

WHITWELL CONSERVATION AREA
CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS



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**Whitwell Conservation Area
Character Appraisal and Management Proposals**

1. INTRODUCTION

- 1.1 Rutland County Council, as local planning authority, is required to designate as a conservation area, *“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). There are 34 conservation areas in Rutland.
- 1.2 Whitwell Conservation Area was designated on 4th June 1979 and includes the historic core of the village and the land to the south towards Rutland Water that contributes to the setting of the village.
- 1.3 It is not the purpose of a conservation area to prevent new development but to manage change so that it reflects the special character of the area. In making decisions on future development within a conservation area, the Council is required under Section 72 of the Act to pay “special attention to the desirability of preserving or enhancing the character or appearance of a conservation area”. The Council has a further duty to formulate and prepare proposals for the preservation and enhancement of its conservation areas.
- 1.4 This appraisal and the attached proposals map are intended to define those elements that contribute to Whitwell’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 within the conservation area.
- 1.5 The appraisal follows the guidelines set-out in the English Heritage document “Guidance on conservation area appraisals” published in 2006.

2. CONSERVATION AREA POLICY

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 the Local Plan a positive strategy for the conservation of the historic environment (paragraph 126);

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- ensure that a conservation area justifies its status because of its special architectural or historic 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 limited to where necessary to protect local amenity (para. 200).

Local Plan

2.2 The Local Plan Core Strategy was adopted by Rutland County Council in July 2011. This identifies Whitwell as a restraint village that is not a sustainable location for further development, unless it is development normally acceptable in the countryside.

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

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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. It also includes consideration of the introduction of tighter controls through Article 4 directions to control certain types of permitted development which, if unchecked, would cause harm to the special character and appearance of a conservation area.

- 2.4 In addition, 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 the 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.

3. ASSESSMENT OF SPECIAL INTEREST

Location & setting

- 3.1 Whitwell is amongst the smallest settlements in Rutland, with a population in the 2001 census of 41 residents in twenty properties. The village is four miles east of Oakham and lies in a hollow at a strategic point where the road to Stamford crossed a tributary of the River Gwash and to the east of the crossroads of routes that led south to Edith Weston (Bull Brigg Lane) and north to Exton.
- 3.2 The village was originally focused around the parish church of St Michael, which occupied the high ground to the west of the village. The plan form reflects the topography and has developed in a linear, loose-knit layout straddling either side of the road with, historically, clusters of farm cottages and farm houses along the north side of the road and the 13th century church, Rectory and Old Hall on the south side.

4. HISTORIC DEVELOPMENT

- 4.1 The historic origins of the village define its character. The village name is believed to be Saxon and is a derivation of "White Well", referring to a spring rising behind the church, which also provided the village with its water supply through the parish conduit, built into the wall of the grounds to The Rectory in 1858. Archaeological discoveries at the time of construction of Rutland Water indicate that human activity in the area goes back at least two thousand years. Evidence of Iron Age post-holes, pits and ditches dating from the first and second centuries BC have been found, whilst coins and a ring discovered in 1991 indicate that

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the area was occupied by a Romano-British community in the centuries following the Roman Conquest in AD43.

4.2 After the departure of the Romans, Whitwell eventually became an Anglo-Saxon village, with a church on the knoll close to the crossroads. Following the Norman Conquest, Anglo Saxon settlements were redistributed to relatives and followers of William of Normandy and Whitwell was granted to his niece, Countess Judith. The Domesday survey of 1086 recorded that the settlement was occupied by ten villagers and smallholders. Early in the thirteenth century, Whitwell had passed to the Priory of St John of Jerusalem, under whose ownership the church was extended with the addition of a south aisle and the distinctive double bell-cote. In 1620 the manor was sold to the 1st Viscount Campden, whose heirs, the Noel family and their descendents continued to hold Whitwell as part of the Exton estate into the twentieth century.



St Michael's church is a grade II listed building with the earliest parts dating from the 13th century; its double bell-cote is a distinctive feature and a landmark in views of the village.*

4.3 Although the present village straddles the main road, in the Middle Ages, archaeological discoveries indicate that it also extended southwards along Bull Brigg Lane. None of the surviving houses are earlier than 17th century in date, the style of many of the buildings and the dated examples indicate that Whitwell shared in the period of economic transformation and stability of the 17th and 18th centuries that reflected the agricultural prosperity seen in villages in large parts of rural middle England). The architectural style of the buildings varies according to their status. The formal, symmetrical elevations of the Old Rectory and Old Hall Farmhouse (formerly the manor house), contrast with the simpler, one and two storey former cottages on the opposite side of the road.



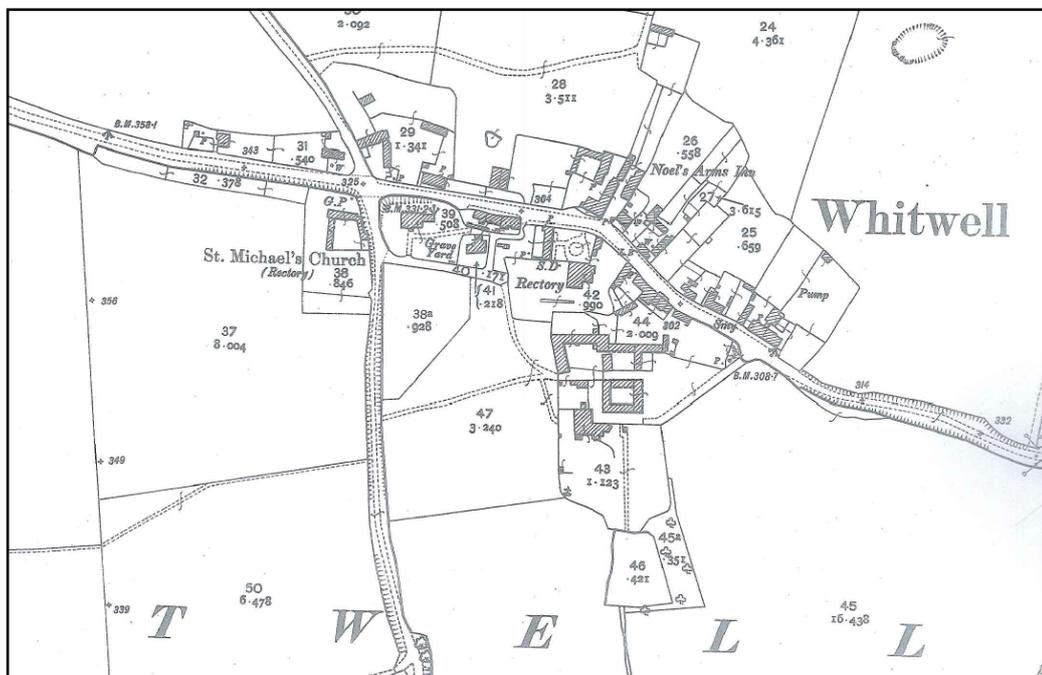
The Rectory is a high status building, built of coursed stone with quoins, stone mullioned windows and dormers, with moulded chimney stacks.



Old Hall Farmhouse, originally Whitwell Manor. Mid 17th century, built of coursed rubble limestone with surviving stone mullioned windows and a Collyweston roof with dormers.

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- 4.4 The main road through the village was improved at the end of the 18th century. Even so, Whitwell remained a rural backwater and the population declined in the second half of the 19th century from 140 in the 1841 census, as improved methods of farming required fewer labourers. The 1901 census records a total of 81 residents and this declined further in the twentieth century. Until the 1960s, it remained an estate village, with tenants paying rent to the Gainsborough Estate. Since then, changes in agriculture have reduced the dependency on local agricultural employment, reflected in the selling-off many of the estate-owned houses. This also coincided with the major change that has affected the village – the construction of Rutland Water on farmland in the Gwash valley to the south of the village in the 1970s and the subsequent impact of associated tourist activities. Historically, there were four substantial farms in the village – High Moor Farm, Home Farm, Old Hall Farm and Woodlands Farm, some of which lost land to the construction of Rutland Water such that they were no longer viable. Old Hall Farmhouse, for instance, became offices and a training and conference centre, but the use ceased in 2010.
- 4.5 The Ordnance Survey map of 1904 (below) indicates that the physical extent of the village has changed little over the past century. There has been some limited demolition, notably of cottages to the east of the church in the 1950s and some new housing through the infilling of gardens. The new development has, however, maintained the essentially loose, linear pattern of development.



- 4.6 Nine buildings, including the Church, the former Rectory, Chantry Cottage, the Noel Arms, Home Farm, Old Hall Farm and its barns and also the parish conduit that provided the village water supply, are

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recognised as being of national significance by being included on the National Heritage List for England. The list is included as Appendix 1. Listing also includes historic, ancillary buildings within the curtilage of the main building. A request to have the red K6-type telephone kiosk on Main Street added to the list was turned-down by English Heritage in 2010.



The barn in the grounds of The Rectory and the parish conduit are both listed as being of historic interest. A request to have the telephone kiosk listed was turned down.

5. SETTLEMENT PATTERN

5.1 Whitwell comprises individual, informally arranged buildings principally straddling either side of the main road. Density is low, allowing space between buildings. Buildings at the western end are set back from the road frontage.



5.2 The two most recent planning appeal decisions in the conservation area noted the importance to the character of the village of the linear plan form and the loose-knit layout, allowing trees and greenery between buildings.

The linear plan form, with buildings primarily straddling either side of the main road, is one of the defining characteristics of Whitwell.

6. PREVAILING USES

6.1 The original function of Whitwell as a relatively isolated agricultural settlement has changed over the past 50 years to one of a primarily residential village for people who work elsewhere. As with many former farming villages in Rutland, the historic character as a working village has inevitably been lost.

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- 6.2 The Old Rectory, Old Hall Farm and associated barns and outbuildings were converted by Anglian Water into a conference and training centre at the time of construction of Rutland Water but are now redundant.



An appropriate and sympathetic new use is required for the buildings and site of the former Whitwell Conference Centre.

7. PREVALENT BUILDING MATERIALS AND DETAILS

- 7.1 The village is characterised by the predominant use of a limited range of building materials. 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 prevalent building materials and details are:

Walls

- 7.2 The use of local limestone for buildings and boundary walls is a unifying feature. The stone is in coursed rubble form but with greater attention to detailing on the higher status buildings, such as The Old Hall and The Rectory. There is a variety of building types but, throughout, the front elevations tend to have a plain, uncluttered appearance with little ornamentation, punctuated by relatively small window and door openings. As such, 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.



The use of a limited range of materials – limestone for buildings and boundary walls –and blue slate for roofs gives Whitwell a consistency of appearance not found in many Rutland villages. Plain eaves detailing and absence of dormers is also a feature.

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Roofing materials

7.3 A variety of materials have traditionally been used for roofs in the village, but the most widespread are Welsh slate and pantiles.

7.3.1 Blue slate

Slate is the most commonly found roof material in the village. It was not widely available until after the mid-19th century, when railways enabled it to be transported cheaply across Britain from quarries in north Wales. Slate can be laid at a shallow pitch; where seen on steeply pitched roofs they are likely to be a replacement for thatch or Collyweston slates.

7.3.2 Clay pantiles

The only other roofing materials used in significant amounts are clay pantiles, some with a double roll and in a range of colours from light buff to orange. They can be laid at a shallow pitch and only required a lightweight roof structure. Historically, they provided an inexpensive roof covering that was well suited to the simple shape of farmhouses and barns.

7.3.3 Thatch

There are three thatched buildings within the village, two of which are listed (Chantry Cottage and the Noel). The traditional material for thatching in Rutland is long straw, rather than reed, with a plain wrap-over ridge and was the most common roofing material until the 19th century for low and medium status buildings.



This thatched house at the east end of the village is unlisted but is of interest as an example of an early farm labourer's cottage. The block-cut ridge is not, however, typical of the traditionally plain, wrap-over ridge that was used in Rutland.

7.3.4 Collyweston stone slate

There is only one building - Holly Cottage - with a Collyweston roof.

Collyweston roofs are steeply pitched, laid in diminishing courses, usually with gables and swept valleys. Always relatively expensive, hipped Collyweston roofs are more characteristic of large, higher-status properties.

7.3.5 Clay tiles

Plain "Rosemary" tiles are not common in the village but have been used on St Michael's Church.

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Chimneys

7.4 Chimney stacks, often in brick due to it being more durable than stone, are important features and create roofline interest. Buildings of higher status tend to have the 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 Dormer windows are not a common feature of the traditional buildings in Whitwell.

Eaves detailing

7.6 Eaves are generally plain rather than coped or overhanging. Rainwater goods are traditionally black painted cast iron with the gutters supported on brackets spiked directly into the wall. Decorated bargeboards and timber fascias are not a typical feature.

Windows

7.7 The type of window tends to reflect the status, period and style of the building. Higher status buildings – such as the Rectory - have 6-pane sash windows. The simpler vernacular farm buildings usually had side-hung, timber casements, usually made of painted softwood and originally multi-pane; 19th century replacement windows tend to have a single horizontal glazing bar. Window openings are generally beneath timber lintels with stone cills; projecting timber cills are not a traditional feature. There has been some introduction of historically inappropriate upvc double glazing on some unlisted buildings.



This former farmhouse is an attractive entry point to the village. Pantiles were often used on farm houses and outbuildings. The timber casement windows are an attractive feature.

Doors

7.8 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. Panelled doors were popular from the 18th century onwards and are not a common feature of traditional farm houses. Enclosed porches are also not a local feature.

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Driveways

- 7.9 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 The location of the village in a hollow means that the surrounding countryside is dominant in views out of the village. St Michael's Church and its unusual double bell-cote, being raised above road level on its knoll, is the dominant feature in views into the village from the west. Buildings within the village are essentially low-rise and it is particularly important that views of the profile of the church and bell-cote and other key buildings in the village are not affected by new development.



Raised above the height of the road, St Michael's church is the dominant landmark in views into and within the village.

- 8.2 Bends in the main road mean that distance views on the approach to the village are restricted. In particular, the view from the east as the road drops down into the village in a cutting from the plateau is constrained by reverse bends, which creates a sense of surprise as the village is entered.
- 8.3 The views of Whitwell from the north (Exton Road, below left) and from the south (Bull Brigg Lane, below right) emphasise the semi-rural character of the village as a cluster of low buildings in an open setting, with higher ground beyond and Rutland Water forming the backdrop.



The reverse bend through the village constrains views along the main road and creates a sense of interest.



The view of Whitwell from Bull Brigg Lane emphasises the low height of the village in its sunken setting, with higher ground beyond the village dominant.

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9. BOUNDARIES

9.1 Low stone boundary walls are an attractive and important feature which provides strong definition and enclosure of the main road and visual unity with the buildings. The walls are constructed of limestone. The earliest surviving sections are of dry stone construction with either “cock-and-hen” (stones set on edge), rounded mortar or stone flag copings. The section in front of Christmas Cottage has an attractive brick saddleback capping.



Limestone boundary walls are an important and unifying feature. This section is of dry stone construction with a stone “cock and hen” coping.

Some walls, including the retaining wall to the churchyard, have been rebuilt and mortared, with non-traditional concrete slab copings.

9.2 The walls continue along Exton Road and Church Lane, where there is a particularly attractive section of dry stone wall with cock and hen coping, traditionally used as boundaries to farm buildings.

10. OPEN SPACES AND TREES

10.1. An attractive feature of the village are the grass verges and trees, particularly along the main road frontage. Combined with views of surrounding countryside, the “green” character defines the rural location of the village.



The frontage and trees within the site of the former conference centre provide an area of open space that is important to the character and appearance of the conservation area.



The boundary wall and vegetation to the former conference centre and the buildings opposite provide an attractive frontage within the conservation area.

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10.2. The attached proposals map identifies a number of frontages that, although private, are important to the character of the village. These are:

- Grass bank and verge in front of The Glebe and Applegate House;
- frontage to Chantry Cottage;
- frontage to the Old Rectory;
- frontage to The Old Grain Store and Harvard House.

10.3 Most of the buildings are on large plots. The spacing of the buildings means that private gardens make an important contribution to the overall green appearance of the village.

10.4 From the Empingham direction, the hedgerows as the road drops sharply into the village and the few clumps of mature trees – notably in the grounds of the Conference Centre - create an impression of dense foliage, with the plantations of the Exton estate on the horizon. The highway verge on the entrance to the village and the trees in the churchyard are important in views from the Oakham direction.

10.5 Four trees within the village – two sycamores on Church Lane, a Norway Spruce in the garden adjacent to The Holly and a magnolia in the grounds of The Rectory – are identified as being of special amenity value by being protected by Tree Preservation Order.

10.6 However, there are a number of smaller trees which, although individually not of sufficient size or amenity value to justify a preservation order, are collectively important to the “green” character of the village; a good example are the trees in the churchyard and the willow and rowan in front of Chantry Cottage. Conservation area status offers protection to all the trees within the village, since it is an offence to undertake work without giving the Council notice. However, comparison of earlier photographs indicate that tree cover in the village has declined in recent years and it would require only the removal of one or two more trees through damage or disease for the village to begin to appear very exposed.

10.7 The conservation area is bounded by higher ground; mature trees largely hide the village from the surrounding countryside and enhance its integrity as a village within a rural setting. Land to the rear of High Moor is identified as an area of open space important to the character of the village.

11. BUILDINGS OF LOCAL IMPORTANCE

11.1 In addition to the buildings that are statutorily listed, there are a number of other buildings in Whitwell which make a significant contribution to the historic character and appearance of the village, either due to their age, history, materials or appearance, but which are not nationally important. Demolition of a building that makes a positive contribution constitutes harm to the conservation area.

11.2 The following buildings are considered to fall within this category. 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:

11.2.1 The Cottage

Former farm worker's cottage prominent at entrance to village, built of stone with pantiled roof and timber casement windows.

11.2.2 The Glebe

Converted and extended farm buildings, prominent at entrance to village.

11.2.3 Barnswell House

Prominent, former farmhouse and single storey outbuilding at corner of road to Exton; stone, with prominent pantiled roof; window detailing is not traditional.

11.2.4 Woodlands Farm

A historically important former farmhouse, built of stone with slate roof farmhouse fronting the main road.

11.2.5 Christmas Cottage

A stone, slate roofed 19th century farm house that forms an attractive group with the Noel Arms and Home Farm.

11.2.6 Holly Cottage

An attractive and substantial stone built house with Collyweston roof, at right angles to the road; upvc windows are not traditional.



Holly Cottage (right) is one of several unlisted buildings in Whitwell which make a positive contribution to the character and appearance of the village. The Norway spruce is protected by a tree preservation order.

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11.2.7 9 Main Street

An 18th century thatched labourer's cottage at back edge of pavement; upvc windows detract from the historic character.

11.2.8 High Moor Farm cottages (10 & 11 Main Street)

A farmhouse and cottage now a pair of houses, at the eastern entrance into the village; the simple form and proportions reflect the agricultural origins of the village. The former barn converted to holiday accommodation is also of interest.



12. HIGHWAYS

12.1 Whitwell developed at the crossroads of two cross-country routes. The main road from Oakham to Stamford was improved and turnpiked at the end of the 18th century and today carries a high volume of through traffic. Footpaths, with granite kerbstones, are in places on one side of the main road only.

High Moor Farm cottages - one of the four former working farms in the village - also make a positive contribution to Whitwell's character. Buildings at the east end are located at the back of pavement and not set back from the front, as elsewhere in the village. It is suggested that land alongside and to the rear be included within the conservation area on account of its contribution to the setting of the village.

12.2 Street lighting along the main road comprises standard metal columns which, although utilitarian, are not particularly intrusive.

12.3 Exton road has a rural character without a defined footpath. Although an attractive feature, the absence of a kerb has resulted in damage to the verge. The historic route southwards to Edith Weston (Church Lane) was closed to through traffic following the re-routing of Bull Brigg Lane to the west of the village to cater for the leisure activities on Rutland Water. The former route now provides an attractive footpath at the side of the church.



Whitwell developed at the crossroads of routes running north-south and east-west. The former route southwards towards Edith Weston now forms an attractive footpath alongside the church.



The route northwards out of the village towards Exton contrasts with the main road and has retained the character of a country lane.

13. DEFINING THE SPECIAL INTEREST

13.1 The proceeding sections have attempted to identify those features which contribute to the special and distinctive character of the village. They can be summarised as:

13.1.1 Whitwell is essentially a loose-knit, linear street-village with buildings informally arranged and straddling either side of the road; there is limited back land development and few properties extend beyond the historic linear settlement pattern.

13.1.2 The consistent use of a single building material - limestone - for buildings and boundary walls; although there are a variety of buildings, the use of stone with simple detailing and little ornamentation creates a strong visual unity that is uncommon in Rutland villages;

13.1.3 Low density of development and, at the western end of the village in particular, buildings are set back from the road frontage behind a low stone wall; the spaciousness and the greenery between buildings it enables are important elements of the character of a rural village;

13.1.4 Grass verges, trees and greenery along the frontages to Main Street, Church Lane and Exton Road reinforce the rural location;

13.1.5 Buildings are predominantly one and a half or two storey in height, meaning that key buildings such as the church, the Rectory and Old Hall are dominant focal points in views within the village.

13.1.6 The loose grouping of the buildings within a shallow valley results in the village being largely hidden and unobtrusive in the landscape;

13.1.7 The drop in the road level to a low point in the centre of the village, and the climb of the road out of the village onto the plateau at either end, creates visual interest. Higher ground and open countryside outside of the village frame the setting.



The drop in road level means that Whitwell is largely hidden in the landscape; the low density of development and the contribution of trees and greenery to the character of the village is apparent in this view.

14. LOSS OF CHARACTER

14.1 There are very few features within the village which have a negative impact on the overall quality and appearance of the conservation area. The most obvious negative feature is the high level of traffic along the A606, which detracts from the tranquillity of the village. In addition, the red road marking along the centre of the road to provide clear separation of the lanes, although necessary as a safety feature, is visually intrusive.



Although undertaken to provide clear separation between lanes of traffic, the red road marking along the main road is visually intrusive and detracts from the appearance of the village.

- 14.2 Most buildings are occupied and in good condition such that there are no buildings or areas of land which readily detract from the appearance of the village. The most prominent vacant site is the plot adjacent to 9 Main Street, which has planning permission for a single house.
- 14.3 Although there are some overhead wires, they are not as prominent or visually intrusive as in other Rutland villages and do not detract from the overall street scene.

15. PRESERVING THE CHARACTER

- 15.1 The previous sections have identified how the setting, the relationship of buildings and the traditional proportions of the buildings contribute to the special character of Whitwell. In particular, the use of a limited range of traditional materials – limestone for walls, timber for windows and either slate, pantiles, thatch or Collyweston slates for roofs – is important to the character of the village. Replacement of traditional features or materials with inappropriate replacements could lead to the gradual erosion of the appearance of the village.
- 15.2 Conservation Area Consent must be obtained for the demolition of all but the smallest buildings within the area. However, designation does not prevent minor alterations to houses, such as replacement windows and roofs in alternative materials, which can be undertaken as “permitted development” without requiring planning permission.
- 15.3 In order to preserve the character of the village, it is suggested that an Article 4 Direction be introduced. This would mean that planning

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permission would in future be required for alterations that would affect the appearance of houses and would be visible from the public highway, such as replacing windows, doors or roofs. This would then enable the County Council as local planning authority to ensure that the design and materials used for alterations are sympathetic to the character and appearance of the property. At present, fifteen of Rutland's 34 Conservation Areas have the additional protection afforded by an Article 4 Direction

15.4 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. Planning permission is not normally required for like-for-like repairs where they match the original feature.

15.5 Examples of sympathetic repair include:

- Re-using original slates or pantiles when re-roofing a property; if a slate roof does require re-covering and there is insufficient original material available, then the new roof should be in either new or reclaimed Welsh slate rather than artificial or imported slates, which differ in appearance; clay rather than concrete pantiles of matching roll should be used where pantiled roofs are being renewed;
- Re-pointing brick or stone with soft lime and sand mortar rather than with hard cement;
- Retaining and, where necessary, rebuilding chimney stacks, using matching replacement stone or bricks;
- Repairing timber windows and doors. The use of alternative materials such as upvc to replace original windows and doors within the village is not widespread but detracts from the character of the building. Upvc is not a traditional material and the appearance, details and proportion of the original windows can rarely be replicated. Although the high levels of noise from the road have resulted in a number of properties inserting double glazing, secondary glazing and simple draught proofing can be as effective and be cheaper than replacing windows and doors; timber double glazing may be appropriate on non-listed buildings;
- 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.

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- 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.
- 15.6 It is important that new development reflects the generally low density and low height of buildings within the village. Hard surfacing of frontages should be kept to a minimum to retain the green character.
- 15.7 In addition to the four 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 "green" character of the village is to be safeguarded and should be of native species appropriate to the location.

16. CONSERVATION AREA BOUNDARY

- 16.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that cancellation of designation should be considered where an area no longer possesses the special interest which justified its original designation. It is considered that the special character and interest of the village survives and it is not therefore proposed that conservation area status be cancelled.
- 16.2 The Act also requires that the boundaries of conservation areas be reviewed to consider whether further extension or reduction is justified. The conservation area boundary was established in 1979 and was drawn tightly around the curtilage of buildings fronting the main road. However, the conservation area did not include higher ground to the north of Main Street that is within the planned limit of development but which also contributes to the setting of the village. It is proposed that the boundary of the conservation area be extended to include the land to the north of Main Street, as shown on the attached proposal map.

17. PUBLIC CONSULTATION

- 17.1 Whitwell Parish Meeting, residents and key stakeholders were consulted on the draft of this document from 3rd September until 1st October 2012. No objections were received.
- 17.2 In response to comments that were received, the following changes to the document have been made:
- The conservation area boundary has been extended to include land off Exton Road to the rear of Barnswell House (the previous

Whitwell Conservation Area Character Appraisal and Management Proposals

boundary cut across the rear garden and this now provides a more logical boundary);

- The churchyard has been identified as an area of important open space (this is shown as such on the Local Plan and makes an important contribution to the appearance of the village; it was inadvertently omitted from the draft proposal map).

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 2 are based on this appraisal and were the subject of consultation with the parish meeting, local residents and other interested parties.

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APPENDIX 1

Listed Buildings within Whitwell Conservation Area

Church of St Michael	grade II*
The Rectory	grade II
Barn in Rectory grounds and parish conduit	grade II
House to east of The Rectory	grade II
Chantry Cottage	grade II
Old Hall Farmhouse	grade II
Barns at Old Hall Farm	grade II
Home Farmhouse	grade II
The Noel Arms	grade II

APPENDIX 2

Tree Preservation Orders

T1 Norway Spruce – land in front of 6 & 7 Main Street, Whitwell

T1 Magnolia – front garden of The Rectory, Whitwell

T2 – Sycamores at Church Lane, Whitwell

APPENDIX 3

Management Proposals

In order to safeguard the character and appearance of Whitwell Conservation Area, the County Council as local planning authority will undertake the following:

- 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 Whitwell Conservation Area, as identified in the character appraisal.**
- 2. Extend the boundary of Whitwell Conservation Area to include land to the north of Main Street shown on the attached proposal map.**
- 3. Declare an Article 4 Direction on houses within Whitwell Conservation Area.**

The effect of this would be to remove permitted development rights so that planning permission will in future be required for external alterations affecting the appearance of a house and which could potentially erode the overall character and appearance of the conservation area.

Alterations which would require consent would be:

- the erection, alteration or removal of a chimney on a house or on a building within the curtilage of a house,
- and any of the following permitted development rights for development which would front a highway, footpath or open space
- the enlargement, improvement or other alteration of a house (including alterations to windows, doors and stone work);
- the alteration of the roof of a house (including a change of roof material);
- the erection or construction of an entrance porch;
- the provision within the curtilage of a house of a building or enclosure required for a purpose incidental to the enjoyment of the house;

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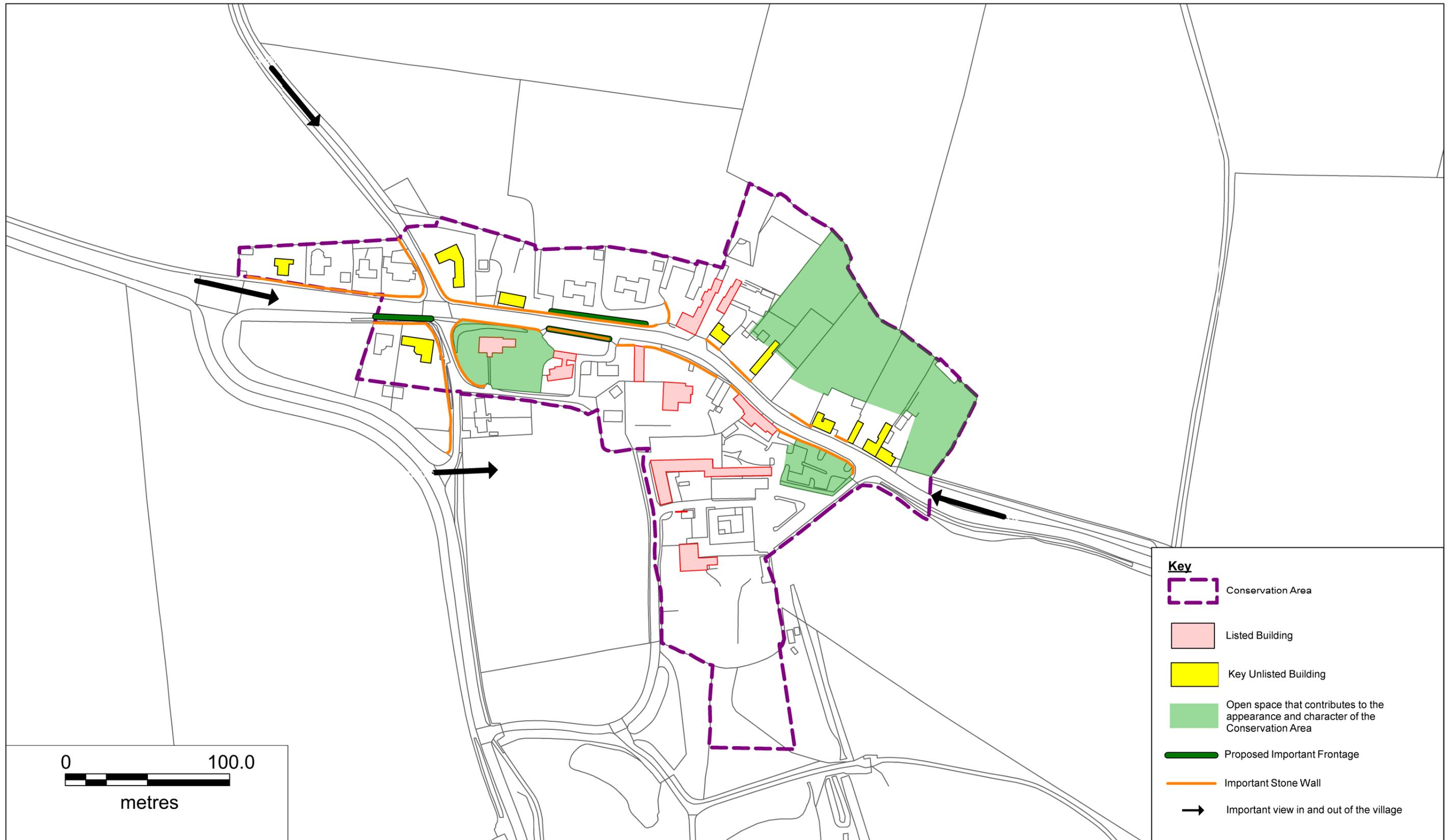
- the provision within the curtilage of a house of a hard surface for any purpose incidental to the enjoyment of the house;
 - the installation, alteration or replacement of a satellite antennae on a house or a building within its curtilage;
 - the erection, alteration or demolition of a gate, fence, wall or other means of enclosure of a house;
 - the painting of the external walls of a house or building within the curtilage of a house;
 - the installation of solar panels on the roof of a house or on the roof of a building within its curtilage.
- 3. Publish and distribute to all properties in the Conservation Area, an explanatory leaflet on the implications of conservation area designation and the Article 4 Direction.**
 - 4. Ensure that the Article 4 restrictions are enforced.**
 - 5. Provide advice and encourage the sympathetic repair of features of architectural or historic interest that contribute to the appearance of the conservation area.**
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CONTACT

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

Comments should be sent to:

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



Rutland County Council
Places Directorate

Whitwell Conservation Area Appraisal

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