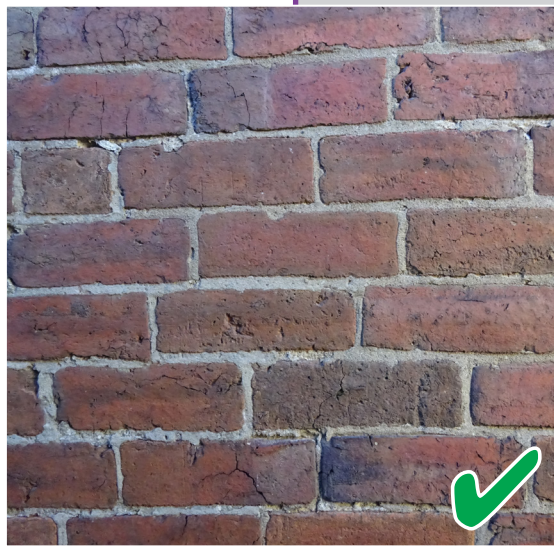




TIBSHELF NEIGHBOURHOOD PLAN

Design Guide for Building Treatment
within the Conservation Area





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The Tibshelf Neighbourhood Plan is facilitated by Tibshelf Parish Council.
Planning Consultants: Andrew Towler Associates.
The Neighbourhood Plan Steering Group is made up of representatives from the community and parish councillors.

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All information correct at time of publication (April 2022).

Further information about the Plan is available at tibshelfneighbourhoodplan.org

Introduction

Tibshelf Conservation Area is made up of two parts 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 Area as it is made up of such a variety of buildings, construction materials and ages. For the purposes of this document the Area has been divided into two categories of buildings: **Category A** - all the pre-1900 properties and **Category B** - the more modern buildings.

The main consideration is for buildings in **Category A**. Guidance for **Category B** needs 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. These 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 Area and help to preserve our historic heritage for future generations.



The Conservation Area along High Street



Introduction

This guide aims to outline what would be best practice within our Conservation Area and help to preserve our historic heritage for future generations.

To ensure this, development proposals should have regard to, and will be assessed against, the guidance contained in this Design Guide. This also provides further detail and focus to accompany existing national and local planning policy, including that established in the Tibshelf Neighbourhood Plan and Bolsover Local Plan. In particular, Local Plan policy **SC16: Development Within or Impacting upon Conservation Areas**, which requires *Development proposals within or impacting upon Conservation Areas will be permitted where they preserve or enhance the character and appearance of the area and its setting. Applications will be considered in relation to how well the design and location of the proposal has taken account of:*

- A** *The development characteristics and context of the conservation area, in terms of important buildings and important open spaces;*
- B** *Landscapes, walls, trees and views into or out of the area; and*
- C** *The form, scale, size and massing of nearby buildings, together with materials of construction.*



The Conservation Area along High Street



Introduction

The variety of buildings within the Conservation Area is diverse:



Houses built in the 1970's.



A 1930's public house.



A 16th century farmhouse.



16th century thatched cottage.



A former bank converted into a dwelling.



Commercial depot.



A development built in 2018.

Building Materials

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.

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.

Pointing

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

Brickwork

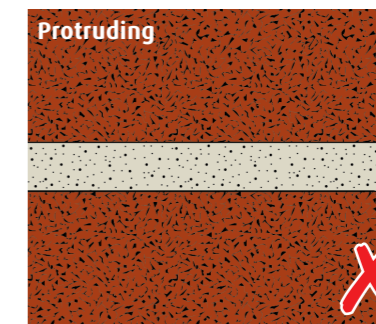
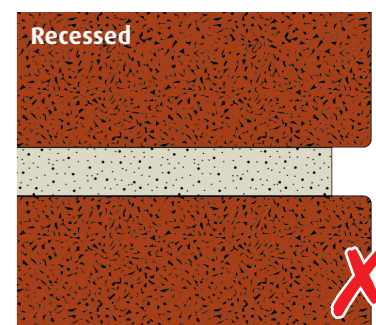
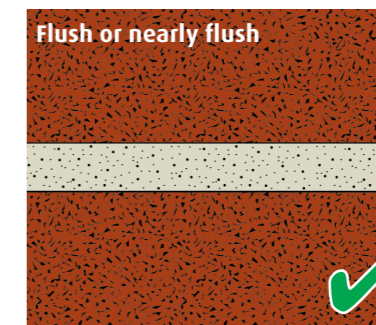
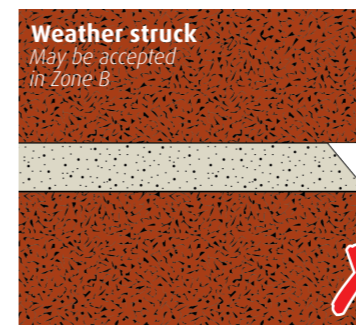


Many styles of pointing have evolved over the years but few are acceptable in the Conservation Area. Flush or nearly flush is the desired look for the Conservation Area in Tibshelf.



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



Pointing



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

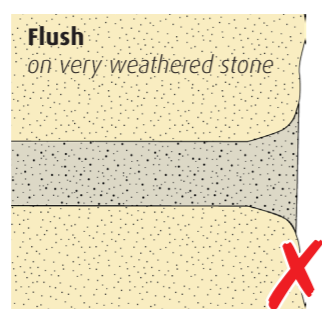
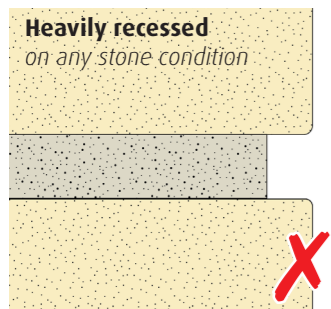
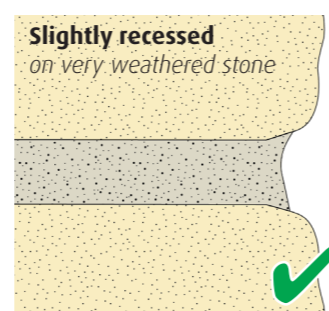
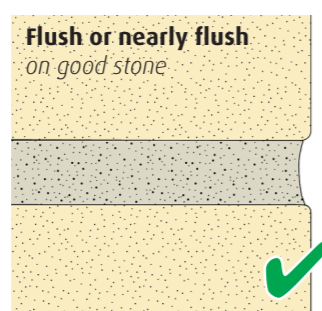
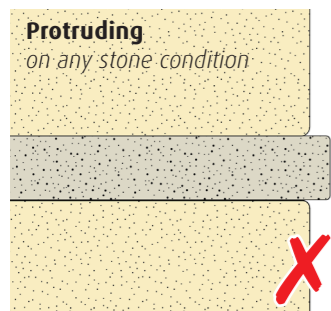


Flush pointing on very weathered stone would make the joint disproportionate to the visible stone surface and would be better aesthetically to be recessed back from the stone face.



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



Roof Finishes

Roof treatments for the main roof of a building.

Natural Slate



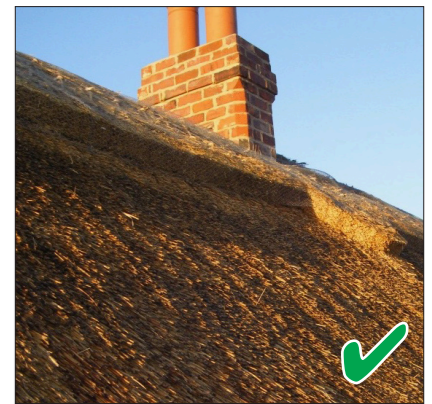
The most common traditional roof covering which should match the local area colour.

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 Slate



These are too regular and flat and look wrong against a traditionally built building. However, more technical advances in the manufacture of these is becoming closer to a natural slate finish (riven surface and edge) and will eventually be more acceptable.

Concrete Tiles



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

Roof Finishes

Roof Lights



Not acceptable on the front, public facing slope of the main roof. May be accepted on a single storey extension if well designed.

Solar Panels



Not acceptable on a front, public facing elevation especially where there is a high contrast with the roof covering.

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



In Tibshelf most early windows would have been flush casement windows and later Georgian buildings would have some sash windows in their construction. The prime material used was wood which was painted. Doors, likewise, would be of solid timber construction.



Coloured UPVC sash



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

Manufacturing today using traditional materials is very costly. However, advances in UPVC design and manufacture has resulted in some windows and doors appearing so like traditionally made units that these are now aesthetically acceptable in the Conservation Area.



Varnished hardwood flush casement

Windows and Doors



Varnished timber



Painted timber



Composite or good quality UPVC



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

Porches



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



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



An attractive open porch which compliments the house.

Boundaries and Driveways



Open wrought iron style railings



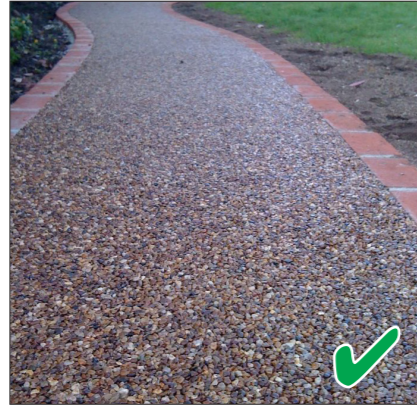
Block paving



Natural stone slabs or blocks



Low fences, hedges and walls



Permeable resin bound gravel



Loose gravel



Very high panel fencing especially with concrete posts and bases



Concrete



Tarmac

Appendix

Why use lime mortars in the Conservation Area?

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 timber woodgrain effect door skin with a Polyurethane thermally insulated core. This achieves an authentic timber door look whilst delivering extraordinary strength, security and thermal performance.

Lime

Heated and crushed limestone. A product used extensively in mortars, renders and paints. When used as a mortar base it allows the fabric of the building to breathe.

There are three main types used in construction:

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 portland cement mixes acting as a plasticiser.

Masonry Cream

A liquid coating based on silanes and siloxanes which penetrates about 17mm into a porous surface providing a 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 binder is now the most widely used construction material. It sets very quickly with the addition of water and when dry is water resistant and impermeable, so it doesn't allow the fabric of the building to breathe.

Resin Bound & Resin Bonded Gravels

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.



62 & 64 High Street

DESIGN GUIDE FOR THE CONSERVATION AREA
TIBSHELF NEIGHBOURHOOD PLAN