

9. Modern Development

The most significant new-build projects of modern times have been the compact, self-contained group of houses at Greenawell Close in 1977-78 and the redevelopment of the Glebe House Hotel – the former Rectory – which was mostly destroyed following a fire in 1992. Occupying a somewhat detached location in relation to the historic parts of the village (off the lane to Blackaller, outside the Conservation Area to its northwest), the housing group has little impact upon the village scene. Although more closely related to the historic core, being within the Conservation Area and visible from the green, the hotel redevelopment scheme appears compatible on account of the simple forms and natural materials employed – including the slate hanging on the elevation facing the green. Although the only example of its use in the village, it nevertheless repeats the treatment of the historic building it replaced.

For the most part, however, modern development within the Conservation Area has taken the form of extensions to older buildings or their conversion. The former shop extensions to Stone Cross Cottage and September Cottage are now domestic, as too are the former Wesleyan Chapel, the School, part of the workshop next to Ingrik and the outbuilding attached to Slate Cottage (figure 34 below). The latter two conversions are perhaps the least obtrusive in terms of their compatibility with the area's historic and architectural character, since modern materials, such as upvc and coated aluminium, and modernising features, such as external flues, ill-proportioned roof lights and large-paned double glazed windows have been avoided. Elsewhere, however, this has not always been the case, resulting in a deleterious impact not only on the character of the building itself but the village as a whole. On the other hand, the subdivision of the former shop window at September Cottage has done much to minimise its incongruous scale.



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Figure 34 The converted outbuilding to Slate Cottage

The only other changes of consequence have been the kerbing of the green and the provision of a public car park and information board. Neither has had a harmful impact. The latter is discreetly but conveniently located just away from the green, while the natural materials used for both are exemplary. By keeping the upstand of the kerbing to a minimum the green's rural village character has been preserved – and creates a subtle and appropriate contrast with the more rustic, 'country-lane' appearance of the miniature greens at the north entrance to the village (which have not been kerbed).