

# **Crick Village Design Statement – Partial Revision**

## **Amendments Adopted in December 2010**

### **Page 18 and top of page 19**

*Delete sentence set out below:*

‘-Wells Hill (K) - open land ..... recommended planting;’

*Note this is to be replaced by new text on page 19 as set out below:*

### **Page 19**

*Current version:*

The fields north of the current playing field, (A), and in front of the Eldonwall development (partly illustrated page 24):

*Corrected version:*

The fields (A) north of the current playing field, (B), and in front of the Eldonwall development (partly illustrated page 24):

### **Page 19**

*After the following existing paragraph:*

These areas would benefit from extensive mixed deciduous and evergreen tree planting to attenuate the sight of, and noise from, the M1 motorway and industrial developments. The Parish Council would like to acquire land to plant such a screen and utilise it as public open space.’

*Insert the following new section:*

### **Further important areas**

Although not visible in their entirety from public rights of way, it is important to preserve views of particular areas from within and from outside the settlement:

### **The Well Hills area**

- The Well Hills area, K, is an important open space, being open land to the west of the old workhouse and mill sites, and part of the open rear views of Vyntners Manor (L). The area is clearly visible from view-points within the village, including from the Main Road, nearby houses, and the footpaths across Well Hills. It also gives important views into the village, for example roofscapes, views of listed buildings, including the church.
- At the peak of its ridgeline (see indicative dotted lines), it would benefit from planting a wide belt of trees to screen from the village the sight of, and attenuate the noise from, the M1 motorway and industrial developments; see appendix for recommended planting.

### **The setting of St Margaret of Antioch church**

- St Margaret of Antioch church, a Grade I listed building dating from the 12<sup>th</sup> century, is surrounded by its churchyard bordered by a low old dry stone wall. Beyond this wall are old traditional Crick buildings, and their gardens marked Y on the first map. These gardens and the churchyard are the green heart of one of the oldest parts of Crick. The skyline view towards these buildings from the churchyard comprises mature trees, and partial views of the buildings. One of these, the bungalow at 21 Main Road is hardly visible because of its height and tree screening.
- The gardens of the properties Y bordering the churchyard are also an extension of the view from the important open space E. This view is key to the character of this part of the village. As well as from further away, the view is seen from the footpath that runs through the churchyard. This is the most heavily trafficked footpath within the village. It serves as the (main) back entrance to the school and as a through way between properties that lay either side of the church to the north of Main Road.
- It is important to preserve and enhance the setting of the church and the roofscape view from its churchyard. The skyline of taller mature trees partly masks some buildings. But these trees may not always be there, especially conifers, which have limited lives. Therefore any potential development of area Y should be set well back from the churchyard boundary and not impinge upon the existing skyline. In particular, their layout, shape and size (mass and form) should echo the surrounding buildings not those of modern suburban executive housing. And their design and building materials should also be in keeping with the character of the old surrounding building.

### **The setting of Vyntners Manor, High Street**

- The second important area is land near the gardens of Vyntners Manor. Part of this area, L-M-N on the first map, although not wholly visible from the nearby footpath, includes the garden of Areley House, marked N. Development on this site could be prominently visible and would be acceptable there only if it respects the open character and context of the area. The setting of this manor house, and the views of adjacent areas from the footpath, should be preserved.

### **Drayson Lane**

- Drayson Lane is a narrow lane on the edge of the village with a mixture of modern and traditional properties all fronting the lane. On the western side of the lane there are two listed buildings, which together with frontage walls provide a strong sense of enclosure. Along the eastern side of the lane are more modern properties set further back from the road with vehicular access off the Lane.
- Drayson Lane has a linear character, the properties on the eastern side having gardens extending behind. The adjacent agricultural land, marked X on the map, is partly outside the village development boundary. This low density area should be preserved and enhanced. Development would only be acceptable here if it respects its open character. More so because any development on the green open space to the rear of the houses is clearly visible from footpaths beside the bypass. And development on this area would ultimately impinge on the setting of the listed building D and its gardens.

### **The bypass bund triangle**

- The bund, an important open space marked Z, is a triangle bounded by the bypass, Yelvertoft Road and Barley Croft. It is an attractive green space within the village boundary, which screens the industrial development beyond and could be developed as a small pocket park.
- It is also an area designated for a new off-road footpath linking Barley Croft and the proposed diversion and safer route for footpath EM 2 through the proposed industrial site development subject to an agreement with the developer.

