



Rutland
County Council



***EMPINGHAM CONSERVATION AREA
CHARACTER APPRAISAL AND MANAGEMENT
PROPOSALS***



Rutland County Council

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1. INTRODUCTION

- 1.1 Rutland County Council, as local planning authority, is required to designate as conservation areas, *“any area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”* (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). It also has a duty to formulate and publish proposals for the preservation and enhancement of designated conservation areas.
- 1.2 Empingham Conservation Area was designated on 22nd December 1975 and is one of 34 conservation areas in Rutland. It is not the purpose of a conservation area to prevent development but to manage change to reflect the special character of the area. In making decisions on future development within a conservation area, the Council is required to pay “special attention to the desirability of preserving or enhancing the character or appearance of a conservation area”.
- 1.3 This appraisal and the attached proposals map is intended to identify those elements that contribute to Empingham’s special character and appearance and which justify its designation as a conservation area. It also identifies possible management proposals that are intended to preserve and enhance the special character. It is important that all interested parties are aware of the elements that need to be safeguarded in order to preserve the character of the village. The appraisal will be a material consideration when the County Council as local planning authority considers planning applications and will provide supplementary planning guidance to policies in the Rutland Local Plan. It also complements guidance contained in the Empingham Village Design Statement (2002).

- 1.4 The appraisal is based on advice in the English Heritage document “Understanding Place: Conservation Area Designation, Appraisal and Management” (2011).

2. PLANNING POLICY CONTEXT

National Planning Policy Framework

2.1 Guidance on the historic environment is contained in the National Planning Policy Framework, introduced in March 2012. Local planning authorities should:

- set out in their Local Plan a positive strategy for the conservation of the historic environment (paragraph 126);
- ensure that a conservation area justifies its status because of its special architectural or historic interest and that the concept of conservation is not devalued by designation of areas that lack special interest (para 127);
- identify and assess the particular significance of a conservation area and take this assessment into account when considering the impact of a proposed development (para 129);
- take account of the desirability of sustaining and enhancing the significance of the area in determining planning applications , the positive contribution that conservation of heritage assets can make and the desirability of new development making a positive contribution to local character and distinctiveness (para 131);
- give “great weight” to the conservation of a heritage asset when considering the impact of proposed development. Significance can be harmed or lost through alteration or development within its setting and requires clear and convincing justification (para 132);

- proposals resulting in substantial harm should be refused consent unless it is necessary to achieve substantial public benefits that outweigh the harm; less than substantial harm should be weighed against public benefits (para 133 & 134);
- look for opportunities for new development to enhance or better reveal the significance of conservation areas; proposals that preserve those elements that make a positive contribution should be treated favourably (para 137);
- loss of a building that makes a positive contribution to the significance of a conservation area should be treated as either substantial or less than substantial harm, taking into account the significance of the element affected and its contribution to the conservation area (para 138);
- information about the significance of the historic environment should be publicly accessible (para 141);
- Article 4 directions should be used where necessary to protect local amenity (para. 200).

Rutland Local Plan

2.2 The Local Plan Core Strategy was adopted by Rutland County Council in July 2011. Policy CS3 identifies Empingham as a local service centre, recognising it as one of the largest villages in Rutland with a range of facilities and access to public transport. Policy CS4 states that local service centres can accommodate a level of growth mainly through small scale allocated sites, affordable housing sites infill developments and conversion of redundant suitable buildings.

2.3 Policy CS22 states that the quality and character of the built and historic environment will be conserved and enhanced, with particular

protection given to conservation areas. New development will be expected to protect and where possible enhance conservation areas and their setting. Measures to protect and enhance conservation areas include the production of management plans to identify and explain how the special interest will be preserved and enhanced and the use of Article 4 directions to control certain types of development which could cause harm to the special character and appearance of conservation areas.

- 2.4 Policy EN5 has been saved from the Rutland Local Plan. This states that planning permission will only be granted for new development where the scale, form, siting, design and proposed materials would preserve or enhance the character and appearance of a conservation area. Planning permission for development outside of conservation areas will only be granted where there is no adverse effect upon the setting of the conservation area and views into and out of the area.

ASSESSMENT OF SPECIAL INTEREST

3. LOCATION AND SETTING

- 3.1 Empingham is a large and compact rural village, set in attractive and unspoilt countryside, six miles to the east of Oakham, with a village population of about 630. The village stretches for about a mile on an east-west alignment on gently sloping ground on the north side of the valley of the River Gwash, near to the eastern end of Rutland Water.
- 3.2 The village developed at the intersection of routes running north – south from Exton to Ketton and from Oakham to Ermine Street, with the main part of the village extending in linear form along Main Street in a line above the river valley. The considerable breadth of Main Street, particularly at the western end, indicates its former use for

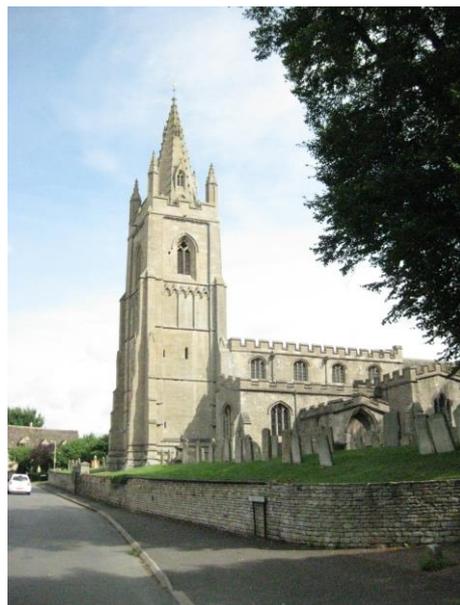
holding a market. The North Brook, a tributary of the Gwash, marks the eastern end of the village.

4. HISTORIC DEVELOPMENT

4.1 Empingham has a long history. Archaeological discoveries of an Iron Age settlement made at the time of construction of Rutland Water, confirm that the area has been occupied from about 250BC. The village name, though, is Saxon, the ending “ingham” denoting one of their earlier settlements as the home of the clan of Empa. The village is recorded as Epingham in the Domesday survey of 1086, with 101 families recorded.

4.2 Parish records show that the population has remained relatively stable since the 11th century, although the present day-village covers a smaller area than its medieval predecessor, which may have extended southwards to the river and eastward to Chapel Hill. Surviving earthworks to the south west include a moated manorial site and fishponds that is a scheduled monument and, to the east, the chapel of St Botolph.

4.3 The historic core of the village is centred around the parish church of St Peter, the earliest part of which dates from the 13th century; the impressive and dominant tower dates from the 14th century. Alongside, the Prebendal House, tithe barn and dovecote are 17th century and, together with Syson’s House on Main Street, show the quality of English stone building of that period.



The 14th century tower and spire of St Peter's church is one of the finest in Rutland and a defining landmark in views of Empingham.



The grade II listed Old Prebendal House dates from the late 17th century and is one of the most significant buildings within the conservation area.*



Late 17th century stone farmhouse on Main Street – indicative of the quality of stone building in Rutland at that date.

- 4.4 Empingham was part of the Normanton estate owned by the Mackworth family from the 15th century onwards, but the present-day appearance of the village is the legacy of the Heathcote family, who were the main landowners from 1729 to 1924. Historically, the village was surrounded by five open fields, with tenant farmers and labourers living in a cluster of cottages and larger houses along Church Street, Main Street and Audit Hall Road. It was already the largest village on the estate when the third baronet, Gilbert Heathcote, decided to enlarge the park at Normanton by relocating the tenants to Empingham; several thatched cottages along Main Street evidence the first model village that was developed from the 1750s onwards.
- 4.5 The earlier (pre-1850) houses within the village were individually built but have common characteristics. Traditionally, solid walls dominate over window openings and there is little ornamentation; many of the smaller cottages are rectangular in plan and originally of single room depth with steeply pitched gabled roofs running along their lengths. Increases in floor space were often accommodated in single or two storey projections to the rear and side of the original building. Many houses show elements of symmetry, particularly where modified or rebuilt in the 19th century.
- 4.6 The initial development along Main Street and Church Street gave the village its predominantly linear form. The distinguishing character of

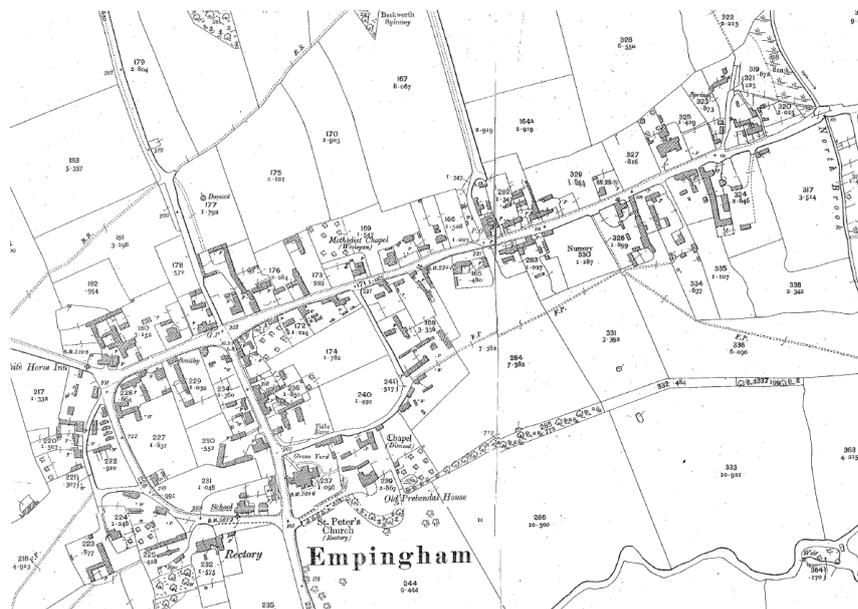
Empingham, however, is largely the result of the building work undertaken by the 6th Baronet, Gilbert Henry Heathcote – the “Building Earl”. The village was noted as being in a dilapidated state at the time he inherited the Normanton estate in 1867. Over the next 30 years, properties were modernised and new houses built to a distinctive pattern that characterise Ancaster estate properties throughout Rutland. Workshops at Normanton served the needs of the estate and brickyards at Luffenham and Pilton provided bricks and tiles. Good quality houses, detached for the farm tenants and semi-detached for labourers, were built in red brick along Main Street with characteristic red tiled roofs, tall decorative chimneys and overhanging eaves set back from the road behind front gardens. First floor windows were small or non-existent, while some of the earlier thatched cottages were modernised and re-roofed. The houses are also distinguished by the Heathcote coat of arms on the front – those built before 1892 with the Baron’s coronet, those after 1892 with the Earl of Ancaster’s crown.



The distinctive appearance of former Ancaster estate houses define the village and this pair on Nook Lane show all the characteristic features – red tiled roof with overhanging eaves, decorative brick chimneys, absence of windows on first floor, the Heathcote coat of arms, a simple canopy above the entrance and iron railings to the front.

4.7 The Heathcotes' also provided social facilities within the village, including the Free School in 1838 and donated land for the Methodist Chapel on Main Street. However, following the sale of the estate in 1924, the land fell into decline and Empingham changed from being a self-sufficient village mainly occupied by tenant farmers, farm labourers and others employed by the Ancaster Estate to mainly privately owned residences.

4.8 The 2nd edition Ordnance Survey map of 1904 (below) indicates the open layout of the village at the start of the 20th century, and the extent of infilling of former farmyards and gardens and new development that has taken place. There has been some limited demolition, notably of cottages to the west of the Rectory that were provided by the Earl of Ancaster as accommodation for widows but demolished in the 1930s. However, the compact, tightly contained footprint has largely remained and is an important characteristic of the village. By the 1960s, increasing demand for housing resulted in the largest single new development in the village, on Willoughby Drive, but built to the same open, low density layout characteristic of the village. The most dramatic development, however, was the construction of Rutland Water in the 1970s, which increased tourism in the area and probably added to the attractiveness of Empingham as a place to live.



- 4.9 The historic importance of a number of the buildings within the village is reflected in there being 60 entries on the National Heritage List for England. Listing also includes historic, ancillary buildings and walls within the curtilage of the main building. The list is included as Appendix 1.

5. SETTLEMENT PATTERN

- 5.1 The defining plan form of the village is compact and rectangular, running in an east-west direction in a line historically parallel to the river valley. The earliest surviving cottages (notably along Church Street, Crocket Lane and Loves Lane) front directly onto the footpath. The 19th century Ancaster estate houses and larger individual properties along the wide Main Street are set back from the road behind a front garden to create a spacious, open feel.

6. PREVAILING USES

- 6.1 Empingham remained a predominantly estate village until the break-up of the Normanton estate in the 1920s. Although there is still a working farm within the village, the sale of properties, changes in agriculture, the amalgamation of farms into larger units and improvements in transport mean that the majority of residents are no longer reliant on local agricultural employment. This pattern is seen throughout Rutland, but it inevitably means that the historic character of Empingham as an estate village has been lost.

The farm on Main Street provides a link to the historic character of Empingham as an agricultural village. The outbuildings and boundary wall are listed in their own right. Collyweston slate is not common in the village but is an important vernacular material.



7. PREVALENT BUILDING MATERIALS AND DETAILS

7.1 Houses and cottages are generally two storey but with some of the larger farmhouses having an attic floor lit by dormer windows. Two materials - limestone and brick



- characterise the village and result in a uniformity of appearance.

The consistent use of a limited range of building materials - limestone and red tiles – gives visual unity. The width of Main Street is an unusual feature of the village.

In order to retain the character and appearance of the village, it is important that appropriate materials are used for repairs or new development. The characteristic details are:

Walls

7.2 The predominant use of cream-coloured, local limestone for houses and boundary walls is a defining feature of the village; this has often weathered to grey. Farmhouses and smaller cottages built pre-1850 were usually built of coursed rubble, although smaller cottages may have no coursing at all. Quoins are usually of harder cut limestone, more durable than the coursed rubble walling.

7.3 The front elevations of pre-1850 built houses tend to have a simple, uncluttered appearance punctuated by relatively small window and door openings. An important characteristic is the large proportion of solid masonry in relation to the size of openings, which reflected the

limited size of timber lintels. More durable limestone was used for quoins, lintels and cills.

- 7.4 The distinctive estate houses of the late 19th century are characterised by the use of attractive orange- red bricks made locally at Pilton and Luffenham, with limestone from the estate-owned quarry at Ancaster used for quoins, lintels and cills. The Heathcote coat of arms and the absence of first floor windows on the front elevation are distinguishing features.

Roofs

- 7.5 The roofline of buildings within the village is relatively uniform. Roofs are traditionally simple in form, gabled rather than hipped (the large hipped roofs to the Prebendal House are an exception) and with the most important materials being Collyweston slate, straw thatch and, in particular, plain red tiles.

Collyweston stone slate

- 7.5.1 Limestone slate from pits on the opposite side of the Welland valley was always expensive and restricted to higher status properties, where the steep pitched roofs laid in diminishing courses are a distinguishing feature. As a locally distinctive vernacular material, it is important that surviving Collyweston slate roofs are retained and not replaced with alternative materials.



Late 17th/early 18th century, grade II listed cottages on Main Street. The steep pitch of the Collyweston roof suggests both properties may originally have been thatched.

Thatch

- 7.5.2 There remain a number of straw thatched late 17th and 18th century cottages within the village. Originally, a plain wrap-over ridge would have been laid, but many have been replaced with a block-cut ridge. A number of originally thatched estate cottages were re-roofed in tile in the late 19th century, indicated by the steepness of the roof pitch and end parapets.



Long straw thatch with a plain wrap-over ridge on this grade II listed cottage.

Plain tiles

- 7.5.3 Red tiled roofs are a distinctive feature of Empingham. Small, clay tiles, originally made at brickyards at Luffenham and Pilton, were used in the late 19th century on new build and refurbished Ancaster estate properties throughout Rutland and are a defining feature of the conservation area.



Ancaster-style extensions to the rear of houses on Loves Lane – steep pitched tiled roofs with white bargeboards and tall, decorative brick chimneys are distinctive features.

Clay pantiles

- 7.5.4 Orange-red orange clay pantiles were usually confined to outbuildings and were not traditionally used on houses within the village; an example are the outbuildings to the rear of South View Farm.

Chimneys

- 7.5.5 Tall, decorative brick stacks are an attractive feature of former Ancaster estate properties. Historically, buildings of higher status tended to have the stone stack on the gable end to reflect the plan form, whilst cottages tend to have central stacks rising from a position to one side of the doorway, with later stacks on the gable end. The chimney flues are usually internal; stacks projecting from the gable end are not a traditional feature.

Dormers

- 7.5.6 Dormer windows are usually restricted to higher status buildings and are not a common feature. Where they are found, they are usually small, hipped and low down on the roof. Rooflights are not traditional and can appear as a modern insertion; when used on historic buildings they should ideally not be positioned on prominent roof slopes.

Eaves detailing

- 7.5.7 The eaves detailing depends on the type of property. Thatched cottages traditionally have deep overhanging front eaves and often a coped or parapet gable; where found on a steep Collyweston or tiled roof, they are usually indicative of a formerly thatched building.
- 7.5.8 Overhanging eaves and white painted barge boards are characteristic of the Ancaster properties.

7.5.9 Gutters are traditionally black painted cast iron and supported on brackets spiked directly into the wall rather than fixed to a fascia board.

Windows

7.5.10 Timber is the traditional material for windows but the type of window tends to reflect the status, date and style of the building. High status buildings tend to have stone mullioned windows with metal casements; farmhouses and simple vernacular cottages usually had side-hung, two and three-light casements, usually made of painted softwood and originally multi-pane, or horizontal sliding windows. Vertical sliding sash windows are confined to larger, higher status properties. Improvements in glass manufacture with the introduction of sheet glass from the mid-19th century onwards resulted in larger pane windows, with the windows divided horizontally by a single slender glazing bar.



Small pane casement windows are characteristic of this late 18th century farmhouse. The steep pitch of the roof suggests it was originally thatched before being “modernised” in Ancaster style, when the larger pane dormers were probably added.

7.5.11 The Ancaster estate houses are characterised by three light casement windows with a single horizontal glazing bar dividing each casement. First floor windows were usually on the gable end rather than the front.

7.5.12 Window cills and lintels are usually stone; projecting timber cills and top-opening windows are not a traditional feature.

Doors

7.5.13 Door types also vary according to status, period and style of building, although many have been replaced. The simplest and earliest are solid, vertical boarded ledged and braced doors. The Ancaster estate houses are characterised by timber painted doors with two glazed panels in the top half.

7.5.14 Enclosed porches are not a local feature, although some of the Ancaster properties have an attractive bracketed canopy above the entrance. The Gothic-style canopy above the entrances to 24 & 26 Main Street are unusual and distinctive.

Driveways

7.5.15 Many driveways are laid in buff shingle or gravel which gives a softer, more natural tone than hard paving. Permeable material should be used, although the first five metres may require a hard surface to prevent material carrying onto the road. The use of block paving or large areas of asphalt can detract from the historic appearance of the conservation area.

8. KEY VIEWS AND VISTAS

8.1 Although located along the ridge line above the Gwash valley, the compactness of the village, the generally low height of buildings and the presence of mature trees between the buildings mean that the village is attractive and not prominent in the landscape. The uniform roof line also means that the 14th century tower and spire of St Peter's church is the defining landmark in views within the village.



Views of Empingham from the north show how the low height of buildings allows it to sit unobtrusively in the countryside, with the church as the most prominent landmark; the dovecote is grade II listed.

The view into the conservation area from Whitwell Road shows the importance of the low height of buildings within the village, allowing views of the church.



8.2 Empingham's setting within an area of attractive and unspoilt countryside is one of its distinguishing characteristics and allows extensive and attractive views into and out of the village. The views from the village to the north and east from Main Street are of the Cottesmore Plateau on the skyline, with blocks of mature trees reinforcing the rural setting. Views southwards from Church Street are of woodland towards and on the other side of the Gwash valley.



Views from Main Street are of higher ground and blocks of trees on the Cottesmore Plateau and reinforce the setting of the village within attractive, undulating countryside.

The attractive view southwards from Church Street across the valley of the River Gwash towards Rutland Water.



9. BOUNDARIES

- 9.1 The earliest properties within the village front directly onto the footpath. However, later houses are generally set back from the road and an attractive boundary feature is a limestone wall, hedge or simple wrought iron railings. The stone walls along the north side of Main Street and Church Street in particular are an important and unifying feature; several sections along Main Street are listed in their own right as being of historic interest.



Listed stone wall along Main Street. The contribution of mature trees and vegetation to the green character of the village is also apparent.

- 9.2 The earliest surviving sections of wall are of dry stone construction with either “cock-and-hen” (stones set on edge), rounded mortar or tiled coping.

- 9.3 Many of the former Ancaster estate properties have a simple four bar wrought iron railing, gate and attractive gate posts. They are of historic interest and should be retained.

Four bar metal railings, decorative posts and gates are an attractive and distinctive feature of former estate houses and should be retained.



10. OPEN SPACES AND TREES

- 10.1 Empingham is distinguished by a large number of open and grassed areas and verges which give a particularly “green” character to the village. Important areas of green space are identified on the attached proposals map and include the grass mound at the Main Street/Church Street cross roads, the open space on Willoughby Drive alongside the medical centre, land on the north side of Crocket Lane and the verge and open land at the junction of Stamford Road and Church Street.



Open space at the junction of Stamford Road and Church Street is an attractive feature at the eastern entrance to the village and helps create a distinctive green appearance.

The open space on Crocket Lane is important to the attractive appearance of the conservation area.



- 10.2 An important feature of the village is the space between buildings and the resultant number of large trees and greenery it allows. A number of trees within the conservation area are protected by Tree Preservation Order and are listed in Appendix 2; a number of other trees within the village but outside of the conservation area are also protected.
- 10.3 However, there are many other trees which contribute to the green character of the village. Of particular significance to the appearance of the village are several mature limes and a Wellingtonia along Main Street, notably in the front gardens of Home Farm House, the Old Forge and The Firs and the group of trees and a sycamore on the open space adjacent to the medical centre.
- 10.4 Conservation area status offers protection to all of the trees, since it is an offence to undertake work without giving the Council notice; this gives the local authority the opportunity to assess whether a tree preservation order should be made. It is important that, if a mature tree has to be removed, that replacement planting is undertaken; this can be required if a tree is covered by a preservation order.

11. BUILDINGS OF LOCAL IMPORTANCE

- 11.1 In addition to the buildings that are statutorily listed, there are a number of other buildings which contribute to the character of the conservation area, either due to their age, history, design or appearance, but which are not nationally important. Demolition of a building that makes a positive contribution would constitute harm to the conservation area.
- 11.2 The following buildings are considered to fall within this category, many of which reflect the estate origins of the village. The list is selective and the absence of a particular building does not imply that

it is not of significance to the character and appearance of the conservation area:

White Horse Inn

- 11.2.1 Historically important building, prominent in the street scene and modernised in Ancaster style, with plain tiled roof, prominent brick chimneys and overhanging eaves.

The White Horse is a prominent landmark building at the west end of the village.



2 & 4 Audit Hall Road

- 11.2.2 Attractive pair of Ancaster estate properties, stone with tiled roof and prominent brick chimneys, they provide a good entry point in views into the village from the A606.

Audit Hall

- 11.2.3 Former barn, of historic significance as the Ancaster estate office

Audit Hall – former barn used to administer the Normanton estate is important in the history of the village.



21 & 23 Nook Lane

- 11.2.4 Attractive, unaltered pair of estate houses that show the characteristic features of Ancaster properties.

Home Farm, Main Street

- 11.2.5 Good quality stone farmhouse, modernised in Ancaster style.



South View Farm, Main Street

- 11.2.6 Prominent farmhouse with outbuildings to rear at the crossroads of the route to Exton and opposite the village green. Stone built with Ancaster tiled roof estate.

South View Farm occupies a prominent position at the corner of Main Street and Exton Road



3 Main Street

- 11.2.7 Prominent detached former Ancaster estate house, built in stone with a red tiled roof and stone chimney stacks. The front gable and Gothic-style open porch are attractive and distinctive features.

9 Main Street

- 11.2.8 Attractive symmetrical, detached Ancaster house, tiled roof and chimney stacks and stone entrance canopy above the door.

9 Main Street: an attractive, symmetrically fronted former estate property that contributes to the character of the conservation area. The simple, understated design, whether brick or stone, is a unifying feature of houses throughout the conservation area.



25 & 27, 29 & 31 33 & 35 Main Street

- 11.2.9 Three pairs of semi-detached Ancaster houses, built of red brick and tiled roof and no first floor windows on the front elevation. Good examples of estate housing.

Red brick Ancaster estate houses on Main Street contribute to the distinctiveness of the conservation area.



24 & 26 Main Street

- 11.2.10 Attractive, early 19th century stone-built pair of detached houses, with a distinctive central gable and Gothic-style canopy above the entrance.

This pair of houses on Main Street, featuring a Gothic style porch, are unusual and distinctive.



30 Main Street/1 Loves Lane

11.2.11 Attractive and prominent group of buildings at the corner of Main Street and Loves Lane, “modernised” in Ancaster style.



Former post office and houses at the junction of Main Street and Loves Lane form an attractive corner feature.

Methodist Church, Main Street

11.2.12 Important in the social history of the village, the church opened in 1899 on land provided by the Ancaster estate.



The Methodist church on Main Street is not listed but is important to the social history of the village.

12. HIGHWAYS

- 12.1 Each of the streets has an individual character unique to the village.
- 12.2 Main Street runs east-west along the line of the ridge of the Gwash valley. The width of the street, particularly at the western end – unusual for a Rutland village and indicative of its use for markets – gives an open spacious feel, with the buildings set back from road behind front gardens. The single plot depth along the north side allows glimpses of open countryside.
- 12.3 Church Street runs north-south from the Gwash valley and contains some of the earliest and most significant buildings at the historic core of the village. Buildings largely front directly onto the pavement and the historic narrow width of the street gives a strong sense of enclosure and frames views of the church.



Back of pavement 17th /18th century cottages along Church Street frame the view of the Church

- 12.4 Approaches from the north down the slope of the valley are by narrow country lanes (Exton Road and Loves Lane) with farmland to the east. Exton Road continues the line of Church Street northwards; its grassed verge and absence of footpath defines the rural nature of the location.

The absence of footpaths along Exton Road reinforces the rural nature of the village.



- 12.5 Crocket Lane runs along the north side of the church and Prebendal House and is bordered by an attractive area of open space. The sharp bend in the street restricts views along it, whilst its narrow width is indicative of its historic nature as a lane off the Main Street

- 12.6 Nook Lane is a former farm track and is distinctive due to its narrow width and absence of paths and the informal positioning of the buildings.
- 12.7 Audit Hall Road was improved as part of the Oakham to Stamford turnpike at the end of the 18th century and carries a heavy volume of traffic. Buildings are set back from the road behind front gardens.
- 12.8 Granite setts traditionally form kerbstones within the conservation area and are an attractive feature. These give way to a raised grass verge at the east end of Main Street.
- 12.9 The finger post sign on the grass mound at the cross roads of Main Street and Church Street is an attractive feature that reinforces the rural location of the village.

13. DEFINING THE SPECIAL INTEREST

13.1 The preceding sections have attempted to identify those features which contribute to Empingham's special and distinctive character and should be protected. They can be summarised as follows:

- Empingham is historically significant and distinctive as an example of a Model estate village.
- The compact rectangular plan form, within which the linear street pattern is apparent;
- Buildings are at a low density and, with the exception of 18th century cottages on Church Street, Crocket Lane and Loves Lane, are set back behind front gardens; the space between buildings allows for mature trees and greenery, giving the village a distinctly soft, open and "green" appearance.

- Visual harmony, created by a uniformity of walling and roofing materials. Houses are predominantly built of limestone or red brick with steep pitched roofs, gabled rather than hipped and plain red tiled. Windows traditionally are timber. The predominant use of a limited range of materials creates a consistency of colour and texture between buildings of different periods and results in a distinctive visual cohesiveness.
- The simple, understated design of the buildings. Although many houses have been modified and altered over the centuries, they follow consistent themes with limited decoration.
- Visual harmony is further reinforced by the majority of buildings being two storey in height, with subtle variations in eaves line and roof pitch; this gives added dominance to the key buildings in the history of the village, notably the Church, Prebendal House and Manor House.
- The open, spacious layout, small areas of informal green space and verges and established footpaths and bridleways in and close to the village boundary reinforce the informal, rural character of the village.
- The combination of mature trees, low roof lines and the grouping of buildings on the valley slope results in the village being largely hidden and unobtrusive in the landscape.
- Views into and out of the village along Main Street and Church Street are of particularly attractive countryside and reinforce the rural setting of the village;
- Empingham is a local service centre and living village, providing services for and to a wider area.

14. PRESERVING THE CHARACTER

- 14.1 Conservation area designation and the production of the Empingham Village Design Statement in 2002 have contributed significantly to the success of the Parish and County Council in ensuring effective development that is generally complementary to the established character of the village, both within the conservation area and outside of it.
- 14.2 Conservation area designation means that the County Council, as local planning authority, is required to pay special attention to preserving or enhancing the character or appearance of the area when considering a planning application. Applications are also subject to extra publicity through notices in the Rutland Times and advertised by individual site notice.
- 14.3 Within the conservation area, planning permission is needed to:
- clad buildings in stone, artificial stone, timber, plastic or tiles;
 - enlarge a house by an addition or alteration to the roof, such as a dormer window;
 - extend beyond the side wall of the original house;
 - extend by more than one storey beyond the rear wall of the original house;
 - demolish boundary walls or buildings of more than 115 cubic metres;
 - install a satellite dish on a chimney, wall or roof facing and visible from a highway;
 - display illuminated advertisements.
- 14.4 At present, fifteen of Rutland's conservation areas are covered by an Article 4 Direction, which means that planning permission is required to make alterations to the front of houses., such as replacing windows, doors or roofs. However, in consultation with the parish council and local residents, it is not considered that such alterations

are sufficiently widespread to justify an Article 4 direction in Empingham.

14.5 The previous sections have identified how the setting and traditional appearance of the buildings contribute to Empingham's special character. In particular, the use of a limited range of materials – limestone or red brick for walls, timber for windows and either Collyweston, Welsh slate or plain clay tiles for roofs – is important to the appearance of the village.

14.6 The appearance of the conservation area can also be preserved by careful repair and restoration of existing features rather than replacement. By matching as closely as possible the original material and design, the appearance of a building and the overall character of the area can be maintained.

14.7 Examples of sympathetic repair include:

- Re-using original slates or tiles when re-roofing a property. Collyweston slates are particularly important to the appearance of the village and should be retained wherever possible; if a roof does require re-covering and there is insufficient original material available, then the new roof should be in either new or reclaimed natural Collyweston slate rather than artificial slates, which differ in appearance. Slate roofs should be renewed in either new or reclaimed Welsh slate; imported or artificial slate often differ in appearance and may weather differently;
- Re-pointing brick or stone with soft lime and sand mortar rather than hard cement to prevent moisture becoming trapped in the walls;
- Retaining and, where necessary, rebuilding chimney stacks, using matching replacement stone or bricks;

- Repairing timber windows and doors. Upvc is not a traditional material and the appearance, details and proportion of original windows can rarely be replicated. Secondary glazing and simple draught proofing can be as effective and be cheaper than replacing windows and doors;
- Where windows are beyond repair, they should be replaced in timber with the proportion and style of the windows matching the originals. Top-opening windows are not historically appropriate.
- Boundary walls should be carefully maintained and, if necessary, rebuilt like-for-like, using traditional materials and construction to retain the visual unity of the village.

14.8 It is important that new development reflects the character and scale of buildings within the village. Hard surfacing of frontages should be kept to a minimum to retain the village character.

14.9 In addition to the trees protected by Tree Preservation Order, all other trees within the conservation area have a degree of protection since it is an offence to cut down, lop, top or uproot any tree within the area without giving six weeks' notice to the local planning authority; this enables the local authority to assess the amenity value and to decide whether a tree preservation order is appropriate. Replacement planting is important if the character of the village is to be safeguarded and should be of native species appropriate to the location.

15. LOSS OF CHARACTER

15.1 There are few features within the village which have a significant adverse impact on the overall quality and appearance of the

conservation area. One negative factor, however, is the high levels of traffic along Audit Hall Road. However, in the absence of proposals for a bypass, it is difficult to foresee how this could be resolved.

- 15.2 Some of the infill development that has taken place has not been sympathetic to the traditional character of the village in that it has introduced suburban housing designs and layouts and non-local materials. It is important that new development respects the low density that characterises the village and is built in materials and to a design and scale that is in keeping with the location.
- 15.3 The narrow width of the minor roads and absence of off-street parking for most properties means that the grass verges and banks are vulnerable to damage.

16. CONSERVATION AREA BOUNDARY

- 16.1 Section 69 of the Listed Buildings Act advises that cancellation of conservation area designation should be considered where an area no longer possesses the special interest which justified its original designation.
- 16.2 Following consultation with the parish council and residents, it is considered that the special character and interest that justified designation in 1975 remains and it is not therefore proposed that conservation area status be cancelled.
- 16.3 The conservation area boundary established in 1975 was drawn around the historic core of the village and excludes more recent developments. Unlike other conservation areas in Rutland, it does not include open land outside of the village limit

17. PUBLIC CONSULTATION

17.1 Empingham Parish Council was consulted on the draft of this document and an exhibition and public meeting was held in the Audit Hall on 28th November 2013.

17.2 In light of comments received, the following changes were made to the document:

- Declaration of an Article 4 Direction was not pursued;
- The boundary of the conservation area has been re-defined to exclude more recent development on Audit Hall Road, Crocket Lane and to the rear of Main Street that are not of special architectural or historic interest;
- The boundary of the conservation area has been re-defined to include:
 - o land either side of Stamford Road from Church Bridge to Church Street; this includes a group of prominent trees on the east side of Stamford Road and the verge which create an attractive and prominent entrance to Empingham from the south
 - o Main street from the North Brook, including buildings at Lower Farm Close that contribute to the attractive setting of the village when approached from the east.
 - o Historic stone boundary wall on Willoughby Drive

The conservation area has been extended to include land either side of Stamford Road from the River Gwash at Church Bridge to Church Street.



This section of historic stone boundary wall on Willoughby Drive has been included in the extended conservation area.

- 17.3 Careful consideration was given to a request from the parish council and several residents to include the whole of the Willoughby Drive estate within the conservation area. Whilst the open plan layout reflects the character of the village, it is not, however, considered that the estate has special architectural or historic interest to justify inclusion within the conservation area.

18. MANAGEMENT AND ENHANCEMENT

- 18.1 The Council is required to formulate and publish proposals for the management and enhancement of the conservation area. The proposals set out in Appendix 3 are based on this appraisal. Where considered reasonable or appropriate, any suggestions for future management and enhancement within the conservation area will be incorporated in the final report.

CONTACT

Comments on the conservation area are welcome and will be taken into consideration in any future drafts of this document.

Comments should be sent to:

Conservation Officer,
Rutland County Council,
Catmose,
Oakham,
Rutland, LE15 6HP
Tel: 01572 758268
Email:localplan@rutland.gov.uk

APPENDIX 1: LISTED BUILDINGS WITHIN EMPINGHAM CONSERVATION AREA

The following are included on the National Heritage List for England: and are listed in the following grades

Audit Hall Road No. 1	Grade II
Audit Hall Road No.3	Grade II
Audit Hall Road The School	Grade II
Audit Hall Road The Old School House	Grade II
Church Street Cornerways	Grade II
Church Street No. 4	Grade II
Church Street No.8	Grade II
Church Street No.10	Grade II
Church Street Church of St Peter	Grade I
Church Street Walls, steps, gate piers and gates	Grade II
Church Street Dexter tomb	Grade II
Church Street Cross shaft at churchyard	Grade II
Church Street Tomb at churchyard	Grade II
Church Street Fancourt tombs	Grade II
Church Street Wilson tomb	Grade II
Church Street Dowthan tomb	Grade II
Church Strete HP/CP tomb	Grade II
Church Street Brockett/Chapman tomb	Grade II
Church Street Venies tomb	Grade II
Church Street Gilford tomb	Grade II
Church Street Syson tomb	Grade II
Church Street Fancourt tomb	Grade II
Church Street Fysh tomb	Grade II
Church Street Allen monument	Grade II
Church Street Nos. 5 & 7	Grade II

Church Street No.9	Grade II
Church Street No.11 (Manor House)	Grade II
Crocket Lane No. 2 & barn at No.4	Grade II
Crocket Lane No.4 Grey Barn	Grade II
Crocket Lane Nos. 6-10	Grade II
Crocket Lane Nos. 16 & 18	Grade II
Crocket Lane Old Prebendal House	Grade II*
Crocket Lane Cottage at Old Prebendal House	Grade II
Crocket Lane Dovecote at Old Prebendal House	Grade II
Crocket Lane Tithe barn at Old Prebendal House	Grade II
Exton Road Dovecote	Grade II
Love's Lane No 3 Cole Cottage	Grade II
Love's Lane No 5	Grade II
Main Street No. 8 The Firs	Grade II
Main Street Nos. 10,12 &14	Grade II
Main Street Outbuilding & walls at 10,12 &14	Grade II
Main Street No 16	Grade II
Main Street No 20 Menton Cottage	Grade II
Main Street No 22	Grade II
Main Street Nos. 32 & 34	Grade II
Main Street No 38 Rosfry Farmhouse	Grade II
Main Street No 40	Grade II
Main Street No 50 White Gables & The Wilderness	Grade II
Main Street wall to White Gables & The Wilderness	Grade II
Main Street No1	Grade II
Main Street No19 Meeting Hall	Grade II
Main Street No 21 Lindsey House	Grade II
Main Street Nos. 47 &49	Grade II
Main Street Nos. 51,53 &55	Grade II
Main Street Nos. 81 & 85	Grade II

Main Street No 87 Lower Farmhouse & barn	Grade II
Nook Lane Nos. 2& 4	Grade II
Stamford Road Church Bridge	Grade II

The Dovecote on Exton Road, Church Bridge and the moated site to the west of the village are also scheduled monuments.

There are seven other listed structures within Empingham parish that are outside of the conservation area:

Audit Hall Road No.5	Grade II
Audit Hall Road, Lovick's Place (former Rectory)	Grade II
Audit Hall Road No.22	Grade II
Horn Mill Bridge	Grade II
Horn Millhouse	Grade II
Nook Lane Nook Farmhouse	Grade II
Whitwell Road War memorial	Grade II

APPENDIX 2 TREE PRESERVATION ORDERS

At present, the following Tree Preservation Orders are in place; some of these date from the 1970s and will be reviewed:

Audit Hall Road

Beech at No.17

Silver birch at Springwell House, 26 Audit Hall Road

Silver birch at the Old School, Audit Hall Road

Church Street

Silver Birch at No. 3

Crocket Lane

This 1973 TPO refers to “1 Sycamore, 3 Weeping Willows and 3 Lime trees “ but will be reviewed.

Main Street

3 No. Limes at 16 Main Street

Holly at the Methodist Church

Yew at Bramham House, 75 Main Street

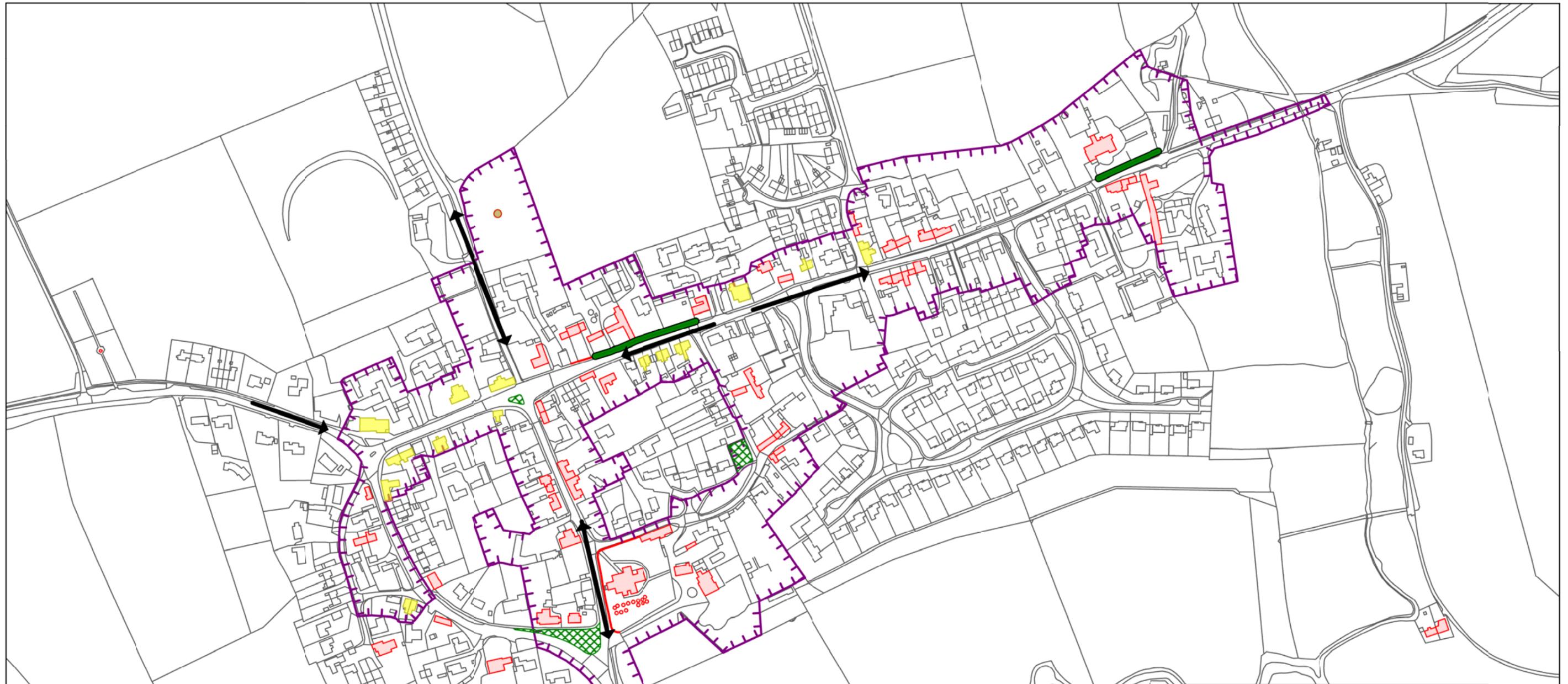
5 No. Sycamores at Ancaster House

(NB There are other trees outside of the conservation area boundary that are also protected by preservation order):

APPENDIX 3: MANAGEMENT PROPOSALS

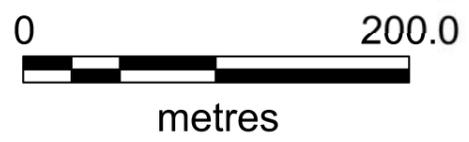
The following measures are to be introduced and implemented in order to protect the character and appearance of the conservation area:

- 1. Apply guidance contained in the National Planning Policy Framework and policies CS22 and EN5 of the Rutland Local Plan to ensure that new development pays special attention to the preservation or enhancement of the character or appearance of Empingham Conservation Area, as identified in the character appraisal.**
- 2. Publish and distribute to all properties in the Conservation Area, an explanatory leaflet on the implications of conservation area designation.**
- 3. Provide advice and encourage the sympathetic repair of features of architectural or historic interest that contribute to the appearance of the conservation area.**



Key

-  Conservation Area
-  Listed Wall
-  Listed Building
-  Buildings of Local Importance
-  Important Open Spaces
(Identified in the Site Allocations
and Policies DPD)
-  Important Frontages
(Identified in Site Allocations
and Policies DPD)
-  Additional open space identified
-  Scheduled Monument
-  Important views



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Empingham Conservation Area Appraisal
Rutland County Council
June 2014