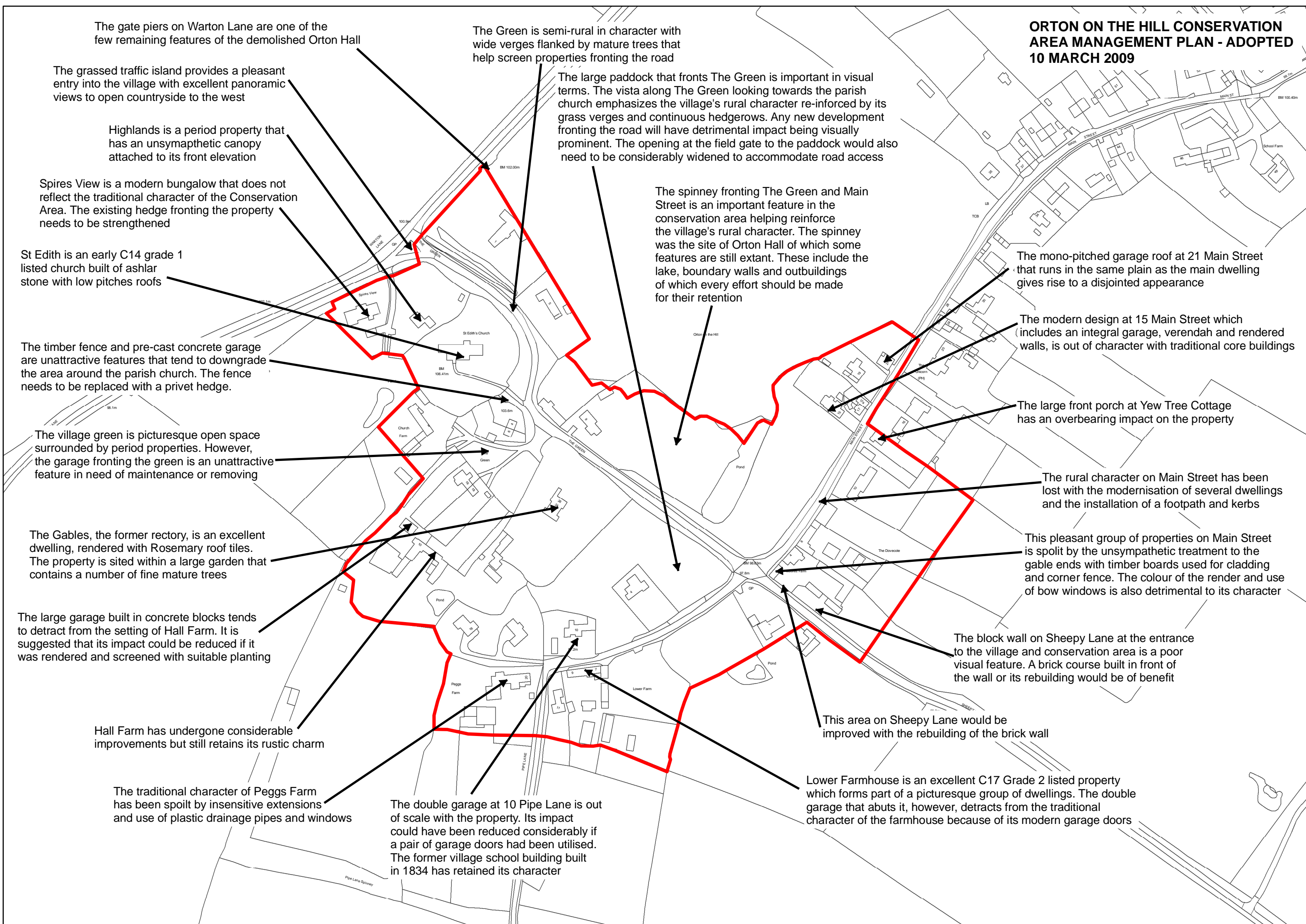


**ORTON ON THE HILL CONSERVATION
AREA MANAGEMENT PLAN - ADOPTED
10 MARCH 2009**



The gate piers on Warton Lane are one of the few remaining features of the demolished Orton Hall

The grassed traffic island provides a pleasant entry into the village with excellent panoramic views to open countryside to the west

Highlands is a period property that has an unsympathetic canopy attached to its front elevation

Spire View is a modern bungalow that does not reflect the traditional character of the Conservation Area. The existing hedge fronting the property needs to be strengthened

St Edith is an early C14 grade 1 listed church built of ashlar stone with low pitches roofs

The timber fence and pre-cast concrete garage are unattractive features that tend to downgrade the area around the parish church. The fence needs to be replaced with a privet hedge.

The village green is picturesque open space surrounded by period properties. However, the garage fronting the green is an unattractive feature in need of maintenance or removing

The Gables, the former rectory, is an excellent dwelling, rendered with Rosemary roof tiles. The property is sited within a large garden that contains a number of fine mature trees

The large garage built in concrete blocks tends to detract from the setting of Hall Farm. It is suggested that its impact could be reduced if it was rendered and screened with suitable planting

Hall Farm has undergone considerable improvements but still retains its rustic charm

The traditional character of Peggs Farm has been spoilt by insensitive extensions and use of plastic drainage pipes and windows

The double garage at 10 Pipe Lane is out of scale with the property. Its impact could have been reduced considerably if a pair of garage doors had been utilised. The former village school building built in 1834 has retained its character

The Green is semi-rural in character with wide verges flanked by mature trees that help screen properties fronting the road

The large paddock that fronts The Green is important in visual terms. The vista along The Green looking towards the parish church emphasizes the village's rural character re-inforced by its grass verges and continuous hedgerows. Any new development fronting the road will have detrimental impact being visually prominent. The opening at the field gate to the paddock would also need to be considerably widened to accommodate road access

The spinney fronting The Green and Main Street is an important feature in the conservation area helping reinforce the village's rural character. The spinney was the site of Orton Hall of which some features are still extant. These include the lake, boundary walls and outbuildings of which every effort should be made for their retention

The mono-pitched garage roof at 21 Main Street that runs in the same plain as the main dwelling gives rise to a disjointed appearance

The modern design at 15 Main Street which includes an integral garage, verendah and rendered walls, is out of character with traditional core buildings

The large front porch at Yew Tree Cottage has an overbearing impact on the property

The rural character on Main Street has been lost with the modernisation of several dwellings and the installation of a footpath and kerbs

This pleasant group of properties on Main Street is spoilt by the unsympathetic treatment to the gable ends with timber boards used for cladding and corner fence. The colour of the render and use of bow windows is also detrimental to its character

The block wall on Sheepy Lane at the entrance to the village and conservation area is a poor visual feature. A brick course built in front of the wall or its rebuilding would be of benefit

This area on Sheepy Lane would be improved with the rebuilding of the brick wall

Lower Farmhouse is an excellent C17 Grade 2 listed property which forms part of a picturesque group of dwellings. The double garage that abuts it, however, detracts from the traditional character of the farmhouse because of its modern garage doors