TIBSHELF NEIGHBOURHOOD PLAN

PDF of Exhibition Information

Displayed on 14 & 15 June 2019

8

This PDF covers:

Conservation Area

Conservation Area Guide


TIBSHELF NEIGHBOURHOOD PLAN
CONSERVATION AREAS
0
500metres
KEY
Conservation Areas
Zone A Older Buildings
Zone B Modern Buildings
Building Age (approx)
Pre 1900 Buildings
20th Century Buildings
21st Century Buildings
Grade II Listed Buildings
LATHKIL GROVE
PEVERIL ROAD
MONSAL CRESCENT
BACK LANE
El Sub Sta
Gordon Terr
Wheatsheaf Mews
STATION ROAD
TRAIL VIEW
LIME TREE CLOSE
HARRISON LANE
PENNINE CLOSE
161.5m
163.7m
159.1m
HIGH STREET
CoOp
Twisted Oak (PH)
Crown Hotel (PH)
Ford Lodge
Post
WINKPENNY LANE
WEST VIEW
ARRAN COURT
TIREE CLOSE
Playground
Holme Croft
The Old Hayloft
Town Farm
ESS
SKYE GARDENS
IONA CLOSE
STAFFA DRIVE
RAVEN AVENUE
TCB
SM
156.1m
153.0m
B 6025
Rock House Farm
The Sycamores
Holme Croft
Garth
155.1m
The Bungalow
Tel Ex
SUNNY BANK
ROCK HOUSE CLOSE
FOX CROFT
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Policy BE1

Building Design Principles in Tibshelf Conservation Area and its Immediate Setting

Development proposals are required to demonstrate that they reflect the overall character of buildings within and around the Conservation Area. Full reference should be made in Design and Access Statements accompanying planning applications to 'Design Guide for Building Treatment within Tibshelf Conservation Area'. Proposals should as appropriate:

- take every opportunity, through design and materials, to reinforce local character and a strong sense of place;
- recognise and reinforce local character in relation to scale, density and layout and in particular open spaces between buildings and irregular layouts;
- not cause the loss or damage to any open space, including green verges which is important to the character of the conservation area;
- incorporate landscaping and boundary treatments local in character including the use of native tree and hedgerow species;
- conserve landmark buildings and structures that contribute to the distinctive character and historic and architectural interest of the Conservation Area and wider parish; and
- sustain significant views that contribute to the character and appearance of the Conservation Area. These views include (but are not limited to) the "important views' show on the Vistas panel.

Policy BE2

Building Design Principles for Development Outside Tibshelf Conservation Area

Development proposals should respect local character, having regard to scale, density, massing, height, landscape, layout, materials and access, as appropriate. It should consider the amenity of neighbouring occupiers.

Where appropriate, development proposals should provide attractive, safe and accessible public and private spaces, that are easy to get around for all, including for those with disabilities, and reduce the opportunities for crime and antisocial behaviour.

Policy BE3

Conserving Tibshelf Character Buildingsand Structures of Local Heritage Interest

The Plan identifies the buildings and structures listed below as Tibshelf Character Buildings and Structures of local heritage interest.

Development proposals will not be supported that harm the historic significance and setting of Tibshelf Character Buildings and Sites as identified in the Schedule.

Development proposals will be required to take into account the character, context and setting of these locally important assets including important views towards and from them.

Development will be required to be designed appropriately, taking account of local styles, materials and detail.

Tibshelf Neighbourhood Plan

Design Guide for Building Treatment within Tibshelf Conservation Areas

November 2018

Introduction

Tibshelf has two Conservation Areas in the centre of the village. These include a wide variety of buildings from those built in the Tudor period to those built in the 21st century. These buildings also have a wide spectrum of uses, from shops and pubs to depots and old farm buildings as well as residential properties.

It is not possible to set global guidelines for the whole of the Conservation Areas as they are made up of such a variety of buildings, construction materials and ages. Therefore for the purposes of this document these Areas have been divided into two zones - Zone A contains all the old properties and Zone B contains the more modern buildings.

The main consideration is for buildings in Zone A. Guidance for Zone B has to be different as the buildings have been constructed with more modern products which were commonly used in the late 20th century before a guide like this one was in place.

During the 20th century many new building materials were developed and used in building construction. Many were hailed as miracle materials - asbestos, concrete, plastic etc. Many of these materials were embraced and used not only for new build but also for repairs and additions to historic structures. In the last 20 years we have come to realise that many of these so called revolutionary materials are not as good as we first thought and the traditional materials are still as important as ever in building restoration and construction.

We don't want to see our historic buildings being unnecessarily eroded by the use of the wrong materials and processes. This guide aims to outline what would be best practice within our Conservation Areas, helping to preserve our historic heritage for future generations.

Tibshelf Neighbourhood Plan will support the principles already established in Bolsover District Council's District Plan:

> ***Con 1 Development in Conservation Areas***
>
> *Within a conservation area, development including extensions to existing buildings, shall preserve or enhance the special character or appearance of the area. Planning permission will not be granted for development which would have a detrimental effect on the special character or appearance of the area.*
>
> *In assessing the effect of a proposal on the special character or appearance of the area, particular regard will be given to:*
>
> ***1)*** *The design of the proposed development, both in general form and in detailing;*
>
> ***2)*** *The proposed materials of construction and the extent to which they conform to the prevailing traditional building materials and styles of the conservation area;*
>
> ***3)*** *The scale of the proposed development;*
>
> ***4)*** *The relationship of the proposed development with existing buildings;*
>
> ***5)*** *The impact of the proposed development on important open spaces within the conservation area;*
>
> ***6)*** *The relationship of the proposed development to the historic street pattern;*
>
> ***7)*** *The impact of the proposed development on views into,out from and within the conservation area, including views of important buildings;*
>
> ***8)*** *Where appropriate, the impact of new uses on the area's special character or appearance.*
>
> *Because of the sensitive nature of conservation areas, applications for planning permission within such areas should include all the information required to properly assess the impact of the proposed development on their special character or appearance. The local planning authority will, therefore, not normally accept outline applications for sites within them.*

Tibshelf from the top of St John the Baptist Church tower

Introduction

The variety of buildings within the Conservation Areas is diverse:

Houses built in the 1970's.

A 1950's public house.

A 16th century farmhouse

16th century thatched cottage

A former bank converted to a dwelling.

Commercial depot.

A development built in 2018.

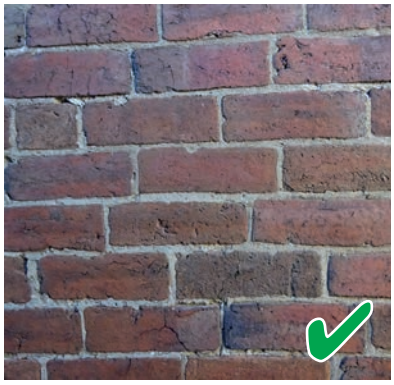
Tibshelf Neighbourhood Plan

Design Guide for Tibshelf Conservation Areas

Building Materials

Acceptable materials for extensions, repairs and additional building works are shown here.

Brick



In the Conservation Areas there are many different types of brick to be found. In Zone A this is the type of brick, usually handmade.

These are modern bricks made to simulate the old, irregular handmades.

An extreme example of what not to do in Zone A and B, aesthetically very poor.

Stone

The stone used in many Tibshelf buildings is a creamy light yellow, is quite soft and is classified as Lower Coal Measures Grenoside Sandstone.

Reconstituted stone.
An unacceptable material to use in Zone A. Here it has been used as an extension and the visual result is extremely bad.

Timber

A few buildings in Tibshelf are of a medieval construction: oak timber frames with infills of brick.

New build timber framed house with rendered infill panels.

Render

Monocouche. Allows fabric to breath yet still remains waterproof.

Traditional lime mortar which is breathable and flexible. Here it's finished with a coloured lime wash.

Portland cement based renders. These do not allow the building to breath and when cracks appear, water ingress can severely damage the building fabric.

Pointing

Correct pointing greatly enhances the facade of a building and improves the life of the fabric.

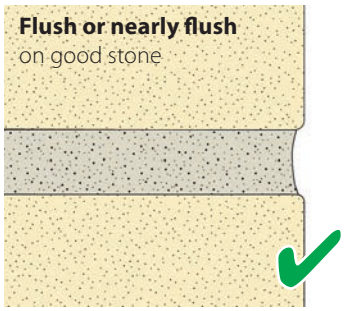
Stonework

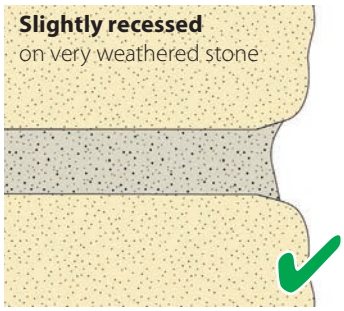
For heavily weathered stone slightly recessed pointing is desirable as this is aesthetically more pleasing.

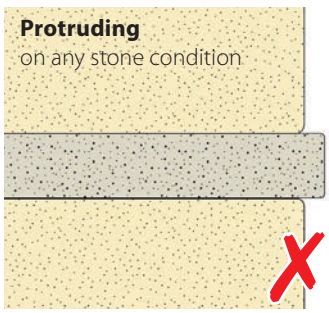
Flush pointing on very weathered stone would make the joint disproportionate to the visible stone surface and would be better aesthetically to be recessed back from the stone face.

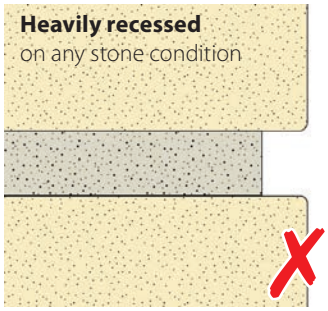
Relief pointing is not good for the life of the stone as it forces water into the stonework, especially if a portland based mortar is used. This can then lead to early corrosion of the stone itself.

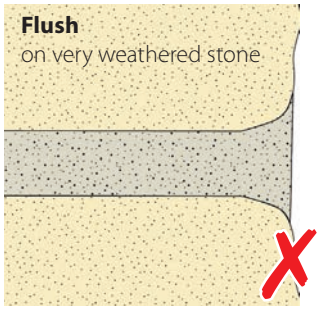
Stone Pointing Styles











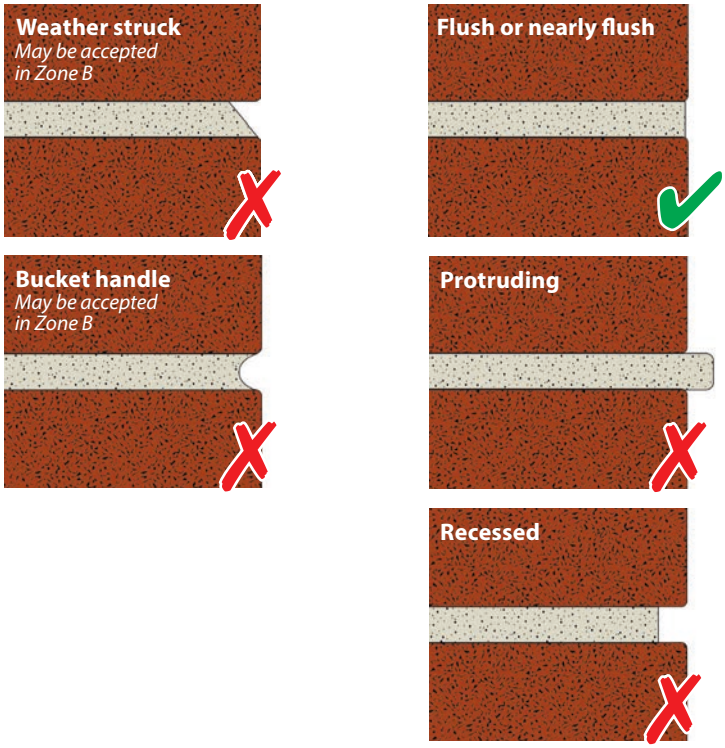
Pointing

Brickwork

Many styles of pointing have evolved over the years but few are acceptable in the Conservation Areas. Flush or nearly flush is the desired look for these Areas in Tibshelf.

Repair work: mismatch in brick colour and bad pointing. The whole wall needs to be considered as this will never match in over time.

Brick Pointing Styles



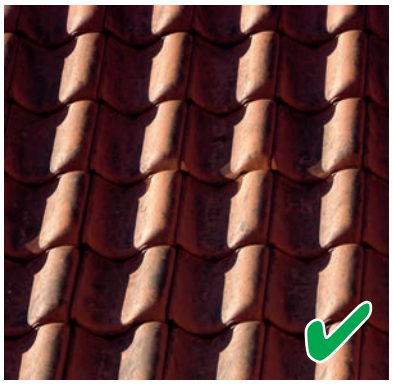
Roofing

Roof treatments for the main roof of a building.

Natural Slate

The most common traditional roof covering which should match the local area colour.

Clay Pantile



A traditional covering used on several Tibshelf buildings.

Thatch

Usually reed for the main roof with a straw ridge.

Rosemary Tiles

Although a traditional roofing finish, these are uncharacteristic of Zone A.

Artificial/Reconstituted Slate

These are too regular and flat and look wrong against a traditionally built building.

Concrete Tiles

These are a relatively modern material and don't fit in with traditional construction and aesthetically not in keeping with Tibshelf's historic area.

Roof Lights

Not acceptable on the front, public facing slope of the main roof.

Solar Panels

Not acceptable on a front, public facing elevation.

Aerials & Satellite Dishes

These should be kept off the front, public facing elevation of buildings wherever possible.

Windows and Doors

Special attention needs to be paid to their design, proportions and colour.

Painted timber flush casement

Coloured UPVC sash

Varnished hardwood flush casement

Coloured UPVC sash

UPVC storm casement windows with 45 degree welded corner joints in brilliant white.

Varnished timber.

Painted timber.

Brilliant white UPVC with a thick frame and 45 degree welded corner joints

Composite or good quality UPVC

Porches, Boundaries & Driveways

Porches

An attractive open porch which compliments the house.

Above: Bad design and use of inappropriate materials and colours.

Above: Good design and use of the same materials as the main house.

Boundaries

Open wrought iron style railings.

Driveways

Block paving.

Natural stone slabs or blocks.

Lose gravel.

Low height fences, hedges and walls

Tarmac.

Concrete.

Permeable resin bound gravel.

Very high panel fencing especially with concrete posts and bases.

Appendix

Why use lime mortars in the Conservation Areas?

Lime mortars have been used in building for thousands of years. They improve the building's breathability and extend the life of the stone or brickwork as a result. Lime mortar allows the free movement of absorbed moisture to be released back out of the fabric of the building.

Most buildings built before 1900 would have been constructed with a lime mortar.

Traditionally the mortar mix would have been lime putty which was mixed with a good washed grit sand. Sometimes a pozzalin was added to aid early setting and hardening.

Protecting Stone and Brick

By applying a masonry cream these materials can be protected while preserving the water vapour permeability, without affecting the material surface optically. Water simply beads and runs off, and the material can maintain its natural moisture balance.

This treatment also stops dirt, grime and algae sticking to the stone or brickwork. It's important that all pointing and repair work is done prior to applying the coating.

Glossary of Terms

Composite Door
a GRP compression moulded door skin with a timber woodgrain effect with a Polyurethane thermally insulated core achieving an authentic timber door look deliver extraordinary strength, security and thermal performance.

Lime
Heated and crushed limestone. A product used extensively in mortars, renders and paints. It allows the fabric of the building to breathe.

There are several main types:

Natural Hydraulic Lime (NHL)
A natural lime product in a powder form that sets with the addition of water. Available in three grades 2, 3.5 and 5 (the strongest).

Lime Putty (Fat Lime)
Lime that has been slaked with water and left to mature for three months. The end result is a Putty with a cream cheese consistency. This is simply mixed with grit sand and sets slowly by absorbing carbon dioxide. A pozzalin can be added to accelerate setting.

Hydrated Lime
Often confused with natural hydraulic lime due to them having similar names. It is supplied in powder form and is not used as a binder in its own right but as an additive in cement acting as a plasticiser.

Masonry Cream
A liquid coating based on silanes and siloxanes which penetrates the surface (up to 17mm) providing and breathable yet waterproof coating. It doesn't affect the colour of the surface. As water cannot penetrate it also has an insulating effect.

Monocouche Render
A one coat render in which the colour runs through the entire coating thus not requiring any further surface colour treatment (masonry paint etc). This is also breathable and waterproof, available in a range of off-the-shelf colours.

Portland Cement
Developed in the mid 1800s, this grey powder bonder is now the most widely used construction material. It sets very quickly with the addition of water and when dry is water resistant, so it doesn't' t allow the fabric of the building to breathe.

Resin Bound & Resin Bonded
Resin Bound is where the aggregate is mixed with the resin and trowelled onto a prepared surface. It allows surface water to permeate through to the water course.

Resin Bonded surfaces are different in that the resin is first applied to the prepared surface and then the aggregate is sprinkled onto the resin. Usually this method is impermeable and that's why it's not recommended.

UPVC
This is a plastic (polyvinyl chloride) to which no plasticisers have been added (the U stands for unplasticised). This makes the material rigid and hard, especially suited for construction plastics. It is safe, very durable, fire resistant and recyclable.