

SUMMARY OF COMMENTS ON BARNACK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN (November 2007 – February 2008)

Barnack Parish Council

1. Welcomes the review and that it will give guidance to the planning process for the village.
2. Welcomes the proposed extension of the conservation area - and recommend two further areas for inclusion:
Former council houses on Bainton Road and Uffington Road – these are typical of their generation (1920's 'homes for hero's) have not been substantially altered and should be worthy of protection. If included, then also include the Acres, behind – built to high standard – and then consider include whole of village for completeness.
Number 1 Linden Close, tree belt and strip of land to north – trees along the perimeter are an important feature of this area.
3. Detailed comments on Appraisal – grammatical errors and factual corrections.

Response

1. Comments noted.
2. Comments noted. Extension of the conservation area to include all the built environment of Barnack is not justified. Other possible extensions to the conservation area – the former council houses at Bainton Road / Uffington Road, Orchard Close etc. - have been considered but these areas do not reflect the historic landscape, buildings and walls of the Barnack 'tradition' to justify inclusion. To include areas without any 'special character' runs the risk of devaluing the strength of the overall conservation area. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain. The inclusion of such areas is difficult to justify. However, this issue will be discussed further with English Heritage and Barnack Parish Council. Tree belt to Linden Close: This area is recommended for inclusion in an extended conservation area. The trees are subject to a tree preservation order and this will help ensure their future wellbeing. This area forms part of the landscape setting to the Grange and is a visually positive feature on the approach to Barnack from the north on Uffington Road. Including the adjacent strip of land is not justified
3. The Appraisal has been amended accordingly.

Resident

1. Concern with proposed tree planting to rear of property. Much surrounding planting and hedge when in leaf the house looks and feels 'hemmed in'. Do not plant 'tall trees to threaten nearby buildings. Have to be right type in right place.
2. Related problem of interference with drains from tree roots. Local drainage problems in the past.

Response

Comments noted. Any proposed tree planting would be carried out in full consultation with landowners and adjacent residents using appropriate species

Resident

Support inclusion of Kingsley Estate. Also, encourage inclusion of small wood which is church land on the other side of Church Lane, opposite Allerton Garth, which has a definite link to the Kingsley Estate.

Response

Comments noted. Possible inclusion of this woodland will be considered as part of future consideration of appropriate conservation area boundary consideration under 10.1 of the Management Plan

Resident

1. Supports inclusion of surrounding plot divisions and field patterns as a setting for historic buildings. Support extension of the area to include Walcot Park etc.
2. Also consider extending to include: -
 - a) line of Ermine Street from road junction at TF 066044 westwards across the fields to the edge of Burghley Park
 - b) area of ridge and furrow south of the Limes Farm at TF 081050
 - c) species rich parish boundary hedge running from cricket field at TF 080045 to dismantled railway line at TF 080047
 - d) the Hills and Holes Nature Reserve
3. Strongly opposed to inclusion of Kingsley Estate. Existing trees are subject to TPO's so no advantage in extending the CA incorporating a modern housing estate would devalue the concept of the CA. Not opposed to including Chapel Lane, especially if the parish boundary hedge becomes part of the CA.
4. Suggest that new houses to be designed in character with neighbouring buildings and setting.
5. If the stream in Manor Farm Field is dredged a hydrologist should be consulted. This stream is a very attractive feature of the village and care should be taken not to detract from its natural appearance or risk drying out.
6. Agree with restricting further infill development. The paddocks between the church and Bainton Road form a visually important open space.
7. Support works to restore the historic character of the street scene. Remove intrusive road signs.
8. Support retention and repair in traditional manner of existing stone walls.
9. Is it appropriate to mention in the Management Plan the adverse environmental effects of flood-lighting?

Response

- 1/2 Comments noted. This request will be considered as part of future consideration of appropriate conservation area boundary under 10.1 of the Management Plan
3. Many conservation area boundaries were drawn too tightly on designation in the 1970 / 80's. The original boundaries generally concentrated on the built form, the historic buildings and settlement pattern found in the core of a village. More recently has been the awareness of the contribution of historic field enclosures, paths, paddocks, water courses, ponds etc – i.e. landscape – to the character of a settlement. The Draft Barnack Appraisal has identified the special character of the present conservation area: its buildings, spaces, materials, built forms, stone walls, mature trees, enclosed street scene, irregular street and pavement alignments, 'sense of place'. It does not accurately align to historic features – e.g. ancient field enclosures, remnant stone boundaries, surviving field patterns. The current boundary includes only part of the ancient Church Lane (known locally as Chapel Lane, an ancient parish track) and the adjoining historic Parish boundary hedge.

Including Chapel Lane only would result in the former Kingsley Estate being an 'island' within a conservation area which is not in best interests of the conservation area. Whilst it is acknowledged that the many trees within the area are subject to Tree Preservation Orders, and therefore suitably protected, there is justification in including the estate because of the positive contribution these trees and the Arcadian character of the estate makes to the village, as well as the direct association with Kingsley House and its former estate. Extending a conservation area to include modern properties only would likely weaken the strength of the overall conservation area. However, it is considered that the Kingsley Estate has positive

character and offers continuity with including Chapel Lane to the east and south east boundary of the estate.

Conservation areas can and do include properties which do not have architectural or historic character in their own right to justify inclusion. The properties to Kingsley Estate are themselves integral to Barnack's historic development. The townscape of the estate is a positive feature of the village scene – mature trees, hedges, remnant stone boundary walls provide good visual features leading to the view of Kingsley House and St John the Baptist Church.

The Management Plan does not actively seek an improvement to the appearance of the properties to Kingsley Estate. These have their own character. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain. In practice this is expected to be limited. As now, extensions to property would be expected to be in scale and proportion, and in matching materials. Maintenance of property does not require planning permission.

4. Comments noted. If development opportunities arise within the village then the use of stone as a traditional building material of Barnack with replica Collyweston slate should be the first preference building material. However, the site context would be a significant factor in determining the most appropriate building material.
5. There are no proposals to dredge the stream in Manor Farm. The comments on the contribution of the stream to the character of the village are noted.
- 6, 7, 8 Comments noted
- 9 Comment noted. The impact of domestic flood-lighting giving rise to light pollution is recognised. However, the appraisal has not been amended. Guidance on the erection of solar panels / wind turbines in the conservation area is expected to follow in the near future following the anticipated amendments to the General Permitted Development Order designed to promote the increased use of such technology

Resident

1. Include the run of ancient trees to the rear of No. 1 Linden Close. These tree and those adjoining no. 3 form part of the original planning of 100 years ago in the original Grange Estate. These trees define the village boundary from the Uffington Road.
2. Recently upgraded road signage in village is totally inappropriate – size and unsuitability in the village context. Needs to be re-thought and re-designed.
3. General explosion of street furniture speed bumps, warning signs, village hall parking signs, new bollards, at war memorial
4. The memorial tree to Barnack Square – Queen Victoria' jubilee late 19th C – needs to have a stone or brick pavement constructed around the circular base, to eliminate weed growth and Victorian style iron railing with an information

Response

1. Comments noted. See comments under 'Barnack Parish Council'
- 2/3 Comments noted
4. The 'Jubilee' tree obtains a large amount of water from the open surface to the traffic 'island'. A former open stone channel once provided a good water source but is now piped. The use of metal railings and an interpretation plaque are appropriate enhancements and can be examined further with the Parish Council.

Resident

1. Comments relating to the sale of the land north of Linden Close (part of allocated land for development). Ensure boundary trees to Linden Close will not be damaged.
2. Request that the conservation area be extended to included the land adjacent to Linden Close and protect 12 historic trees and their roots. These tree form part of the scene in boundary of the village along the Uffington Road.
3. Reference to the allocated housing site and who will buy, what form of development density?

Response

- 1/2. Comments noted. See comments under 'Barnack Parish Council'
3. Comments are noted. Development Control guidelines allied to this Appraisal will strengthen the control of development throughout the conservation area. Comments on individual proposals and applications are not appropriate in an Appraisal. Any development should be sympathetic to the character of the area, being compatible in terms of design, density height, scale and building materials.

Resident

Conservation area needs to be extended to include the strip of land adjacent to Linden Close (north) to protect 14 historic trees and roots. The trees form part of the scenic boundary of the village seen on entry to Barnack along the Uffington Road.

Response

Comments noted. See comments under 'Barnack Parish Council'

Resident

Extend the conservation area to include the historic row of trees on land adjacent to Linden Close. The 14 trees are in excess of 100 years old and create a dramatic frame to the village. Development to the north could impact on the well being of these trees. Also extension should cover the houses on the eastern side of Uffington Road.

Response

Comments noted. See comments under 'Barnack Parish Council' Possible extension to include former council houses will be discussed further with English Heritage and Parish Council (10.1 Management Plan).

Resident

1. Comments on the historical character and vibrancy of the village. Three distinct aspects identified: historical sites (i.e. Burghley House / Hills & Holes / Church) older properties are 'domestic' and form a coherent whole; and ancient fields around the village. Character and features of the whole Parish should be protected and Conservation area extended to take account of the total entity of the village and surrounding countryside. Support the proposed extension and should also cover the whole area. More modern areas should be included – good examples of 20th C building. Infill development in gardens and poses a threat to the character of the area and trees.
2. Future building should follow the guidance of the Village Design Statement and buildings faced in stone and have appropriately pitched roofs. Signage should be limited and unnecessary signs removed. Local and specific knowledge is especially valuable. Overall, welcome these proposals

Response

1. Comments noted.
2. See comments under 'Barnack Parish Council'

Resident

1. Conservation area needs to be extended to include the strip of land adjacent to Linden Close (north) to protect 14 historic trees and roots. The trees form part of the scenic boundary of the village seen on entry to Barnack along the Uffington Road.

Response

Comments noted. See comments under 'Barnack Parish Council'

Resident

1. Supports extension of conservation to include the Kingsley Estate properties. Also the Church Lane footpath should be included.
2. Tree planting on key sites to enhance the historic landscape around Barnack is supported.

Response

Comments noted

Resident

Conservation area needs to be extended to include the strip of land adjacent to Linden Close (north) to protect 14 historic trees and roots. The trees form part of the scenic boundary of the village seen on entry to Barnack along the Uffington Road.

Response

Comments noted. See comments under 'Barnack Parish Council'

Resident

Supports the inclusion of the Kingsley Estate but unsure PCC can apply the principles of conservation to dwellings built in the 1960's. Most houses have modern Upvc features. Most attractive features are the avenues of lime trees in Bishops Walk and the open plan front gardens. Information letters should be sent to inform owners of the effects of conservation area designation.

Response

Comments noted. The townscape of the Kingsley Estate is a positive feature of the village scene – mature trees, hedges, remnant stone boundary walls provide good visual features leading to the view of Kingsley House and St John the Baptist Church. The Management Plan does not actively seek an improvement to the appearance of the properties to Kingsley Estate. These have their own character. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain. In practice this is expected to be limited. As now, extensions to property would be expected to be in scale and proportion, and in matching materials. Maintenance of property does not require planning permission. Guidance to owners of properties in the existing and any extended conservation area will be produced and distributed.

Resident

Agree with inclusion of Kingsley Estate properties and Walcot Estate Park. Also, include all houses within the conservation area. as the whole village is one unit. Important to consider Barnack as a whole. To exclude these areas seems to be incongruous.

Response

Comments noted. (see comments above under 'Barnack Parish Council')

Resident

Supports all proposals except inclusion of Kingsley Estate. Agree with inclusion of Church Lane, do not see why this should lead to the inclusion of Kingsley Estate except by default – by being surrounded by conservation area. Has little special architectural merit and only patches worthy of conserving – trees and road line) it is difficult to see why it is proposed that the Hills & Holes but not say the cricket ground should be included.

Response

Comments noted. (see above under 'Barnack Parish Council' The cricket ground is currently within the conservation area. A future extension is suggested to include the 'Hills and Holes' National Nature Reserve.

Resident

Conservation area needs to be extended to include the strip of land adjacent to Linden Close (north) to protect 14 historic trees and roots. The trees form part of the scenic boundary of the village seen on entry to Barnack along the Uffington Road

Response

Comments noted. See comments under 'Barnack Parish Council'

Resident

Agree with including the whole of the Kingsley House Estate in an extended conservation area. Some recent building in the village has shown very unsympathetic choice of brickwork and roofing tiles.

Response

Comments noted. Development Control guidelines allied to this Appraisal will strengthen the control of development throughout the conservation area. Comments on individual proposals and applications are not appropriate in an Appraisal. Any development should be sympathetic to the character of the area, being compatible in terms of design, density height, scale and building materials.

Resident

Conservation area needs to be extended to include the strip of land adjacent to Linden Close (north) to protect 14 historic trees and roots. The trees form part of the scenic boundary of the village seen on entry to Barnack along the Uffington Road

Response

Comments noted. See comments under 'Barnack Parish Council'

Resident

1. Proposed tree planting along Walcot Road within the Hills and Holes would compromise the current open view of the Hills and Holes. Planting would be detrimental to the Hills and Holes site. Prefer to see suggestions of how the views into the Hills & Holes could be opened up, rather than restricted.

2. Extension to Kingsley House Estate is not essential and the report does not make clear why the inclusion of Church Lane necessitates the inclusion of the entire Kingsley Estate. The key features – the avenue of Limes on Bishops Walk are protected by tree preservation orders. The stone wall fronting Walcot Road could be protected in some way. Including Kingsley estate would seem to be excessive. To place restrictions on residents would be an unnecessary administration burden, and cost for all.

Response

1. Comments noted, but the Appraisal has not been amended. At this location, an opportunity exists to complement the trees to the former gardens to the Rectory to the east and strengthen the sense of enclosure and sense of space entering the village. The area of planting would be within the 'Hills & Holes' National Nature reserve and the proposal will need to be discussed and agreed with Natural England. In general the approach views to the 'Hills & Holes' are largely open and unrestricted.

2. See comments above on proposed extension to include Chapel Lane and Kingsley Estate properties)

Resident

General comments on character of Barnack and level of services and facilities.

Response

Comments noted

Resident

Support extension to include Chapel Lane, Walcot Park and Ermine Street. Also should include the trees to Linden Close (north) and adjacent strip of land to Airey House site boundary. The barn to The Grange is excluded and should be included.

Response

Comments noted. See comments under 'Barnack Parish Council'.. An extension would include the stable block / vehicle garage to The Grange