the average increase of similar rural settlements scheduled between 1991 and 2006 in the Local Plan.

Census figures show that the population trend has been towards an increasing number of retired and commuters, with younger local people moving away. Recent housing developments have all featured large executive homes, out of the price range of most local people.

### **Employment and the Local Economy**

Unemployment is not a major problem in Appleby, with rates around a third of the East Midland's average, and about half the rural county average.

There are a number of small local businesses, including pubs, shops, and bed and breakfast accommodation, providing local employment on an appropriate scale. Many self-employed trade people work from the village providing services to the local community – builders, gardeners, hairdressers etc.

Home-working, when an employee or contract worker works at home rather than travelling to the company's premises each day, is becoming more popular, and is likely to be a growing influence as patterns of work change. The village already supports a small telecottage.

Agriculture is still a major part of the village economy, with many working farms within the parish, and several close to the village itself.

On several farms, redundant buildings have been converted to industrial and business use. Where these provide local employment



*The Post Office and one-stop shop in Mawbys Lane*

without adverse environmental impact they have been welcomed.

A good example is the small scale tourist accommodation at Upper Rectory Farm, Snarestone Road. Appleby has features that make it attractive for small-scale tourism – historic buildings, footpaths and quiet country lanes suitable for cycling and horse riding.

However, some developments have resulted in a notable increase in commercial traffic through the village, and heavy lorries on the approach roads. It is significant that whilst Government Planning Policy Guidance (PPG 7 - 'The Countryside - Environmental quality and economic and social development'. February 1997) places emphasis upon the reuse of redundant buildings for employment

purposes, in the recent village appraisal, more people favoured conversion of redundant farm buildings to residential use (188) than commercial (51).

### Commuting

The majority of residents' economic activity takes place away from the village. People shop in remote retail centres, and most employed residents work away from the village and journey by car – many travelling more than 25 miles.

Car ownership in Appleby is higher than average for the county. At the time of the 1991 census, only 18.4% of households did not have a car (compared with 29% across the county) and 7.3% had three or more cars (compared with 4.6%).



*The Black Horse Inn*



*Children's party in the Almshouses garden*



*Hall Farm*



*The Telecottage*



## Development Pressures

18. Pressure for inappropriate development such as that often resulting from the proximity to the motorway should be strongly resisted. This is consistent with local, county and national policies, including:
- *the principle of focussing development around the Transport Choice Corridor (e.g., County Structure Plan strategy policies 2 and 3, and Consultative Draft Local Plan policy S1b)*
  - *protection of the countryside (e.g., Local Plan policies S1e and S3 relating to the Limits to Development)*
  - *sustainable development principles that promote re-use of existing sites rather than greenfield developments (defined in national Planning Policy Guidance 1, paragraph 7)*
  - *Consultative Draft Local Plan policy T6 prohibiting any additional road-related service facilities on the M42/A42*
19. Intrusive signs and additional lighting at the motorway junction would impinge on the surrounding countryside and should be avoided.

## The Motorway Junction and Development Pressures

The main development pressure on Appleby derives from the proximity of the major road network. The M42/A42 and A444 are two of the ten roads identified in the Local Plan as carrying the bulk of the long distance and inter urban traffic in the foreseeable future.

Development is constrained to a certain extent by Appleby's distance from the main 'Transport Choice Corridor' in the district. Sustainable development policies seek to concentrate development close to transport choice corridors and to main urban centres. Appleby is remote from these zones, and poorly served by public transport.

Although the Local Plan does not identify Appleby as an area for significant development, pressure comes from the developers and landowners, due to the potential profitability of these speculative schemes. These fall into three categories:

- i) Housing developments: the motorway network with connections to several major centres makes Appleby attractive to affluent commuters. The pressure from developers is for profitable executive housing, rather than smaller homes that local people can afford.*
- ii) Industrial developments: Appleby is a target for warehousing and other industrial concerns, despite the unsuitable nature of the rural roads. Changes in farming practice have led to an increase in landowners wishing to diversify into industrial uses, and this is exacerbated by the financial attractions of developing a greenfield site.*
- iii) Motorway related developments: Appleby has experienced a number of applications for development around the motorway junction, such as a major retail park that would have seriously affected the surrounding countryside and detracted from the rural nature of the settlement.*

*The pressure for further motorway services is also likely to continue, despite the district council's policy that no additional road-related service facilities on the M42/A42 will be permitted.*



*Motorway junction M42/A42 - still an attractive area of countryside behind the signs*

# *Landscape and Village Setting*

## **The Surrounding Countryside**

Appleby is situated in rolling countryside in a landscape shaped by its agricultural past. The village is surrounded by higher ground, and to the north east and south west the hills rise some 30 metres above the village.

The landscape is one of fields and boundary hedges, with groups of mature trees and some small but significant pockets of old woodland, the most extensive of which is The Blobs, visible from the A444. Many hedgerows have been lost in recent years, with the trend towards larger fields, leaving those that remain particularly important to the visual scene.

Closer to the village, arable land gives way to mainly pasture, with some notable areas of original ridge and furrow.

The countryside bordering the limits to development to the north and west protects the village from the intrusive nature of the main roads and the motorway-related development around the junction. This is particularly attractive countryside in its own right, and was put forward by the district council for designation as an Area of Local Landscape Value in the Local Plan. The residents of Appleby Magna wish to see this designated as an Area of Local Landscape Value.

## **Buildings in the Countryside**

The countryside around Appleby hosts many attractive buildings that stand out in their setting. Some of these are listed, such as The Old Rectory and Appleby House, both important Georgian houses visible from the A444. There are still some unaltered farm buildings set apart from the farms, of brick and tile construction with hip roofs, and prominent three storey farmhouses in traditional Leicestershire style.

The school is the most famous historic landmark, with its distinctive shape and cupola conspicuous from many viewpoints, often silhouetted against the sky.

## **The Village Setting**

Travellers approaching the village pass through countryside, down into the hollow through narrow roads, with views of significant landmarks such as the school and the church.

The edge to development in the village is generally well defined, crossing from field to residential in a short space. However, the rural character of the roads, lined with hedges and soft verges, gives the impression that the countryside penetrates into the village. This is enhanced by fingers of green fields, hedges, the stream and its bordering trees, that bring natural features into the heart



*The Old Rectory*

of the developed area. The occasional older farm buildings on the approach roads contribute to this - the boundary may be well defined, but there is no harsh edge of development.

The approaches into village all have important green fields at the boundary, rising up into the surrounding hills. These prominent landscape features at gateways into the village make a major contribution to its rural nature.

All around the village fields rise up from the village boundary, forming a ring of countryside that is visible from the village. Several of these fields have been designated Environmentally Sensitive Sites in the Local Plan. These raised boundary fields provide a strong defining border to the developed area.

The roads above Appleby provide attractive views down into the village, particularly from the A444 and Tamworth Road (Birds Hill). The reverse, however, means that some roads, and the M42 in particular, are visible on the skyline and are audible from within the village.

Footpaths through the countryside also provide a variety of views of the village nestling in the valley below. Around the boundary, raised fields offer good vantage points, with some unexpected views along deep sight-lines into the heart of the village.

The church is the centre of the village in all respects, and in its raised position is the focal point of views inwards. Its tall spire and surrounding trees can be seen from all directions, often through gaps between buildings.



*A typical Leicestershire Farmhouse*



*Appleby - as seen from a distance*

*Sir John Moore School - still a school after 300 years*

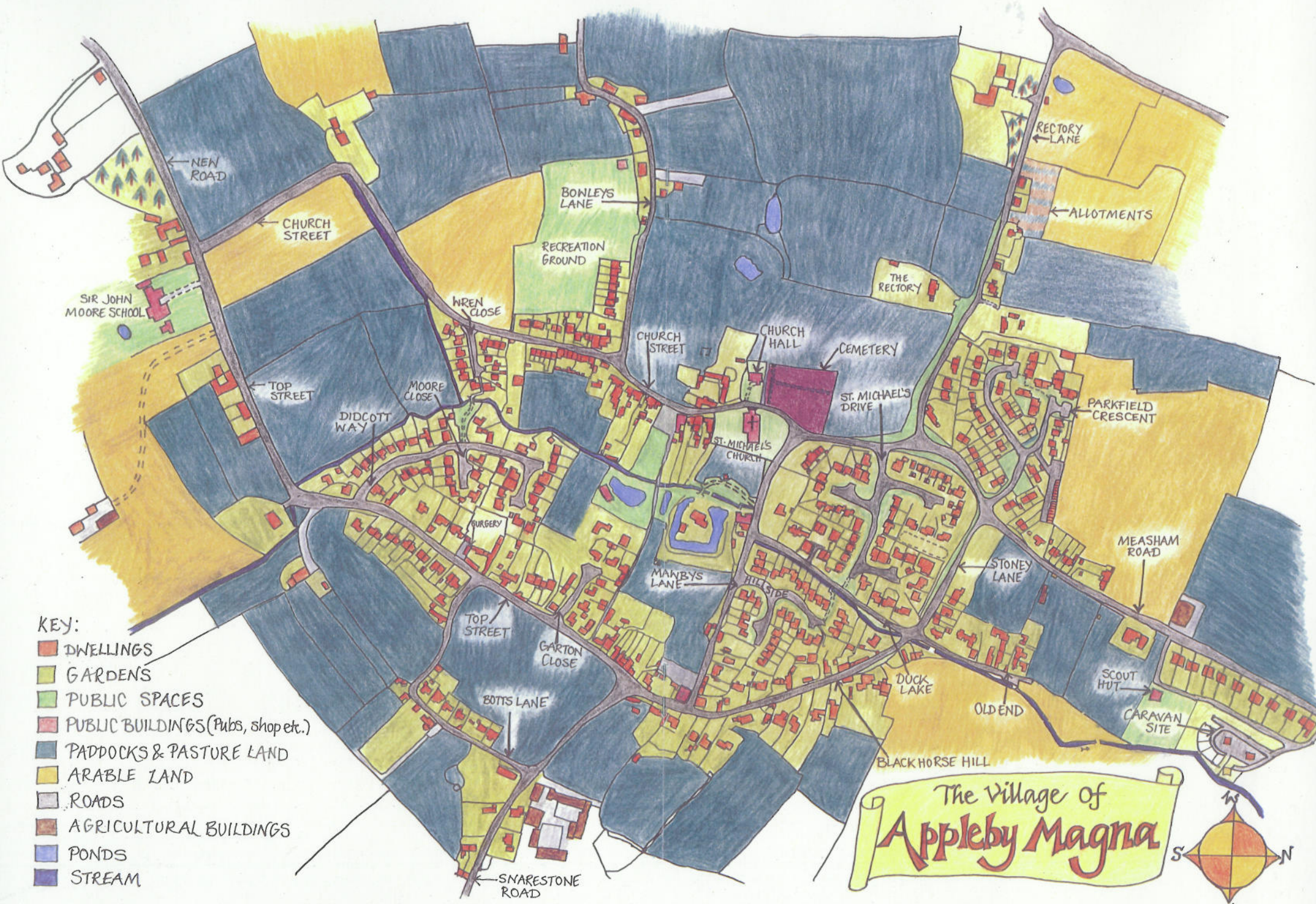


## *Landscape and Setting*

20. Development in the green ring surrounding the village that would adversely impact views and settings should be avoided. In particular:
  - *development on the fields rising from the village would be particularly intrusive.*
  - *unsightly buildings, masts and other constructions should not intrude on the skyline. Where these are unavoidable they should be shielded by natural features.*
21. Uninterrupted views of landmark buildings in their settings should be retained. Of particular importance are views of the school, the Old Rectory, and several traditional old farmhouses including Jubilee Farm, West Hill Farm, Hall Farm and Manor House Farm.
22. The countryside to the west and north of Appleby Magna is particularly important as a buffer zone protecting the village's rural character from the intrusive nature of the motorway and major roads. In addition, residents consider this to be an attractive area in its own right, the importance of which should be recognised. Special consideration should be given to ensuring these important factors are retained.
23. The natural features of the countryside around Appleby should be protected, in particular old woodland and ancient hedgerows. Hedges and trees should be conserved and new plantings comprising native species should be encouraged.
24. Existing field boundaries should be retained and the trend towards large open fields reversed.
25. All remaining ridge and furrow landscape should be conserved.
26. The rural aspect of the village seen from the approach roads should be retained by avoiding solid blocks of development visible at the boundaries. Spaces should be left to retain views into and out of the village. Natural features should be used as shielding to preserve the rural appearance
27. There should be a continuous program of footpath enhancement, with waymarkers, gates and styles checked regularly. Opportunities for new footpaths or re-opening historic paths e.g., to Snarestone and Measham, should be explored.

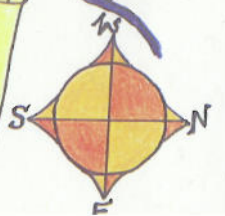
*Almsbouses - built in 1839*





- KEY:**
- DWELLINGS
  - GARDENS
  - PUBLIC SPACES
  - PUBLIC BUILDINGS (Pubs, shop etc.)
  - PADDOCKS & PASTURE LAND
  - ARABLE LAND
  - ROADS
  - AGRICULTURAL BUILDINGS
  - PONDS
  - STREAM

The Village of  
**Appleby Magna**



## Settlement

28. Appleby Magna's essential settlement pattern, of a compact village nestling in the bottom of a valley, and its old road network should be respected as part of village heritage.
29. The vital role of footpaths in village character should be recognised. The existing network should be protected and enhanced. Footpaths should be incorporated into new developments and new routes added wherever possible, particularly where houses would otherwise be isolated from the rest of the village.
30. There should be no through roads in new developments. The priority should be people, not cars.
31. Developers should be encouraged to incorporate play areas and other social meeting places, such as public benches, in any new developments and extensions to existing developments.



*Roads follow path of stream*

## Settlement Character

### Pattern of Settlement

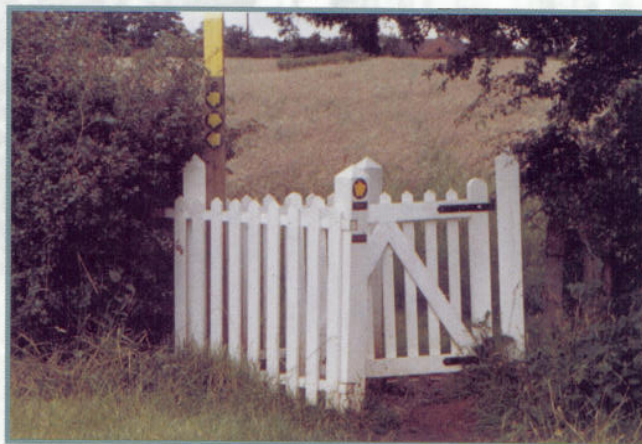
Appleby Magna is compact and its settlement shape reflects the old road pattern and field boundaries. The oldest part of the village is at the centre around the stream. Farms and dwellings were joined by tracks running either side of the stream, which have become Top Street, Church Street and Measham Road. Other old dwellings cluster around outlying farms, as at Jubilee Farm on Snarestone Road.

The old centre is still the social heart of the village, with the church and church hall, the shop and two pubs. Along the old roads leading out from the centre, newer buildings have appeared between the original houses and farms, and extending some way along the roads, forming an outer built zone bounded by the current limits to development.

Within these two zones, estates of uniform character have been developed in the 20<sup>th</sup> century on what was farmland and orchard.

### Pattern of Roads and Footpaths

The road pattern is basically a central network of old



*Five ways footpath*



*Footpaths link one side of the village to the other*

lanes with five roads radiating out of the village.

Twentieth century developments have added new roads, all cul de sacs. The social aspect of being without through traffic is significant. Children can play at the end of Didcott Way, and older residents socialise around the open spaces in Parkfield Crescent.

Although the roads basically follow the stream, with two connecting roads across (Mawbys Lane and Stoney Lane/Black Horse Hill), the winding lanes and the number of connecting footpaths form a honeycomb of routes. The footpath network is a distinctive and highly valued feature, often linking places in unexpected ways, reflecting the variation in the plot patterns and building designs.

The focal point of the footpath network is the old centre, in particular the church. Around it, footpaths link the main social meeting places – the pubs close to each end of Hall Yard, the shop, the fishing pond, and the church hall. Footpaths from the centre lead to facilities around the village boundaries, including the school and the recreation ground. Routes cross in many places, notably

at 'five ways' behind the church hall where several footpaths converge.

Footpaths cross the countryside linking Appleby to remote settlements - one reason why many villagers list walking as a favourite pastime.

As a result, people tend to walk rather than drive to village amenities. The footpath network allows people to meet, walk and talk together in quiet places, away from traffic and noise.

Where old footpaths have been retained in new developments, such as the route connecting St Michael's Drive, Hillside and Black Horse Hill, they have contributed to the integration of these developments into the social life of the village. Newer developments without footpaths as short cuts are cut off from the village centre. These areas have tended to become separate communities, normally reached only by car. This is the case with Parkfield Crescent and the newer portion of Didcott Way (beyond Moore Close) where a footpath through to Garton Close and on to Hall Yard would have made a significant difference to accessibility.



*The type of area most valued by residents*

## *Open Spaces and Settings*

32. Green and other undeveloped spaces in the village, and the green corridors connecting them, both within the village and from the village to the surrounding countryside, should be conserved wherever possible.
33. The stream is a valuable historic and ecological feature. Every effort should be made to protect and enhance it, without detriment to the habitat it provides. The space around it should be retained, and back developments between houses and the stream should be avoided as much as possible in order to protect the setting of the stream and the green corridor it provides through the village.

## *Open Spaces and Settings within the Village*

Appleby has no village green as such, but it does have significant and valuable fields and open areas. This openness is enhanced by the green spaces around the village boundary, including the recreation ground and allotments. Green corridors link internal fields with the countryside around, giving the impression of the countryside coming into the village. These corridors include footpaths, open land such as the play area in Didcott Way, and the borders either side of the stream

Apart from an area in the vicinity of St. Michael's Drive and Duck Lake there is at most a single developed road between the green centre to the village and the surrounding pastureland.

The most important fields are around the Moat House and church, crossed by the stream. As well as its historical significance, this area is visually and ecologically valuable, forming the natural, green heart of the village. It provides the setting for important historic buildings in the conservation area, and contains many mature trees and part of the original moat.

There are valuable spaces around the older parts of the village that are outside the conservation area, particularly around Black Horse Hill, Old End and Stoney Lane.

Buildings along the roads parallel to the stream have long, thin gardens behind them. These are not public space, but nevertheless contribute to the open nature of the village centre and enhance the green corridor around the stream.

*Open spaces - the recreation ground is enjoyed by all*





## *The Natural Environment*

The natural environment provides a setting for the built environment. Appleby has many trees, hedges and wild areas in the village and in the surrounding countryside. The stream and moat provide a variety of habitats, and the old clay pits are now important wildlife ponds. Wild flowers bloom on the verges and fields in the village centre. The church walls and other old stones harbour interesting lichens. There are bats, reptiles, small mammals and many species of birds.

The conservation area contains a diverse mixture of mature deciduous trees which now enjoy some protection against chopping and lopping, but other areas outside the conservation area are more vulnerable (for example, Stoney Lane and Old End).

There are some very old hedgerows in the parish. In the village these include stretches along Mawbys Lane, Top Street, Snarestone Road, Botts Lane, Church Street, Rectory Lane and Bowleys Lane. In the surrounding countryside there are ancient hedgerows along parts of the parish boundary, particularly at No Man's Heath and Salt Street.

Older trees and hedges are mostly indigenous, including ash, lime and oak. Native species provide the most suitable habitats for wildlife, and are in keeping with the natural character of the village.

Regenerated elm trees are starting to appear growing from hedgerows. There is some evidence of Dutch elm disease in these trees, and their growth should therefore be controlled.



*Old clay pit pond*

### Guidelines

#### *The Natural Environment*

34. Wildlife habitats should be protected and enhanced. In the village, this includes existing hedges, trees, wild areas and water features. In the surrounding countryside, old hedges and mature trees are particularly vulnerable.
35. Proper, sympathetic maintenance of hedges and pastureland should be promoted. In particular, elm hedges should not be allowed to grow into trees because of their current susceptibility to disease.
36. The stream is particularly important and should be kept as a natural, open waterway.
37. New planting should be of indigenous species, and householders in particular should be encouraged to make their gardens wildlife friendly by providing native habitats.
38. New developments should seek to incorporate features to encourage wildlife, such as bat and bird boxes, and ponds.
39. The over-use of pesticides and herbicides should be avoided. The authorities should be encouraged to minimise their use of herbicides along highways, and over-cutting of verges should be discouraged.
40. Conservation of ponds in fields around the village should be supported. Local groups should be encouraged to undertake conservation projects of this nature.
41. The ridge and furrow fields around Appleby are very old pastureland and should be particularly valued and retained in their present state.



*Former chapel sensitively converted to residential use*



*Cottage - Top Street*



*Rock House in Mawbys Lane (a sunken lane)*



*St. Michael's Drive - the first of the executive developments*

## *The Built Environment*

### **The Old Village**

Residents distinguish between the 'old' village - the developed areas on the original roads - and the 'new' estates. The 'old' village includes the conservation area, roads around Old End crossroads, and roads leading out of the village. These all have a mix of new and old buildings but where these are intermingled and sensitively designed, they sit happily together. Only where rows of newer houses have been built together (along Top Street, Church Street, Measham Road and Bowleys Lane) does the village feel more regimented and less interesting.

Originally the oldest houses around the stream would have been timber framed. Top Street buildings appeared next, comprising houses of sandstone and brick.

Appleby's first uniform development was in Church Street with a row of early 19<sup>th</sup> century artisans houses constructed of attractive high quality brick work

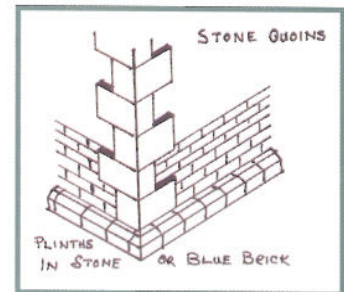
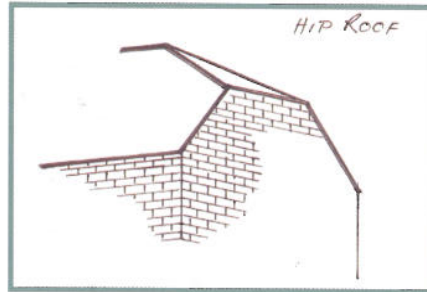
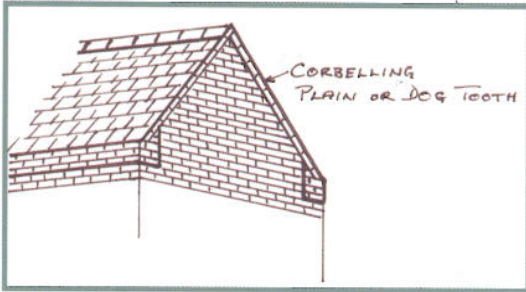
In the outer developed zone there are old buildings sensitively converted to residential use - two old chapels (in Top Street and Rectory Lane), and several successful barn conversions.

The most successful combination of new with old is at Old End, between Chamant Manor and Stoney Lane. This is an excellent example of new houses fitting in with the surrounding character, reflecting the style of older buildings and incorporating individual characteristic features.

It is regretted that some old timber framed houses have been lost recently to make way for newer developments.



*A mixture of periods and designs*



### Sizes, Shapes and Angles

The orientation of older buildings and the shape of their plots reflect the historical field patterns and the importance of the stream as a focus, which dominated early development. Houses are often at odd angles to each other. Many are end on to the road, most likely set along lines of ridge and furrow. There are several examples in Black Horse Hill.

Throughout the old village there is a mixture of different building sizes and heights. Traditional tall houses like Eastgate House on Top Street, narrow buildings with steeply pitched roofs, sit close to smaller cottages. Nothing appears 'planned'.

Where buildings follow the line of the stream, along Church Street and Top Street, they are set close together, with large spaces behind them, separating them from the water, and little or no land in front. Many doors open directly onto the street.

Houses are often at different levels too, where sunken roads have left dwellings elevated above street level, with steep steps leading up to the front door. This is particularly evident in Mawbys Lane and Black Horse Hill.

### Materials and Distinctive Features

Appleby has one remaining thatched cottage, but there is plenty of evidence of previous thatching on old timber frames. For example, at Rock House in Mawbys Lane, where timbers are exposed at the end of the roof structure. Steep roof pitches are further evidence of previous thatching.

There are timber framed buildings remaining in Appleby (including the Black Horse public house), although this is

often concealed under rendering.

More typically houses are red brick, in some instances attractive Flemish or Suffolk Bond. Many old houses are brick on stone plinths, the most striking example being Rock House. Occasionally these plinths are also brick. Stone quoins are common.

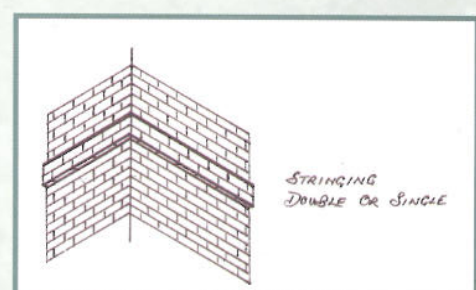
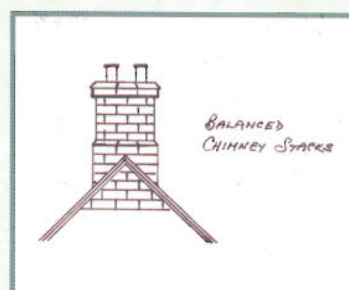
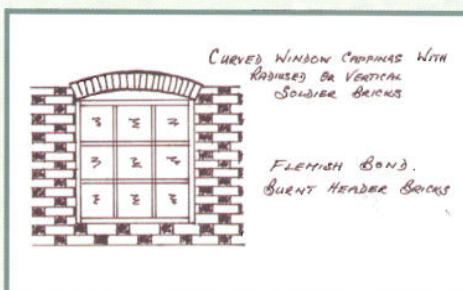
Other characteristic features include bullnosed stone lintels, flared headers, corbelling (both plain and dog tooth) and inter floor stringing.

Stone mullion windows or curved, brick window tops are typical (these 'soldiers' are particularly characteristic of the area). Some original window frames remain, and where frames have been replaced this has mostly been done sympathetically, using timber frames and retaining the original aperture size. Unfortunately, some uPVC has crept in recently.

As with the buildings themselves, roofs vary in orientation, pitch and height, but the tiles are mostly dark red, weathered clay, which gives a visual cohesion to the roofscape. Even within a single row of buildings the roof-line can vary considerably. Dutch hipped roofs are common. Roof pitches are typically at least 45°.

Chimneys are often central on ridges, or sometimes at either end, but visually balanced, tall and stepped, with stringing around. Typically these strong chimney stacks rise at least 1.2m above the roof line.

Where garages have been added to older properties these have tended to follow the general theme and be placed in different positions relative to the dwellings. Some use or replace outhouses.



### Property Boundaries

Property boundaries within Appleby tend to be marked with brick or stone walls, or hedges. Stone retaining walls are found along sunken roads, the best example is the churchyard wall.

Elsewhere non-retaining walls are more often brick made of the same red clay used for many houses, sometimes incorporating stone plinths. Some of these are tall and very distinctive, for example around the school, and opposite the Black Horse. Many are nicely capped, like the walls adjacent to Hall Farm on New Road. The colour is important – subtle, darker reds predominate.

### Estates of Similar Building Types

Last century there were a number of estate developments where properties of a similar type were constructed in a tightly defined area.

Council properties along Measham Road were built between the wars, and the caravan site was established. Parkfield Crescent followed in the 1950s, designed as social housing with some sheltered residences. In the 1960s and 70s, orchards and fields on either side of the stream were developed as Hillside, an estate of smaller bungalows, and St Michael's Drive, the first of the executive developments.

In the 1990's the trend for large, executive style houses continued. The most dominant of these is the David Wilson estate, comprising Didcott Way and Moore Close. More recently Garton Close and a smaller development in Duck Lake have been completed.

Each of these has its own character but within each estate there is little variation. Garton Close, within the conservation area, is something of an exception, incorporating many of the design features from older Appleby buildings.



*New with old - Chamant Manor*



*Hillside*



*Measham Road*

## *The Built Environment*

*Guidelines apply to both developers and householders making their own alterations. Whatever the size of the scheme, and whether it is a new building or a refurbishment of an existing building, the same principles of good design should be applied. Not all these guidelines will be appropriate in each situation, but the principles should be applied whenever possible*

42. Estates of standard housing design are not appropriate in Appleby. Linear development, regular house layout and regimented design should be avoided. The existing variety of house sizes, shapes and rooflines should be maintained. New developments should match the variation in plot shapes. Linked and partially linked buildings would reflect local examples.
43. Developers should be encouraged to provide perspective (isometric) drawings or artists' impressions to show how new developments would appear in relation to their overall surroundings.
44. Landscaping should blend in with the natural, country setting.
45. Existing building lines should not be altered without consideration of the resulting spatial effect.
46. Old plot shapes should be retained.
47. New housing should have regard to the local vernacular style. Appropriate characteristic features should be incorporated in new designs but mixing styles or historical references in the same building and ersatz 'period' features that look obviously artificial should be avoided.
48. Existing old buildings should be restored rather than demolished.
49. Older buildings should be maintained using original or sympathetic materials and details. Existing features such as original window and door apertures should be retained whenever possible.
50. Brickwork should be retained in its original state, characteristically unpainted: repointing should be done with appropriate coloured mortars, and unnecessary rendering avoided.
51. Materials and colours used in both new developments and renovations should blend with existing materials. Concrete, plastics and other unsympathetic elements should be avoided. Where possible local and natural materials should be used e.g. appropriate bricks and stone, and timber window frames. Tiles of Staffordshire blue or similar are acceptable. This applies to building and roofing materials, windows, doors, gutters, exterior pipework and other visible features of the buildings.
52. Garden enclosures should be of brick construction, or natural post and rail fence with a planted hedge. Standard fencing panels should be avoided. Hedges should be native species.
53. Garages should be unobtrusive, set back or behind the house if possible.
54. Large areas of hard surfacing should be avoided.



*Left - Old End/Stoney Lane, and right - Garton Close - all are 1990's houses*

## Highways

55. The Parish Council, in co-operation with the Highway Authority, should prepare a statement of style for street furniture that will encourage a coherent and appropriate rural style to be adopted.
56. Street clutter caused by too many items of street furniture of conflicting design should be minimised.
57. There should be no further urbanisation of roads and verges through the use of inappropriate materials such as paving slabs, concrete kerbs and tarmac. Grass verges should be preserved as much as possible. If changes become necessary for safety reasons then preference should be given to the use of old stones, appropriate types of compacted aggregate or similar appropriate materials.
58. Leafy green lanes are a characteristic of Appleby and should be conserved.
59. It is the opinion of residents that any additional traffic through the village will have a detrimental effect on its character. Every effort should be made to minimise this effect.
60. Traffic calming should be introduced on sections of straight road, which should be rural in style. Calming features such as narrow winding roads should be retained.
61. Undue widening of roads at junctions should be avoided.
62. White kissing gates, wooden benches and way markers, are characteristic features of local footpaths. Grass should be retained on existing footpaths, and new paths should incorporate the rural characteristics of existing paths, avoiding urban style walkways.
63. Public notice boards should be erected to discourage fly posting, providing they do not clutter the streetscene and are in keeping with the rural style.
64. As possible, cables should be moved underground. In new developments, cables and services should be installed underground.
65. Light pollution at night should be minimised, without compromising safety. Lights should avoid glare and be directed downward. Street lighting using low pressure sodium lamps, following The Institution of Lighting Engineers guidelines, is preferred. Low intensity, low energy and time-controlled lighting should be encouraged, both for street lighting and household security lights.
66. Whilst recognising that road signs must be clearly visible to drivers, these and other signs should be as unobtrusive as possible and in keeping with the rural character. White finger posts are preferred. Road name signs should be considered as part of the statement of style for street furniture.

## Highways and Footpaths

### The Character of Roads and Lanes

The rural nature of Appleby's roads and lanes provides more than just a visual contribution to the village character. Lanes through the village are mostly peaceful, narrow and winding, and their importance to village social life has already been mentioned.

Most roads retain soft grass verges, bounded by mature hedgerows and trees, and without too many urbanising pavements and kerbstones. On Black Horse Hill there are some old stones along the verge, believed to be an early version of kerb stone, so much more attractive than today's concrete slabs. Some kerbing has been added recently on the approach roads, but where there is a pavement, it is generally on one side of the road only.

Quiet leafy lanes such as Botts Lane, Stoney Lane and the bottom part of Snarestone Road, have tall hedges rising directly from the road. These are typical sunken lanes with steep



*Public Notice Boards help reduce fly posting*



*A feature worth preserving*

banks, attractive to both walkers and wildlife.

Other roads are bounded by walls of stone or brick, or both, often rising steeply from the sunken lanes. Mawbys Lane is a particularly striking example, with no pavements down much of its length.

One effect of these narrow roads with sharp bends is to slow down traffic. Cars travel considerably faster along newer, straighter roads (New Street, Measham Road) than on roads retaining their original, winding course, like Bowleys Lane.

Newer developments have not always reflected these characteristics. Cars drive fast down the top part of Didcott Way because it is wide and clear. Harsh pavements give this an urban rather than rural feel.

Traffic is increasing, however, and is approaching levels that are considered by residents to be detrimental to village character. Speeding vehicles, and commercial and heavy vehicles are particular problems on narrow lanes.

The one-way system down Stoney Lane and Black Horse

Hill works well, allowing these lanes to remain relatively quiet and traffic free.

As many older houses in the village have no garages, on-street parking is common. Although this can be unsightly, it does have the effect of slowing down traffic. The response to the village appraisal indicates that the majority of residents do not consider street parking to be a problem.

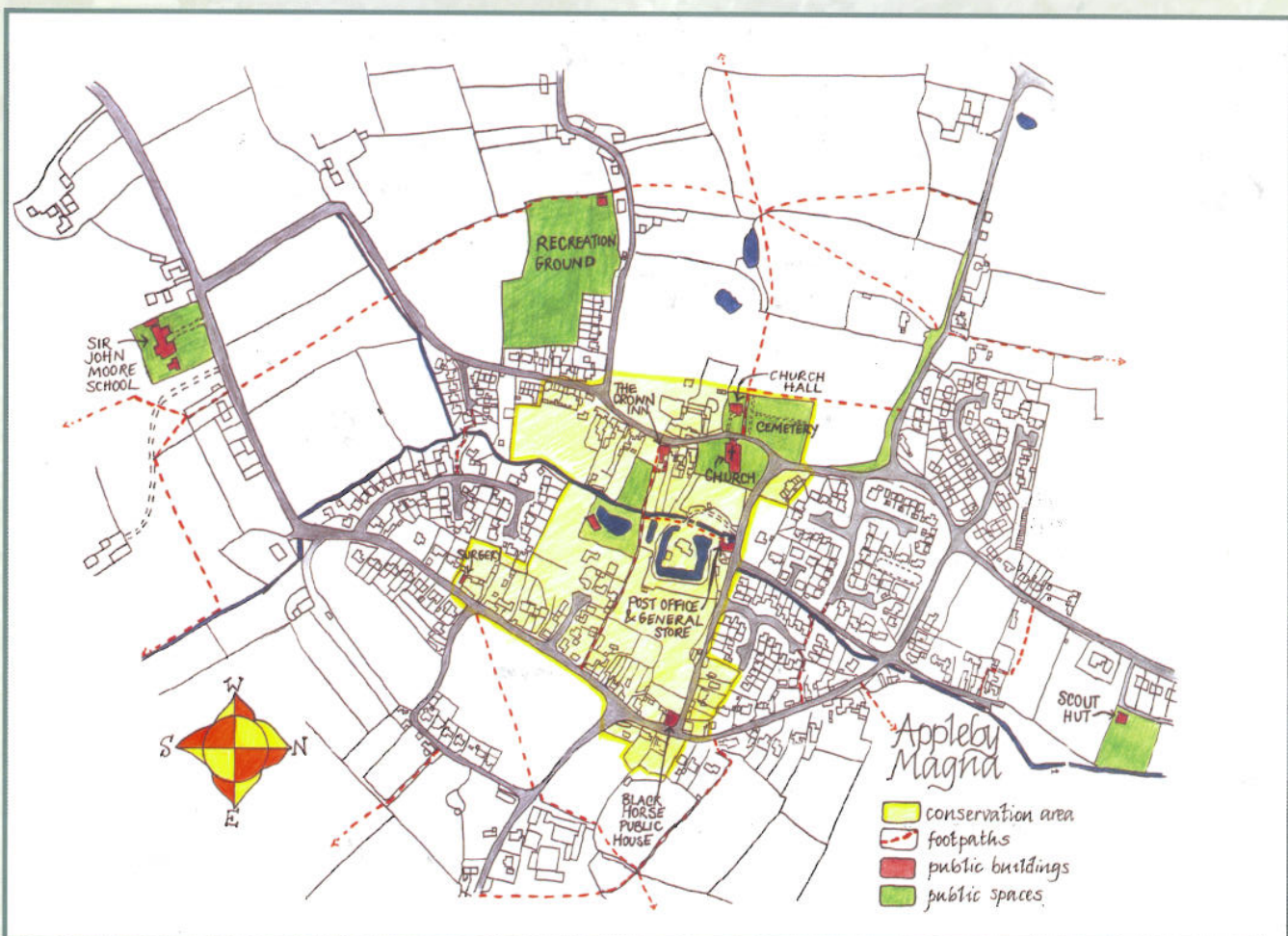
### Footpaths

Appleby's footpaths have their own characteristic features. In particular, the white wooden kissing gates, many of which have been replaced or installed recently by the Footpaths Initiative group.

Most of the footpaths are natural, grass pathways. Way markers are rural in design and signposts are made of untreated wood. Even within the village, footpaths are rural and natural, not urban style walkways.

### Street Furniture

There is no overall cohesive style in street furniture. Some has a rural appearance and is made of appropriate material, such as the new wooden notice boards. Other items stand



out as urban and out of place, like the streetlights and some litter bins. There are areas of clutter, with conflicting styles in the same location.

Older style white wooden signposts have been replaced recently with less attractive metal ones.

There are several wooden benches around the village, in different styles but all appreciated.

The old style phone boxes are particularly valued, as are old post boxes, particularly the King George V box set in the post office wall.



*Soft verges - a characteristic worth preserving*

Appleby has a plethora of overhead cables which are an eyesore. Consequently there are many telegraph poles around the village. These add to the clutter and are frequently used for untidy fly-posting. On the new estates cables are underground.

There are four different types of streetlights, none of which is attractive, the least intrusive being those attached

to the wooden telegraph poles.

At night, bright streetlights emit a high level of light. This light pollution limits the view of the night sky and tends to urbanise the village.

Farther out from the village, the signs to business farms are necessary but visually intrusive.



## Acknowledgements

Appleby Magna and Appleby Parva Village Design Statement has been adopted by North West Leicestershire District Council as Supplementary Planning Guidance. The Council will take its contents into account when considering planning applications that affect the Parish. The Statement has also been endorsed by Appleby Magna Parish Council.

Over 50 local people were involved in the production of this document. A series of open meetings and a Village Character Workshop were held to promote participation. A draft consultation copy was given to each household in the Parish and all comments received were discussed by the team in order to reach a consensus of local opinion.

The team wishes to thank Johannah Dyer for the village maps; Peter Selby, Michael Hill and Christopher Wedgbury for their photographs; workshop team leaders Gerald Box (history), Chris Rush (landscape) and Michael Dyer (highways); Deana Morris for organisational assistance; Hazel Fish at Leicestershire and Rutland Rural Community Council for advice and support; and the many other people who have contributed to the project, with written comments and by participating in the Village Character Workshop and other events.

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Village Design Team Committee

Chair: Duncan Saunders, Appleby Magna Parish Council

Secretary: Elsie Jeffrey, Clerk to the Parish Council

Project Co-ordinator: Marilyn Dunkelman

Treasurer: Jo Mason

Design: Jacqui Dervan

For additional copies of this Village Design Statement, contact the Clerk to Appleby Magna Parish Council. The document can also be downloaded from the Appleby village web site, [www.applebymagna.org.uk](http://www.applebymagna.org.uk).

Published by Appleby Magna Village Design Team: Chairman, Duncan Saunders, Leyland House, 22 Botts Lane, Appleby Magna, Swadlincote, Derbys DE12 7AL.

## References

*Reference documents and sources include:*

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