



Village Design Statement

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Carlby

Village Design Statement

Summary

Despite recent expansion, Carlby is still a village, with a village's appearance and atmosphere. This is the aspect of Carlby that is most valued by our residents. The main aim of this Village Design Statement is to retain this look and feel, without trying to stop change. We like what we have; equally, we know from experience that properly managed change brings new energy to a place; badly managed change can bring problems.

The VDS reflects what villagers feel is important. It also supports, and is supported by, the *Core Strategy for development in South Kesteven District*, and as such can be used by developers and planners as Supplementary Planning Guidance.

Relationship to the Core Strategy for Development in SKDC

For the reasons given below, Carlby is regarded as a less sustainable community and is not listed in the Core Strategy as a Local Service Centre.



Dry stone walls, a feature of the village



Accordingly, development will be restricted under the Spatial Strategy and proposals will only be considered acceptable if they are sites for:

1. Affordable housing (rural exception or allocated sites).
2. Agriculture, forestry or equine development.
3. Rural diversification projects.
4. Local services & facilities.
5. Replacement buildings (on a like for like basis); or
6. Conversions of buildings provided that the existing building(s):
 - Contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form.
 - Are in sound structural condition; and
 - Are suitable for conversion without substantial alteration, extension or rebuilding, and
 - That the works to be undertaken do not detract from the character of the building(s) or their setting.

In all cases planning permission will only be granted on a less sustainable site where it has been proven that there are no other more sustainable options available or there are other overriding material considerations. The Core Strategy goes on to say that where a Village Design Statement or Parish Plan has been prepared by the Parish Council and adopted by the District Council, development should be in accordance with the design principles established.

The rest of this VDS sets out guidance on design and development which will be in keeping both with the Core Strategy and with the retention or enhancement of the distinctive character and appearance of the village as it has grown over the centuries.

History and Growth

Carlby has a long history, going back to Domesday and before. It maintained its primary purpose as a farming community, centred on St. Stephen's Church, into the 1900s and up to the Second World War. At the turn of the century, around 75% of the men of Carlby were agricultural labourers or farmers, and nearly all the women were domestic servants.

The present picture is quite different. Although exact comparative figures are not available, at the Ward level in 1991 44% were non-manual workers, 35% were skilled or semi-skilled workers and only 12% were farmers or agricultural labourers. Carlby had moved from being a self-sufficient village (with butcher, baker, blacksmith, several publicans and an undertaker) to becoming a pleasant residential base for people working elsewhere or a haven for retired people. This trend became a sharp peak in the mid 1990s with the construction of new private estates, more than doubling the population. Conversely, it was around this time that the last of the village's amenities (shops and pubs) closed down.

Before the new estates came, Carlby had been growing – but at a steady pace. Around 110 people lived in the village in 1901. In the 1950s a Council estate brought 40 houses to Manor Road (the first new road in Carlby for

hundreds of years). The 1971 Census gave the village's population as 228 and further house building saw the population grow to 244 by 1991. Then came the arrival of the new estates. The population leapt to 537 by 2001 and the number of houses from 99 in 1991 to 187 ten years later.

Not just the numbers changed – the age profile of the village became different. The proportion of retired people in Carlby fell from 18% to 11% over those ten years; and the average age of residents fell from nearly 40 to 34. Carlby had undergone not only a massive change in the number of people living in the village, but over the ten years between the censuses, it has gone from being an 'oldish' village to suddenly become a 'youngish' one. In the eyes of some of the older residents, the rural character of the village had suffered and Carlby was becoming like any other densely populated area.

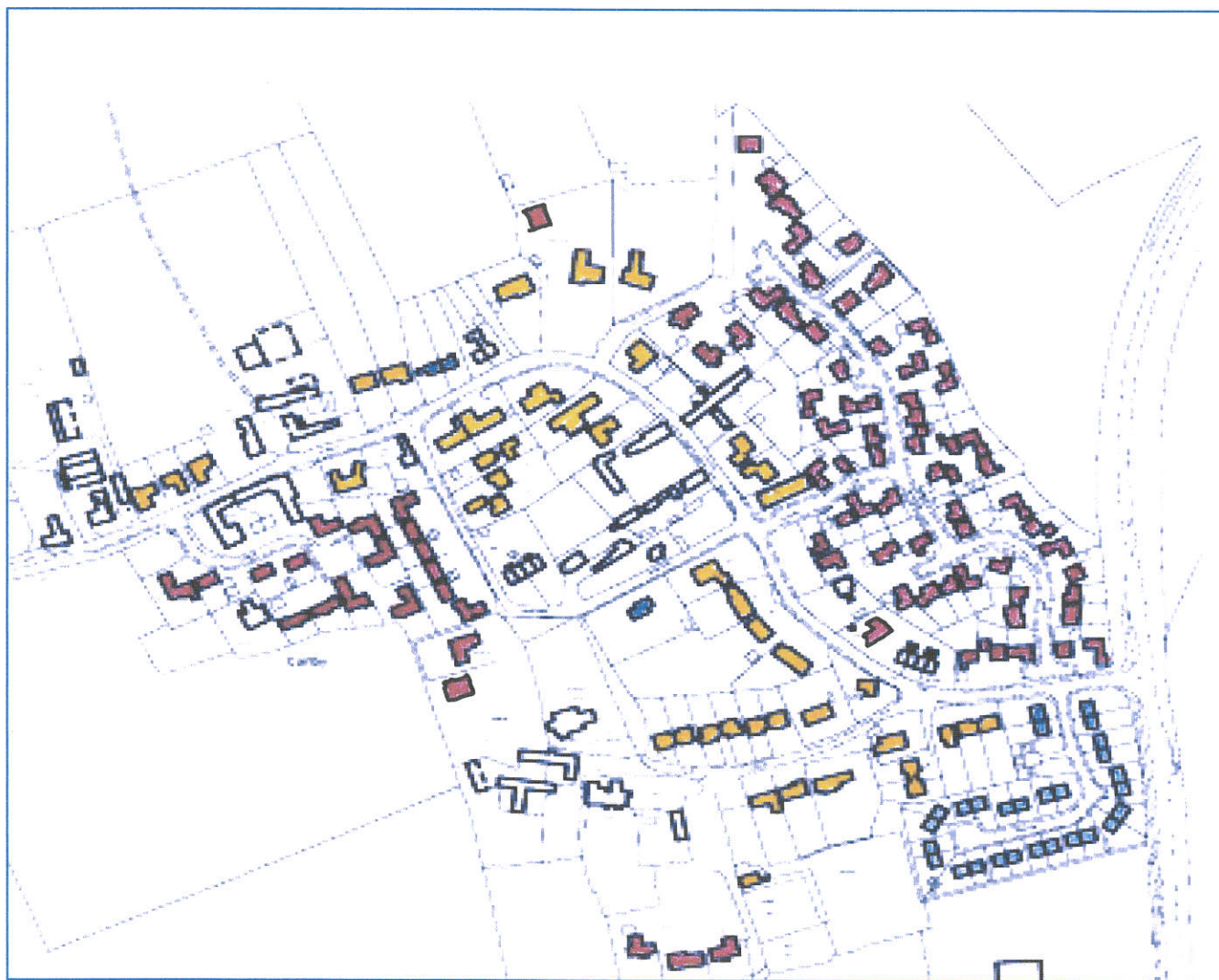
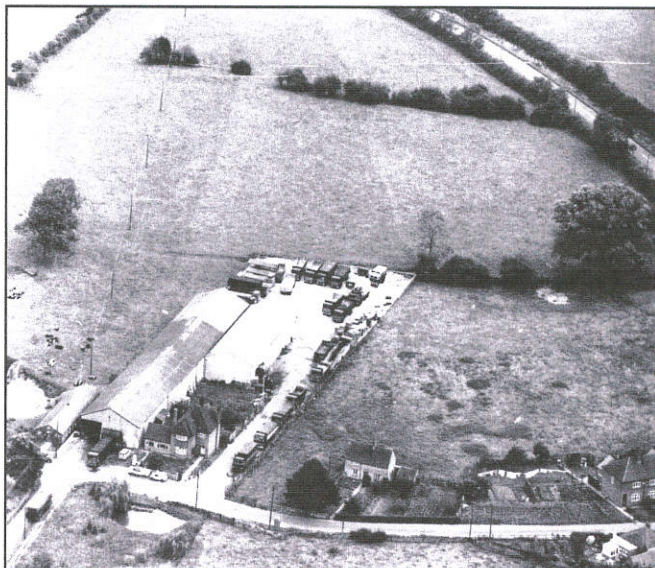


The Plough, Carlby's last pub closed in the 1970s

Pattern of development

The main developments in recent times have been *Farriers Way*, *Templeman Drive*, *Fenton Drive* and *The Paddocks*. These took place in the 1990s. The major amongst these developments was on and around the former Templeman's Haulage depot (pictured in the 1970s), which became Templeman and Fenton Drives.

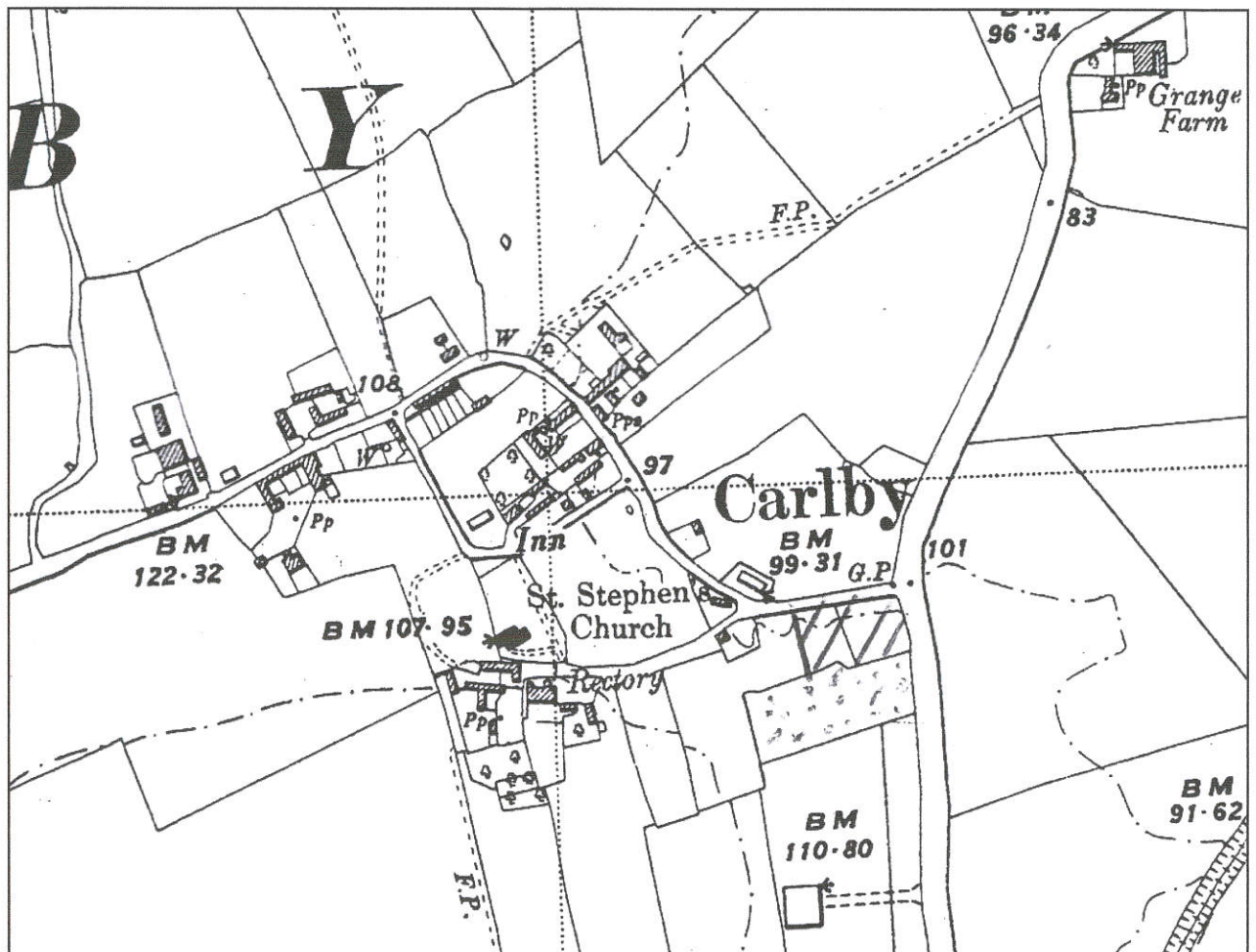
The map below shows the houses in the main part of the village and roughly when they were built. Since the map was prepared five more houses have been built at *Stoney Glen* (a new name for a new development), one in Church Street and three in Manor Road (replacing SKDC owned garages).



Key: Red - 1990s to 2004: Yellow 1960s to 1980s: Blue - 1950s: White -pre-1950s

This contrasts with how the village looked in the early 1950s (see map below), when there were about 25 houses compared with the 197 now. (This figure includes the cluster of

three homes at *Grange Farm* not shown on the map but not other houses within the Parish boundary - these are not considered as part of the village itself).



A survey carried out in the village in 2006 showed that people were concerned that the development of the village had been too rapid and badly planned.

An objective arising was to ensure that any planned new housing was on a small scale and in keeping with the village environment.

Carlby Today

Unusually for a settlement of Carlby's size, the village has no commercial or business premises within the village itself (*Eastern Farm Implements, Crownfield Motors and Abakus Ltd* lie just outside the village curtilage). There are craftsmen in the village who work from home.

This may seem right for a village but it has its drawbacks. Everything (*schooling, medical attention, shopping, entertainment*) has to be found outside Carlby. The focus that a pub or village shop might provide for the community is missing.

This means that the village has to make the most of the assets that it has. These are ample, in terms of both the physical and social environment. The latter is fostered by the voluntary organisations which provide a range of services for age groups (e.g. *WI, Gardening Club, Mums and Tots, Playing Field,*

Friendly Club for over 60s), and the Village Hall which was built by villagers themselves in 1986, replacing the previous wooden structure. This serves as a meeting place for groups and for the village in general with its regular social evenings. Voluntary effort also led to the creation of the Playing Field (of which the Parish Council is custodian trustee) and the bowling green.

This community aspect, while very important, is not explored further as the VDS is concerned more with the physical environment.



Assets and Values

The survey of villagers in 2006 indicated the things about Carlby that they valued. The principal of these which are relevant here were:

- The village environment (quiet, peaceful, safe, attractive, well looked after, interesting old stone built houses, beautiful old church) and
- The village location (rural, proximity to *Stamford/Bourne*, good transport links).

The character of Carlby that was so much admired stems both from the past and the present. Sited on Blisworth Limestone, the village had ready access to materials from which most of the older buildings were constructed and linked by distinctive stone walls, mainly of Rubble Stone. Some roofs were made from Collyweston Stone slates, which also come from the lowest beds of Lincolnshire Limestone. These buildings include, amongst others, *St. Stephen's Church, The Old Rectory, Church House and Barn, The Plough, Blacksmith's Cottage* (which also is said to have links with the English Civil War), *Home Farm, Vine House, Manor House and Letterbox Cottage*. Some are listed (see appendix 3 for fuller description of the eight houses and objects which have been listed as being of special architectural or historic interest, plus tree preservation orders on trees in the churchyard).

They reflect the past, as does the basic street plan which can be traced back to the Middle Ages, and are the heart of the village – they typify and preserve past village life both in the manner of their construction, in their appearance and in their names.

A worrying feature (addressed below) is that many of the old buildings are not listed and have very large gardens – if they were to be developed, much would be lost.

Some of the large back gardens are essential to village activity – with the owners' kind permission; they are used for Church fetes and fairs.

Not only are the buildings themselves valued – their setting in a green space usually surrounded by stone walls gives the heart of Carlby its distinctive character. This must be preserved as an entity.

Some of the old buildings are shown below



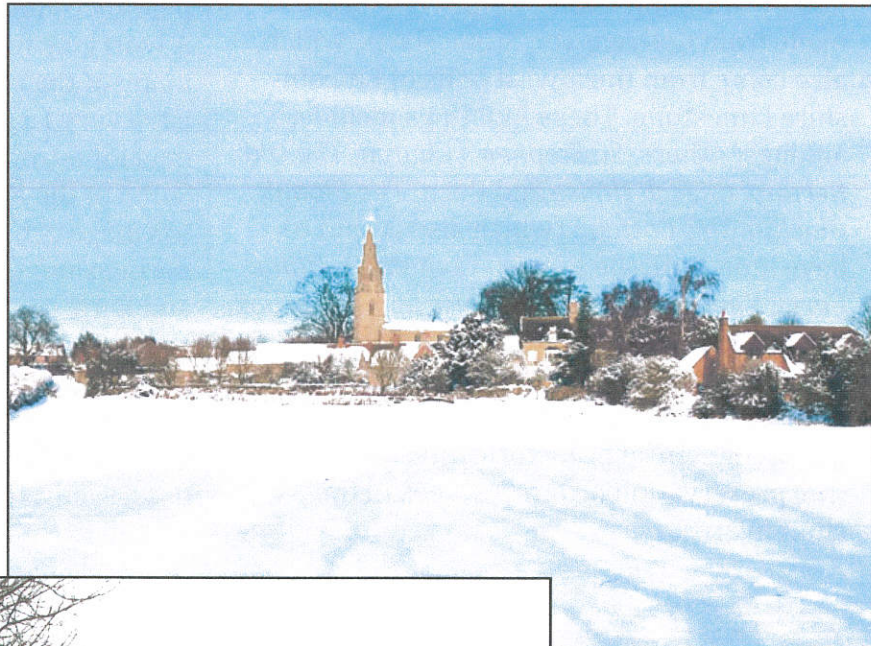
Equally of importance to people are the features, which emerged as Carlby grew bigger – the *village green*, the *playing field*, the *bowling green*, the open spaces in front of *The Poldards* and by *Farriers Way*, for example. Taking these together with old buildings, listed or unlisted, and the stone walls, a proposal has been made for a Conservation Area in the heart of the village. However, the SKDC's Conservation Officer has advised that, in his opinion, the overall quality of the vilagescape is not sufficient to be of 'special interest' and not therefore worthy of designation as a Conservation Area.

The village is vulnerable to inappropriate development in two respects:

1. The older houses making up this 'heart of the village' have large gardens to the side and rear. In planning terms, these are 'brownfield' sites and unprotected from development.
2. The fringes of the village are in part made up of paddocks – were they to be developed, the shape of the village would be altered and there would be an increase in road junctions.

Two views of St. Stephen's Church

The church and the church trees must be safeguarded (see *Planning Principles*). The church is the visual centre point of the village and views of it from all directions must be maintained.



Landscape and Villagescape

Carlby lies within Natural England's Character Area 75, the Kesteven Uplands; and Natural Area 38, Lincolnshire and Rutland Limestone. There is a lot of woodland around Carlby and our gardens enjoy visits from a number of bird species. Although no part of the Parish is formally designated as of Special Scientific Interest, nature conservation fares well with the woodland, the river West Glen and hedgerows providing a mixture of habitats.

Carlby sits on Jurassic rocks, which are between 195 and 150 million years old. The succession of sediments were originally laid down beneath a warm shallow sea or on a coastal plain, which eventually emerged as part of the British landscape.

Within the last 2 million years, the relatively high ground became covered by material deposited by ice sheets known as Boulder Clay. Further erosion gives us the landscape we know today with the river valleys cutting down through the strata from the glacial till on the top of hills, downwards through Blisworth Limestone formation (known locally as 'Rubble Stone'), through Rutland Formation (Upper Estuarine Series), which are clays, and then into Upper Lincolnshire Limestone Formation.

So Carlby, near the top of a hill, is on good foundations provided by the Blisworth Limestone, whereas Essendine, below the railway at the bottom of the hill, is on the Lincolnshire Limestone.

Most of the really ancient walls in the village of Carlby are made from local "Rubble Stone". This can be recognised because it is a thin-bedded limestone containing fossils. It has also been used in the lower parts of some of the old stone houses. The Upper Lincolnshire Limestone was used for the more prestigious parts of the old houses because it was a "freestone" which naturally broke into a size suitable for building courses. Indeed the Upper Lincolnshire Limestone is one of the best-known building stones of eastern England and much of Stamford was built of it. It is the same stuff as occurs in the quarries at Barnack, from which the stone for Peterborough Cathedral came.

The lowest beds of the Lincolnshire Limestone also provide the Collyweston Stone slates, which have been used for some roofs in Carlby. It is becoming increasingly rare. Rather than being quarried at the surface it is actually mined from below ground, brought to the surface as lumps of stone known as "slate log", laid out and kept constantly damp, waiting for a succession of frosty nights to split the stone. Skilled slaters then dress the slates into a range of sizes. Large slates are used at the eaves with size decreasing to the roof ridge.

So, the distinctive features of the 'villagescape' emerged from the interaction of people with their environment – the stone walls, the old houses built from local stone, the Collyweston slate roofs.

The pictures below show the Collyweston slate roofing on Church House and the Old Rectory.



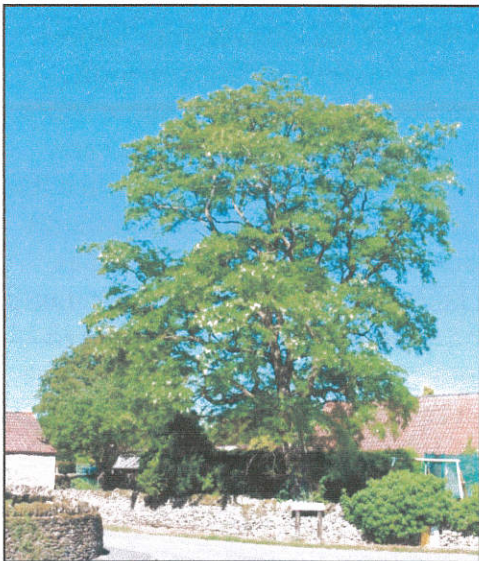
There is also 'History in the ground' – the Lincolnshire County Council HER Monument Report lists 26 records of archaeological finds in and around the village, of which pride of place probably goes to a Roman statuette of Mercury.

The rich biological nature of the surrounding countryside is reflected in the pride, which villagers take in their gardens, large and small, as demonstrated by the fact that villagers have recently formed a *Carlby Gardening Club*.

Seen from above, Carlby has many trees and hedgerows within gardens, which themselves are large especially around the heart of the village.



Two of the distinctive trees (in addition to those in the churchyard, which are protected by TPOs – See Appendix 3) are also shown below.



Their basic design and layout also helped. For example, the Templeman/Fenton Drive estate includes a variety of building styles and house clusters (see above). However, one issue (which is addressed in Planning Principles below) is that in many cases insufficient garage/parking space was provided for the multiple car ownership, which is a feature of many commuter villages nowadays.

Although not to everyone's taste originally, the estate developments at Templeman Drive, Fenton Drive, Farriers Way and The Pollards have matured, assisted by the residents' efforts to soften the appearance of new housing with richly-planted and well-kept front and back gardens (see example opposite).



Planning Principles and Development Considerations

Most villages in England have grown rapidly in recent years, this growth being fuelled by planning policies (reflecting the movement throughout the nation of people preferring village life to that in towns or cities) and the decline in value of agricultural land.

The new estates in Carlby have been built on 'Greenfield' land and one 'Brownfield' site (the former Templeman's Haulage depot) and none of Carlby's distinctive houses have been lost.

One purpose of this VDS is to see that it stays this way. Another purpose (supported by the draft Local Development Framework) is to ensure that further development is allowed only where it can satisfy two requirements:

1. It is in keeping with, or adds to, the physical appearance of the village, and
2. It is 'sustainable' in a local community sense, given that Carlby has no commercial amenities (beyond a bus service) or a school.

This approach is consistent with public policies to confine major growth to urban areas (*Grantham, Stamford, Bourne, The Deepings* in our case) and other growth to Local Service Centres and itself may help reduce the county's carbon footprint.

Any substantial development of Carlby (such as not envisaged by the Spatial Strategy of SKDC) would lead to more car use, given our isolated position between Stamford and Bourne, which provide shopping, and employment centres.

The LDF and this VDS supports a planning and development approach which seeks to maintain both Carlby's characteristic village feel and the individual features which link past with present.

The elements in this approach are:

- In keeping with the LDF, and for the reason given about 'sustainability', there will be a presumption that Carlby will not expand beyond the present curtilage. This will include no development on large gardens or other 'back land'.
- Carlby will retain its wholly residential character and no industrial development will be allowed.
- Conversion of premises to small business use will harmonise with existing buildings and not lead to an increase in road traffic.
- Development within the village envelope will be small scale and restricted to in-fill – but only where this can be done without affecting stone houses and walls, and the green spaces associated with them.
- Similarly, any development allowed will include adequate provision for off-road parking.
- St. Stephen's Church is a dominant feature of both the village and of the surrounding skylines and development must not detract from views of it both within the village and beyond. The TPO on trees in the churchyard must be respected.
- Guidelines on development will emphasise that any new building should be in harmony with its surroundings, in terms of design and materials used.

Design Guidance

Given the restrictions set out both by the Local Development framework and this VDS, it is not expected that future development in Carlby will be on any significant scale. However, replacement buildings, conversions or extensions, or the limited in-fill, which may be allowable, if designed inappropriately, could detract from their immediate setting and the village's appearance as a whole. The main principle to be followed in design is compatibility with existing scale, vistas and detailing so that the village retains its feel and look as a place with character and coherence.

The following guidelines are put forward for such development:

- All new developments and changes to existing buildings should have regard to the general village style and in particular to the building style in the immediate area.
- Houses should be no higher than two stories, with dormer style housing limited to one and a half stories.
- Particular attention should be paid to maintaining the integrity of Carlby's stone walls. If they have to be breached for access, this should be done in a sympathetic way (see example below).
- In general, extensions should:
 - Reflect the character of the original house in terms of its scale, design, windows and opening details, roofing details and materials – here is a good example:



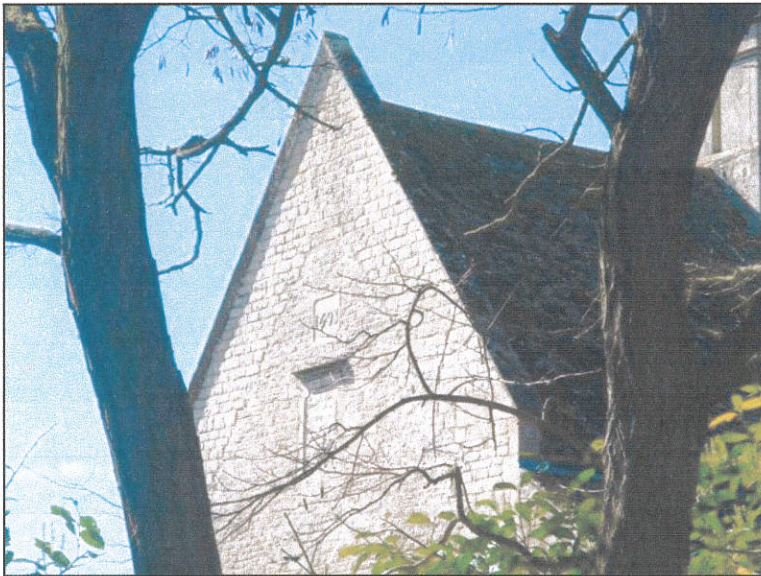
- When buildings are renovated, extended or maintained, materials sympathetic to the original design should be used where possible - roof tiles should be matched in colour and style; replacement windows and doors should match as closely as possible those of the original building; brickwork and stonework should be matched as closely as possible to the original.
- Not result in undue loss of light or outlook or appear overbearing to adjoining occupiers or within the street scene;
- Not impair any symmetry of the principal elevation(s). This problem can generally be avoided if the extension is set back.
- New developments should respect the environment, by retaining or enhancing existing trees and shrubs; the buildings should be designed to be energy efficient.
- Natural energy generation e.g. via wind turbines, solar panels, will be encouraged where it does not detract from local character or amenity.
- Views of St. Stephen's Church, from all directions, must be unobscured.

Examples of how modern developments have been designed to be compatible with older buildings nearby are given in the next two pages:



◀ Slate roof and stone chimney of former Pub

And new build opposite the old pub reflecting the slate and stone construction material ▼



◀ Gable end dated 1693 capped to Collyweston roof

And modern gable dated 2004 ▼



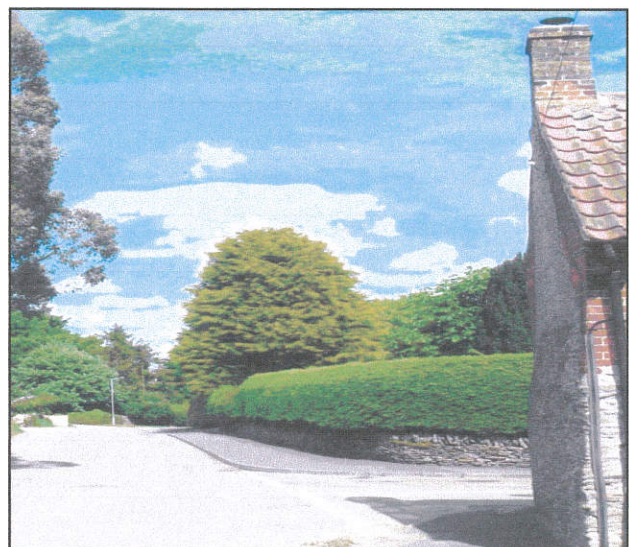
Vine House, an 18th century building at the heart of the village, echoed by an adjacent 20th century house.



Stone walls enclosing new development...



...and traditional Carlby walls.



Appendix 1: Parish Council Actions

While the above is generally for the planners, the Parish Council should also influence the physical appearance of Carlby to villagers' benefit. Owned assets like the bus shelters, notice boards and the village sign will be systematically maintained in good order.

The survey referred to above indicated that the Village Green (see photo) should be made more of as a visual amenity, there should be more seating in the village and more litter bins.

Subject to consideration and local opinion, the village precept may be used to address these issues, either by grant aid or direct

spend. In doing so, the Parish Council will balance the need to give continued support to village organisations.

This is particularly relevant to Carlby where strategies have been and must continue to be developed to compensate for the lack of amenities.



Village Green

Appendix 2: Problem Areas

Highways and Speed

Carlby lies directly off the A1621, the busy main road between Bourne and Stamford. Traffic into and out of Carlby goes via a T-junction, with limited visibility in both directions (see below).

The potential for accidents is heightened by excessive speed on the A1621 past the junction, and by two nearby bus shelters with children and adults crossing over the main road.

This has led to the situation being described as 'an accident waiting to happen'. And there have been both near misses and vehicle collision (at the Greatford turn).

Local authorities are tasked with a review of the speed limits of all their A and B roads, to be completed by 2011. The Local Authority should ensure that there is an informed review of the need for a speed limit, in conjunction with an examination of other measures, which would make the road and the junction safer.

Parking

Bad parking on Carlby's streets causes problems for walkers on the pavements as well as for the passage of traffic. Where houses have no driveway there is no option but to park on the street.

Elsewhere there is no excuse for parking halfway up the pavement or on the village green.

Villagers should accept responsibility for sensible parking which is within the law and which respects the interests of passers by.

Excessive speed along the High Street is also a concern, not helped by an earlier Highways Authority response that 'bad parking keeps speed down!' Again, the Local Authority should consider appropriate traffic calming measures for High Street.

Footpaths

Carlby is well provided with four public footpaths, but these can easily become overgrown. Where a footpath runs alongside houses, householders readily accept the job of cutting back their plants and keeping the footpath clear.

Elsewhere, the Parish Council will include the footpaths in its schedule of village assets, subject to regular inspection, and will draw to the Local Authority's attention to any problems that may arise.

Litter and Fouling

Dog fouling is also a concern. Villagers must accept their duty, legal or moral, to clean up after their animals. Equally, it should be a personal responsibility not to spread litter, or alternatively to bin it.

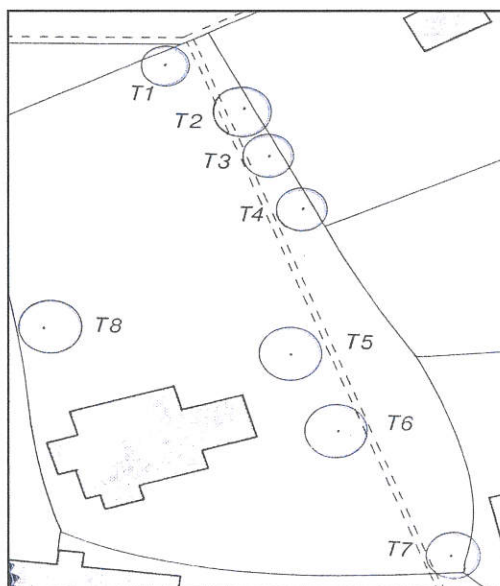
The Parish Council will consider whether more litter bins (but not those for dog waste) should be provided.

Appendix 3: Conservation and listing

As far as the built environment is concerned, there are eight houses and objects, which have been listed as being of special architectural or historic interest, and eight trees in the churchyard are the subject of the *Carlby Tree Preservation Order 1987*.

Protected trees key:

- T1 – Lime
- T2 – Chestnut
- T3 – Chestnut
- T4 – Chestnut
- T5 – Chestnut
- T6 – Sycamore
- T7 – Lime
- T8 – Sycamore



The listed buildings are all constructed of the local limestone rubble and most have the typical Collyweston slate roofs. They are:

Church House and Barn

– 17th century, altered 19th century, mainly coursed limestone rubble with Collyweston slate roof.

The Old Rectory

– Built in 1693, raised and altered early 19th century, coursed limestone rubble, Collyweston slate roof.

Church of St. Stephen

– Built about 1200, altered and added to over the centuries, coursed limestone rubble, Collyweston slate, slate and lead roofs.

Barn at the Elms Farm

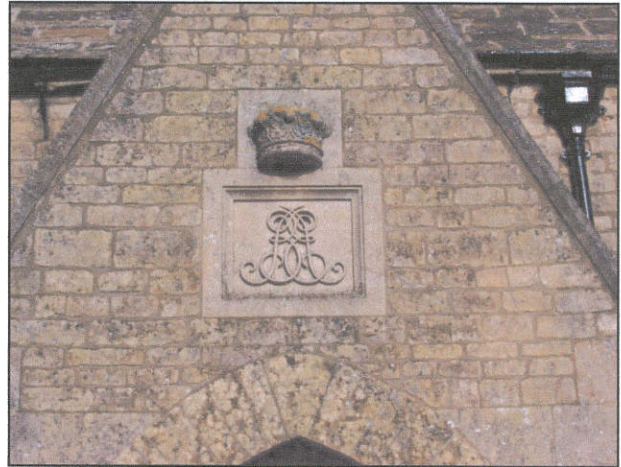
– Early 17th century with 19th century alterations. Coursed limestone rubble, pantile roof.

Crew Yard, Beast Houses and Barn at Grange Farm

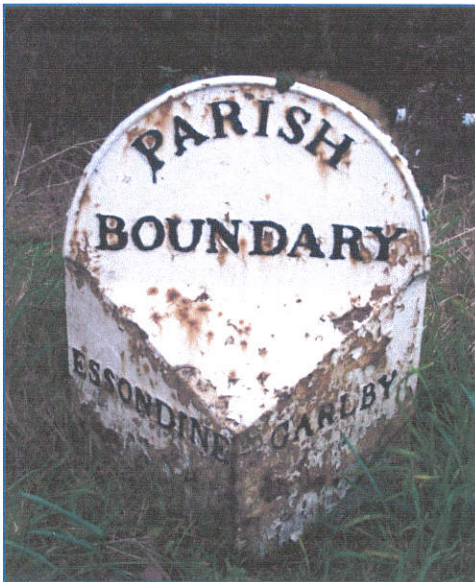
– Late 18th century with late 19th century alterations. Coursed limestone rubble and Collyweston slate roofs. The farm belonged to the *Brownlow* and *Cust* families.

Grange farmhouse

- Coursed and squared limestone rubble, Collyweston slate roof. Datestone 1847 but the main body of the house is much older. In the gable, a panel with the Brownlow cipher and coronet over, above the front door.



There are two listed objects:



Parish boundary marker – early 19th century, cast iron and limestone, inscribed 'Parish Boundary, Essendine/Carlby'.

Cross in churchyard – 14th century cross with square base, octagonal shaft (lower part only).



Acknowledgements:

The Parish Council thank:

- Villagers who commented on the various drafts, or who contributed photographs.
- The Planning Department at South Kesteven District Council who advised on the process of drawing up the Statement.
- The Working Party of the Parish Council consisting of *Ian Dair*, *John Bavister* and *Tony Roche* who compiled drafts.

We are grateful to have been able to draw on Ian Dair's history of the village 'Carlby Then and Now'.

Carlby Parish Council
October 2010

