

Tealby Thorpe Conservation Area Appraisal



The first draft of the report received the authority of the Council as a consultation document in October 1978. Copies were distributed in the locality for comments, to the Parish Council, Tealby Society and local residents, and appropriate publicity was given.

The District Council have considered all comments received and following further consultation decided that no amendments to the draft be made. The report, embodying the principles for conservation in Tealby Thorpe, was adopted by the Council in January 1979.

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INTRODUCTION

- 1 Section 1 of the Town and Country Amenities Act, 1974, charges local planning authorities with the responsibility for designating as Conservation Areas those parts of their area which are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 2 In 1970, Lindsey County Council designated an area within the village of Tealby as a Conservation Area under the Civic Amenities Act 1967, with a boundary drawn around the older parts of the village from the Parish Church in the north to the Kings Head Public House in the south. Within this boundary are most of the village's listed buildings.
- 3 The group of buildings known as Tealby Thorpe, lying to the south-west of the village, was not included in the Tealby Conservation Area. The District Council is of the opinion that this unique combination of an attractive group of waterside buildings including a working water mill, produces an environment that is of special architectural and historic merit, and as such warrants designation as a conservation area.

PLANNING POLICY

- 4 For development control purposes, Tealby Thorpe has been regarded as being beyond the limits of development for Tealby. New development has, therefore, not been encouraged in Tealby Thorpe and this policy will continue into the future. This means that only development which is essential in the interests of agriculture or some other special local need will be allowed. Such a policy does not, of course, preclude alterations and extensions to existing buildings for local needs.
- 5 Many of the trees in Tealby Thorpe are protected by virtue of the Tree Preservation (Tealby) Order 1954, and the consent of the District Council must be sought before the topping, lopping, or felling of any of these trees. In most cases, where consent is given to fell a tree, the planting of a replacement tree is required. The trees which are included in the above Order are shown on Map 1.
- 6 The eastern boundary of the road passing through Tealby Thorpe forms the western limit of the Lincolnshire Wolds Area of Outstanding Natural Beauty.

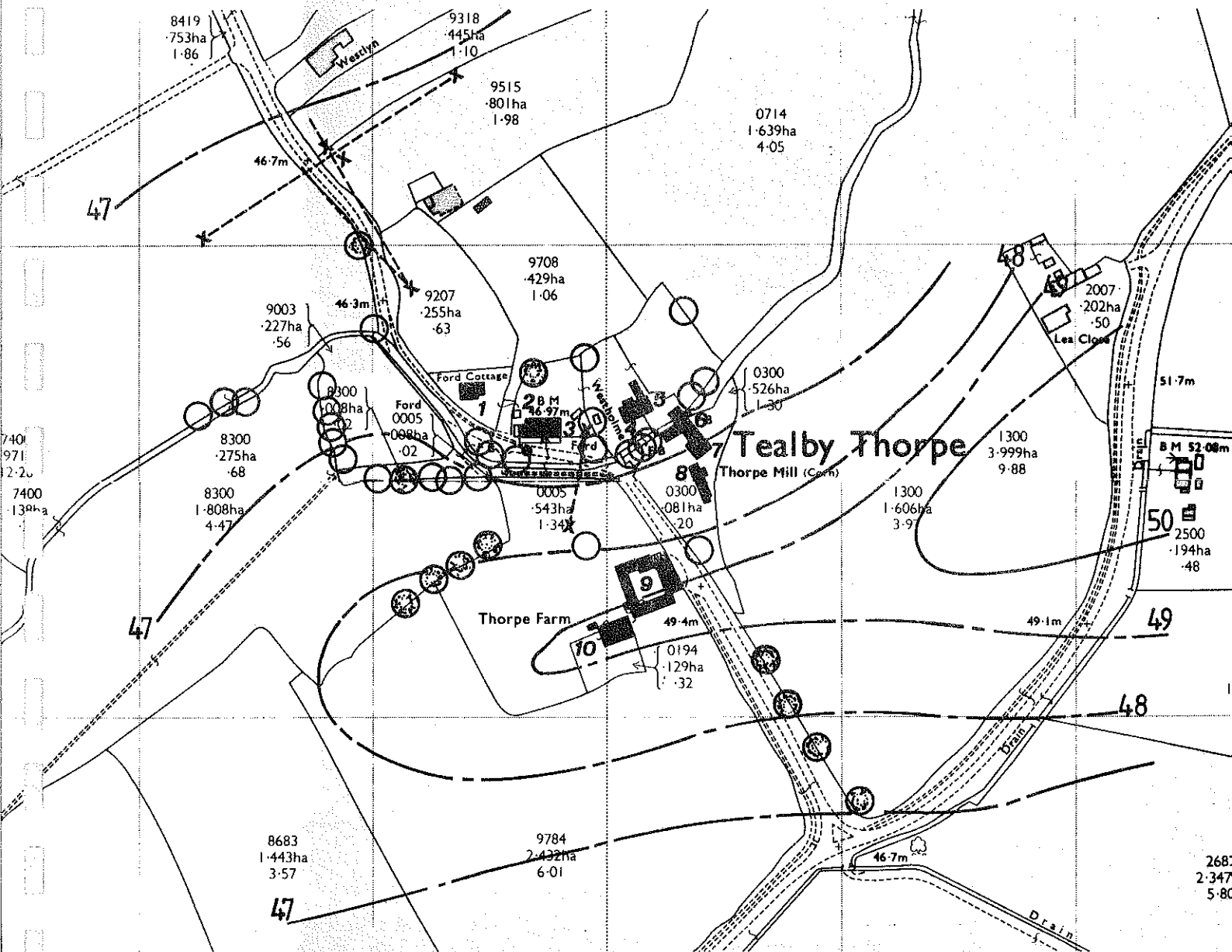
HISTORY

- 7 The village of Tealby, as the suffix 'by' suggests, was founded by the Danes, probably in the ninth century. Tealby Thorpe would have been founded after this date, but probably before the Norman Conquest, as a secondary settlement, around an early mill. The Domesday Book mentions four mills in Tealby and one of them is believed to be at Tealby Thorpe.
- 8 At one time there are said to have been eleven mills in Tealby, the paper industry being particularly important and six of these sites are known today.
- 9 It would seem, therefore, that there has been a mill at Tealby Thorpe for about a thousand years, the hamlet probably growing up because of this. The mill seen today is a corn mill dating from the late eighteenth century, although the rubble ground floor walls probably go back some 500 years. The brick addition over the wheel and mill race are of the mid nineteenth century. The mill was in commercial use until 1962, and is still used occasionally.

Tealby Thorpe Conservation Area

MAP 1

Main Features of Interest



Important Buildings
(Numbers refer to Appendix 1)



Obtrusive Overhead Wires



Contours (1m Intervals)



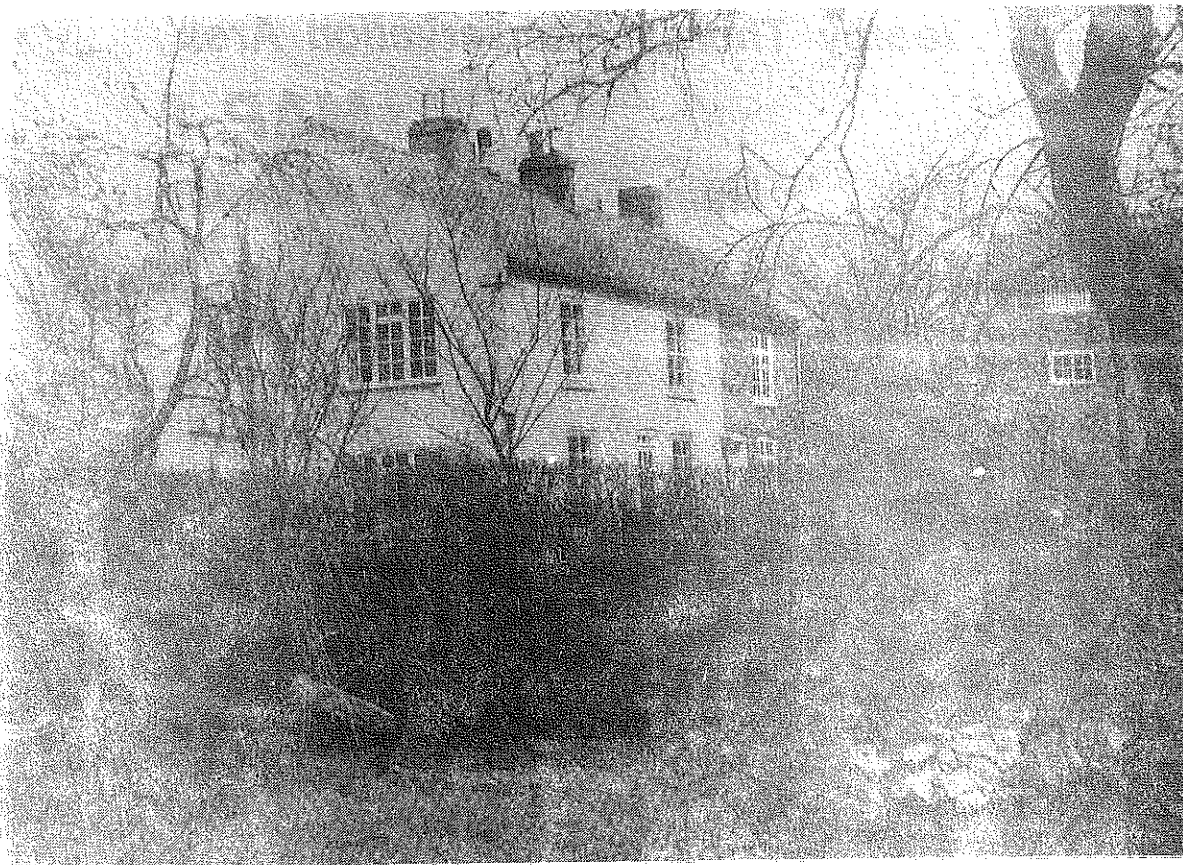
Trees Protected by Tree Preservation (Tealby) Order, 1954



Other Important Trees



Scale 1 : 2500



".... the cottages to the north (of the mill)" Para 12

".... the Waterside cottages viewed from within the area" Para 12



- 10 Tealby Thorpe can be said to be an early example of an industrial archaeological settlement, dating from the early and mid nineteenth century, the mill providing an important local service industry and employment.

THE CONSERVATION AREA

- 11 Tealby Thorpe is a small hamlet physically apart from the rest of the village. It consists of three main groups of buildings set in the low valley of the River Rase at a point where the road fords the river twice within 60 metres. (See Map 1)
- 12 The important groups of buildings are Thorpe Farm and its outbuildings, The Mill and the cottages to the north and south of it and the Waterside cottages. Thorpe Farm and its buildings occupy a prominent point on the crest of a low rise making them a focal point of views from the northern, southern and eastern approach roads. The group about the Mill and the Waterside cottages are viewed only from within the area, although their roofs are important in external views, again from the north and the south.
- 13 Generally the buildings are very well maintained and those that have been modernised have been done sympathetically. However, as in many instances recently, when new windows have been inserted, little regard has been paid to the size and shape of the original windows and alterations to these proportions have resulted in a change in the character of the original buildings. This is noticeable in two buildings in the area, the west elevation of Westholme, and the front ground floor elevation of the Mill House. In neither case however, have the alterations spoiled the overall quality of the area. The modernisation of the Thorpe Farmhouse is a good example of how a building can be improved without its character being affected.
- 14 The pair of cottages on the north side of the road between the fords have pleasant proportions and an attractive setting, their walls painted white with woodwork picked out in red. Ford Cottage, the only other house in the area is a small stone and red brick bungalow generally hidden from view by its hedges and the Waterside cottages.
- 15 The area, though small, has within it many trees and hedgerows. A few of the trees are protected by the Tree Preservation (Tealby) Order 1954 (See Map 1). The trees are mainly ash, with some elm, sycamore, birch and willow. Many have grown to prominence since the Preservation Order was made in 1954, some as natural saplings and some planted by residents in their gardens. (See Map 1)
- 16 The many hedgerows are of two types, low thorn hedges, maintained as such, and high hedges, some composed of ash saplings which, if retained, could provide continuing tree cover. The hedgerows are of importance in providing wildlife habitats, summer greenery, and enclosing and enhancing views from outside and within the area.
- 17 The area is not unduly affected by overhead wires. The lines generally merge with the hedges and trees, and are not obtrusive. In two instances however, some rationalisation would result in visual improvements, these are; on Thorpe Lane, immediately around the northern boundary of the area, where lines run on either side of the road together with one crossing the road at right angles. In this latter line a pole mounted transformer is located adjacent to the road; and secondly the service line crossing the river and the road in the centre of the area,



from the north

"Thorpe Farm and its buildings occupy a prominent point" Para 12

from the south



from a pole in the garden of one of the cottages on the northern bank, to a pole in a prominent position in the paddock between the river and Thorpe Farm. (See Map 1).

POLICIES AND ACTIONS FOR CONSERVATION

18 Within the Conservation Area, the following policies and actions will be pursued:-

a Planning Applications

- i Any application for planning permission for development that, in the opinion of the planning authority, is likely to affect the character or appearance of the Conservation Area, or affect the setting of a listed building will be advertised for public comment.
- ii The District Council will not consider outline applications. Detailed applications will be required indicating the siting, design and materials of construction of any proposed building works.
- iii Applications for new uses or changes of use will be granted permission only if it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.

b Design and Materials

- i The design and materials to be used in new buildings or in extension to existing buildings must in form, colour and texture be in harmony with the traditional buildings in the Conservation Area. This means the use of red brick or stone for walls, and pitched roofs with red clay or concrete pantiles.
- ii Careful choice of colour when considering the external painting of walls is important; generally harsh, strong colours should be avoided, more subdued, neutral colours being preferred and the District Council will be pleased to give detailed advice to any owner who proposes to paint or repaint his property. Painting should not have the effect of making the building stand out prominently in the hamlet; it should make it become part of the landscape.
- iii The proportions of door and window sizes in an elevation is of great importance in the creation and maintenance of building character and quality. The size and shape of the aperture should be retained, with ideally windows of traditional design and modern construction inserted. However, if maintenance or daylight admittance purposes are of great importance, then modern windows of traditional proportions will generally be acceptable.
- iv The addition of imitation shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire building and can spoil the proportions of an elevation.



"... alterations to (the) proportions (of the windows) have resulted in a change in the character of the original building." Para 13

".... high hedges, which, if retained, could provide a continuing tree cover." Para 16



- v The construction of porches can also create problems for similar reasons as mentioned above and care should be taken when considering proportions and materials to be used.
 - vi The whole question of design is subjective and personal taste will play a large part in the selection of materials and appearance of alterations to buildings, many of which can be carried out without the need to seek planning permission unless an Article 4 Direction is confirmed by the Secretary of State for the Department of the Environment (See 5e). However, developers or owners are urged to contact the District Council's Planning Officer to discuss proposals at an early stage.
- c Listed Buildings
- i It should be noted that in addition to the provisions made for controlling the demolition and alteration of "listed" buildings, the Town and Country Amenities Act 1974 requires that within Conservation Areas, consent is obtained from the District Council before any building is demolished.
 - ii If, in the opinion of the District Council, the proposed alteration of any building not listed is likely to detract from its appearance or from the appearance of the area, the Council will consider making a Building Preservation Notice, which then applies the same control to the building as if it were "listed".
 - iii If, in the opinion of the District Council, a "listed" building is not being properly preserved, the Council will consider serving a repairs notice, requiring the owner to carry out any necessary repairs within a stated period.
 - iv Within the limits of such funds as may be afforded from time to time by the District Council, consideration will be given to the making of grants under the Local Authorities (Historic Buildings) Act 1962, towards any excess costs incurred by the owners in the maintenance and repair of listed buildings arising from the use of special materials or methods to preserve their character and appearance.
- d Trees
- i The Town and Country Amenities Act 1974 makes provision for the protection of trees in Conservation Areas which are not covered by Tree Preservation Orders, by requiring that anyone intending to cut down, top, lop or uproot any such tree shall give the District Council six weeks notice of their intention to do so.
- e Article 4 Direction
- i The District Planning Authority will seek the confirmation of the Secretary of State to the making of a direction under Article 4 of the Town and Country Planning General Development Order, 1973, in respect of the Conservation Area requiring planning permission to be obtained for development falling within the following classes in Part 1 of Schedule 1 of the Order:-

Class 1 - Development within the curtilage of a dwellinghouse

- 1 The enlargement improvement or other alteration of a dwellinghouse so long as:
 - a the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or one-tenth whichever is the greater, subject to a maximum of 115 cubic metres.
 - b no part of the building as so enlarged altered or improved projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway.

Provided that the erection of a garage, stable loosebox or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission including the calculation of cubic contents.

- 2 The erection or construction of a porch outside any external door of a dwellinghouse so long as:
 - a the floor area does not exceed 2 square metres;
 - b no part of the structure is more than 3 metres above the level of the ground;
 - c no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.

Class VI - Agricultural buildings, works and uses

- 1 The carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations requisite for the use of that land for the purposes of agriculture (other than the placing on land of structures not designed for those purposes or the provision and alteration of dwellings), so long as:-
 - a the ground area covered by a building erected pursuant to this permission does not, either by itself or after the addition thereto of the ground area covered by any existing building or buildings (other than a dwellinghouse) within the same unit erected or in course of erection within the preceeding two years and wholly or partly within 90 metres of the nearest part of the said building, exceed 465 square metres;
 - b the height of any buildings or works does not exceed 3 metres in the case of a building or works within 3 kilometres of the perimeter of an aerodrome, nor 12 metres in any other case;
 - c no part of any buildings (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road.

f Overhead Wires

- i At the appropriate time when the necessary financial contributions from the District Council can be made available the Statutory Undertakers will be consulted with a view to rationalising the overhead wires in the area, and if necessary, placing some underground.

APPENDIX 1

SCHEDULE OF MAIN BUILDINGS

- 1 Ford Cottage Single storey, front elevation random ironstone with brick corners, rest red brick, red clay pantiles, buff brick single storey flat roofed extension to east, modern casement windows, hipped roof. Extant 1906.
- 2 White painted stone and red pantile roof, two storey, sliding sash windows, red woodwork. Was Grade III listed on Provisional List of Buildings of Architectural or Historic Interest. Early to Mid C19.
- 3 As 2 but with white painted brick re-facing to front elevation.
- 4 Westholme White painted brick and red pantiles, two storey, sliding sash windows to south elevation, new small paned windows in new apertures to west elevation. Formerly two cottages. Mid C19.
- 5 Two storey former dwelling now used for storage. Red brick with red pantile roof, new small paned windows in original apertures. Pedestrian access only.
- 6 Water Mill Working water mill. Grade II Listed Building. Red brick and pantiles, early C19, parts of lower walls stone dating back to original mill on the site in C14.
- 7 Modernised Mill House, C19, two storey, red brick and pantiles. Flat roofed extension to front, single storey, with large bow windows on either side of earlier porch. First floor modern small paned windows in existing openings.
- 8 Two storey, red brick and pantile, ground floor stables, upper floor storage.
- 9 Range of C19 farm buildings consisting of two storey barn to east, hipped roof, stone walls with brick corners and infill panel, red pantile roof. Remainder single storey, stone elevation to south, rest red brick, all red pantile roofs.
- 10 Modernised C19 farmhouse, two storey, stone walls, pantile roof, red to north, blue to south.

N.B. Numbers refer to Map 1.

Tealby Thorpe Conservation Area

MAP 2

Designation Map

