

## BARKESTONE



**St. Peter & St. Paul Church**

### **Origins:**

Barkestone can be traced back to the 7<sup>th</sup> Century when it is thought an Anglo-Saxon or Viking invader whose name was Bork, Borker, Burk or Bark, settled on the site and built a hall and other dwellings surrounded by a stockade, a "tun". A small church was built and villagers gained a living from hunting, rearing sheep and cattle and growing crops. In Saxon times as crop yields deteriorated, the three field system was introduced

and this remained the case until the Parish Award of 1796. The Domesday survey of 1085 revealed a village population of about 50 freemen and general labourers plus members of their families. A priest was also credited to the village. Over the ensuing Centuries the village population gradually increased and stood at 203 in 1999.

### **Commercial Activity:**

The main source of employment has always been focused around farming and associated trades such as saddlers, wheelwrights, joiners, blacksmiths and gamekeeping. The village also supported at different times a baker, miller, tailor as well as a dairy, a post office/general store and five public houses.

In recent times dairy farming has predominated with no fewer than twelve farms in or around the village in the mid-1900's, the majority of which have since disappeared. The various support trades have also disappeared from the village scene and only a part time Post Office remains together with one public house.

### Church/Chapel:

It is believed the origins of the current day church of St Peter & St Paul lay in the 12<sup>th</sup> Century. A Methodist Chapel was founded around the beginning of the 19<sup>th</sup> Century but closed in 1927 due to lack of support.

### School:

The school opened in 1814 and continued until 1989 when it also closed due to lack of pupils. However it was bought in 2000 for the village by the Trustees of the Village Hall.



**Right: The old school building**

### Railway/Canal:

The village has had historic transport links via the Grantham canal at Jericho Lane wharf and by the Great Northern and London and North Western Joint Railway at Redmile station. These facilities no longer exist and the village is now dependent solely on road transport.

### Shape of the Settlement

The settlement in medieval times is thought to have been built adjacent to the church and Manor farm in the north west of the village. Over the ensuing centuries the focus of the village centre moved towards what is now Middle Street and Rutland Square. The perimeter of the village was determined by field boundaries whilst lanes radiated towards Plungar, Redmile and Belvoir.

A "grid" system of lanes was evident within the village by the 18<sup>th</sup> Century and has remained unchanged to the present day. Farm houses and associated buildings predominated the village scene for many years whilst the village gradually developed around them but in the latter part of the 20<sup>th</sup> Century, as most of the farms situated within the village ceased to operate, new housing development flourished on the former farmyards and paddocks in the village.

Present day Barkestone is now an almost equal number of old (pre 20<sup>th</sup> century) and relatively new houses interwoven throughout the village. Despite the new housing development, the village still retains several open areas, some being designated Protected Open Spaces. All of the open spaces within the village are considered a vital ingredient to its identity and character.

Open views of the Vale of Belvoir are a feature all round the village but particularly to the south with a splendid panorama of Belvoir Castle and wooded hillsides.



**Wooded hillside and Belvoir Castle to the south of the village**

### **3. BUILDINGS**

Barkestone has a wide and diverse range of domestic buildings reflecting the development of the village. With the exception of few bungalows, Manor Farm house, the former windmill and “The Granary”, the vast majority of buildings are two storeys in height.

A number of the older buildings are of stone construction with subsequent additions being entirely of brick, although in some instances brick upper storeys have been built above stonework. New house development since the 1960’s has been almost entirely of brick construction with roof materials mainly being of red pantile, reflecting the traditional style of roof claddings in the village. Occasionally new developments have included some stonework.

The village does include semi-detached “Swedish houses”, these being built at the time of the second World War and of timber framing and cladding with plain tile roofing. Barkestone has a limited number of commercial properties. The part time Post Office is located in a farm house, the former church school building is now used as a village hall and youth club and there is one public house. Around the village are a number of working farms as well as the church of St. Peter and St. Paul.



**Post Office**



**Chequers Public House**

The village incorporates two Listed buildings, the church of St. Peter & St. Paul and Manor Farm House. Buildings once used as a windmill, dairy and granary have been converted into dwellings as have four other properties which served as public houses. Only The Chequers public House in Rutland Square now remains. These buildings are key to the village and contribute significantly to its character.

### **Building Styles:**

The older houses and many of the newer houses in the village are fairly low in height, either two storey or chalet style. Dormer windows are in evidence, particularly on newer houses.

Recent developments have not always followed this style with some two storey dwellings having roof lines much higher than those around them and being fronted by large brick built garages with steep pitched tiled roofs.

### **Building Materials:**

The predominant building material on the traditional and modern dwellings is red brick, laid to Flemish bond. Sandstone (specifically the locally mined ironstone) also features in some of the earlier buildings, but there are very few houses constructed entirely from stone.

Very few properties have rendered walls but some older ones show evidence of earlier lime washing. Properties built since the 1990's have incorporated dogtoothed and dentilated brickwork at eaves level and on gable ends, which reflects some of the ornate features on older houses whilst brick banding appears on newer properties again to add character to the structural appearance. Gable end barge boards are a feature of properties built from the 1960's onwards (and on a very few Edwardian houses) but this disappeared with new developments from the 1990's.

### **Roofs and Chimneys:**

Roofing styles are mainly pitched and a frequent feature, especially on some older farm buildings, is hipped ends. The pitch of roofs is generally moderate.

Roof slopes are often broken by dormer windows, especially on newer properties.

By far the main type of cladding is red clay pantile although blue pantiles (reflecting the original "Bottesford Blue" black glazed pantile) also appear on more recent developments. There is a very limited evidence of Welsh slate, this having been replaced during routine maintenance on some older properties.

The traditional structures incorporate internal chimney flues with stacks centralised at ridge level whereas modern buildings have external stacks built on gable ends with simplistic capping and pots.

### **Rainwater Goods:**

Cast iron rainwater goods can occasionally still be found on some of the older properties but in the main gutters and down-pipes are of modern materials.

## Windows:

Dormer windows feature in some of the older houses but frequently in modern properties, often breaking the line of eaves gutters. The occasional dormers on older properties have pitched roofs.

Multi-paned sash and casement windows reflect the rural image. Windows on older properties often have arched brick soldier heads and timber or brick cills. Stone lintels and cills are infrequent.



**Above: Modern dormer window**

Many first floor window heads on both traditional and modern dwellings are close to or at eaves level, enhancing the low rise appearance. This particularly is a feature of most of the former farmhouses in the village.

**Left: Typical feature of first floor windows at eaves level**

## Doors and Porches:

The majority of doors are set into the building elevations with only small rebates. Most doors are solid with small glazed panels. Timber is still the most extensively used material.

Porches of any significance have only appeared in post 1960's housing and where they dominate the front elevations, they do not follow the traditional village style of flat fronted buildings.

## Design Guidelines

### *Building Styles:*

- B1.1 New developments should harmonise with surrounding properties, with particular emphasis on design and style, height or density. They should also ensure there is sufficient space for off-road parking.*
- B1.2 Garages should not be allowed to dominate site frontages. Careful consideration should be given to the superficial area and height of garages to avoid them dominating the plot or adjacent structures.*

**B1.3** *"Estate" type developments, i.e. substantial numbers of identically designed structures are not considered appropriate in the village setting.*



**Modern house featuring red clay pantiled roof, arched brick soldier courses, dentilated brickwork and dormer window penetrating eaves level**

### ***Building Materials:***

**B1.4** *The continued usage of mellow red brickwork is desirable although reclaimed bricks or natural local stone would be welcome to add character to external appearances.*

**B1.5** *The use of traditional brick detailing is also encouraged if it reflects architectural features found on older buildings in the village.*

**B1.6** *Timber bargeboards on gable ends will be discouraged unless it can be demonstrated that it makes a positive contribution.*

**B1.7** *Rendering and wall claddings are not an inherent feature of the village and should be avoided although painted brickwork might be used to add interest.*

**B1.8** *Extensions and additions to existing properties must be completed utilising similar size and compatible materials to the main building wherever possible to promote acceptable appearances.*

### ***Roofs and Chimneys:***

**B1.9** *Roofs on any new build should follow the example of the past with pitched and gable or half hipped ends. Red or blue clay pantiles as well as slate are considered as acceptable roofing materials.*

**B1.10** *Wherever possible chimney stacks should be incorporated in gable walls to avoid isolated offset high stacks.*

### *Rainwater Goods:*

*B1.11 Black cast iron is encouraged. The use of white or other bright colours is inappropriate.*

### *Windows:*

*B1.12 Although they are not a feature of many of the older houses in the village, dormer windows can be used to keep roof levels acceptably low, and for this purpose they are encouraged. Dormers should be small, square and pitched roof in design. Such windows incorporated in new development should not be dominant on the roof but wherever possible, be partially built into the roof slope and finished in materials sympathetic to the rest of the structure.*

*B1.13 Depending upon the height of the house, eyebrow windows are an acceptable alternative to dormers*

*B1.14 Traditional or modern window frame materials are acceptable providing the style reflects those of surrounding properties, with the emphasis being on small and multi-paned units. Large single paned windows are discouraged unless sympathetic to the structure, for instance in a barn conversion.*

*B1.15 Velux windows are discouraged. Dormers are preferred to provide suitable lighting and ventilation at roof level unless the style is incompatible with the structure.*

*B1.16 Arched brick soldier courses add to the external appearance and are to be encouraged in new build or extensions where the original building incorporates similar features.*

### *Doors and Porches:*

*B1.17 Doors which are solid or incorporate only small areas of glazing are preferable. Fully glazed doors do not promote the rural appearance and should be avoided.*

*B1.18 Porches should not be so large that they dominate front elevations.*

## **4. BOUNDARIES**



The vast majority of properties have a frontage, the most noticeable exceptions being the terraced and cottage dwellings in Middle Street which abut onto the highway.

**Left: Modern front boundary wall utilising reclaimed bricks and original "Bottesford Blue" pantiles**

The sizes of frontages vary although in the main they are comparatively small to medium sized. However the "Swedish houses" in particular on Chapel Street enjoy larger front gardens.

The types of boundary vary, the traditional village properties often having low brick or stone walls, hedging whilst a few are timber fenced whereas nearly all the housing developed since the 1960's has open plan frontages.

### **Design Guidelines**

- B2.1 Traditional boundaries should be retained wherever possible and any new development should aim to retain existing walls or hedges.*
- B2.2 Where hedging is planted, repaired or replaced ideally it should be with native species that are common to the area.*
- B2.3 When constructing new boundaries, the style, height and materials used should wherever possible be in keeping with the property itself and immediate surroundings.*
- B2.4 Boundaries and gates that are too high should be avoided to prevent them becoming a landmark and dominating the frontal aspects of properties.*
- B2.5 Any new development, particularly fronting onto a thoroughfare, should have a boundary to reflect the traditional image of the village. Open plan frontages should be avoided.*
- B2.6 Either hedging or brick/stone is the preferred material for frontal boundaries in preference to timber fencing. Any decorative features in brick or stone boundaries should reflect the architectural detail in the main house.*

## **5. HIGHWAYS AND STREET FURNITURE**

Barkstone has a limited amount of through traffic. Most of the village roads are narrow and traffic flow is often hampered by on street parking. The main thoroughfare is New Causeway where there are some concerns over speeding traffic. The village is relatively uncluttered by street furniture and the quantity should be kept to a minimum to preserve the rural image.



**Village bus shelter**

The village is also devoid of litter bins but waste recycling bins are located on the grass verge of Wood Lane at the village entrance.

There are three public bench seats and the village notice board is usefully sited inside the only bus shelter on New Causeway.

There is a public telephone kiosk and letter box, both of traditional style and painted in red.

### **Design Guidelines- Highways**

- B3.1 All road markings should be kept to a minimum required for public safety.*
- B3.2 Any proposed traffic calming measures should take special care to ensure that the chosen measures are in keeping with the rural surroundings and are subject to extensive consultation.*
- B3.3 Where new development requires pavements or footpaths, these should be surfaced in material compatible to surrounding areas. The use of concrete paving slabs is not considered appropriate.*
- B3.4 Soft grass verges, where pavements are considered unnecessary, are viewed as supportive of the village scene*

### **Design Guidelines – Street Furniture**

- B3.5 Care should be taken to preserve the rural nature of the village, street furniture should be of good quality, traditional in design and in keeping with the character of the village.*

### **Lighting:**

Street lighting is of the soft yellow low level type and strategically placed in the village on timber telegraph poles to provide adequate coverage.



**Typical street lighting**

### **Design Guidelines**

- B3.6 Street lighting for any new development should be of design in keeping with the village's rural image.*
- B3.7 To minimise the effects of light pollution, softer yellow lighting is preferred.*

**B3.8** *Private security lighting should be carefully sited to illuminate the required area only, minimising light pollution and nuisance to road users and adjacent properties.*

### **Signs:**



The vast majority of street name signs are white painted metal plates with black lettering on short timber posts. The design of the more recent plates deviates slightly from the older traditional type. Directional road signs are of the metal finger post style and footpath/bridleway signs are the green wooden finger post style.

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**Left: Directional road sign**

### **Design Guidelines**

**B3.9** *All signage should be kept to a minimum and unless of historic value, should be removed if any signs become redundant.*

**B3.10** *Any new signage must follow the traditional style and consideration given where appropriate to positioning on walls or buildings to avoid street clutter and improve visibility for traffic.*

**B3.11** *Modern internally illuminated plastic/lightweight signs of any description are not acceptable.*

**B3.12** *Traditional style hanging signs are acceptable but otherwise all advertising signs should be flat fixed to buildings and unobtrusive. Free standing advertising signs will be discouraged and hoardings are unacceptable.*

### **Public Utilities:**

The village is not blighted by any significant amount of overhead cables and wires. Overhead services that do exist are carried on timber poles.

### **Design Guidelines**

**B3.13** *All future installations should be encouraged to be underground if practical with sufficient care being taken to carefully restore excavated areas, particularly on roads and pavements.*

**B3.14** *If overhead services are installed or replaced, the continued usage of timber poles is desirable to maintain the rural image*

*B3.15 Future television/communication systems cable layers must consider very carefully the siting of the minimum number of junction boxes and ideally these should be below ground level.*

## **6. PUBLIC RIGHTS OF WAY**

Barkestone is served by three Public Rights of Way running broadly North-South through the centre of the village whilst radiating outwards are several footpaths across farmland to surrounding villages and linking to the Grantham canal.

### **Design Guidelines**

*B4.1 The design of new or re-routed footpaths and/or bridleways should reflect the need for space, avoidance of secluded sections and ease of maintenance.*



**Public Right of Way sign.**

## **7. OPEN SPACES**

Barkestone has three significant areas of Protected Open Spaces, other than the church yard, these being the land bordering Fishpond Lane, the paddock at the corner of Middle Street and Chapel Street, and Manor Farm. There is also a small area of Protected Open Space on The Green. All these areas provide fine vistas within the village.

A significant amount of infilling has occurred since the 1990's and only small pockets of open land in private ownership remain, significantly a paddock off Chapel Street and a plot off New Causeway by the jitty path.



**Middle Street Paddock**

The provision of open space is a vital ingredient to the rural setting of the village, providing a feeling of openness and counteracting enclosure caused by new developments.

Open spaces allow views within the settlement, for instance in the areas of the Church and The Chequers public house; and are essential to preserving the character of the village as are its narrow lanes which should not become dominated by new housing developments.



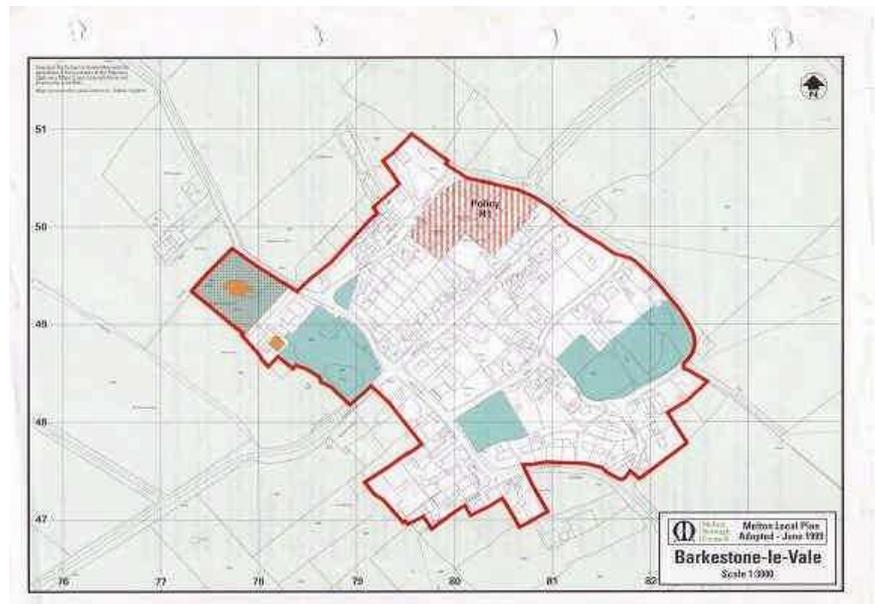
**Open space at Fishpond Lane**

The football field off Wood Lane is an important amenity and must be also preserved.

Front gardens without defined boundaries feature in new developments but are not a traditional aspect of the village and represent an importation of suburbia to be avoided in the future.

Village Envelope █  
 Protected Open Space █  
 Listed Buildings █

( Note: Melton Borough Council is now consulting on a Local Development Framework which will replace the current Melton Local Plan. The above map is subject to change when the LDF is adopted.)



The three lanes leading to the village all have unique features. From Plungar there are fine views of the Barkestone's two listed buildings, namely the church and Manor farm with its adjacent copse surrounding the pond. The lane from Redmile is partly lined by an avenue of trees although these do not provide sufficient screening nearer the village of the Marshall Farm Close housing development whilst the Wood Lane approach is slightly elevated providing views across the village with the church as the backdrop.

Barkestone is surrounded by open countryside being broadly equally distant from the other two villages of Redmile and Plungar which form the local Parish. There are fine views of open countryside

all around the village but particularly to the south towards the wooded hillside and Belvoir Castle.

### **Design Guidelines**

- B5.1 Bearing in mind the significant development in the village since the 1990's, the retention of remaining open spaces, whether or not designated a Protected Open Area, is overwhelmingly considered vital to maintaining what is left of the traditional character of the village.*
- B5.2 Important views, within and beyond the village, including village lane approaches should be respected in any new development.*
- B5.3 The treatment of spaces between buildings is of considerable importance to the design and should reflect the rural rather than the suburban character.*
- B5.4 Infilling of the surrounding countryside between neighbouring villages, particularly linear development should be resisted to ensure village identities remain intact.*

## **8. TREES/GREENERY/WILDLIFE**

Trees, hedgerows, ponds and ditches provide important drainage functions as well as habitats for wildlife and should be maintained or restored as appropriate.

Barkestone is a village with large areas devoid of mature trees, the exceptions being around the pond on Manor farm, the boundary between properties on The Green and New Causeway and in the vicinity of Wilders farm.

There is only one pond in the village on the Protected Open Space site of Manor Farm but the pond has not been maintained and is in urgent need of restoration.



**Trees on border of Manor Farm pond**

A small orchard planted in the early 1900's remains in a garden of one of the houses recently built on the former site of Orchard Farm.

### **Design Guidelines**

- B6.1 The pond on Manor farm is in urgent need of restoration. This area is currently subject to development considerations but whatever the outcome, the retention of the pond and the surrounding coppice along with proper access thereto are essential feature of the village environment.***
- B6.2 Existing trees and shrubs should be retained wherever possible and integrated into any new development.***
- B6.3 Developers should avoid estate type developments at the boundaries of the village which may adversely affect the approaches to the village. Consideration should also be given to the planting of copses and hedgerows as screening as well as construction of ditches and ponds wherever appropriate***
- B6.4 New development should include landscaping proposals at the initial design stage, including native tree and hedge planting and the incorporation of mature trees.***