

LANGHAM • RUTLAND



VILLAGE DESIGN STATEMENT

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Village Design Statement of the Parish of Langham

Adopted as Supplementary Planning Guidance
by Rutland County Council
on 22nd October 2002



View of Langham Village from the Melton Road (north side)

Who is it for?

The purpose of this booklet is to give design guidance to all those who want to develop land, put up new buildings, or make changes to existing buildings including smaller alterations and extensions in Langham. This includes villagers, planners, builders, architects and other interested parties who are involved in the process.

We do not want to discourage change or development. We do want to ensure that as far as possible those changes that do take place complement and enhance our environment.

We describe Langham as it was, as it is now and those features of the village – buildings, views, natural features and open spaces – that are particularly valued by those who live here. We then give guidelines for new development that reflect the expectations and requirements of the community.

We do not aim to provide design solutions, rather to illustrate some of the distinctive elements of Langham that should be considered in new designs. Newness cannot be disguised, nor should it be; a village is a living entity and, with thought, the new can successfully complement the old.

How does it relate to Planning Guidance?

The Rutland Local Plan sets out policies for the control of development for Rutland including Langham.

The Langham Village Design Statement (VDS) will not be used to determine whether development should take place, as that is the purpose of the Local Plan. It is concerned with how planned development should be carried out so that it accords with and reflects the character of the village. The Langham VDS provides guidelines to expand on the policies of the Rutland Local Plan, in particular Policies EN1, EN2, EN4, EN7, EN8, EN9, EN10, EN11, EN12, EN13, EN14, EN15, EN16, EN18, EN19, EN26, & HO17 as they apply to Langham. The VDS also aims to provide more detailed design guidance for the village based on an assessment and analysis of its special character.

The adoption of the VDS by Rutland County Council (on October 22nd 2002) as Supplementary Planning Guidance will ensure that, where relevant, it will be a material planning consideration in the determination of planning applications and will assist the Parish Council in commenting on planning applications.

Where does this information come from?

This booklet has been prepared by a group of Langham residents, with the support of the Parish Council, Rutland County Council, the Annual Parish Meeting, many local societies and the Leicestershire and Rutland Rural Community Council.

There is strong representation of the views of local residents, which have been sought at every stage in exhibitions and workshops, and from over 50 responses to a survey circulated to every house in the village. The first draft of this booklet and its guidelines were presented at a further exhibition in November 2001 and the responses that we received have been consolidated and incorporated into the final publication.

Our intention has been to provide informed and impartial guidance, based on the views of as broad a cross-section of the local community as possible, on those aspects of the local environment that should be considered by people whose proposals would affect it.

We have not sought unanimity. Langham's population is as diverse as its architecture; we would not want to change that.

How will this help me?

We hope that when you have read this booklet you will have a better understanding of Langham and the issues that are important to us.

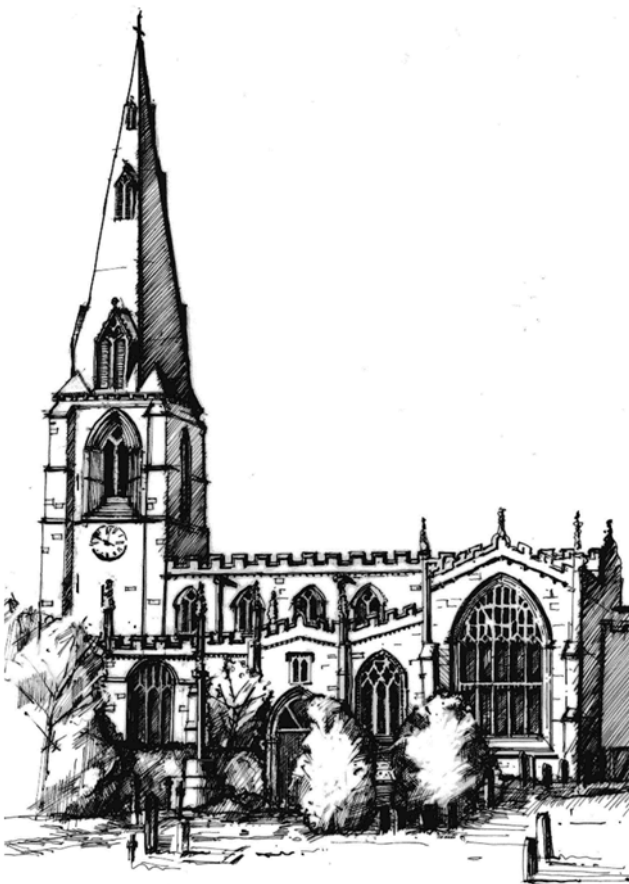
The History of Langham

Relics of the Bronze and Iron Ages and of the Romano-British period have been found in the Parish of Langham; but the village as we know it today must have been established by Anglo-Saxon invaders, who formed a settlement in the forest before the Norman conquest. The name 'Langham' is Anglo-Saxon meaning 'the long village'.

In the early Middle Ages, the people of Langham would probably have lived in humble single storey thatched houses, perhaps half-timbered or made of rubble stone, or more likely with mud walls.

The Church of St Peter and St Paul dates from the 13th century. Simon de Langham who became Archbishop of Canterbury is almost certain to have been responsible for the 14th century work on the church.

Sir Andrew Noel became Lord of the Manor in 1600. Most land was owned by the Noel family but some was copyhold¹ and remained so until 1925 when copyhold land became automatically freehold. Most farmers and graziers continued to be tenants of the Noel/Gainsborough family until the estate was broken up in the 1925 sale as a result of two earls dying within several years of each other and the subsequent enormous demand for death duties.



Church of St Peter and St Paul

The earliest mention of a school was in 1640. The Baptist Church was built in 1854, the brewery in 1858 and the village hall in 1890. There were mills in Langham in the Middle Ages and a working windmill continued on the Burley Road until the 1890s. In 1846 were listed 2 cutlers, a weaver, 4 bakers, 3 blacksmiths, 2 shoemakers, 4 carpenters, 2 maltsters, 2 stonemasons and 3 tailors.

There were two brickyards in the village and rubble stone for building was quarried near Ranksborough. Many villagers had their own well or pump, or used a public pump. Water piped from a borehole was available, at a charge, after 1925. Mains water was installed in 1956 together with a sewerage system.

Pre-World War II Local Authority housing exists on the Melton Road and further development in Lowther Close and Burley Road began in 1957. Local Authority bungalows for the elderly are situated in Squires Close and Bridge Street. The first large scale private development began in the 1960s with Fairfield Close, Orchard Road and Well Street. In 1971 17 houses were built on 6 acres of land forming Grange Close and Sharrads Way followed some time later by the developments of Harewood Close and The Range. A development of over 50 houses is now taking place on the former Ruddles Brewery site and infill development continues.

There are still some working farms in the Parish but very few people are now directly engaged in agriculture, once the mainstay of the community.

Given the history of Langham the potential for below ground archeological remains exist.

Note

¹ Copyhold land belonged to the Lord of the Manor but was cultivated for their own use by those in his service.



Baptist Church

Location

Langham is 2 miles north of Oakham and 8 miles southeast of Melton Mowbray. The Parish of Langham is located on the edge of the Vale of Catmose in a flat area, with high ground to the north of the village. This forms a ridge which sweeps round in a gentle arc, rising from the west to its highest point, Ranksborough Hill (200m.), then along the 160m. contour line north of the village, eventually sloping down to the east. It is clearly visible from the village, which it shelters, and forms part of the Parish boundary.

The Parish stretches for nearly 5 miles west to east, from Mill Hill at its southwestern boundary to where the Langham Brook leaves at its most easterly point. The Parish is narrower north to south at less than 4 miles. In a village survey the Brook was the feature that most people wanted to protect and for this reason a special section has been included (See page 7).



Parish of Langham

Open Spaces

The strong pattern of hedgerows and small fields surrounding Langham emphasises its compact shape and clearly defined village boundary. It has many small open spaces, both public and private and these should be retained; several areas have been listed as 'Areas of Important Open Spaces and Frontages' in the Rutland Local Plan. In addition, there are several small greens that are characteristic of the village and make an important visible contribution. These include:

- A small grassed triangle at the junction of Manor Lane and Melton Road.
- A grassed triangle at the junction of Burley Road and Ashwell Road.
- The Gun green, with water pump, at the junction of Well Street and Melton Road.
- A small green at the square by the Church Street/ Bridge Street crossroads, although much of this was taken over for car parking in the 1960s.

Other open spaces that make an important contribution to the character of the village, which are visible from the road, include:

- The grounds of Langham C.E. Primary School.
- The churchyards of the Parish Church of St Peter and St Paul, and the Baptist Church.
- Munday's Close, which is a large open site of under 6 acres on the eastern edge of the village, incorporating a wildlife and woodlands area, parish burial ground, allotments and playing field.
- The area of land which lies between 54 Melton Road and Ranksborough Drive, The Pastures on Cold Overton Road and The Paddock on Melton Road.
- The Wild Life Corridor at the south of Ruddell Way extending to Oakham Road.
- The green area in Squires Close.
- The grassed frontages on Bridge Street, The Range,

Grange Close, Sharrads Way and Harewood Close.

- The grass verges and banks throughout the village.
 - Distinctive gardens (See page 16).
- (See map on pages 12 and 13 for Areas of Small Greens & Open Spaces identified in the VDS).

Guidelines

- 1 The VDS supports the planned limits of development for Langham in the Rutland Local Plan.**
- 2 The small greens and open spaces identified in the VDS should be safeguarded, wherever possible.**

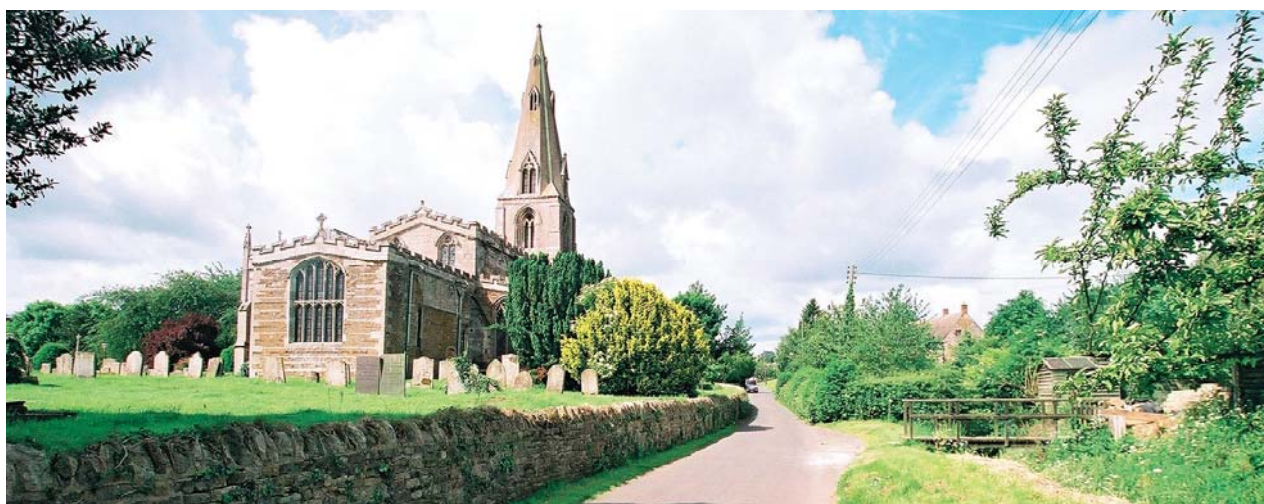
Views

The Parish Church with its churchyard is a prominent feature in the centre of the village. Its spire can be seen from all approaches to the village. The views of Langham and the church on the A606 approach from Oakham were recorded at a Planning Appeal as visually significant and should be protected. Other visually important views are:

- The village and church from Manor Lane across the paddocks at the rear of 48 and 50 Well Street. *
 - The Bowling Green from Manor Lane, tucked behind a wicket gate, with the church beyond. *
 - The Church Street Bridge to the Well Street Bridge, which incorporates the Brook and its banks, with the church and old houses flanking Well Street. *
- *(See map on pages 12 and 13).
- The various panoramas out from the village including Loudall Lane (the ridge), Mill Hill and Ranksborough Hill. (See map on page 5).

Guideline

- 3 The village views identified in the VDS should be safeguarded, wherever possible and not obscured by further building.**



View along Well Street

The Brook

One of the principal landscape features of the Parish is Langham Brook which provides attractive views of many locations in the village and is crossed by 6 road bridges and 2 footbridges.

It is a tributary of the River Eye and flows from The Pastures entering the village under the Cold Overton Road Bridge. On The Pastures side this bridge is constructed of old bricks with a rounded concrete coping. The rounded part of the bridge is also in concrete. In contrast the opposite (Langham) side of the bridge is in modern brick with a coping of blue bricks. From here the Brook bends sharply and runs past the back gardens of Cold Overton Road, skirted by a narrow footpath. It then passes under the Melton Road through a concrete bridge with narrow pillars on the road edge and square underneath.

From the Melton Road Bridge, the Brook meanders through the village, edged by the gardens of Church Street and Fairfield Close, which reveal the extent of its wildlife. This includes blackbirds, kingfishers, water voles, herons and waterfowl. The Brook is also used as a path by foxes and pheasants. The water teems with fish of all sorts and is home to many frogs. Some wild flowers grow along the banks, which attract butterflies and moths.

The Brook passes under a twin-arched mediaeval bridge on Bridge Street, once the main crossing point between Oakham and Melton Mowbray. In 1999 major reconstruction was carried out, but unfortunately the modern parapet does not reflect the historical significance of the bridge and is not in keeping with its village setting. The next feature is the small footbridge to the Baptist Church, which has black wrought iron railings and a tarmac surface.

After reaching the western edge of the Parish Churchyard

the Brook passes under the Well Street Bridge which has green iron railings. It then turns east to follow the edge of Well Street. A few metres along there is a small wooden footbridge that gives access to No.52. The Brook then passes under Church Street Bridge which is a charming rustic stone structure with a concrete moulded coping and brick arch with a diagonal stone in the centre; it is an important feature of the village.

The Brook flows on between The Rookery and the Church Street/Burley Road footpath, meandering its way past the back garden of 20 Ashwell Road, passing under the Ashwell Road Bridge before it leaves the village. The bridge is a square concrete construction with wire mesh between white poles.



Bridge on Bridge Street



Bridge on Church Street

Guidelines

- 4 **The Brook, including its paths and banks, should be retained in its natural state to protect its visual importance and wildlife habitat.**
- 5 **The bridge on Church Street should be retained in its present form and scale.**
- 6 **Other bridges in the village should be refurbished to a visually attractive standard in keeping with the village character, as opportunities arise.**

Overall Village Pattern

Langham is a compact village of about 500 households. The village layout is an elongated grid shape extended from its original centre and is less than 2 miles in distance from end to end. The Local Plan designates Langham as a Rural Centre with its primary school serving several villages.

The village centres on the Post Office/General Store, Village Hall and the Parish Church, which are located together in the middle of Church Street. The school and the two public houses (Noel Arms and Wheatsheaf) are at the A606/Burley Road junction. These services are within walking distance for most of the villagers and all play a vital role in village and parish life. Approximately 10% of the population of the Parish live outside the village on outlying farms, smallholdings or businesses.

Areas of Housing

The four main areas of housing in the village are shown on the following sketch map. Area 1 includes the old village and village centre, with later infill housing in a mixture of site and street alignments. Areas 2, 3 and 4 consist of linear or small cul-de-sac housing developments with a variety of house sizes. (Some of this was ribbon development of the 1930 to the 1960 period). Large detached dwellings predominate.

The village doubled in size between the mid-1950s and the present. After the 1950s, housing was of small developments, mostly executive, but there were two sites of Local Authority housing for the elderly. Harewood Close has some two-bedroom houses in response to a village shortage of smaller, affordable homes, as has the new development (The Spires) on the former Ruddles Brewery site. This mixture of housing types is also seen in older parts of the village e.g. terraces on Briggins Walk. It is required for the future development of the village to provide an appropriate variety of housing to meet social needs. A feature of housing developments until recently has been the use of wide verges or front gardens, which have integrated the developments into the village style. Examples are Lowther Close, Fairfield Close, Orchard Road and Squires Close.

From the 1960s infilling with houses occupied most of the open spaces in Langham. With the loss of agricultural holdings and later the brewery, the village changed rapidly in the mid-1990s to house a mainly commuting population. The large former brewery site adds approximately one ninth to the housing stock.

Guideline

- 7 A mixture of sizes, types and scale of housing, including affordable housing, should be reflected in new development.**

Character of Streets

The meandering Brook or efficient use of space dictates many of the twists and turns of Langham's streets, such as grass-tracked Westons Lane, angled Lowther Close and the V-junction of Well and Church Streets. There are narrow lanes with no pedestrian paths, either hedged (Manor Lane) or edged with stone walls (New Road). In contrast there are some streets with wide grass verges. Stone sets are used to edge the hard-surfaced paths in the centre of the village and are the preferred edging material, if budgets allow.

Guidelines

- 8 Grass verges should be maintained to their original width. The varied verge and path widths should be retained and used as style examples in new developments.**
- 9 Where hard edging is necessary, stone sets should be used, wherever possible, in keeping with the village style.**

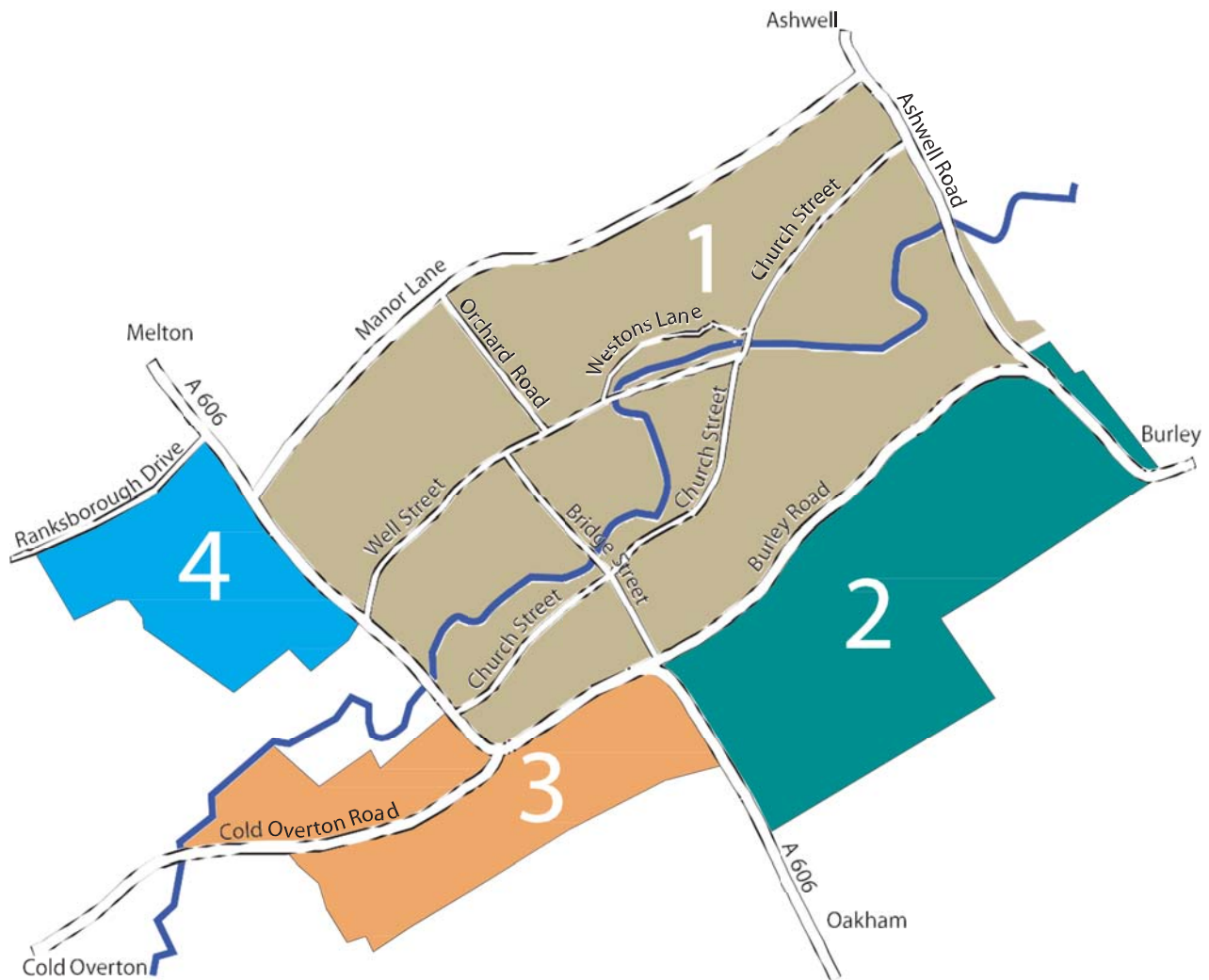
Trees

Langham's streets also benefit from some mature trees, fine specimen and native varieties, often in private gardens, some with preservation orders. They, with hedges, bring seasonal variety and support wildlife. The Parish Council encourages native tree planting of species common to the area and of local stock if possible. The loss of mature trees has a very undesirable effect on the village landscape and on wildlife habitats.

Just outside the village building line is Ranksborough Hall, with a farm, residential units and caravan park in a beautiful parkland area with many mature trees. This area is rich in wildlife, including protected species of plants and animals.

Guidelines

- 10 Ideally the removal of mature trees should only be as a last resort and then with appropriate replacement planting.**
- 11 The Ranksborough Hall Park is an important area for trees and wildlife and this aspect should be safeguarded, wherever possible.**



Housing Map (settlement pattern)

- Area 1.** Westons Lane, Well Street, and Church Street were the first housing areas, with the village centre now on Church Street. The housing is mixed: pre-1900 to 1939 and 1960s onwards. It consists of houses and bungalows plus two areas of Local Authority housing for the elderly. Four houses are on large single plots. There are two private roads and some small commercial sites. The building alignments are varied. Fairfield Close was the first infill development in the 1960s; the Manor Lane developments were much later in 1990. About 40% of the village live in Area 1.
- Area 2.** This area runs south and east of the Burley Road. It includes the school and dates from the 1930s onwards, with major expansion in the 1970s. About 40% of the village are located here. The housing consists of bungalows and houses (some executive style, some in small terraces), most in cul-de-sacs opening on to the Burley Road. There is one small industrial site and one unadopted road. The area also contains the latest major housing development, The Spires, on the former brewery site.
- Area 3.** This consists of the A606 and the Cold Overton Road with a mix of pre-1914 houses, post-1945 bungalows, including executive housing. Some plots are located one behind the other. Residents must cross the A606 to reach the village centre and services.
- Area 4.** This area contains a mix of detached houses and bungalows on the A606, Ranksborough Drive and The Range, which is a short cul-de-sac. This includes a private road of executive houses and bungalows. All of these houses have larger gardens once associated with villages. As with Area 3, residents must cross the A606 to reach the village centre.

Architecture

Langham is a village of diversity in architectural style, but the essential nature of the village is defined by the buildings and structures along Church Street, Well Street and Burley Road – the southern half of Area 1 (See map page 9) – reflecting the origins of the village as a settlement which followed the line of the Brook.

The village contains 40 listed buildings and structures with the major visual impacts being the Parish Church of St Peter and St Paul, the Manor House, the Old Hall and Langham House.

The large mediaeval church, principally of the late 13th-mid 14th century, is mostly ashlar faced and is set within a spacious churchyard with a random rubble sandstone wall for its boundaries. It offers an open view from many parts of the village, provides a valuable open space at the centre of the village and is the feature most valued by the residents.

On Church Street there are 3 large listed buildings. The Manor House dates from the early 17th century and is of a coursed rubble construction with a Collyweston roof. The Old Hall, with its earliest construction dating from 1665, is ironstone rubble coursed and squared with sandstone dressing and stone tiled roof. This was extensively added to in 1925-1930, including its imposing gatehouse.



The Gatehouse at Old Hall, Church Street

Langham House dates from the 18th century and is constructed of coursed square rubble with cornerstones (quoins) and a stone tiled roof. It has links with the Earl of Gainsborough, was once a hunting lodge and then a nursing home and has now been sympathetically converted into separate dwellings, retaining a fine segmental headed traceried window in the side elevation.

Post 16th Century

Brookside Cottage on the north side of Burley Road dating from the late 16th century is a coursed rubble house of modest proportions and scale under a thatched roof. Most of the other listed dwellings dating from the 17th, 18th and 19th centuries, are two storey flat-fronted and constructed mostly of local coursed ironstone rubble with thatch or slate roofs. Good examples of surviving thatched roofs are to be found at No.1 Westons Lane, and on Burley Road at Langham Cottage and Rutland Vintners. They have proportionate small-paned casement windows under timber lintels with upper storey windows close to the roofline or else dormers. Chimneys are on the gable ends, usually topped with brick and with yellow clay chimney pots. Other examples of interesting buildings are Cotton Cottage and the Old Vicarage (both on Church Street), and the terraced cottages at the west end of Well Street.

The development of the village has taken place gradually over a considerable period. This is reflected in the diverse architectural styles and in particular the listed buildings that are distributed throughout the village.



The Old Forge, Well Street

Note: See Listed Buildings & Structures in Annex A.

Post 1750 Development

Later buildings were created in a simple style, predominantly of red brick under slate roofs. The Limes on Burley Road is a particularly fine example of this type along with the Village Hall and the cottages in Briggins Walk. Some houses were constructed in Flemish bond with the decorative effect of alternate blue and red bricks such as the cottage on the corner of Church Street/Bridge Street and another opposite the Noel Arms.



Flemish Bond at 22 Church Street

20th Century Buildings

Beyond the central area the village has grown rapidly in the 20th century and buildings here represent a variety of styles and materials of construction, sharing only (in the main) the simple lines, modest scale and small groupings of the older parts of the village. Here, brick predominates and there are several modern small terraces, such as those on Melton Road, as well as bungalows, detached and semi-detached properties on Lowther Close.

Despite this somewhat random mixture of styles there are examples of sympathetic development in keeping with the history and character of Langham. The open plan frontages of Sharrads Way, Harewood Close, Grange Close and The Range have continued the style of broad street vistas. These create a welcome feature, especially at road junctions, and should be retained. The small modern terrace on Harewood Close reflects the simple lines and sense of enclosed space of nearby older building groups and incorporates a feature stone wall similar to the wall stretching along the opposite side of Burley Road.

Recent Developments

There is much to commend the development of the former Ruddles Brewery site to housing, including the use of red brick with replica slate roofs and the proportionate scale of windows and doors. However, the height and size of the buildings are not sympathetic with the surroundings and future development should place more emphasis on scale. In some of the houses the garage entrance dominates the front elevation, giving it a harsh tone. The stone wall frontage is another example of inappropriate scale and style.

Some recent housing developments on infill sites have featured large houses on small plots with decorative features more suited to an urban environment. Similar developments in future should be designed to reflect the simplicity and rustic style of the characteristic central area, with particular emphasis on design sympathetic to the surroundings, appropriate scale which blends with the environs and preservation of existing village features such as walls, grass verges, hedges and mature trees.

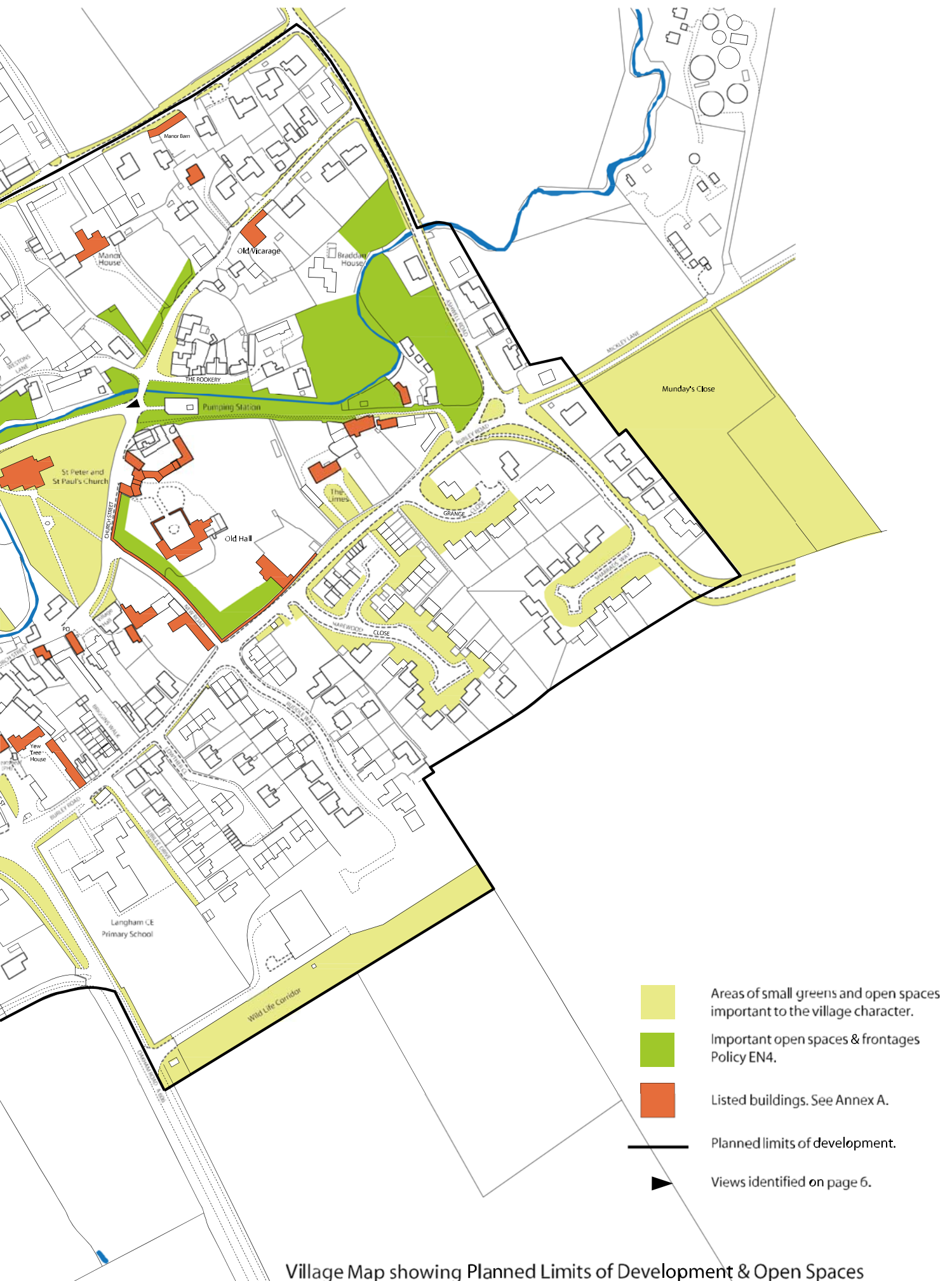


Ruddle Way



Grange Close





Commercial Properties

Langham has two public houses, the Noel Arms and the Wheatsheaf, the latter being grade II listed, a Post Office/General Store, a small engineering works located near the A606, and several active stables and farm properties scattered around the perimeter lanes. This creates an eclectic mixture of housing, pubs, school, church, chapel and small businesses, which gives the village vitality and popular appeal. These business premises are largely housed in the traditional buildings that represent the character and history of the village and are thus integral to village life. Such businesses should be encouraged. There are a number of old farm buildings that, if surplus to requirements, could be converted to allow more options for developing the local economy without prejudicing the village character.



Post Office/General Store, Church Street

Guidelines

- 12 The VDS supports the Listed Building policies in the Rutland Local Plan.
- 13 Within the central area around Burley Road, Church Street and Well Street, buildings should reflect the local construction of stone or brick and the style of the traditional buildings in this area.
- 14 New buildings, renovations and change of use alterations should reflect the character of their location in materials, form and be sympathetic in scale.
- 15 Intended buildings should be appropriately sized for their plots, allowing for gardens in proportion and suitable separation from adjacent properties in order to prevent over-development.
- 16 Architectural features in new development should reflect the character of existing buildings in the locality.
- 17 Change of use of redundant farm buildings to commercial use should be encouraged.
- 18 New buildings should be up to two storeys and of a modest height.
- 19 Features such as decorated porches and ornate bargeboards should be avoided.

Layout

Many of the houses in Langham have a grassed frontage, which creates openness to the streets. Where buildings have been converted into dwellings it has created an angular configuration rather than every frontage facing the street. This can be seen on Church Street between the Village Hall and the junction with Bridge Street. These types of layout create interest in street scenes and provide alternatives to front garage elevation.



Building layout within village



Grass verges on Well Street

Guidelines

- 20 Where possible, houses and garages/outbuildings should be grouped around small, enclosed spaces.
- 21 Garages and conservatories should not dominate the front elevation.
- 22 Features characteristic of the village, such as walls, grass verges, low banks and mature trees should be safeguarded, wherever possible and reflected in new developments.

Boundaries

A particular feature of Langham is its boundary walls. The north side of Burley Road has a fine stretch of old walls, mostly of stone, which is almost continuous from Ashwell Road to the junction with Melton Road. Its height varies — up to 2m. of ironstone rubble construction topped with semi-circular brick copings. Sections in the middle switch to brick — with the same protective top — and then back to ironstone near the Wheatsheaf car park. This latter section has been sympathetically modified to include a new entrance to the Yew Tree House barn and any future alterations or additions should similarly retain the style and materials of this fine asset. The Parish Church boundary wall is another important example of an old stone wall essential to the character of the village, as is the stone wall around Cotton Cottage, at the west end of Church Street.

There are equally important examples of red brick walls, such as the lateral boundary walls in Briggins Walk, and two sections of ancient mud walls incorporated into outbuildings on Melton Road (near the junction with Cold Overton Road) and the north end of Manor Lane. Fence frontages are unusual in the older central part and most dwellings facing the street look out on to low walls, hedges or small gardens that add to the texture of the environment. There is some ranch style fencing that is out of keeping with the rest of the street facings and its use should be avoided.



Guidelines

- 23 The many existing fine stone and brick walls should be safeguarded, wherever possible and reflected in new developments.
- 24 Frontages to new development including gardens should be in keeping with existing development and should reflect the character of the area.
- 25 New walls should reflect the materials, type of construction and proportions of nearby walls, and the use of fences should be avoided.
- 26 Any mud buildings or boundary walls should be retained, wherever possible.

Roofs and Chimneys

There is a uniformity of roofline within Langham with subtle variations and prominent chimneys to draw the eye and add interest. Grey slate, Westmoreland slate and Collyweston stone are typical materials in use throughout the village and should be used for further development. Modern replica materials may be used where supply of natural materials is a problem but consideration should be given to close matching of colour and texture and potential weathering effects.

Chimneys are mostly red brick or limestone clad with red or yellow clay pots. Most properties within the village feature chimneys and this provides interest especially where there are terraces or houses in close proximity.



Guidelines

- 27 The roofline of groups of new buildings should reflect that of nearby buildings. Small variations in height and the inclusion of chimneys should be encouraged to provide interest.
- 28 Roofs should be constructed of natural materials or sympathetic replica materials in keeping with the location.

Windows and Doors

There is no predominant window style within the village. The majority are of timber, with only the Parish Church, the Manor House and the Old Hall having stone mullions with leaded lights. Large buildings such as The Limes and the Old Vicarage have sash windows at the front with panes in 4x4 or 3x4 patterns some of which may date from the 18th century. Smaller pre-20th century properties have simple wooden windows whose sizes are proportioned to the scale of the building.

With a few notable exceptions, windows are painted, especially where building styles are uniform and where a developer has featured a particular style within an area, there should be a harmony of paint colour.

Doorways to front elevations have more uniformity and older buildings have panelled wood doors, either stained or painted, often with two glazed panels in the upper half. On older properties door furniture is often plain but prominent.



Guidelines

- 29 Windows and doors to visible elevations should preferably be constructed of wood in proportion to the building and its neighbouring structures.
- 30 Window styles typical of an area should be maintained.
- 31 Where replacement windows or doors are incorporated they should maintain the style and proportion of the original.

Gardens

The spaces between buildings in the central area are characterised by large gardens such as those of the Old Hall, the Manor House and The Limes that complement other open spaces such as the Parish Churchyard and Baptist Church grounds. These distinctive gardens are well planted with mature trees and add much to the natural and secluded atmosphere of the centre of the village. It is important that these planted spaces are safeguarded.



Cottage at 46 Church Street

Guideline

- 32 The contribution to the character of Langham by the gardens surrounding the Manor House, the Old Hall and The Limes should be safeguarded, wherever possible, as important features of the village.

Driveways

Many driveways are laid in buff shingle or gravel, after the more ancient examples of the Manor House, Old Hall and Westons Lane, which gives a softer, more natural tone than hard paving. Whilst there may be issues of carry-over of pebbles on to roads these should not deter sensible design solutions that continue to allow uniform stone gravel to be a feature of house frontages.

Guideline

- 33 The use of traditional materials such as gravel for driveways should be encouraged, subject to Highways requirements.

Building Materials

The principal building materials are ironstone and red or buff coloured brick. Some older buildings such as the Post Office and The Wheatsheaf are rendered but these are the exception and mostly the buildings are of brick and stone. Cotton Cottage is an example of the harmonious mixture of materials typical of several other buildings in the village. Here the ironstone coursed rubble walls are laid in alternating large and small courses with angled limestone quoins. The fine gable and axial stacks are of moulded limestone and the roof is part thatched and part grey slate.



Cotton Cottage at 2 Church Street

The recent conversion of 19th century stables into a dwelling at Yew Tree House on Burley Road has achieved an attractive blend of texture and tone by respecting historical references to the neighbouring properties. The new entrance to this property has retained the ironstone wall with rounded red brick copings and is a good example of diverse materials being successfully incorporated into a modern alteration that respects its surroundings.

20th century developments such as the Sharrads Way/Harewood Close area, The Range, Orchard Road and Lowther Close have used buff coloured brick that fits well with local ironstone and should be accurately matched in any subsequent extensions.



Yew Tree House entrance on Burley Road



Front of Old Vicarage at 65 Church Street



Side of Old Vicarage at 65 Church Street

Some buildings are a mixture of materials that can sometimes indicate their history. For example, the 18th century Old Vicarage is primarily a coursed ironstone rubble building with a wing that has a second storey of red brick. Ivey House on Bridge Street may have been formerly two dwellings and is a mixture of rubble and brick, with a Welsh slate roof.

Guidelines

- 34 Building materials should be sympathetic to existing buildings in the locality.
- 35 Extensions and new developments within the village should use materials that reflect those already in the vicinity, in colour, tone and texture.

Major Roads

Langham has only one major road – the A606 – that cuts a zigzag through the village dividing it into two unequal parts, with the main centre located on its eastern side. The A606 connects Melton Mowbray and Nottingham with Oakham, Stamford and the A1; a large proportion of the vehicles using this road is through traffic (95% in latest survey). The only other principal through routes are the roads to Burley (east) and Cold Overton (west). Although both are ‘C’ class, the Burley Road is the designated emergency alternative route for Oakham and serves the only regular bus route through the village connecting Stamford and Nottingham.

Minor Roads

In keeping with the characteristics of the village, nearly all the other roads are attractive narrow lanes, most without pavements, the main exceptions being access roads to the more recent housing developments. Nearly all have tarmac surfaces. The Ashwell Road is a valued and popular walking route for villagers as it offers particularly picturesque views of the whole Parish of Langham, including its surrounding fields.

Traffic Concerns

The main problems are the Burley Road, which has seen a substantial increase in traffic in recent years, and the sharp bends of the A606. The opening of part of the Oakham by-pass, skirting the eastern edge of Oakham, offers a route that can avoid Oakham town centre and rejoin the A606 in Langham via the Burley Road. Near its junction with the A606, this road is very narrow, a situation made more hazardous by the presence of the local school, parked cars, a public telephone kiosk, two public houses and two bus stops. The problem is compounded by the new housing development (on the former brewery site) because its only access is directly on to the Burley Road and a short distance from the junction with the A606.

Many villagers, especially children, use the Burley Road to reach Munday’s Close on the eastern edge of the village. Although there is a 30-mph speed limit through Langham, this is often exceeded, especially along the Burley Road and Cold Overton Road.

The completion of the Oakham by-pass will undoubtedly relieve the traffic problems on Burley Road by offering a better, quicker route around Oakham. Nevertheless, in a poll conducted by the Village Design Group (November 2001), Langham residents said that their greatest concern (by far) is the adverse effect on the village of the increasing volume of traffic. This important finding is

reflected in the fact that walking in the village is a significant leisure activity. The situation could be markedly improved by traffic calming measures, especially on the Cold Overton Road and Burley Road.

Guidelines

- 36 Traffic calming measures should be in sympathy with the village character, where possible.**
- 37 Urbanisation of the village’s roads should be discouraged; examples include proliferation of road signs, creation of one way streets and construction of pavements on narrow lanes.**

Lighting

Street lighting is the sodium (yellow) type; many lamps are sited on telegraph poles, others are on concrete or steel posts, especially on the newer developments. The latter designs are more obtrusive although unavoidable in certain locations.

Guideline

- 38 Wherever possible, street lighting supports should reflect the village character.**

Street Furniture

The telephone kiosks are in the modern style with clear plastic panels, whereas the post boxes are small and in an attractive traditional design.

Litter bins around the village are in green plastic and look singularly unattractive and out-of-place. More traditional designs, for example in metal, would be a great improvement. Village street signs and the finger post in black on white are attractive and proportionate. A village information board located on the green at the junction of Well and Church Streets is mounted in a hardwood frame, and is well designed and in keeping with its surroundings.



Finger post at Burley Road and Ashwell Road

Guidelines

- 39 Street furniture should be in keeping with the look of the village and in sympathy with existing furniture.**
- 40 The litter bins should be of more traditional construction, for example in metal.**
- 41 The absence of major advertising boards should be maintained and any business signs should be discreet, of modest size and in keeping with the village surroundings.**
- 42 The finger post should be retained.**

Footpaths

The village is fortunate in having a number of footpaths providing access both within the village boundary and radiating out into the surrounding countryside, including the Rutland Round (see map on page 20). The National Cycle Network passes through the village.

In the main, these footpaths are ancient routes, having developed over time to facilitate movement through the village and out to neighbouring settlements.

Our legacy is a logical and inherently useful set of paths cutting between the roadways and encouraging walking through our village by improving both access and the environment.

The appearance and character of a footpath is affected greatly by the choice of boundary planting and/or fencing. Native hedging is in keeping with the rural nature of the village. Of particular note is the southern section of the footpath E150 leaving Well Street adjoining Appledore (No. 34), and E149, which follows the Brook from where the eastern end of Well Street joins Church Street to the Burley Road/Ashwell Road junction.

Close-board fencing or Leylandii hedging is increasingly used but gives a more urban feel.

The character of the path is also affected by the surface. Footpaths within the village boundary are mainly grassed, sometimes improved with gravel, but generally not over improved. In only two cases are they metalled.

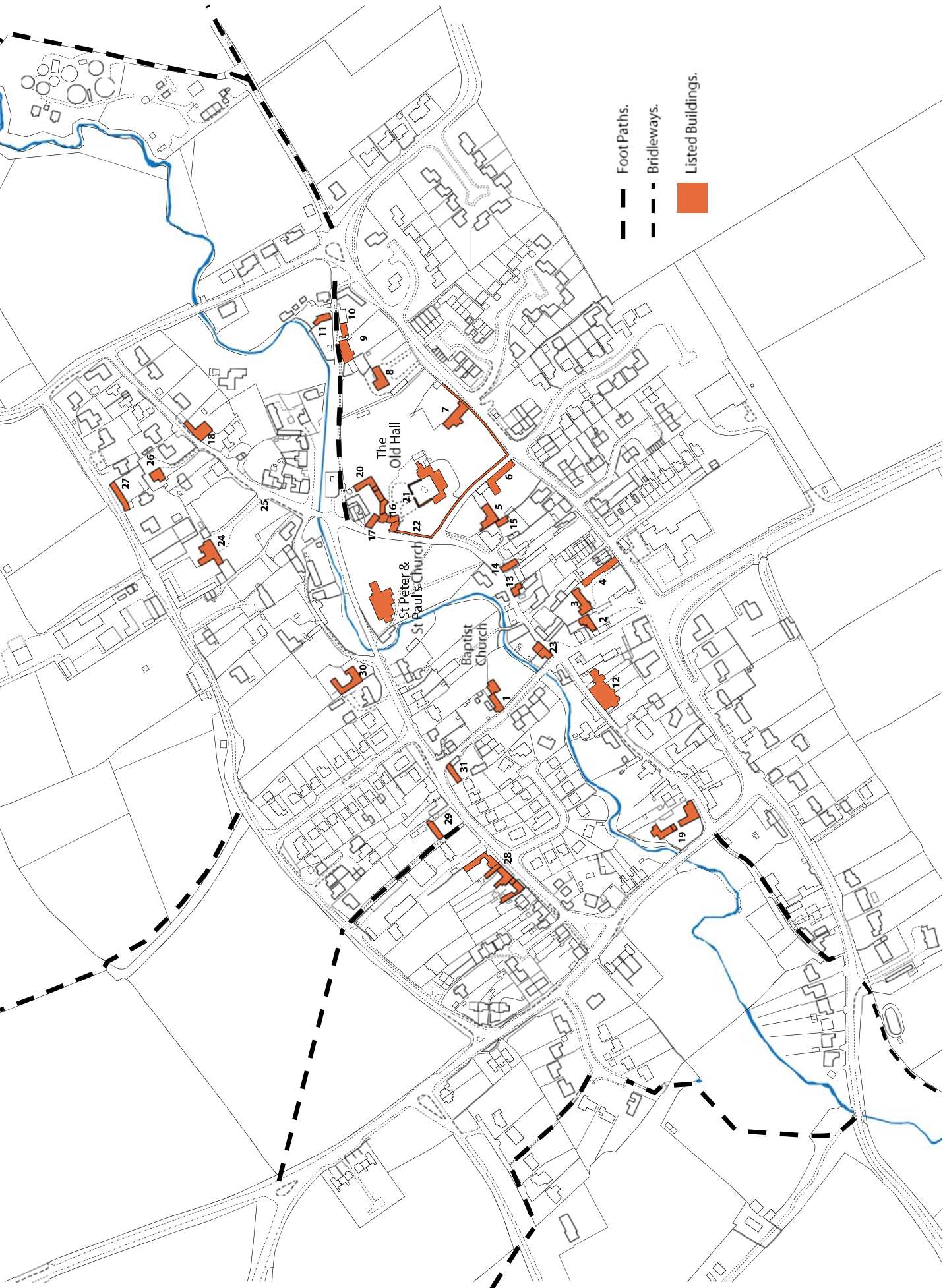
The provision and use of footpaths seen in traditional village design should be mirrored by their use in all new building developments within Langham. Footpaths connecting new residential areas both with each other and with the village centre and amenities help to create a sense of integration and cohesion, as well as increasing the sense of community and security for the residents.



Footpath on Well Street which links to Manor Lane

Guidelines

- 43 The position and character of all existing footpaths should be safeguarded.**
- 44 Future developments should include pathways linking them to the rest of the village.**
- 45 The use of post and rail fencing should be encouraged as an alternative to close boarded fencing.**



Village Map showing Listed Buildings & Rights of Way

Annex A - Listed Buildings and Structures in the Parish of Langham (see map on opposite page)

Grade I

Church of St. Peter and St. Paul

Grade II

Old Hall - Church Street

Grade II

- Langham Lodge - Burley Road†
1. No.13 and No.11 Bridge Street
 2. The Wheatsheaf - Burley Road
 3. Yew Tree House - Burley Road
 4. Stables at Yew Tree House - Burley Road
 5. Langham Cottage - Burley Road
 6. Rutland Vintners - Burley Road
 7. School Cottage and Old Hall Cottages - Burley Road
 8. The Limes - Burley Road
 9. The Grange - Burley Road
 10. Grange Cottage - Burley Road
 11. Brookside Cottage - Burley Road
 12. Langham House - Church Street
 13. No.31 - Church Street
 14. No.35 - Church Street
 15. No.41 - Church Street
 16. No.45 and 53 (Gatehouses to Old Hall) - Church Street
 17. Stables at Old Hall - Church Street
 18. Old Vicarage - Church Street
 19. Cotton Cottage - Church Street
 20. Summer house in the gardens of Old Hall - Church Street
 21. Inner walls and gate piers to Old Hall - Church Street
 22. Wall, gate piers and gates to Old Hall grounds - Church Street
 23. No.22 and 24 - Church Street
 24. Manor House - Church Street
 25. Gate piers and flanking walls, Manor Farmhouse - Church Street
 26. No.46 - Church Street
 27. Barn to rear of 46 Church Street - Manor Lane
 28. Nos.22 - 24 (even) - Well Street
 29. No.34 - Well Street
 30. No.50 - Well Street
 31. No.16 Ivey House - Bridge Street

† Indicates a building within the Parish but outside the village boundary

Annex B - How our Statement was prepared

Langham Village Design Group was formed by local residents following an open meeting convened by the Langham Parish Council in May 2000 to create a Design Statement for the village.

This statement has been endorsed by the residents of Langham by a process of involvement and consultation.

August 2000 Public Exhibition at Langham Street Market, including questionnaire.

September 2000 Public Exhibition at Langham Village Show, including questionnaire.

January 2001 Village Survey delivered to every household allowing people to express their opinions on the essential characteristics of the Parish.

May 2001 Talk to Langham W.I.
Talk to Langham Leisure Group.

October 2001 Talk to Langham Gardeners' Association.

November 2001 Open Day. Villagers given the opportunity to vote on recommendations made in First Draft document and express their views.

Regular articles and updates in Langham News which is published every two months.

Regular meetings held by the group where the public were welcome to attend.

All the comments and opinions were carefully considered by the group when preparing this document.

Group Members

Peter Allison - Chairman
Peter Duncan - Treasurer
Pauline Theedom - Secretary
Keith Aldridge
Wendy Broad
Ivan Burger Mary
Cramp Hilary
Knight Marion
Leigh Anthony
Wright Rosemary
Wright

Editor - Ivan Burger

Design and illustrations by Robert and Wendy Broad

Photographs by Peter Duncan

Annex C - Summary of Planning Guidance

Character of the Landscape

- 1 *The VDS supports the planned limits of development for Langham in the Rutland Local Plan.*
- 2 *The small greens and open spaces identified in the VDS should be safeguarded, wherever possible.*
- 3 *The village views identified in the VDS should be safeguarded, wherever possible and not obscured by further building.*
- 4 *The Brook, including its paths and banks, should be retained in its natural state to protect its visual importance and wildlife habitat.*
- 5 *The bridge on Church Street should be retained in its present form and scale.*
- 6 *Other bridges in the village should be refurbished to a visually attractive standard in keeping with the village character, as opportunities arise.*

Settlement Pattern and Character

- 7 *A mixture of sizes, types and scale of housing, including affordable housing, should be reflected in new development.*
- 8 *Grass verges should be maintained to their original width. The varied verge and path widths should be retained and used as style examples in new developments.*
- 9 *Where hard edging is necessary, stone sets should be used, wherever possible, in keeping with the village style.*
- 10 *Ideally the removal of mature trees should only be as a last resort and then with appropriate replacement planting.*
- 11 *The Ranksborough Hall Park is an important area for trees and wildlife and this aspect should be safeguarded, wherever possible.*

Buildings

- 12 *The VDS supports the Listed Building policies in the Rutland Local Plan.*
- 13 *Within the central area around Burley Road, Church Street and Well Street, buildings should reflect the local construction of stone or brick and the style of the traditional buildings in this area.*
- 14 *New buildings, renovations and change of use alterations should reflect the character of their location in materials, form and be sympathetic in scale.*
- 15 *Intended buildings should be appropriately sized for their plots, allowing for gardens in proportion and suitable separation from adjacent properties in order to prevent over-development.*
- 16 *Architectural features in new development should reflect the character of existing buildings in the locality.*
- 17 *Change of use of redundant farm buildings to commercial use should be encouraged.*
- 18 *New buildings should be up to two storeys and of a modest height.*
- 19 *Features such as decorated porches and ornate bargeboards should be avoided.*
- 20 *Where possible, houses and garages/outbuildings should be grouped around small, enclosed spaces.*
- 21 *Garages and conservatories should not dominate the front elevation.*
- 22 *Features characteristic of the village, such as walls, grass verges, low banks and mature trees should be safeguarded, wherever possible and reflected in new developments.*
- 23 *The many existing fine stone and brick walls should be safeguarded, wherever possible and reflected in new developments.*
- 24 *Frontages to new development including gardens should be in keeping with existing development and should reflect the character of the area.*
- 25 *New walls should reflect the materials, type of construction and proportions of nearby walls, and the use of fences should be avoided.*
- 26 *Any mud buildings or boundary walls should be retained, wherever possible.*

- 27 *The roofline of groups of new buildings should reflect that of nearby buildings. Small variations in height and the inclusion of chimneys should be encouraged to provide interest.*
- 28 *Roofs should be constructed of natural materials or sympathetic replica materials in keeping with the location.*
- 29 *Windows and doors to visible elevations should preferably be constructed of wood in proportion to the building and its neighbouring structures.*
- 30 *Window styles typical of an area should be maintained.*
- 31 *Where replacement windows or doors are incorporated they should maintain the style and proportion of the original.*
- 32 *The contribution to the character of Langham by the gardens surrounding the Manor House, the Old Hall and The Limes should be safeguarded, wherever possible, as important features of the village.*
- 33 *The use of traditional materials such as gravel for driveways should be encouraged, subject to Highways requirements.*
- 34 *Building materials should be sympathetic to existing buildings in the locality.*
- 35 *Extensions and new developments within the village should use materials that reflect those already in the vicinity, in colour, tone and texture.*

Highways and Traffic

- 36 *Traffic calming measures should be in sympathy with the village character, where possible.*
- 37 *Urbanisation of the village's roads should be discouraged; examples include proliferation of road signs, creation of one way streets and construction of pavements on narrow lanes.*
- 38 *Wherever possible, street lighting supports should reflect the village character.*
- 39 *Street furniture should be in keeping with the look of the village and in sympathy with existing furniture.*
- 40 *The litter bins should be of more traditional construction, for example in metal.*

- 41 *The absence of major advertising boards should be maintained and any business signs should be discreet, of modest size and in keeping with the village surroundings.*

- 42 *The finger post should be retained.*

Footpaths

- 43 *The position and character of all existing footpaths should be safeguarded.*
- 44 *Future developments should include pathways linking them to the rest of the village.*
- 45 *The use of post and rail fencing should be encouraged as an alternative to close boarded fencing.*

The Langham Village Design Statement Group are very grateful for the help and encouragement given by:-

National Lottery - for their generous grant.

Langham Parish Council - for their support and grant.

Rural Community Council (Leicestershire and Rutland) - for their grant and the support received from Diana Cook and Adele Stainsby.

Rutland County Council Planning Department - for their invaluable assistance and support.

Voluntary Action Rutland - for their help with typing and document preparation.

Langham News - for their regular news updates.

Langham Gardeners' Association - for allowing the Group to exhibit at the Village Show.

Langham Baptist Church - for the use of their premises to hold meetings.

