

Oakham and Barleythorpe Neighbourhood Plan

2018 – 2036

Important Views Assessment

December 2018

Prepared by:

Oakham and Barleythorpe Neighbourhood Plan Steering Group

&

OpenPlan Consultants Ltd.



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1 Introduction

- 1.1 Protection of particular open views over the countryside from the edges of the urbanised environment, broad views approaching settlements from the countryside, as well as narrow views of particular streets or heritage assets, is essential to define the character of a settlement and to improve the lives and social cohesion of those enjoying them.
- 1.2 As part of the production of Neighbourhood Plans, communities can protect and enhance important views by identifying them, assessing their importance and the characteristics that make them so relevant, and listing such views as part of statutory policies.
- 1.3 Although views from private properties are not a material planning consideration, important views from publicly accessible and enjoyable vantage points that have value to the community are of relevance to planning decisions. The National Planning Policy Framework recognises the importance of landscape setting and visual amenity (paragraphs 127, 170-172), and the protection of such assets.
- 1.4 Such a level of protection does not mean a blanket ban on any form of development within the identified view: on the contrary, this assessment should be seen as a tool facilitating high-quality development, clearly showing which views development proposals should take into consideration and what features and characteristics they should protect and enhance through careful design
- 1.5 When proposing a view for listing, it is the responsibility of the Steering Group to perform an assessment and demonstrate how the view meets the criteria as mentioned above. It is important to note that the view must be of high quality in its current state, not based on previous or potential future states or modification.
- 1.6 The following tables present, for each important view, the evidence and rationale for designation and inclusion in the Important Views Policy in the Neighbourhood Plan. As part of this assessment, for each view the Steering Group has:
 - a. Identified and mapped the vantage point and direction;
 - b. Collected photographic evidence clearly showing why the view is of such importance;
 - c. Explained what makes the view so important for the community;
- 1.7 An initial list of important views has been collected through consultation with the community as part of the Neighbourhood

Profile exercise. The proposed views have been assessed against the following criteria:

- Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;
- Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;
- Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.
- Presence of particularly important geological or natural features.
- Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.

2 Description of important views

ID	Vantage point location and direction of view	Key features of the view and reason of importance
1	Looking west along High Street from Church Street (SK85980879).	From this vantage-point one gains an instructive view of how Oakham's main street, although not all of one style, is characterful, for it includes late-eighteenth/early-nineteenth brick houses with dormers and an early-nineteenth-century brick terrace as well as ironstone and brick shops, the furthest of which closes off the view as Melton Road snakes away to the west.
2	A view of Barleythorpe's ironstone main street looking north-west at SK85010956	The late-nineteenth-century houses were built when the Earl of Lonsdale was the principal landowner.
3	SK85300784 is the best vantage-point on Brooke Hill to the south of Oakham.	One may see across to the Rutland Water reservoir and Barnsdale Hill to the north-east, then round via Burley Hill to the Vale of Catmose with the town spread out in front (showing how much of the housing is post-1945) and the church steeple straight ahead.
4	Looking east from the fifteenth-century Flore's House at SK86020877.	A typical "English High Street" scene with 1861 Congregational chapel, Victorian red brick and late-twentieth century brown brick shops and a bank with pillars, the view partly closed off at the eastern end by a three-storey brick building.
5	Northgate's eastern end from SK86030888.	This view is much photographed because of the combination of ironstone and whitewashed buildings, together with a mature horse chestnut tree (photographers can avoid the 1820s three-storey brick house if they wish and the dowdy 1960s telephone exchange is set too far back to be seen).
6	Looking north from the Midland Railway footbridge (1901) (SK85870885).	Here one sees the 1899 signal box (used as the prototype for Airfix models) and 1840s Venetian-style station.

ID	Vantage point location and direction of view	Key features of the view and reason of importance
7	Dean Street as seen from Melton Road (SK85800887)	Pedestrianisation has encouraged today's attractive appearance of this street which mainly comprises late-nineteenth and early-twentieth-century terraces with older ironstone cottages which close off the further end.
8 & 9	The Market Place (SK86130887-86150886).	This successfully combines very varied styles and periods: eighteenth-century ironstone, nineteenth-century red brick, mid-twentieth century brown brick, the perhaps eighteenth-century buttercross and water pump, with the 1850s Oakham School House adding dignity.
10	Oakham Castle and All Saints Parish Church, Oakham. Picture taken from public viewing point on castle wall, backing onto Burley Road car park 52°40'13.6"N 0°43'35.6"W	Oakham Castle is a Norman great hall that was built between 1180 and 1190. The hall contains and extensive collection of oversized horseshoes given by peers of the realm to the lord of the manor. The castle is surrounded by a banked wall of stone and soil. The spire of All Saints Parish Church, Oakham, dominates distant views of the town for several miles in all directions. The impressive tower and spire built during the 14th century. The grounds and castle are open to the public and host a number of events.
11	Spinney Hill Picture taken from Uppingham Road looking towards Spinney Hill. 52°39'39.0"N 0°43'17.0"W	As you drive towards Oakham town centre from Uppingham, you turn off the A6003 onto the Uppingham Road. You are presented with open views over fields towards Spinney Hill and the houses of a recent development.
12	Brooke Road, looking south. 52°39'42.5"N 0°44'06.9"W	13a Looking south from the junction of Brooke Road and Trent Road. 13b Looking south 189 Brooke Road. The view is across open fields rising to the tree lined hills in the distance

3 Pictures of Important views



ID 1: Oakham's main street, although not all of one style, is characterful, for it includes late-eighteenth/early-nineteenth brick houses with dormers and an early-nineteenth-century brick terrace as well as ironstone and brick shops, the furthest of which closes off the view as Melton Road snakes away to the west.



ID 2: The late-nineteenth century houses in Barleythorpe were built when the Earl of Lonsdale was the principal landowner.



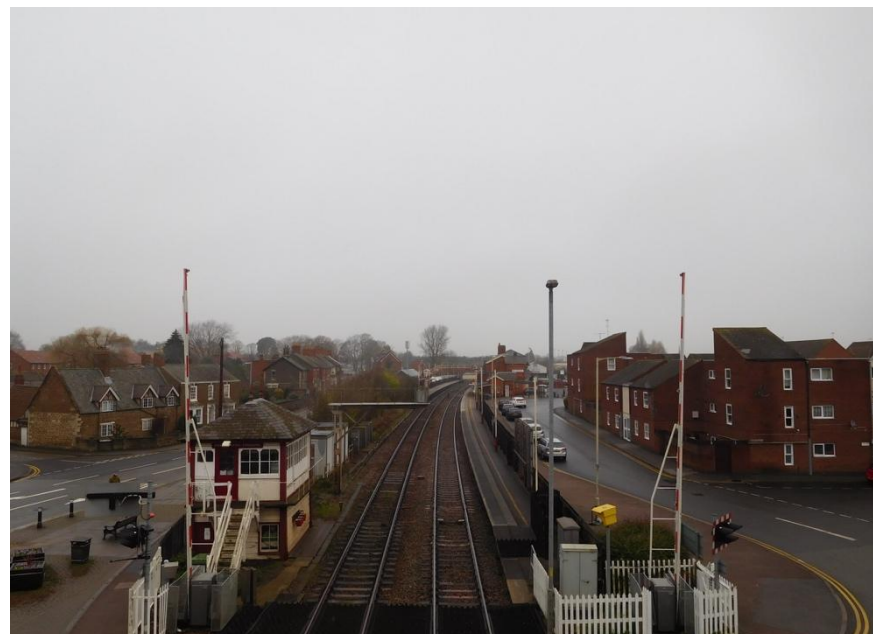
ID 3: One may see across to the Rutland Water reservoir and Barnsdale Hill to the north-east, then round via Burley Hill to the Vale of Catmose with the town spread out in front (showing how much of the housing is post-1945) and the church steeple straight ahead.



ID 4: A typical “English High Street” scene with Victorian red brick and late-twentieth century brown brick shops and a bank with pillars, the view partly closed off at the eastern end by a three-storey brick building.



ID 5: This view of Northgate is much photographed because of the combination of ironstone and whitewashed buildings, together with a mature horse chestnut tree.



ID 6: Here one sees the 1899 signal box (used as the prototype for Airfix models) and 1840s Venetian-style station.



ID 7: Recent renovations enhance the attractive appearance has of Dean Street which mainly comprises late-nineteenth and early-twentieth-century terraces with older ironstone cottages which close off the further end.



ID 8: The Market Place, this successfully combines very varied styles and periods: eighteenth-century ironstone, nineteenth-century red brick, mid-twentieth century brown brick,



10a. Oakham Castle and All Saints Parish Church

Oakham Castle is a Norman great hall that was built between 1180 and 1190. The hall contains an extensive collection of oversized horseshoes given by peers of the realm to the lord of the manor. The castle is surrounded by an earth bank surmounted by a stone wall



10b. Oakham Castle and All Saints Parish Church

The spire of All Saints Parish Church, Oakham, dominates distant views of the town for several miles in all directions. The impressive tower and spire were built during the 14th century.

The grounds and castle host a number of events for the public.



ID 11. Spinney Hill

As you drive towards Oakham town centre from Uppingham, you turn off the A6003 onto the Uppingham Road. You are presented with open views over field towards Spinney Hill and the houses of a recent development.



ID 12a Brooke Road, junction with Trent Road, looking south.



ID 12b. 189 Brooke Road, looking south

4 Location of Important Views

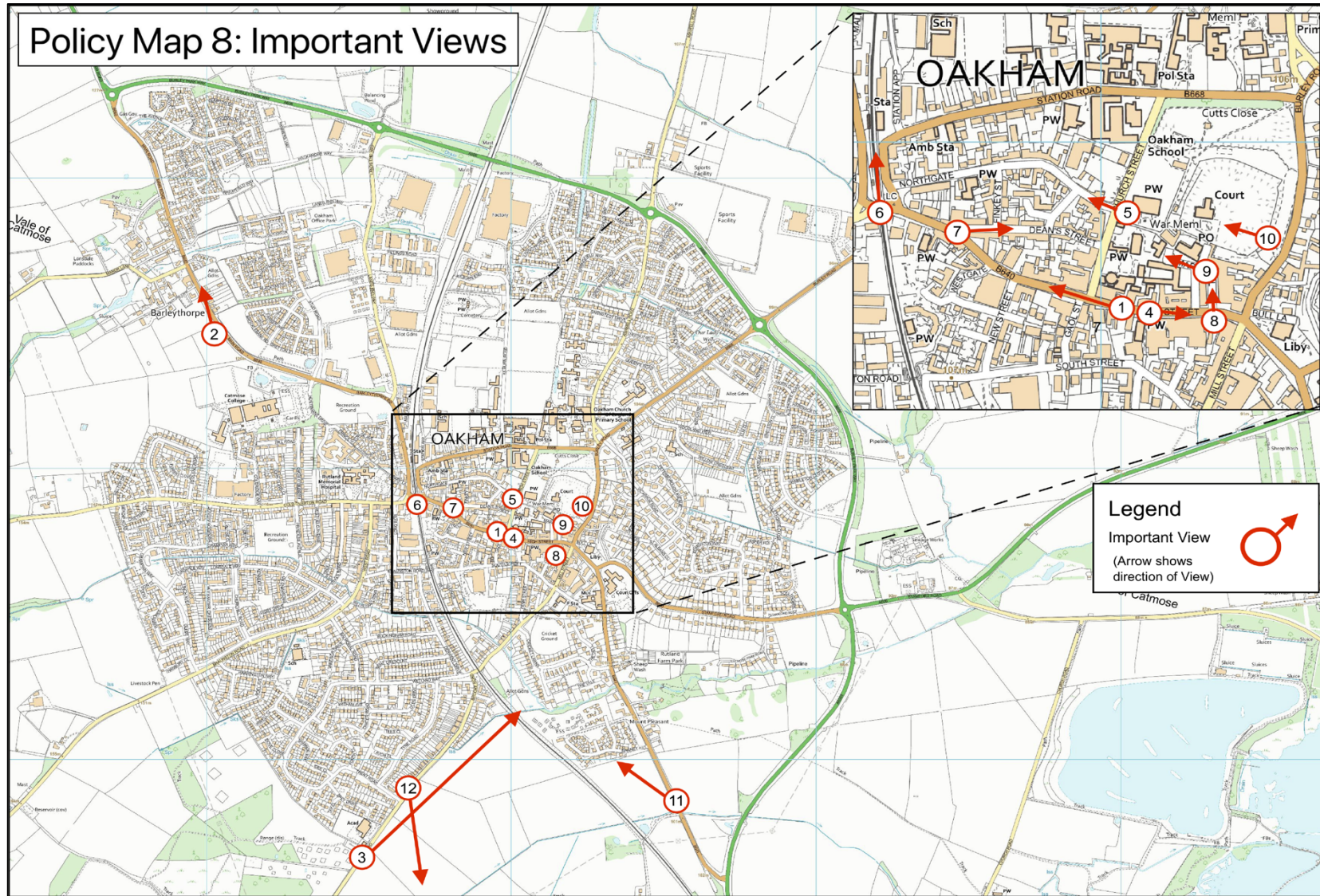


Figure 1: Map of Important Views

5 Conclusion

In conclusion, the above views and vistas, within, toward, and out of the settlement, have been considered suitable for inclusion and protection in Policy 8 Important Views in the Neighbourhood Plan.

Development Proposals will need to consider the impact on such views in the earliest phases of development and design of the site, and clearly demonstrate (through a design statement, if requested) how the layout, scale, massing, height, design, landscaping, etc. of the development do not have a detrimental impact on the view or mitigate unavoidable impact.

The views listed above will be subject to consultation as part of Regulation 14 Consultation on the Neighbourhood Plan.

Oakham and Barleythorpe Neighbourhood Plan

2018 – 2036

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