



## Planning Policy Committee - 14 June 2010

### Twywell Conservation Area Review

#### Summary

This report is to inform the Committee of the background and progress to date of the Twywell Conservation Area review work, and to seek the Committee's approval for designation.

#### Attachment(s)

Annex 1 - Twywell Public Consultation Report

Annex 2 - Draft Twywell Conservation Area Appraisal

Annex 3 - Draft Twywell Conservation Area Management Plan

Annex 4 - Draft Twywell Conservaiton Area Plan

#### 1.0 Background

- 1.1 The village of Twywell was first assessed by the Council for conservation area status in 2005. The village was considered unsuitable for designation, for the following reasons:
- Many of Twywell's historic buildings and rows of cottages had been demolished
  - the surrounding landscape had been significantly altered through mineral extraction (1851-1969)
  - there has been a decrease in public (community based services) provided within the village.
- 1.2 The decision not to designate was approved by the Strategy Committee at its meeting in September 2006 (minute 142). It was further agreed at the meeting that a village management plan would be produced.
- 1.3 The decision not to designate created a strong level of dissatisfaction among residents and the Parish Council, and given that a full management plan was not produced (due to a staff-changeover), and that there were some minor inaccuracies in the documents considered by committee, it was decided for the avoidance of doubt that the village be re-assessed. The review was undertaken by consultants as part of the Council's wider programme of conservation area review agreed by the Policy and Resources Committee in December 2007.
- 1.4 Upon reassessing the village (Autumn 2008), the consultants came to the view that the village does, in fact, have sufficient character to merit conservation area status. A draft area of special architectural and historic interest was drawn up, with the possibility of extending the proposed boundary further to include virtually all of the built up area of the settlement, which it was noted had expanded little since the late nineteenth century.
- 1.5 A workshop was held in the village in October 2008. Those present supported the proposed boundary.
- 1.6 A conservation area appraisal document and management plan were produced following the meeting. The Policy and Resources Committee approved public

consultation on the documents at their meeting in March 2009 (minute 417). The consultation was carried out in late Spring 2009 and due to the work programme of conservation area review, we are now bringing the proposals to this committee.

## **2.0 Feedback from public consultation**

- 2.1 The proposals were generally received positively; however, a few responses were less favourable (Annex 1).
- 2.2 Two key issues arising from the consultation are those of East Northamptonshire Council's perceived change in position since 2006 and the inclusion of the northern part of the village.
- 2.3 In responding to the first of these issues, it should be noted that whilst there has been some relatively modern development in Twywell, it is not dominant and is largely set-back from the principal frontages. The village also contains a good concentration of historic buildings with an historic layout and attractive views.
- 2.4 Whilst there have been no fundamental changes in circumstances since the review of the village in 2005/2006, more detailed guidance from English Heritage on undertaking conservation area appraisals has emerged. The guidance provides greater clarity for decision making and this has been a contributing factor in reaching a positive assessment of the area.
- 2.5 Regarding the inclusion of the northern part of the village, the respondents are considered correct in saying that the southern area is more cohesive in terms of historic character. However, the northern area is still considered important in terms of overall interest; it contains a concentration of 'positive buildings', one of which is the former school. Therefore, it is considered that the northern part of the village should be retained within the boundary.

## **3.0 Comments on issues identified in 2005 work**

- 3.1 The consultants were not provided with a copy of the previous assessment of the village, to eliminate the potential for any preconceptions about the area, and also to ensure that their assessment was completely independent. For this reason, their work does not specifically address the issues raised in the 2006 Strategy Committee Report (as listed in paragraph 1.1). Therefore, each of the points has been addressed below.
- 3.2 It is agreed that some buildings have been demolished in the village in the past. A comparison of the ordnance survey maps informs that most of the redevelopment occurred between 1958 and 1972. Principally in this time two rows of cottages in the northern part of the village were demolished. The scale of the redevelopment, however, is not considered to be greater than that which has occurred in most historic settlements in similar years. As has been noted already in this report, the village contains a good concentration of historic buildings.
- 3.3 Whilst the past mineral extraction activity surrounding Twywell has resulted in the loss of a large number of its traditional fields (particularly to the south west), its former industrial landscape is considered important in itself as a key feature of the village's wider landscape setting. This landscape is unique in the District, and part of which is recognised a site of special scientific interest.
- 3.4 The public services issue is not considered to be wholly relevant to conservation area designation.

## **4.0 Conclusion**

- 4.1 All representations have been duly considered by both Officers and the Council's consultants and with the exception of minor amendments to text to reflect comments

received, no changes to the conservation area proposals are considered to be justified.

## 5.0 Recommendation

5.1 The Committee is recommended to approve the proposed Twywell Conservation Area in accordance with the attached documents.

<b>Implications:</b>					
<b>Corporate Outcomes or Other Policy/Priority/Strategy</b>					
Good Quality of Life		<input checked="" type="checkbox"/>	Good Reputation		<input checked="" type="checkbox"/>
Good Value for Money		<input type="checkbox"/>	High Quality Service Delivery		<input checked="" type="checkbox"/>
Effective Partnership Working		<input type="checkbox"/>	Strong Community Leadership		<input type="checkbox"/>
Effective Management		<input type="checkbox"/>	Knowledge of our Customers and Communities		<input type="checkbox"/>
Employees and Members with the Right Knowledge, Skills and Behaviours					<input type="checkbox"/>
<b>Other:</b>					<input type="checkbox"/>
Decision(s) would be outside the budget or policy framework and require full Council approval					<input type="checkbox"/>
<b>Financial</b>	There are no financial implications at this stage				<input checked="" type="checkbox"/>
	There will be financial implications – see paragraph				<input type="checkbox"/>
	There is provision within existing budget				<input type="checkbox"/>
	Decisions may give rise to additional expenditure at a later date				<input type="checkbox"/>
	Decisions may have potential for income generation				<input type="checkbox"/>
<b>Risk Management</b>	An assessment has been carried out and there are no material risks				<input checked="" type="checkbox"/>
	Material risks exist and these are recorded at Risk Register Reference - inherent risk score - residual risk score -				<input type="checkbox"/>
<b>Staff</b>	There are no additional staffing implications				<input checked="" type="checkbox"/>
	Additional staff will be required – see paragraph				<input type="checkbox"/>
<b>Equalities and Human Rights</b>	There will be no impact on equality (race, age, gender, disability, religion/belief, sexual orientation) or human rights implications				<input checked="" type="checkbox"/>
	There will be an impact on equality (see categories above) or human rights implications – see paragraph				<input type="checkbox"/>
<b>Legal</b>	Power: Planning (Listed Buildings & Conservation Areas) Act 1990				
	Other considerations: PPS5: Planning and the Historic Environment				
<b>Background Papers:</b> Twywell and Raunds Conservation Area Reviews, Policy and Resources Commi 16 March 2009					
<b>Person Originating Report:</b> Lloyd Mills, Senior Conservation Officer, lmills@east- northamptonshire.gov.uk, 01832 742133					
<b>Date: 24 May 2010</b>					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	

(Committee Report Normal Rev. 21)

**PROPOSED TWYWELL CONSERVATION AREA  
PUBLIC CONSULTATION REPORT**

17-Jun-09

**Comments supporting the designation of Twywell Conservation Area, or 'neutral' opinions**

<b>Number</b>	<b>Name</b>	<b>Comment</b>	<b>Response</b>	<b>Action</b>
1	Mrs P D Stubbs	(i) Supports the designation of the CA (ii) Emphasises the importance of the stone walls of Manor Farm on both sides of the road (iii) Wants to see the hedges at the Slipton Road end of the village preserved (iv) Make sure the telephone kiosk is preserved (v) Asks about the archaeological potential of the village	Noted Agree Agree Agree Agree	NFA (No further action) Check text to cover this Check text to cover this Check text to cover this Check with Council to see what additional information there may be about this
2	H Bird (?)	(i) Comments about extent of listing on some of the buildings in Twywell (ii) Concerned about designation as a CA bringing further restrictions - needs clarification - however doesn't actually oppose designation (iii) Concerned that providing listed status to buildings has not necessarily given them sufficient protection, and quotes an example	Agree Automatic restrictions in a CA are in fact fairly minimal and are set out in the draft Appraisal CA status will give the Council greater powers to resist unsympathetic changes in the village, including alterations to listed buildings	Check statutory list Check that these are adequately described in the Appraisal NFA

3	Paul and Margaret Ansell	(i) Supports the designation of the CA	Noted	NFA
		(ii) Notes that the accompanying map is inaccurate at back of Greystones	Noted	Map will be amended accordingly
		(iii) Historical background - evolution of Duck Row /Greystones	Noted	Appraisal to be amended accordingly
4	Mr and Mrs Frier	(i) Considers Twywell to have a real sense of history as a working farming village- want to protect the views trees and topography for future generations	Noted	NFA
		(ii) Thinks that the telegraph/electricity poles and lines should be undergrounded	Noted - already in text	NFA
		(iii) Agrees with assessment of positive buildings	Noted	NFA
		(iv) Suggests adding views out of the village to the east and west	Noted - will check	Possibly add further views if considered appropriate
		(v) Supports CA status for Twywell despite possible additional costs, such as when replacing the windows	CA status does not bring automatic controls over window replacement to unlisted residential property so no additional costs would be involved	NFA
5	Sean Flanagan	(i) Provides a number of additional features which could be added to 'Key Characteristics'	Agree with some	Amend text accordingly
		(ii) Adds some negative features such as overhead cables, street lighting, poor condition of some of the buildings and public seating, and poor quality road surfacing	Agree with some	Amend text accordingly

		(iii) Suggested further features of merit	Agree	Amend text accordingly
		(iv) Agrees with proposed CA boundary - wants to keep Twywell as working community - thinks more recent development has been much better	Agree	NFA
6	Twywell Parish Council	Supports CA designation and has provided some detailed comments on the maps and the text, all fairly minor additions and points of clarification	Agree	Accept all comments and amend the Appraisal and maps accordingly

#### Comments objecting to the designation of the Twywell Conservation Area

Number	Name	Comment	Response	Action
7	Thomson Webb and Corfield Solicitors acting on behalf of the owner of Gordonville, Slipton Road, Twywell	(i) General comment - objects to CA designation as inappropriate and ill conceived - not in the interests of the community and detrimental to the maintenance and enhancement of a viable and thriving community - no reason for the Council to depart from its decision in September 2005 not to designate (ii) Says Twywell does not have sufficient architectural or historic interest (iii) Concerned that CA status will stop new development	Noted  Disagree - the Appraisal sets out what is of architectural and historic interest Disagree - CA status will not stop development but will give the Council powers to resist development which does not 'preserve or enhance' the character of Twywell	NFA  NFA NFA

- |  |  |     |
|--|--|-----|
| (iv) Old buildings can be protected by listing - it is not necessary to seek to protect them by CA status  | Disagree - not all historic buildings are eligible for statutory listing, and CA status does prevent unlisted historic 'positive' buildings from demolition and provide the Council with greater powers to resist unsuitable alterations or extensions | NFA |
| (v) The Appraisal Map encompasses the whole village including modern buildings of no merit and two working farms with buildings in poor condition.     | Many conservation areas encompass areas of mixed development - the inclusion of a few modern buildings is therefore justified so long as they do not detract from the overall quality of the area, which these do not                                  | NFA |
| (vi) CA designation will not prevent development outside the village envelope so is again not justified from that point of view                        | Disagree - designation as CA will help the Council resist applications around Twywell although the Settlement Boundary is the primary means of control.  | NFA |
| (vii) Considers that the village has little community life and needs new development including affordable housing to bring vitality and sustainability | Disagree - other respondents think that Twywell has a very strong sense of community - also CA designation does not stop new development but does require that only the best development is allowed  | NFA |

(viii) Considers that there are too many negative features in the village to merit CA status - also CA status is not needed simply to protect the two buildings worthy of listing or to prevent other buildings from demolition

Disagree - whilst there are some negative features in the village these are greatly out-numbered by the many positive buildings and spaces

NFA

(ix) CA status will put developers off investing in the village

This may happen for some large scale development - but the general effect can only to the advantage of the environment

NFA

(x) A previous Appraisal prepared by the Council in 2005 suggested that Twywell was too altered to merit CA status - nothing has changed since then

The previous Appraisal accepted that the village had both negative and positive features - at that time it was considered that the negatives were more predominant. Since 2005 CA designation has become slightly more encompassing in considering areas which before might have been dismissed as borderline. There is also a great deal of local support for designation, particularly from the Parish Council.

NFA

8

R Adrian Oliver

(i) Considers that the village and the surrounding landscape have been too heavily altered to merit designation as a CA

Whilst some changes have occurred it is considered on balance that sufficient remains of the historic buildings, plots, street layout and landscape features to justify CA designation.

NFA

(ii) Considers that designation as a CA would devalue the other CAs the Council already has	Conservation areas can be very mixed with varying degrees of completeness and architectural or historic interest - the fact that Twywell has been altered to a degree does not mean that what is left has no value - CA designation is now more inclusive, for instance encompassing historic landscapes, industrial towns or villages, or canals.	NFA
(iii) Objects to two cottages in Rectory Drive off Lower Street being marked as positive as they are extremely dilapidated.	It is the architectural or historic interest of buildings rather than their structural condition which determines whether they are 'positive'.	NFA
(iv) Considers that some of the trees marked on the Townscape Appraisal Map are of little merit	Noted	Check photos/records and amend map if necessary
(v) Objects to CA status as another layer of bureaucracy.	Noted	NFA

9	Mr Farnsworth of Berrys acting on behalf of Corus, Mr Oliver, Mr Childs and Mr Fox (email dated 27 May 2009)	(i) Objects to CA status for a variety of reasons: Twywell has no particular characteristics; additional controls are unwelcome; Twywell is not cohesive architecturally and the buildings which need to be protected are already listed; no justification in Appraisal for designation; this report is an unnecessary expense and contradicts the Council's earlier report in 2005; there are some inaccuracies in the report (e.g. slaughter house is redundant, tin roof was there when it was listed).	Noted	NFA
		(ii) Surrounding countryside - 2005 report said designation not justified as landscape had been altered by industry - recent report suggests landscape is of merit	Landscape is of merit and contributes to the setting of Twywell	NFA
		(iii) No reference is made to the 2005 Appraisal	The consultants were aware of the document but were asked to provide a unbiased professional opinion	NFA
		(iv) Concerned that CA status will provide further restrictions on development than already exist	CA status will have an effect but this will be positive in that all new development will be even more carefully assessed by the Council	NFA
		(v) Considers that the designation of Twywell as a CA could mean that other similar settlements in the District could be designated as CAs	This would be up to the Council to decide on a case by case basis.	NFA

		(vi) The Appraisal should consider how many buildings have been demolished as part of the justification for CA status.	No need - the decision on CA status is made on what is seen today, with the historical development of the village informing the understanding of the decision	NFA
		(vii) CA status will prevent the village from evolving - flexibility is needed to maintain the vitality of the community	CA status will not prevent the village from evolving but will help to ensure that it does so without losing its special character.	NFA
		(viii) Listed buildings are already protected and do not need additional protection.	Agreed but CA status will help to preserve their settings and immediate surroundings.	NFA
10	Paul Johnston of Berry's on behalf of Corus (email with enclosed report 28 May 2009)	(i) Items 2.3-2.8 Description in the current Appraisal of Twywell as a 'compact linear village' which is 'remarkably cohesive' is not accurate and is at odds with the 2005 Appraisal and the RNOTP	The description is accurate and section 6.1 of the Appraisal sets out the relationship of these spaces in detail, making it clear that the 'green' divides the upper and lower parts of the village - this section also clearly states "the principal street passes through areas of different character".	NFA
		(ii) Items 2.9-2.10 Considers that the assertion in the 2009 Appraisal that the buildings are built 'predominantly from limestone' contradicts the 2005 Appraisal, which points out the variety in scale, mass and styles	Section 8.2 points out that both limestone and brick are used, depending on the age of the buildings - Section 8.1 also refers to 'an assortment' of 19th century houses and cottages, making it clear that there is variety.	NFA

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|---|---|-----|
| (iii) Item 2.11-12 Says LBs do not form part of the street scene in the north or in south   | There are three very visible LBs in the south - the Old Friar PH, a key focal building, and the adjoining Home Farm House and its listed barns - these completely define the eastern side of Lower Street; in the north, there is a notable cluster of positive buildings in High Street which clearly define this part of the main street. | NFA |
| (iv) Item 2.13 - 2.17 sets out the modern development in the village and says this does not justify CA designation                      | It is accepted that there has been some modern development but it is not considered that its effects are so detrimental that CA designation is not justified.   | NFA |
| (v) Item 2.19-2.22 The assessment of the value of the landscape around Twywell in the 2009 Appraisal is different to the 2005 Appraisal | Both documents point out that there have been changes - however, the 2009 Appraisal considers that the surrounding countryside is still sufficiently attractive to make a positive contribution to the setting of Twywell.  | NFA |

- |  |   |
|--|---|
| <p>(vi) Items 3.1-3.5 Questions why the Council considers that CA designation is now appropriate as the 2005 report says designation should not go ahead.</p>    | <p>The previous Appraisal accepted NFA that the village had both negative and positive features - at that time it was considered that the negatives were perhaps too predominant. Since 2005 CA designation has become slightly more encompassing in considering areas which before might have been dismissed as borderline. There is also a great deal of local support for designation, particularly from the Parish Council.</p> |
| <p>(vii) Item 4.1- says the Appraisal does not contain sufficient photographs, plan form/layout analysis or chronological mapping to justify its conclusions</p> | <p>Photographs and chronological mapping will be provided in the final illustrated report. Plan form/layout is covered in paras. 6.1-6.4. NFA</p>   |
| <p>(viii) Item 4.2 says additional planning controls are not justified</p>   | <p>CA status will not prevent the village from evolving but will help to ensure that it does so without losing its special character. NFA</p>   |
| <p>(ix) Item 4.3 - Townscape Appraisal Map does not include the topography which if examined would confirm the lack of cohesiveness in the village</p>           | <p>This is dealt with in several parts of the Appraisal, particularly paras. 4.2, 4.3, 6.1, 6.2, 6.3 and 6.4. NFA</p>   |

- (x) item 4.4 There is a conflict in the way the public realm features are described. There is no conflict- the sentence "far too dominant" clearly relates ONLY to the Wirescape. The phrase "low key and unobtrusive" relates to the pavements, street lighting, street furniture and signage. NFA
- (xi) item 4.5 Says the proposed CA boundary is defined by fixed features on the ground but to the north is more ambiguous The proposed CA boundary largely follow existing legal property boundaries and encompasses the built up part of the village, which has changed very little since the 19th century. To the north the boundary includes a short section of verge to encompass Gordonville, and the garden and woodland to the south of Gordonville, before returning to follow garden boundaries to properties further south. NFA

(xii) item 4.5 questions why the areas of open countryside are included within the proposed CA boundary.	The land in question is not "open NFA countryside" - to the north it is woodland which defines the boundary to Manor Farm; to the south, it is a field with ponds which lies between Manor Farm and Home Farm. These areas of land clearly form part of the village and contribute to its rural character, so to exclude them would be to suggest that they do not make a positive contribution to the character of Twywell or to the setting of the listed buildings detailed above.	NFA
(xiii) Comment about definition of land in the RNOTP and the Appraisal being different	The status of the village settlement boundary for Twywell has no bearing upon the CA review work.	
(xiv) Item 4.8 Only one thatched building remains	Noted	NFA
(xv) Item 4.9 A number of curtilage listed buildings are marked as positive so they are already protected (e g Manor Farm)	Noted - but it is helpful to have them notated as such on the Townscape Appraisal Map when considering future applications for change - also the interpretation of 'curtilage' can vary so marking them as positive helps to protect them in the future.	NFA

(xvi) There are no listed buildings in the north part of the village, which is very different in terms of form, character, age and quality of buildings to the south	Agreed that the two parts of the village are different but still consider that CA status is justified in the north part given the high number and concentration of the 'positive' buildings	NFA
(xvii) Item 4.11 and 4.12 No explanation has been provided as to why the Council now considers designation as CA appropriate	CA designation is constantly evolving and areas which were considered of lower quality or too altered in the past are now being designated.	NFA
(xviii) Considers that CA designation will prevent the village from growing or changing in any way	CA designation will not prevent change, but will ensure that any changes are of the highest possible quality.	NFA

# Twywell Conservation Area Character Appraisal

Draft 2  
22.10.09

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## 1 STATEMENT OF THE SPECIAL INTEREST OF THE TWYWELL CONSERVATION AREA

The key characteristics of the Twywell, which make it worthy of conservation area are:

- Early settlement with church dating back at least to the mid 12<sup>th</sup> century;
- Location in attractive rural setting in rolling countryside close to Thrapston, with many footpaths in the vicinity;
- Village is surrounded by fields and areas of woodland, with some landscape features relating to the quarrying of limestone and iron ore, which continued around the village until the 1960s;
- Popular and well cared for village allotments;
- The linear village stretches out along Lower Street and High Street, with an informal village centre around The Green;
- Large gardens, areas of woodland and fields actually within the conservation area add to its rural qualities;
- St Nicholas's Church, listed grade II\*, and dating from at least c.1150, is the principal historic building;
- The adjoining Manor House dates to the 15<sup>th</sup> century although it is dated 1591;
- Two further farm groups, Home Farm (dated 1663) and Manor Farm, of the early to mid 19<sup>th</sup> century, which is still a working farm;
- A number of listed and unlisted farm buildings, all of merit;
- Simple vernacular forms, often relating to agricultural uses such as farmhouses, barns, and stables, all within the core of the village;
- The provision of local facilities including the butcher's shop and public house;
- The use of limestone, quarried locally, for walling, the stone being either cut into ashlar blocks or left as rubble stone, and roughly coursed;
- The later use of red brick, made at the brickworks which are shown to the south of Twywell on a map of 1901;
- Roofs were historically covered in Collyweston stone slate (for the more prestigious buildings) or thatch, of which only one visible example remains – the Old Friar Public House;
- Use of orange Roman clay pantiles, presumably also made locally, in many locations, particularly for the barns and outbuildings;
- Despite some modern infill, the village is remarkably cohesive with mostly listed or 'positive' unlisted buildings creating the streetscape.

## 2 INTRODUCTION

### 2.1 Background

This Conservation Area Appraisal has been written by The Conservation Studio on behalf of East Northamptonshire Council. It was prepared in January 2009, along with the Management Proposals, and both were subject to a process of full public consultation after which any necessary amendments were made and the final documents produced. The Twywell Conservation Area was designated on (date to be input) after the preparation of these documents.

This Appraisal, with the accompanying Management Proposals, will be used to guide future development and improvements in Twywell in conjunction with existing and forthcoming planning policies adopted by East Northamptonshire Council.

The conservation area boundary encompasses the whole of the existing built-up part village and some of the green space which surrounds it. It therefore includes the medieval church (St Nicholas's), three groups of farm buildings, one of which has been converted into residential use, and a number of cottages and village houses. A certain amount of 20<sup>th</sup> century development, of paired or detached houses, is also included as overall their impact on the character of the historic settlement is considered to be minimal.

### 2.2 Planning policy context

Conservation Areas are defined as '*areas of architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (The Act). Local Planning Authorities are required by the Act to identify the parts of their area that should be designated as conservation areas and to formulate and publish proposals to preserve or enhance them. Local authorities must submit proposals for the protection and enhancement of conservation areas for consideration at a public meeting within the relevant area. They must also have regard to any views expressed by people attending the meeting.

Broadly, the effects of designation are:

- Conservation area consent must be obtained from the local planning authority or Secretary of State prior to the substantial or total demolition of any building or structure within a conservation area, with some exceptions;
- The local planning authority must consider the desirability of *preserving or enhancing* the character or appearance of the conservation area when assessing applications for change in conservation areas;
- Permitted development rights are slightly different in conservation areas;
- Permission is required from the planning authority to fell or lop a tree over a certain size.

Further information about conservation area controls can be found on the Council's website [www.east-northamptonshire.gov.uk](http://www.east-northamptonshire.gov.uk)

### 2.3 Planning policy framework

Current planning policies for Twywell, including those governing development, are laid out in the North Northamptonshire Core Spatial Strategy (CSS), adopted in June 2008. In particular, CSS Policy 13 (Sustainable Development Principles) sets out criteria for raising standards of design and the protection of existing historic and landscape assets. CSS policies need to be considered in conjunction with the East Midlands Regional Plan (adopted March 2009), in particular Policy 27 (Regional Priorities for the Historic Environment).

The conservation area character appraisal and management proposals documents will sit alongside the conservation policies contained within the CSS and Regional Plan and be complementary to its aims of preserving and enhancing East Northamptonshire's Conservation Areas.

The current relevant planning documents are:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Central government policy, principally as set out in "*Planning Policy Statement 5: Planning and the Historic Environment*".
- East Midlands Regional Plan (adopted March 2009)
- The Joint Core Spatial Strategy for North Northamptonshire (adopted June 2008).
- East Northamptonshire Council's emerging site allocations development plan documents.

### 2.4 Purpose of the appraisal

This appraisal defines the special architectural and historic interest for which the Twywell Conservation Area merits designation. It identifies the positive features that should be protected, and highlights the negative factors that detract from its character and appearance. It will be used by the Council in considering proposals for demolition or alteration of buildings, as well as for new developments. It will also help property owners and developers to take account of the importance of buildings, features, spaces and landscape within and adjacent to the Conservation Area.

This Conservation Area Character Appraisal leads to Management Proposals, setting out policies and actions to conserve and enhance the conservation area's special architectural and historic interest and to mitigate the effects of negative features. The Management Proposals will be included within a Supplementary Planning Document within the Local Development Framework and, as such, will be adopted as local planning policy.

Preparation of the appraisal involved an extensive survey of the conservation area undertaken in October 2008. The omission of any particular feature does not imply that it is of no significance.

### 2.5 Community involvement

The survey of the Conservation Area has included a process of public consultation to identify the following:

- The special characteristics of the Twywell Conservation Area;

- The key negative features and issues;
- A range of possible actions that would mitigate or offset these detractors.

The consultation began with a meeting and walkabout with representatives of the local community including Parish Councillors on 27 October 2008. It was followed by full public consultation in late Spring 2009.

### **3 THE TWYWELL CONSERVATION AREA**

#### **3.1 Designation**

The Twywell Conservation Area was designated on (date to be input)

#### **3.2 Activities and uses**

Twywell is primarily a small residential village, although there are still some buildings in agricultural use. The population in 2004 (including the small hamlet of Woodwell) was 186. Some of the buildings, including Manor Farm, are owned by Corus and are tenanted. This is because until the 1960s iron ore was quarried in the locality before being smelted at Islip Furnaces off Grafton Road, then transported to the steel works in Corby.

The village has no commercial facilities apart from a popular butcher's shop in The Green, which is only open part-time, and the Old Friar Public House at the southern entrance to the settlement. Manor Farm retains a substantial number of barns and other agricultural outbuildings, used in association with animal rearing, although some of them are vacant and in urgent need of repair. More barns can be seen on the southern side of the main street, again in poor condition and only in partial use for storage. Home Farm is another farm group, with a mixture of converted and unconverted barns, some of which are in poor condition. Again, some of these buildings appear to be owned by Corus.

Otherwise, Twywell retains a good selection of cottages, modest village houses, and the occasional grand house like Glebe House (the former rectory) and the Manor House. Further barns, associated with the Manor House, have been converted too residential.

The conservation area also contains the St Nicholas's Church, an important listed building, and the former village school of 1874, now called Macqueen House, an unlisted but historical building used as a Girl Guides Residential Centre.

## **4 LOCATION AND LANDSCAPE SETTING**

### **4.1 Geographic location**

Twywell is a small village on the northern edges of East Northamptonshire, close to Kettering. It lies immediately to the north of the A14 which connects the M1 and M6 to the Port of Felixstowe. Thrapston is about five kilometres to the east, on the far side of the river Nene.

### **4.2 Topography and geology**

Twywell lies in isolation along a ridge on the northern side of the valley of the Allage Brook, a minor tributary to the river Nene. The ground drops quite steeply to the south providing pleasant views over the woods which make up Twywell Woods. To the west, north and east the topography is much flatter, representing a plateaux which continues to rise gently towards the north.

Historic and modern maps record that large quarries, used to extract iron stone, existed to the north east and south of Twywell. Northamptonshire lies next to the coal measures of Leicestershire and the availability of local iron ore and Greater Oolitic limestone for use as a flux led to the development of the Corby ironworks in the 18<sup>th</sup> and 19<sup>th</sup> centuries, which later became a vast steelworks. Twywell lies over this limestone which in places is mixed with sands and clay.

At Twywell the buildings are therefore largely built from this local limestone. This is either used a rubble stone or the better quality deposits can be dressed and used as the more prestigious ashlar blocks. Historic maps also confirm the existence of a Brick Works, suggesting that the local deposits of sand and clay were utilised for the manufacture of bricks and other clay products.

### **4.3 Landscape setting**

Twywell is a rural village which is surrounded by countryside, and although there is some noise from the busy A14, it retains a somewhat cut off and remote character. Around the village, old orchards, small paddocks, and a spinney provide the transition from built-up village into the surrounding landscape, which is characterised by large fields, mainly used for grazing sheep and cattle, with stands of mature trees. In places, the historic field pattern and ancient hedgerows have been disturbed by the effects of quarrying. An area of medieval ridge and furrow, relating to the strip field system which was still in use up to the 18<sup>th</sup> century, can be seen to the north east of the village.

Further to the south, within the valley, the line of the A14 follows the route of the former railway line, the Kettering, Thrapston and Huntingdon branch, which once connected Twywell with Kettering. To the east of the village this railway also once connected into the Islip Furnaces, where iron ore was converted into cast iron before being sent on to Corby. This whole site was once surrounded by quarries and is still in use as an industrial estate. The line of a former tramway (which relates to 20<sup>th</sup> century ore extraction) can still be discerned on the north east side of Twywell, where it forms part of the conservation area boundary and crosses below Lower Street just before it enters the village.

## **5 HISTORICAL DEVELOPMENT**

### **5.1 Archaeological interest**

The site of the village of Twywell, or Twowelle ('Two Wells'), has been occupied by settlers since at least the Iron Age period, and excavations of the Middle Iron Age pits in the area have provided evidence for the growing of spelt, wheat and six-row barley by the early community. The area was also inhabited during Roman times, as has been confirmed by the discovery of flint weapons and other archaeological finds. Although there are no Scheduled Monuments in the Twywell Conservation Area, the archaeological potential of the settlement is high because of its long and complex history. It is likely therefore that an archaeological evaluation of the site may be required before any new development in Twywell is permitted, or that an archaeological watching brief is maintained during building work.

### **5.2 Historical development**

The village is named in the Domesday survey of 1086, and by the 12<sup>th</sup> century it had a parish church, constructed from rubble stone and dedicated to St. Nicholas. Although it may have replaced an earlier structure (some Saxon fabric may survive in the present building), much of the present building, namely the tower, western section of the chancel, and nave, can be dated to c.1140-50. Building work continued during the following century with the addition of a south aisle, and a further remodelling of the windows and interior arches was carried out c. 1300. The present porch was added in the 15<sup>th</sup> century.

The Manor House is located close to St Nicholas's Church and the earliest parts of the building may also date to the 15<sup>th</sup> century. A more substantial number of secular buildings can be dated to the later years of the 17<sup>th</sup> century, the most significant of which is Home Farmhouse, dated 1663 and its adjoining barn, which has now been partially converted to Home Farm Cottages. A range of agricultural outbuildings to the south east of the Manor House is similarly dated 1662, and the nearby dovecote, built of coursed limestone to a rectangular plan, is probably another 17<sup>th</sup> century feature.

The relationship between the village and adjoining farmland during this period is recorded by a map surveyed during the 18<sup>th</sup> century, which shows the greater part of the settlement, excepting that to the south, bordered by a small stream, surrounded by a ring hedge. The fields, though encompassing strips of hedging, are still the open fields of the pre-enclosure years. The private Act of Parliament for the enclosure of lands within Twywell parish was passed approximately fifty years later, in 1765.

A particular legacy to survive from the following century are parts of the parish church which was reroofed in 1822, with more extensive works of the 1860s, which included the rebuilding of the tower arch and the removal of the west gallery.

The erection of the second principal farmhouse located within the centre of the village, Manor Farmhouse, was similarly undertaken during the early to mid 19<sup>th</sup> century. From this period the agricultural economy of the village was to change with the extraction of iron stone and limestone from quarries around Twywell, which started in the 1850s. Further limestone quarries were opened on land associated with Twywell Lodge Farm to the south west of the village during the 1920s when manual labour was initially used to dig out the limestone. Later, large heavy machinery was used to work the site and from the late 1950s onwards iron ore was also extracted, and a railway line was laid to carry stone up to Islip Furnaces for smelting. This became part of the largest narrow

gauge railway in the country. The quarry was finally closed in 1948. Apart from some planting of woodland in the 1930s and 1950s, the site was allowed to revert back to nature, leaving some interesting undulating landscape. In 1994 it was purchased from British Steel by East Northamptonshire Council in order to protect the conservation interests of the site and to provide quiet recreational opportunities for local people and other visitors. The site is now called the Twywell Hills and Dales Country Park, and its overall management was given over to the Rockingham Forest Trust, in partnership with the Wildlife Trust and the Woodland Trust. In 1968-9 the last of the iron ore pits around Twywell was closed, returning Twywell to a quiet, residential village.

The appearance of the village itself was also to change during the 20<sup>th</sup> century. Some of the traditional buildings have been redeveloped or demolished, and areas of the settlement have been in-filled with modern dwellings. Outside the village, the train station has been converted to a dwelling and inside the village, the school closed and converted to another use. Like all small villages Twywell has also lost a number of shops and local businesses. However, the village still retains its important medieval church, the Manor House, a fine collection of farm buildings of varying ages, and an interesting collection of larger houses and more modest cottages.

## **6 SPATIAL ANALYSIS**

### **6.1 Layout and spaces**

Twywell is a compact linear village which follows the gently winding main street (Lower Street and High Street) which connects the various parts of the village together. Most of the buildings lie to the south of this principal street, which runs in a south east to north west orientation. A number of smaller streets or alleys – The Lawn, Church Lane, Panters Lane and Olivers Walk – lie off the principal street. The overall character is rural, with a generally spacious form of layout which is accentuated by the groups of farm buildings and open fields in various locations.

The principal street passes through areas of different character as it opens out or closes in. From the south east, Grafton Road bends sharply before entering the village, the entrance being constrained on one side by Toll Cottage and, on the opposite side, by the Old Friar Public House. A small village green is then notable for its simple grassed space, with one of Twywell's two wells, now out of use, against the boundary wall to Home Farm Cottages. Mature trees in this location are an important feature. Another lane leads off Lower Street at right angles towards St Nicholas's Church (Church Lane) and this forms a loop, rejoining Lower Street slightly further along the slight hill where the road again widens on reaching The Green, technically the centre of the village. Another well can also be found at this point in Lower Street, almost hidden below the bank of ground which rises slightly to the south towards the church.

The Green is another grassed space, with trees and limestone walls on the north east side and a bright red cast iron telephone box, post box and traditional cast iron street light. The telephone kiosk is an important feature in the views along the road and must be retained. On the south west side, attention is focused on The Gables, a mid 19<sup>th</sup> century unlisted house notable for its gabled first floor windows, decorated with fretted barge boards and very pretty cast iron railings to the small front garden. This building is used as a butcher's shop.

At this point the conservation area has a strongly rural character with views over fields to the north east being terminated by the buildings associated with Manor Farm. Mature trees and ponds also add to the attractions of this part of Twywell. More farm buildings and an open field on the south side of the road, close to Panters Lane, provide another substantial 'break' in development. The substantial stone boundary walls which can be seen in this part of Twywell add greatly to the character of the conservation area.

Passing up a slight incline, High Street continues to the upper part of the village, which has buildings on both sides of the road. These are varied in their form, but most of them are historic and the majority sit close to the road, containing it before reaching 20<sup>th</sup> century development at the north western edge of the village, where the buildings tend to sit back further from the road. At this High Street bends sharply to the north along Slipton Road, continuing away from the village through a succession of large fields. Hedges, rather than stone walls, are important here and should be preserved.

### **6.2 Relationship of buildings to spaces**

Historic maps confirm that at the end of the 19<sup>th</sup> century, Twywell was a similar size as it is today but not so intensively developed. What development there was centred on the area around the Old Friar Public House and Home Farm, around St Nicholas's' Church and the Manor House, and around a further concentration of agricultural buildings to the

north, many of which were demolished in the 20<sup>th</sup> century as new buildings were provided. Manor Farm is shown on the historic maps as an almost free standing group, a position which it retains today.

The historical form of development therefore reflects the existence within the village of three or possibly four separate farm groups which today are not so easily spotted due to some degree of demolition and infilling. This includes a small cul-de-sac of 1970s buildings almost opposite Home Farm. At this point, the historic buildings are intensely varied in the way they relate to the street, with a brick terrace (Cyprus Row) at right angles to the road and almost adjacent, a row of cottages (created from a former row of cottages) which sits parallel to the street, right on the edge of the roadway. Further along Lower Street, the buildings are detached but also sit close to the road. This variety continues throughout the village, the farm buildings in the village centre (Manor Farm and next to Panters Lane) creating a break in the residential uses. Of note is the size of the substantial farm group at Manor Farm, which provides Twywell with its best preserved agricultural buildings which are still in use. Finally, further north a concentration of mainly 19<sup>th</sup> century cottages and village houses occurs, mostly facing the street but varying in their relation to it, with some on the back of the roadway and some set right back (such as Rope Cottage) almost on the edge of the built-up part of the village. All of these are either detached or paired. Where High Street turns sharply right, the former school sits well back from the road with the former playground now in use as a car park. Finally, on leaving the village, Gordonville is a more substantial late 19<sup>th</sup> century stone house, and sits close to the road, marking the end of the built-up area.

### 6.3 Landmarks and focal points

There are no particular focal buildings or landmarks in Twywell due to the undulating topography and winding main street, with its constraining walls, trees and buildings. The only building which could be said to act as a landmark is St Nicholas's Church, with its short battlemented tower which can be seen in long views from outside or across the conservation area. Up close, however, the building is not particularly dominant as it sits away from Lower Street from where it can only just be glimpsed in winter behind the many mature trees which surround it.

The Green acts as the most obvious focal point within the village, partly because it contains the only building, part from the public house, in commercial use and this generates a certain amount of traffic and activity.

Whilst the overall effect of the many varied buildings in the conservation area is relatively cohesive, without any particularly standing out, a few a more dominant in views along the streets and across the open spaces. These are (from the north):

- Gordonville, which dominates the northern entrance to the village;
- Old Normandy House, set well back from the road but visible in several views across the centre of the village;
- The barns and other buildings associated with Manor Farm;
- The Gables, an important building on the principal open space of the conservation area;
- Old Friar Public House, a modestly sized building which nevertheless marks the southern entrance to the village.

## 6.4 Views and vistas

Within Twywell, the views are constrained in some places by high stone walls, buildings and trees, but in others, views are possible from the principal street towards the edges of the conservation area. Other views, from the perimeter of the village, take in the surrounding landscape. The most important views are as follows:

- Across the allotment gardens to the south of the village;
- From The Green towards Manor Farm and the fields which surround it;
- Up, and down, High Street;
- From the public footpath next to Rope Cottage, over the surrounding fields;
- Westwards and southwards from the back of the barn to one side of The Cottage in High Street.

## 6.5 Trees

Trees make a very important contribution to the special character of the conservation area, reinforcing the rural qualities and providing a habitat for wildlife. The most important trees in the conservation area are around St Nicholas's Church, along the north side of Lower Street and The Green, and around Manor Farm. A number of ash trees and also, more significantly, ten elm trees, still survive in Manor Farm wood, which was once used for coppicing. Mature sycamores at the entrance to Manor Farm are also of note, as some beech trees which stand around the pond at the rear of Manor House Farm. In the 1960s further trees were planted between the village and Slipton Road.

The most significant trees and tree groups are marked on the Townscape Appraisal Map. However, the omission of any particular tree or tree group should not be taken as an indication that it, or they, are of no merit.

The adjoining Twywell Hills and Dales Country Park, whilst not within the conservation area, retains a large number of valuable trees, some of them planted in the 1930s to hide the spoil heaps left behind by quarrying. Part of the park has been designated as a Site of Special Scientific Interest (SSSI), and a Management Plan for the whole park has been prepared by the Rockingham Forest Trust.

## 6.6 Twywell Parish Biodiversity Evaluation

In 2008 a Twywell Parish Biodiversity Evaluation was prepared which identified significant natural features within the parish, detailed key species and significant trees, and provided ideas for the future protection and enhancement of biodiversity in the parish. The two former ponds which were once located to the south east of Manor Farm are particularly described, along with proposals to restore them.

## 7 STREETScape

### 7.1 Public Realm

The 'public realm' covers a variety of features of the spaces between the buildings in the conservation area such as the pavements, street lighting, street furniture, and signage. Generally in Twywell these are low key and unobtrusive, as can be expected in a rural conservation area.

These features are as follows:

#### Pavements

In many places there are no pavements or only limited provision due to the rural nature of the conservation area. Pavements, where they exist, are usually covered in black tarmac with granite sett kerbing, the setts being about 300 mm long by 100 mm wide. At the end of the driveway leading to Manor Farm, there is an area of square granite setts creating a crossover which appears to be the only example of historic paving in the conservation area.

#### Street name signs

These are modern, and made from cast aluminium painted or plastic white with traditional lettering. They are usually fixed to plain timber boards which are in turn fixed to buildings, walls, or supporting posts painted black.

#### Litter bins

Litter bins tend to be modern and made from black plastic, decorated with two gold rings.

#### Public seating

A traditional wooden 'park' seat is located on The Green marked with a plaque to commemorate the Coronation of Queen Elizabeth in 1953. A more rustic wooden bench seat is located on the smaller green in Lower Street.

#### Street lighting

Street lighting is provided by modern street lights which are fixed to wooden telegraph poles and walls.

#### Wirescape

Overhead wires and telegraph poles are, in many locations, far too dominant and in certain places the plethora of wires makes a negative contribution to the special character of the conservation area.

## **8 THE BUILDINGS OF THE CONSERVATION AREA**

### **8.1 Building types**

The historic buildings in the conservation area are typical of a small rural village and include the parish church of St Nicholas, the former school of 1874, two more prestigious houses (the Manor House and Glebe House), two farmhouses (Home Farm House and Manor Farm), an assortment of 19<sup>th</sup> century houses and more modest cottages, and a number of barns and outbuildings associated with the various farm groups which once made up the dominant building type in the village.

The Old Friar Public House is a stone built property, originally not much larger than a cottage though now somewhat extended. Providence House is a well detailed brick built building set back from the High Street behind a brick wall which has been substantially but carefully extended.

None of the buildings appear to relate to the quarrying which once took place around the village apart from the more recent cottages and houses which were added between the 1920s and 1950s, mainly at the northern end of the village.

### **8.2 Building form**

The buildings of the conservation area generally retain a domestic scale of two storeys, the overall bulk of the building depending on the prestige that was required. Limestone and red brick are the chosen materials, the brick being only found on 19<sup>th</sup> century or later buildings. The buildings are generally vernacular in form, suiting their rural setting, with only one example of a truly 'polite' building – Glebe House. Many of the buildings are barns which have been converted into residential use or remain, sometimes in poor condition, in partial use. Some of these, such as the vacant barns at Manor Farm, are in a parlous state.

The oldest building is St Nicholas's Church, with its Gothic windows and rather squat 12<sup>th</sup> century tower. Close by, Glebe House is a symmetrical early 19<sup>th</sup> century building, built to impress with its principal roof hidden behind a parapet and Georgian details. The Manor House, another early building, is more vernacular in form, with steeply pitched roofs, not dissimilar, though larger, than Home Farm House, a typical 17<sup>th</sup> century house with a gable facing the street. Other historic buildings within the conservation area tend to be simple two or three bay 19<sup>th</sup> century cottages or smaller houses, usually only two storeys high, whose vernacular forms reflect the adjoining barns and other agricultural buildings.

### **8.3 Listed buildings**

There are eight listed buildings in Twywell Conservation Area, all listed grade II apart from St Nicholas's Church, which is listed grade II\*. The earliest building is the church, with some 12<sup>th</sup> century fabric, although the Manor House retains some 15<sup>th</sup> century features and there are several buildings which date to the 17<sup>th</sup> century, notably the dovecot and former farm buildings at the Manor House, Home Farm and its barn, the Old Friar Public House. There are also buildings of the late 18<sup>th</sup> or 19<sup>th</sup> centuries – the slaughter house next to The Gables and Manor Farm House.

#### **St Nicholas's Church (grade II\*)**

The main part of the church, including the tower, nave and west portion of the chancel, dates to the middle part of the 12<sup>th</sup> century tower, and appear to have been added to an earlier building. Towards the end of the 13<sup>th</sup> century the chancel was extended eastward

and windows inserted into the aisle. The porch and clerestory are 15<sup>th</sup> century. At some stage the western portion of the aisle was demolished, and was only rebuilt in 1867. The building material is coursed local rubble limestone, sometimes enlivened by ironstone quoins or other features. The roofs are covered with Collyweston stone slates or the flatter sections have lead sheet. Inside, the late 19<sup>th</sup> century choir stalls retain a frieze of animals which was provided as a memorial to the Reverend Waller, who was with Dr Livingstone in Africa.

#### The Manor House

The Manor House is probably of 15<sup>th</sup> century origins, but retains a plaque which records 'RE/RH/1591'. The irregular cruciform plan confirms the incremental development of the building, which is built from limestone with a Collyweston stone slate roof. Close to the Manor House, the 17<sup>th</sup> century dovecote and barn, both listed grade II, have been converted to a garage and a house respectively.

#### Manor Farm House and attached coach-house

The farmhouse, with its many barns, forms one of the most important groups of historic buildings in the conservation area. Although the farmhouse dates only to the 19<sup>th</sup> century, and has been altered, it provides an interesting example of a local landowner developing his land to provide improved facilities for farming, and possibly to also remove the farming function from the immediate environs of the Manor House on the opposite side of the road. The farmhouse is again built from squared, coursed limestone and the roof is covered in a mixture of 20<sup>th</sup> century clay tiles and original Collyweston stone slates. The coach house, which is a mid-19<sup>th</sup> century rebuild of an earlier building, is built from red brick.

#### Home Farm

The gabled farmhouse sits close to the road from where it is easy to see the date stone 'H/TA/1663'. Built from local limestone the roof is covered in Collyweston stone slates. Stone mullion windows, dating to the original build, add interest. An adjoining late 17<sup>th</sup> century stone barn was partially converted in the mid 19<sup>th</sup> century into two cottages.

#### The Old Friar Public House

This building has a small, two storey late 17<sup>th</sup> century cottage on its northern side with a thatched roof, butting up to a taller, also two storey, stone built building containing the principal rooms of the public house. St Andrews Church (grade I);

#### Slaughter house next to The Gables

This dates to the early 18<sup>th</sup> century and was built as a house, being converted into a slaughter house in the 20<sup>th</sup> century, presumably in association with the nearby butchers. The building, which is in poor condition, has a corrugated tin roof over thatch, and is built from limestone rubble.

### **8.4 Locally listed buildings**

East Northamptonshire Council does not yet have a list of locally significant buildings (usually called the 'Local List') for Twywell. 'Locally Listed' buildings are valued for their contribution to the local scene, or for their local historic associations, but are not considered to be of national importance, so they are usually not eligible for statutory listing. Policies to control them can be included in the Development Plan or in a Supplementary Planning Document.

## 8.5 Positive buildings

A number of unlisted buildings have been identified as being buildings of townscape merit or positive buildings. Buildings identified as having ‘townscape merit’ will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. There should be a general presumption in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area.

## 8.6 Building Materials

The most prevalent building material for both boundary walling and buildings is the local Jurassic limestone, once quarried nearby. The overall character of the conservation area is therefore defined by its warm, light brown colour, which complements (where used) the darker brown of the Collyweston stone slates. Twywell also had a thriving brick works close to the village in the late 19<sup>th</sup> and early part of the 20<sup>th</sup> century and this provided the materials for many of the buildings which date to this period. The most notable of these is Providence House, with its matching high brick boundary wall, and other more modest houses in the vicinity, such as The Mounts, are also built from red brick. March Cottage uses limestone rubble with red brick dressings to create windows and door openings.

On the older buildings, such as the church and Manor House, Collyweston stone slate is used, sometimes laid in diminishing courses. Collyweston stone slates are made by splitting limestone – a process which historically was achieved using natural frost action. The use of this material started in the 17<sup>th</sup> century if not earlier – it is known that by 1633 there were both open pits and mines in the fields around the village of Collyweston near Stamford. However the ready availability of mass produced roofing materials and the import of slate from Wales via the new railways of the mid 19<sup>th</sup> century, meant that many of the Collyweston slate roofs in Twywell have been replaced in the much flatter natural slate which does not provide the undulating, richly textured finish of the stone slate. A good example of this is the roof to the listed barn which fronts Church Lane next to the Manor House.

The Collyweston Stone Slaters’ Trust ([www.collywestonstoneslaterstrust.org.uk](http://www.collywestonstoneslaterstrust.org.uk)) aims to keep the traditions of stone slating alive and can provide details of craftsmen who are able to carry out this very specialised work.

Historically, the more modest buildings in Twywell would usually have been roofed in thatch, but only the examples of this material can be seen on the Old Friar Public House. Oakdene, an unlisted building close to Church Lane, has a very steep roof covered with a corrugated material; it is believed that the thatch covering exists beneath it. A number of the barns, such as the slaughter house next to The Gables, are roofed in corrugated tin, and again, it is believed that the thatch covering is preserved beneath. Clay Roman pantiles can be seen on one of the barns at Manor Farm, and the same pantiles are also for some of the cottages which make up Cyprus Row, on the former (listed) dovecote next to the Manor House, and on several other farm buildings in the conservation area.

Unfortunately, some the original roof coverings of many of the historic buildings in Twywell have been replaced with concrete tiles or machine-made clay tiles which lack the texture and colours of the original materials. In some cases some of the concrete

pantiles have now weathered to a dark brown and from a distance are not too obtrusive. The use of natural slate, which is very common in the conservation area, is more problematic as it is very thin and flat and lacks any of the texture of the traditional stone slate or thatch.

Because the conservation area contains a range of buildings from many different periods, there is also variety in windows and window details, mainly vernacular in form, although simple side opening casements are the most common. A good example is March Cottage. However, most of the unlisted historic buildings in the conservation area have been refenestrated using uPVC, fortunately retaining, in most instances, the original window openings.

Property boundaries are usually built from limestone rubble or brick. The front boundary to Manor Farm House is built from limestone with an unusual ogee brick coping. The bright red brick wall in front of Providence House has a blue brick coping. The very decorative cast iron railings in front of The Gables are an unusual local feature, along with the adjoining cast iron street light. Both are painted white.

## **9 NEGATIVE FACTORS**

### **9.1 Definition of negative factors**

English Heritage's 'Guidance on conservation area appraisals' (2005) states, "The appraisal should identify elements which detract from the special character of the area, and which offer potential for beneficial change". The following is a list of such negative factors in the Twywell Conservation Area:

- A large number of buildings, some of them listed, in poor condition;
- Some of the unlisted 'positive' houses have been altered using inappropriate materials;
- The protection of unlisted 'positive' buildings from demolition;
- Public realm – improvements needed to street lighting and wirescape;
- Additions needed to new Local List:
  - Glebe House
  - The Old Post Office, dated 1660
- Visible satellite dishes;
- The protection of views;
- The protection of trees and open spaces;
- The control of new development.

## 10 ISSUES

The following 'Issues' have been identified at a local workshop and walkabout and by the consultants who prepared this document following extensive survey work. They all derive from the negative factors noted in chapter 9. These issues provide the basis for the recommendations in the accompanying Management Proposals. They will be subject to regular review by the Council and new ones may be added in the future.

### 10.1 Buildings in poor condition

- It was noted that some of the buildings in the conservation area, mainly associated with the farms which lie within the village, are in poor condition. These include:
  - Barns next to Panters Lane;
  - Slaughterhouse next to Panters Lane;
  - Front boundary wall to Manor House Farm;
  - Manor House Farm;
  - Barns at Manor House Farm;
  - Barns at Home Farm.

### 10.2 Control of unlisted 'positive' houses

- It was noted that many of the unlisted historic houses, which have been assessed as making a 'positive' contribution to the special interest of the conservation area, have been adversely affected by the use of modern materials and details. Most commonly, these include the insertion of uPVC windows; the replacement of clay or stone slates with concrete or machine made clay tiles; and the replacement of traditional front doors with off-the-shelf modern doors;
- There is a general assumption that all 'positive' unlisted buildings will be retained and not demolished.

### 10.3 Public realm

- Street Lighting: The street lighting throughout the conservation area is modern, poor quality and usually fixed to modern telegraph poles. The traditional cast iron street light outside The Gables is the only feature of merit.
- Wirescape; Throughout the conservation area, trailing wires and dominant timber telegraph poles, are detrimental to the character of the area;
- Seating: the poor condition of the public bench next to the public house;
- Street surfaces: some of the existing street surfaces are in poor condition.

### 10.4 Local List

- Some of the buildings in Twywell may be eligible for Local List and a number are suggested in the Management Proposals.

### 10.5 Satellite dishes

- A number of visible satellite dishes were noted during the survey work for this document.

**10.6 Protection of views**

- The protection of the views into and out of the village, and within it, are important.

**10.7 Protection of trees and open spaces**

- The existing open green spaces, and the many trees, in the conservation area, need to be protected for future generations.

**10.8 Control of new development**

- There has already been a certain amount of new development in Twywell, mainly in the 1960s and 1970s, of very mixed character. The recent addition of St Paul's House, carefully designed to blend in with the other adjoining historic buildings, sets a good example for any future development. The control of new development is discussed more fully in the Village Design Statement of 2004.

## APPENDICES

### **Appendix 1 Townscape Appraisal map (see separate document)**

### **Appendix 2 Bibliography**

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# Twywell Conservation Area Management Proposals

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## **Twywell Conservation Area Management Proposals**

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## 1. INTRODUCTION

### 1.1 Format and Derivation

This management proposal document sets out a mid- to long-term strategy in the form of a series of recommendations and guidelines for the Twywell Conservation Area. It has been informed by the Twywell Conservation Area Appraisal, which identified the area's special character and concluded by outlining some of the issues that it faces.

Proposals are split into generic and specific actions. The generic actions in Section 2 are tied in with general management principles, which could be applied across all of East Northamptonshire Council's Conservation Areas. The specific actions in Section 3 are informed by the findings of the character appraisal.

### 1.2 Purpose and Legislative Context

These management proposals set out guidelines by which the special character of Twywell Conservation Area can be preserved and enhanced. They will provide a basis for preparing new policies to achieve this.

The Council has statutory obligations under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare management proposals for its conservation areas.

The Audit Commission monitors the management of historic assets by local authorities as part of the overarching Best Value scheme. Best Value performance indicator BVPI 219c was a measure of how many up-to-date (less than five years old) management proposals local authorities have for their conservation areas. This indicator is a driver for best practice in conservation area management and states: *'Public support for conservation areas as places that give identity to people and places is well-established. This indicator will monitor how local authorities are managing their development.'* Although this indicator has now been deleted, the Council considers that up to date management proposals are an important planning tool and remains committed to their production.

### 1.3 Planning Policy Framework

Current planning policies for Twywell, including those governing development, are laid out in the North Northamptonshire Core Spatial Strategy (CSS), adopted in June 2008. In particular, CSS Policy 13 (Sustainable Development Principles) sets out criteria for raising standards of design and the protection of existing historic and landscape assets. CSS policies need to be considered in conjunction with the East Midlands Regional Plan (adopted March 2009), in particular Policy 27 (Regional Priorities for the Historic Environment).

The conservation area character appraisal and management proposals documents will sit alongside the conservation policies contained within the CSS and Regional Plan and be complementary to its aims of preserving and enhancing East Northamptonshire's Conservation Areas.

The current relevant planning documents are:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Central government policy, principally as set out in *"Planning Policy Statement 5: Planning and the Historic Environment"*.

- East Midlands Regional Plan (adopted March 2009)
- The Joint Core Spatial Strategy for North Northamptonshire (adopted June 2008).
- East Northamptonshire Council's emerging site allocations development plan documents.

#### **1.4 Sustainability**

The preparation of most of the above documents adheres to the principles of sustainability as it underpins the new planning system. The thorough survey of the conservation area, the subsequent identification and in-depth analysis of special character, and the partnership with the local community in the preparation of the documents all contribute to reaching the targets set for sustainability.

#### **1.5 Consultation**

In line with the increased emphasis on community engagement in the LDF, the proposals contained in this document have undergone full public and stakeholder consultation before being adopted.

East Northamptonshire Council subscribes to the view expressed in the English Heritage document '*Guidance on the management of conservation areas*' (August 2005) that: '*involving the local community in their development is essential if the proposals are to succeed.*'

#### **1.6 Monitoring**

East Northamptonshire Council will seek to review these documents every five years; taking into account Government policy and the emerging LDF.

As recommended by English Heritage, a review may include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in any conservation area management proposals have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publication of an updated edition of management proposals.

It is possible that the local community, under the guidance of a heritage consultant or the Council, could carry out this review. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement. The review will monitor the changes that have occurred through the continuous processes of development and through individual changes of use. The purpose is to re-evaluate the special character of a conservation area to reach decisions about whether the area still warrants designation.

## **2. GENERIC ACTIONS**

### **2.1 Policy**

It is the Council's duty to preserve and enhance its conservation areas and policies are included in the Development Plan in order to fulfil this duty.

### **2.2 Other guidance**

East Northamptonshire Council has Design Guidance entitled 'Design in Context'. English Heritage and other organisations can provide other guidance, such as specialist information regarding listed buildings, traditional construction methods and materials.

*ACTION: The Council will consider preparing and issuing additional design guidance and leaflets as and when appropriate. This may be in response to the continued review of conservation areas in East Northamptonshire or other indicators.*

### **2.3 Development Control Process**

The system of considering planning applications for their suitability and conformity with national and local policies is long established and is based on more stringent criteria in conservation areas.

While there are additional policies concerning conservation areas and other parts of the historic environment, it is essential that these policies be applied consistently in the development control process.

Applications concerning land or properties within or close to a conservation area are referred to the Conservation Officer of East Northamptonshire Council. Within the usual period of time for consideration of an application, a conservation specialist will advise the planning officer assigned to the application whether the proposal would preserve or enhance the character of the conservation area. The specialist will, therefore, advise on whether the application should be supported or refused on conservation grounds.

As an important figure in this process, the conservation specialist will be trained in the field of historic building conservation and/or planning, either through formal qualifications, long-term experience in the field, or both. The Skills Base Best Value Performance Indicator BVPI205 measures the suitability of persons for this and other specialist roles and East Northamptonshire Council is committed to meeting these criteria for such specialist roles.

Consistency of approach to determining planning applications is at the centre of a fair system of controlling change, especially in conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn, there is a greater public engagement with the process.

Design and development briefs should be promoted and encouraged as a matter of course on any substantial application in the conservation areas. Due to the significant lack of spare land available for development purposes, any new development is likely to have an impact on the appearance and character of the conservation area. Therefore, there is a clear case for a coherent written argument in favour of the benefits of the proposal at the time of application. This could take the form of a letter,

but ideally would be a more thorough development brief and include mock-up photographs that give an impression of how the proposal would look.

*ACTION: The Council will consult a conservation specialist on all development control proposals affecting the character of conservation areas.*

## **2.4 Enforcement Strategy**

In some cases the development control process is not fully adhered to and planning permission is not always sought or implemented correctly. In these cases it is important that enforcement action is swift and effective. This will reinforce the message that the development control process is fair and that it must be followed in all cases. Usually, enforcement action does not result in legal action, but is resolved through effective communication between the Council representatives and the relevant party.

## **2.5 Street Management**

While there is a presumption in favour of traditional materials in conservation areas, it is recognised that it is not always practical or financially viable to use traditional materials in large-scale projects. However, it should always be required that consideration is given to the effect that any new introductions to the public realm will have on the character of a conservation area and reasonable efforts be made to preserve that character with minor modifications to design. Also, consideration should be given to the scale of new features, particularly street lights, and ‘conservation’ alternatives should be requested and considered when embarking on any large scale scheme of public realm replacement.

It is important that the conservation section is consulted early on regarding any proposals to affect material changes to conservation areas. It is often the case that they can bring previous experience, as well a through understanding of the needs of an area, to the process.

*ACTION: On all street management schemes affecting the character of conservation areas the Council will consult a conservation specialist and will liaise with the Town or Parish Council and relevant County Council departments, especially Highways.*

## **2.6 Promotion and Awareness**

While it is often the conservation section that deals first hand with planning applications and other schemes in conservation areas, almost every department in the Council will deal with matters affecting them in some way. It is the responsibility of every employee to give regard to the special character of conservation areas and promote awareness of them to residents. An active Historic Environment Champion (see below) can be an effective way of encouraging understanding across Council departments.

## **2.7 Historic Environment Champions/Town or Parish Councils**

An Historic Environment Champion is a senior member of the Council, usually an elected member, who is nominated to promote historic environment issues at the highest level of the organisation. The Champion can, therefore, play an important role in raising the profile of conservation in general and ensuring that key strategic decisions are taken with a full consideration of their potential effect on the historic environment. This role will be optimised if the champion has a thorough knowledge of the state of East Northamptonshire Council’s historic environment and regular liaison with the conservation section. East Northamptonshire District Council already has an

Historic Environment Champion (currently, at January 2009, Councillor John Richardson), and intends retaining the role in the future.

Town or Parish Councils and other local bodies are also useful contributors to the process and are consulted for their opinion of planning applications in their localities. The wealth of knowledge contained within Parish Councils is a valuable resource when identifying local character and strong ties with the conservation section are encouraged.

## **2.8 Education/community involvement**

An active engagement with the local community should be sustained after the consultation over the appraisal and management proposal documents. The documents should be promoted in the community as useful aides in identifying and retaining what is important in their area. This, in turn, should promote a sense of ownership that will foster an improved level of understanding of the importance of preserving and enhancing special character.

*ACTION: The Council will seek stronger ties with local bodies and interest groups and promote the continued involvement of the local community in managing and enhancing the character of its conservation areas –in line with the adopted Statement of Community Involvement.*

### 3. SPECIFIC ACTIONS FOR THE TWYWELL CONSERVATION AREA

#### 3.1 Buildings in poor condition

It was noted that some of the buildings in the conservation area, mainly associated with the farms which lie within the village, are in poor condition or would benefit from enhancement or repairs. Many of these buildings were purchased by British Steel (now Corus) in the last century and the land was quarried for iron ore and limestone. Since the 1950s and 1960s this use has incrementally stopped and the land has reverted back to agriculture. Unfortunately the farm buildings have become neglected and some may soon reach the point at which economic repair is no longer viable. However, these buildings make a major contribution to the special interest of the conservation area and must be preserved for future generations. At the time of survey, the following buildings were considered to be most 'at risk'. However, a detailed inspection of every building was not possible and this should be undertaken first before the Council instigates any action.

The buildings are:

##### Barns next to Panters Lane

These unlisted but 'positive' 19<sup>th</sup> century single or double height barns form a three-sided 'courtyard' and are built from coursed limestone rubble with modern roof materials, including corrugated tin. They do not appear to be in use. They may be in the same ownership as Manor Farm (Corus).

##### The slaughterhouse next to Panters Lane

This is a listed 18<sup>th</sup> century building which has had a variety of uses, including residential, in the past. The thatched roof has been covered in tin. The replacement of this roof in Collyweston stone slate, and the full use of this important listed building, would be beneficial.

##### Manor Farm

This group of important historic buildings sits back from High Street with the listed farmhouse and barns enclosing a picturesque duck pond. The buildings are also owned by Corus and are tenanted by the farmer who farms much of the land around Twywell. The farmhouse, which is lived in, is listed grade II and would benefit from improvements and repairs. The historic barns to the north east of the farmhouse are only in partial use (such as the stables) and many have been reroofed using modern materials. It would appear that repairs are needed to some or even all of them.

##### Barns at Home Farm.

These buildings sit behind Home Farm (which has recently changed ownership) and are in separate ownership, possibly also belonging to Corus.

- *Action: A detailed assessment of the condition of the buildings within the conservation needs to be carried out, and the owners of these buildings (including Corus) contacted to see if a phased programme of repairs or restoration works can be agreed. This is particularly important for the listed buildings – the former slaughter house and Manor Farm House.*

#### 3.2 Control of unlisted 'positive' houses

The character appraisal for Twywell has noted how the architectural integrity of some of the unlisted residential properties in the conservation has already to a degree been compromised by the use of modern materials and details such as uPVC windows or

front doors, modern roofing materials, the removal of chimney stacks, or the addition of front porches or roof lights. The Council is able, through the imposition of an Article 4 Direction, to make restrictions on the permitted development rights of owners of unlisted single-family dwelling houses in the conservation area. An Article 4 Direction is therefore useful in strengthening controls over the unsympathetic alteration of unlisted buildings, which would cumulatively have an adverse affect on the character of the conservation area.

The setting of these unlisted buildings, often close to listed buildings, adds to the need for additional controls. An Article 4 (2) can be served by the local planning authority without the approval of the Secretary of State and would affect all unlisted family dwellings in the conservation area.

Strict controls already exist over listed buildings, and unlisted buildings in a variety of other uses (such as flats or shops), where Listed Building Consent or Planning Permission is required by statute for a variety of minor alterations.

- *ACTION: The Council will consider designating an Article 4(2) Direction in order to protect unlisted dwelling houses in the Twywell Conservation from unsympathetic changes.*

Conservation Area Consent is needed to demolish most structures and buildings in a conservation area. Where these are listed, locally listed or have been assessed as 'positive', there is a presumption that the building will be retained.

- *Action: The Council will resist all applications to demolish listed, locally listed and 'positive' buildings in the Twywell Conservation Area.*

### **3.3 Public realm**

Street Lighting: The street lighting throughout the conservation area is modern and of no special style or quality. Usually modern lamps are fixed to the existing telegraph poles. Improvements could include replacing these with wall mounted traditional lamps, or with simple modern light standards to a consistent design. The private owner of the existing cast iron street light on The Green should be encouraged to maintain it in good order.

Wirescape: Throughout the conservation area, trailing wires and dominant timber telegraph poles are detrimental to the character of the area. Improvements would include undergrounding these wires and removing the telegraph poles, in association with new street lighting.

- *ACTION: The Council will seek to review the condition of street lighting and paving in the public realm to ensure that these are well maintained and fit for purpose. The Council will aim to co-ordinate new paving or other public realm improvements in line with the principles set out in English Heritage's latest 'Streets For All' publication.*

### **3.4 Local List**

While some of Twywell's historic buildings are included on the statutory list ('listed buildings'), some others do not meet the strict criteria for listing but are nevertheless important in the local area, and can be put on a 'local list'. East Northamptonshire

Council does not currently have a local list for Twywell, however, buildings in the Twywell Conservation Area which might be considered for inclusion are:

- Toll Cottage – this is a small cottage located at the entrance to the village. Of note is the curved frontage and Gothic style first floor window. It probably dates to the late 18<sup>th</sup> century.
- The Glebe, an early to mid 19<sup>th</sup> century house which was originally built as the rectory. The original building has had one storey removed, and has been extended to one side, probably in the late 19<sup>th</sup> century, which might explain why it is not listed.
- The Old Post Office is a modestly sized village house located opposite Home Farm. The building is dated TF/1660 and may have originated as a barn. The building has been somewhat altered and extended, but retains its simple vernacular shape.
- The Gables. This house is notable for its very decorative carved barge boards, its original door with margin lights, and its cast iron railings and gate to the front garden. It probably dates to c1900. It has been a little altered, including the attached single storey butchers' shop, but fortunately these changes are not particularly detrimental.
- *ACTION: Buildings in the proposed Twywell Conservation Area, as detailed above, could be considered for inclusion in the Council's emerging 'Local List':*

### 3.5 Satellite dishes

A number of visible satellite dishes on buildings in the conservation area were noted during the survey work for this document. The rules governing satellite dishes in conservation areas have recently (October 2008) been changed, but broadly, planning permission is required for any satellite dish in a conservation area on the roof or a wall of a building where it faces the public highway and is visible from it. In such cases, planning permission will usually be refused. The rules governing other locations on the building are extremely complex so it is always best to ask the local planning authority if planning permission is required before carrying out the work.

For listed buildings, Listed Building Consent is practically always required for the installation of 'antennas' and if the Borough Council considers that the installation will have an adverse effect on the special architectural or historic interest of the building, Consent will usually be refused.

Conventional TV aerials and their mountings and poles are not considered to be 'development' and therefore planning permission is not required.

- *ACTION: The Council will consider taking Enforcement Action to remove unauthorised satellite dishes in the conservation area if negotiations have failed to reach any agreement.*

### 3.6 Protection of views

The protection of the views both within the village, and across the surrounding fields from the village and into the village, are important. Whilst conservation area designation inherently implies that the Council will protect or enhance the special character of the conservation area, and national and local policies exist to this end, the

specific protection of the principal views in the Twywell Conservation Area is worthy of a special mention in these Management Proposals.

- *ACTION: The Council will ensure that new development does not have an adverse effect on the 'Important Views' noted on the Townscape Appraisal Map, particularly the views in the centre of the village towards Manor Farm.*

### **3.7 Protection of trees and open spaces**

The existing open green spaces, and the many trees, in the conservation area, need to be protected for future generations. All trees are protected within conservation areas by the requirement for landowners to notify the Council of their intention to remove, lop or trim them. This provides the Council with a 6 week period in which to assess the tree to see if it makes a special contribution to the character and appearance of the conservation area, in which case a Tree Preservation Order may be served on the owner. Once a tree has a TPO served on it, the owner must apply to the Council for permission to carry out any work, which may be refused.

Within the Twywell Conservation Area, important trees and green spaces are indicated on the Townscape Appraisal Map. Some of these are already covered by Tree Preservation Orders. It is expected that any development would respect the positive contribution they make to the character of the conservation area, and ensure that they will continue to preserve and enhance the special character of the conservation area.

For the future, the preparation of a Tree Management Plan which would build on the work already completed in the Twywell Parish Biodiversity Evaluation, could identify a more detailed list of trees at risk from disease or old age and also provide a planned reinstatement programme so that the character of the conservation area is not eroded over time due to the loss of its trees.

- *ACTION: In partnership with Northamptonshire County Council and the Parish Council, the Council could prepare a Tree Management Plan, identifying all significant mature trees within the conservation area (privately as well as publicly owned) and ensuring that priorities are agreed and funding set aside for the costs involved in remedial works or replacement.*

### **3.8 Control of new development**

There are very few opportunities for new development in Twywell, due to the existing planning constraints which limits all new development in and around the village. However, some open spaces or gardens may be vulnerable to change and some buildings may at some stage be threatened with demolition and redevelopment, or with unsympathetic extensions or alterations. A certain amount of infilling has already taken place, mainly in the 1940s (Gordon Terrace), the 1960s, and the 1970s (The Lawns). Some of these newer buildings have been less successful in integrating into the historic settlement than others.

In 2004 the Twywell Village Design Statement (Twywell VDS) was published. This confirms that Twywell lies in an area of development restraint and is categorised as a 'Restricted Infill Village' where new development will be limited to alterations to existing buildings rather than the provision of new buildings. The VDS, which should be read in conjunction with the Rockingham Forest Countryside Design Statement 'Building in tradition', provides advice about new buildings, extensions and alterations, including materials and other details.

Apart from the very specific advice contained in the above documents, where new development does occur, it should also adhere to policies within the Development Plan, and national policy, most particularly PPS5. In summary:

- The scale and general form of new development should follow established historic precedents;
  - New development should blend with the existing historic environment and should not interrupt the skyline;
  - New development involving the replacement of an existing building should usually not increase the volume of development on the site;
  - ‘Positive’ unlisted buildings particularly will be protected from demolition or unsympathetic change; any application for demolition must be accompanied by a justification statement, setting out why the building cannot be reused or repaired; also, the applicant must prove that the site or building has been offered for sale on the open market;
  - New development should be sympathetic to the surrounding historic buildings in terms of materials and details;
  - New development should reflect the traditional roof forms, pitches, materials and details, of existing historic properties;
  - New development within the conservation area should be carefully designed to reduce its impact on existing views, both within and into, the conservation area.
- 
- *ACTION: The Council will continue to ensure that new development in the Twywell Conservation Area is of the highest possible quality and that it does not have an adverse impact on the special architectural and historic interest of the area.*

### Twywell Proposed Conservation Area

### Townscape Appraisal Map

(Not to scale)



-  Proposed Conservation area boundary
-  Listed buildings
-  Positive buildings
-  Important trees or tree groups
-  Important open space
-  Significant views, both into and out of the village
-  Water

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