



OLD MALTON
CONSERVATION AREA CHARACTER APPRAISAL

FEBRUARY 2018

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This Appraisal was prepared by Lindsay Cowle (Conservation Consultant) in February 2018, on behalf of Malton Town Council, in order to assist the Council in the preparation of a Neighbourhood Plan. The report has been prepared in the absence of a formal Conservation Area Character Appraisal prepared by the local planning authority.

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1 INTRODUCTION

- 1.01 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to designate as conservation areas “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. In addition, authorities are required to carry out periodic reviews of the conservation areas under their control.
- 1.02 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and to submit them for consideration by the general public. Following designation, under Section 72 of the Act the planning authority, in exercising its planning powers, must pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 1.03 Old Malton Conservation Area was designated by Ryedale District Council in 1997. It occupies the majority of the small settlement of Old Malton, which is located in a strongly rural area of North Yorkshire, roughly 18 miles northeast of York, on the west bank of the River Derwent .

- 1.04 Old Malton lies 1 mile (1.5km) or so to the northeast of the much larger town of Malton, which is also located on the west bank of the river; and Malton is in turn closely related to the township of Norton on the opposite (east) bank of the river, the two being joined at an historic river crossing. All three settlements share much common history, and their core areas are all designated as conservation areas, although differing widely in character.
- 1.05 This document sets out the findings of a draft character appraisal of the Old Malton Conservation Area and can be regarded as being in three parts. The first part (Sections 2 and 3) sets the scene by analysing the general history and baseline facts of the conservation area. The second part (Sections 4 and 5) then describes the character of the area in more detail, and the features which contribute to its historic interest; and the third part (Sections 6-8) contains an outline of the relevant policies and suggestions for future management.

2 LOCATION AND CONTEXT

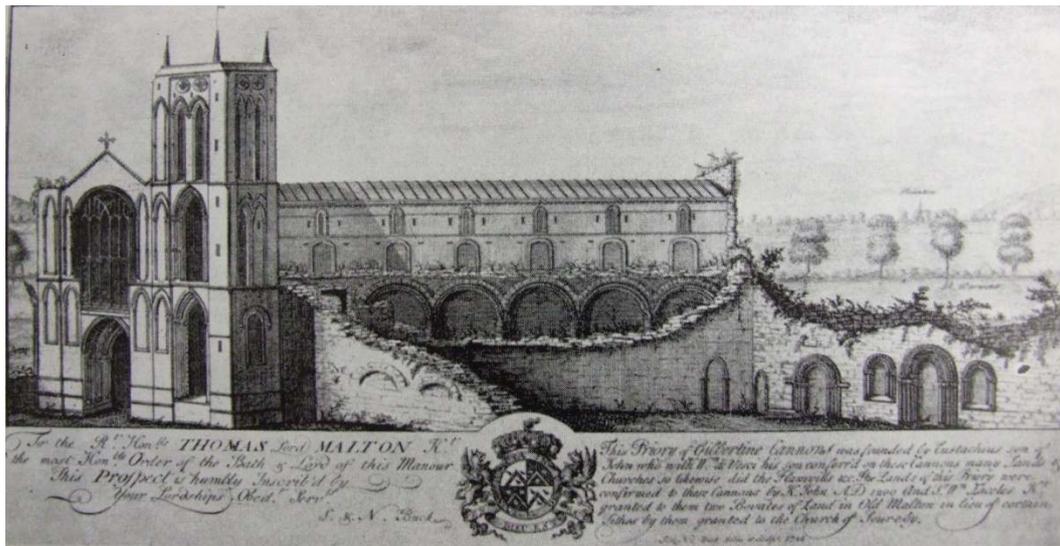
- 2.1 Old Malton is a small village located on the west bank of the River Derwent, a short distance to the south of the North York Moors and just north of Malton, at a point where the river has almost fully emerged from its various tributaries and is starting on its southwards course towards the Humber estuary through the flat Vale of York. At this point the river executes a sharp ninety degree bend, coming to within 100 metres of the centre of the settlement.
- 2.2 The village has a long linear plan, orientated roughly north-south, arranged around the B1257 road running north from Malton to Pickering. It is only slightly elevated above the river, and is separated from it by a modern raised river bank, which gives flood protection to the settlement but creates a visual barrier. The historic river crossing is however slightly further to the south, between Malton and Norton, and it also marks the historical limit of navigation from the Humber.
- 2.3 The topographical location, next to a strategic and defensible river crossing, has made the combined settlements of Old Malton, Malton and Norton an important communication and transportation hub since pre-Roman times. Roads from various directions (Thirsk, York, Beverley, Scarborough and Whitby) have converged on the area historically to take advantage of the river crossing, but most traffic now (on the busy A64 between York to the east coast) skirts Malton and Old Malton via a modern by-pass to the northwest.
- 2.4 Whilst Old Malton may have originated no later than its neighbours it has remained just beyond reach of river navigation, and of the railway, and has therefore not enjoyed the same growth and prosperity as Malton and Norton. It has therefore remained as a relatively small and unaltered agricultural settlement, of primarily residential scale, but shaped and clearly identified by the 12th century Gilbertine Priory near the village centre, the remaining parts of which now comprise St Mary's Church.

- 2.5 Standing near river level in relatively flat terrain, the settlement is not prominent in the wider landscape but is primarily seen at close quarters when travelling through the village. It is best appreciated historically as part of a longer route northwards out of Malton, passing the sites of the Roman camp and mediaeval castle which once controlled the river crossing and which testify to the age and strategic importance of the combined settlements.

3.0 HISTORICAL DEVELOPMENT

- 3.1 There may have been settlements in the area of Malton and Old Malton for at least five thousand years. The surrounding area is rich in relics from the late Bronze Age (c 1000 BC) but the earliest surviving evidence of substantial settlement is to the east of Malton, 1 km southwest of Old Malton, in the form of the earthworks and roads of the Roman fort of Derventio. Malton was the first Roman settlement to be built north of the Humber estuary, slightly pre-dating York. The site was at the limit of navigation of the River Derwent in the Roman period.
- 3.2 The Roman fort was built in the 1st century AD on high sloping ground to the east of what is now Malton town centre, in the large open area now known as Orchard Field. It was originally built of timber, but later rebuilt in stone, and occupied an area of about 1.5 hectares. Associated civilian settlements developed on both sides of the river, including a substantial one at Old Malton. Little is known about these settlements but it seems that they continued after the departure of the Romans in the 5th century AD and throughout the Saxon period.
- 3.3 After the Norman Conquest a castle was built for defensive purposes near to the site of the Roman fort where it could better control the river crossing, and utilising material from the ruined fort. It served as the local manor house. Little now remains of the castle but its existence raised the status of Malton to that of a town at the expense of Old Malton, which at the time of the Domesday survey was recorded as being the larger settlement, already possessing a church and a mill.
- 3.4 Despite the presence of the castle the town suffered repeated attacks from the Scots, and in 1138 the Archbishop of York ordered the burning of Malton to eradicate the Scots who had occupied the town. The town which emerged after that event became known as Malton New Town or New Malton, to distinguish it from its predecessor, Malton Old Town. The various different labels given to the settlements can be confusing.
- 3.5 A Gilbertine priory was founded in Old Malton in 1150 by Eustace Fitz-John, and the remains of the priory church now comprise St Mary's church at the centre of the village, close to the river. The Gilbertine Order, founded in 1131, was the only English monastic order and at its height totalled 26 monastic houses. Each house contained both Augustinian Monks or 'regular canons') and Cistercian nuns, strictly separated, but Old Malton was built for monks only.

- 3.6 The site may have been chosen because of its location in a shallow valley joining the Derwent, where river and spring water was plentiful. The priory was sited hard against the west bank of the Derwent, which until modern times came to within a few feet of the present Town Street, explaining the absence of houses on that side. To the northeast, an area alongside the river (- now a marshy plantation known as 'the Doodales'-) probably contained the monastic fish ponds. If there was a river crossing no evidence remains; any crossing may have been by boat.
- 3.7 The priory at Old Malton became the leading house of the Gilbertine Order, very richly endowed and no doubt adding considerably to the size and status to the village. Two subsidiary chapelries were built in Malton, and three hospitals for feeding the poor - one in Broughton (to the west), one in Malton, and one on an island near the historic river crossing.
- 3.8 The priory church, built between 1180 and 1200, was of imposing Gothic design, with (- in east-west order -) a chancel, choir, crossing with tower, nave, side aisles and twin towers at the west end, all in elaborate Norman and Early English style. It was badly damaged by fire in the 15th century when the north aisle and arcade were extensively rebuilt and the north tower was lost.
- 3.9 The 12th and 13th centuries saw a flourishing Yorkshire wool trade in which religious foundations were of prime importance; and since the Gilbertine priors were especially astute producers and traders of wool the establishment of the priory at Old Malton also led to the creation of a local weaving industry, utilising water-powered mills. The priory also owned and operated stone quarries in the area.
- 3.10 In 1539 the priory succumbed to the Dissolution of the Monasteries and was bought by Robert Holgate, the Bishop of Llandaff, later to become Archbishop of York, who also founded a grammar school next to the priory in 1547. Thereafter the priory church served as a parish church (- the church of St Mary-) and the chapelries also became separate parish churches. However, in 1636 the building was further eroded when the tower was pulled down for safety reasons, and in 1734 the choir met the same fate. Nearly all the other priory buildings were removed and used as building stone elsewhere, and only part to survive being part of the refectory undercroft, to serve as a cellar underneath Abbey House nearby.
- 3.11 In 1728 the patronage of the church at Old Malton was passed from the Archbishop of York to Lord Malton and the subsequent owners of the manor, and with it the manor appears to have obtained the widespread ownership of property in Old Malton which still exists today.
- 3.12 The castle was occupied by the local lords until the late Mediaeval period but its role and importance declined and it was ruinous by the Tudor period. However, continued occupation of the area by the lords of the manor deterred the development of Malton in this direction and explains the open semi-rural break between Malton and Old Malton which thankfully still exists today.



Early 18th century (first known) illustration of Old Malton Priory

- 3.13 Malton continued to grow economically and physically during the 17th and 18th centuries and became the prime urban settlement in the Yorkshire Wolds, with an economic base typical of many rural market towns. Its economic prosperity was boosted in the early 18th century by the improved navigation of the River Derwent, and in the mid 19th century by the arrival of the railway: but Old Malton lay just beyond the reach of these new modes of transport and the trading opportunities they offered, and continued its role as a small residential and agricultural settlement of much less size and status.
- 3.14 In 1811 Lord Fitzwilliam extended river navigation northwards from Malton to Yedingham, opening up access to Old Malton, but this was clearly not a success, as the works were undone 30-40 years later to the benefit of the local land drainage.
- 3.15 The first directory covering Old Malton (Baines' Directory of 1823) shows commercial businesses typical of a small rural village - a blacksmith, a cobbler, a tailor, a wheelwright, a corn miller, a basket-maker, a tea dealer, a surveyor, a tanner and a lime-burner, as well as a village inn. These were in addition to five farms, rising in number to over 20 in later directories. The 1840 directory describes Old Malton as being a 'small, pleasant village'.
- 3.16 The settlement is recorded as having a population of 1,204 in 1830, rising to 1,505 in 1851 but falling again to 1,302 by 1861, the short increase being due to transient workers employed on the new railway lines. There were 294 houses.
- 3.17 The nature of the village at this time is shown in the first Ordnance Survey map of Malton surveyed in 1850-51, published 1854.



Ordnance Survey Map of 1854

- 3.18 The 1854 map shows the structure of the settlement much as it still is today, with buildings arranged informally in small groups or terraces along the main street (Town Street) and along the local road branching off to the west (West Gate). A field lane (- Lascelles Lane-) leads off to the east through a copse called 'The Doodales', indicated on later maps as being the site of ancient fish ponds, presumably serving the Priory. The name of the lane commemorates the Lascelles family of Old Malton which granted all its possessions to the priory in the 13th century. Much of the village seems to have a burgage plot derivation, with a long garden or orchard to the rear of each property.
- 3.19 The southern part of the village may be the more historic, with the houses mostly confined to the west side of Town Street and the east side dominated by the priory church and the Rectory (Abbey House) on the former priory site; the grammar school is also shown. The northern part around the West Gate road junction has buildings on both sides and has seen more recent development including the non-conformist Chapels and the 'Lascelles National School for Girls and Boys'.
- 3.20 The map shows a stream descending through the village from the north (Willow Farm) and running along the east side of Town Street to serve Hurtleys flour mill, on the site of the present car park next to the river. This tall building would have been a dominant feature in the townscape, and appears to have been powered by both the stream and the river, but it lost its water power when the river was made navigable: it was demolished in the late 19th century and the stream was culverted.



Illustration of Hurtleys water mill, priory to rear

- 3.21 Maps up to the start of the Second World War show very little change, and the directories show the commercial businesses much as before although with one or two more businesses reflecting the growth in industrial activity. In the early 1920s a village memorial hall was built to commemorate those lost in the First World War. Between the two Wars new housing on Highfield Road (Peasey Hills, to the southwest of the village) started to erode the open space between Old Malton and Malton on that side.
- 3.22 Since the Second World War there have again been relatively few changes to the village footprint, apart from small scale (domestic) additions at the outer ends of the various roads and some small scale and 'backland' infill. However, evidence shows that after the War many of the modest (often thatched) cottages in the villages were cleared, some to make way for newer house and others still sadly marked by vacant plots.
- 3.23 The creation of the A64 by-pass has fortunately protected Old Malton from heavy traffic and it is now mostly a quiet and sought-after residential village. On the other hand modern flood-relief has resulted in the high grassed bank which lines the west bank of the Derwent and breaks the long-standing bond between the river and the church. Apart from the village inns (- the Royal Oak' and the 'Wentworth Arms' -) there is now little sign of the many commercial businesses which were once here, and there are few public amenities and facilities, the village now being reliant on Malton.

4.0 GENERAL CHARACTER

- 4.1 Old Malton is a small scale village located in relatively flat countryside: it therefore has little visible 'presence' outside its immediate vicinity, apart from the church tower, which is the one structure to catch the eye from further afield.
- 4.2 The approach to the village from the centre of Malton, on the B 1257 road, gives little advance notice apart from the church tower glimpsed over fields and trees to the east, the views to the west being screened by mature poplars; so that it comes as a pleasant surprise to enter an historic village street lined with houses. The modern 'mini roundabout' which marks the start of the village is somewhat incongruous but manages traffic entering via a second route from Malton which is much less attractive, being subject to modern ribbon development and entering via a cutting and a sharp bend.
- 4.3 From the north the village is barely visible from the modern by-pass apart from odd glimpses of the church tower: but approaching from the higher by-pass road junction (- via the north end of the B1257-) a wider panorama of the village is immediately visible, with the agricultural basis of the settlement at once clear from the farms either side. This entrance is much more spacious, giving a contrasting introduction to the village.



Approach from the south, church tower on centre skyline



Approach from the north

- 4.4 Passing through the village, the main street meanders and descends gently, preventing long views and sustaining interest, building up to a climax of scale and historic interest at the centre, where the church and river meet. Sadly, the historic view of the river has been replaced by one of a modern grassed flood barrier, removing one of the most important visual explanations for the settlement's presence here.
- 4.5 Although of limited length, the roads and lanes leading off either side add depth to the interest of the main street, and throughout there are views between buildings to the gardens paddocks and fields beyond. They also reveal old stables, cart sheds and farm outbuildings which are reminders of the links of the village to the land. Mature trees throughout the village, sometimes in large clusters eg around the church and churchyard, make a major contribution, as do the older high brick or stone curtilage walls, capped in stone or pantiles.



Typical early 18th century house



Mid / late 18th century house



Mid 19th century house

- 4.8 Roofs are of simple shape, almost always sloping towards the front and rear and finished in clay pantiles, but odd picturesque roofs of long straw thatch survive. The higher status and later houses have raised gable ends capped with stone and rising off shaped stone kneelers. There are very few dormer windows, and those that do exist are small, with either flat roofs or long sloping roofs of pantiles. The roofs have red brick chimneys which are important in townscape views.
- 4.9 Many Yorkshire sliding sash windows survive, or have been well replicated, and although many have been replaced by vertical sliding sashes in the 19th century these are generally of harmonious design. Many original panelled or simple boarded doors survive.



'Little Thatch' - late 17th century cottage, probably cruck-framed



Sloping dormer windows



Typical late 18th century farm and outbuildings

- 4.10 After the arrival of the railway new materials started to become available, and thereafter facing brick is the preferred walling material, with Welsh slate for new roofs or the replacement of earlier roofs. The general size and quality of buildings rises and greater affluence allows more decorative detailing.
- 4.11 Houses built since the Second World War have exhibited more variety of materials, including a scattering of immediate post-war houses clad in wany-edge timber boarding and with prominent dormer windows rather out of keeping with the village. Most have not departed too far from the scale of their predecessors but they have often been set back from the frontage, to allow a front garden and more privacy, but to the detriment of the streetscape. Some late 20th century houses have made few concessions to the existing character of the village, with complex roofs, dormer windows etc, but since the designation of the conservation area new buildings have generally been more in keeping.
- 4.12 A brief summary of the main characteristics of value is as follows:
- A largely unspoilt ancient agricultural village next to a river
 - An unspoilt rural /agricultural setting, with no detracting modern suburbs
 - Many unspoiled Listed and historic buildings, some with picturesque charm
 - A Gilbertine Priory of national importance, with other associated features
 - A visually interesting main street, due to its subtle curves and changes in gradient
 - A wide range of street forms and spaces, from closely spaced roadside frontages at the south end to widely separated frontages at the north end.
 - Many attractive mature trees, stone boundary walls, and traditional rear outbuildings

5.0 DETAILED DESCRIPTION

- 5.1 Entering from the south along the B1257 road the start of the village is marked by The Croft, a large triple-pile traditional house (-now in institutional use -) in spacious walled grounds containing mature trees: it is fortunate termination to the view out of the built-up area when leaving southbound.
- 5.2 From the mini-roundabout a field path leads northwards across fields to Westgate, giving a good overall picture of how the settlement sits in the topography and agricultural setting. Another track and then field path leads off to the southeast on another outer circuit of the village, emerging at the village centre near the church: it also gives a good impression of the rural setting and the relationship with the river, as well as a rare view of Abbey House in its heavily treed grounds.
- 5.3 The main street (Town Street) commences with two pairs of red brick 19th century semi-detached houses - Nos 3-5 and 7-9 - which although not traditional are attractively detailed and are Listed Grade II. On the east side of the road opposite a stone mounting block of possibly 18th century date stands on the roadside.
- 5.4 The road curves and descends gently, with traditional cottages on the west side set singly or in groups, hard against the pavement, setting the general precedent for this part of Town Street. The former post office, between Nos 23 and 25, retains its George VI post box. One or two modern infill houses are set back and erode the building line, and the solar panels on the roof of one new house are unfortunate. On the east side houses of generally later date give way to the high walled boundaries of the larger properties beyond.



Town Street, south end

- 5.5 Nearing the church the western building line has been severely eroded by the removal of several properties (probably many years ago) and the creation of a modern access road to a backland development site which has been abandoned at foundation level. It seems to have been intended to incorporate a terrace of disused farm outbuildings and cart sheds behind No 39 Town Street. The scheme should be reactivated if possible to help preserve these buildings and make the street frontage more presentable. At present the agricultural character of the village is most apparent here than anywhere else, with a late 18th century threshing barn fronting onto Town Street and old cart sheds exposed to view.
- 5.6 The arrival at St Mary's priory church marks a distinct increase in the scale and status on the east side of Town Street. The imposing west face of the church is seen at an angle across the churchyard, which is fronted by decorative iron railings on a stone plinth. The boundary is otherwise a brick and stone wall containing many historic features, including a rare shelf for storing the 'parish coffin', and like the church it is Listed Grade I. Tall mature trees on the boundary add to the scale and enhance the setting, and two Grade II Listed decorative Victorian lamp posts light the path to the church entrance.



St Mary's priory church



Parish coffin shelf in north wall of churchyard

- 5.7 Squeezed between the road and the churchyard boundary wall are the remains of Archbishop Holgate's former grammar school, now part of a small private house (Holgate's House). This is followed by the late 18th century Gannock House, set back in the churchyard and facing church, with only its later extensions visible from the road. This was originally the schoolmaster's house but is now the vicarage.
- 5.8 The centre of the village is marked by a widening of the street where it flattens out near the river. On the west side the buildings (of which the Royal Oak public house is the focal point) describe a curve which no doubt follows the original road line: they are now removed from the straighter modern road by grassed areas protected by chains and bollards. Beyond is the high brick boundary wall of Hunter's Hall, behind low trees and tall conifers. This is an attractive assemblage. A lane lead off from the Royal Oak to the modern cemetery reveals interesting 'backland' views and rear aspects.



Town Street near the river, Royal Oak public house to left

- 5.9 On the east side the view of the river is concealed by the modern embankment, but rough paths give access to along the berm. The intervening area is used as casual car parking, barely metalled and therefore prone to damage in wet weather. Adjoining is the pumped outflow from the village stream to the river, followed by allotments running round and along Lascelles Lane. Fortunately the loss of Hurtle's Mill and the building frontage on this side is partly offset by a row of tall mature trees along the highway, but there is scope other landscaping improvements.
- 5.10 Lascelles Lane to the east contains no buildings or features of particular historic interest but is an historic route leading, via a field path, to 'The Doodles', which is included in the conservation area as the presumed site of the monastic fish ponds. The site is inaccessible boggy and planted with conifers, but it is thought to retain some of the original earthworks.
- 5.11 Beyond the Lascelles Lane entrance Town Street reduces in width again, albeit briefly but enough to spatially separate the riverside area from the Westgate junction further on. This 'pinch point' is due to the terrace of 15 cottages Nos 67-95 Town Street, built hard against the west side of the road. They are Listed Grade II, and described as '*An exceptionally long planned terrace of late 18th century cottages in a semi-rural area, in an unusually unaltered state of preservation*'. A lane curving round the rear shows a variety of individual cottage gardens, and large semi-detached outhouses forming a series of hipped pavilions, built in the inter-war period and presumably by the manor estate.



Late 18th cottages 67-95 Town Street

- 5.12 The area opposite the cottages seems to have earmarked in the past for the village's institutional buildings, close to the centre but without intruding on the church and its environs. The Primitive Methodist Chapel (now Methodist church) is followed by the rather harsh brick village memorial hall of the 1920s, and a little further on by the double-gabled school of the mid 19th century, now divided into 2 dwellings now with (unfortunately)

different external finishes. The northern half is particularly eye-catching for its painted render finish and decorative clock tower. The positioning of buildings is fairly random, to the detriment of the streetscape, and set back behind grassed road verges and metalled forecourts used for parking.



Former National School

- 5.13 The west frontage of Town Street veers off west as it approaches Westgate creating a generous triangular open space at the junction. Within the frontage No 99 (Applebye House) is an exceptionally tall red brick house of the late 18th century, more suited to an urban context. The surplus land within the open space is partly grassed and partly used as an enclosed garden for one of the properties, well tended and attractive in its own quirky way. The corner house is understood to be the former village shop.



Westgate road junction, Wentworth Arms centre right, Thatch Cottage to left

- 5.14 The widening of Town street at this point gives good visual prominence to the Wentworth Arms at the opposite corner of Westgate. It is an attractive building, with a mellow clay tile roof, small-paned Yorkshire sliding sash windows and its gable end clad in creepers. Its well-maintained cobbled forecourt makes an attractive foreground. Next to it is the late 17th century 'Thatch Cottage', well maintained and (apart from a garage door) probably representative of many earlier cottages in the village up to the 20th century.
- 5.15 Westgate starts as a spacious street with traditional houses and cottages on either side, those on the south being set back behind a grass verge of increasing width. There has been much modernisation and recent infill, making an unpromising start. Half way along the character of the street changes, and thereafter the houses were until recently mostly confined to the northern frontage, looking across a narrower road. Opposite are the sites of a recently abandoned housing development and a disused Council depot which are unsightly and excluded from the conservation area: but the older houses include several of charm and interest, including another thatched cottage ('Little Thatch') which is probably cruck-framed and of late 17th century date. Odd farm outbuildings add interest and context.
- 5.16 After the Westgate junction Town Street continues as a spacious road of almost suburban character. Most houses on the east side are of 20th century date, set back behind a widening grass verge and within gardens, becoming more and more widely spread. The main feature of interest is Barr Farmhouse, an early 19th century farmhouse of 3 storeys, but with its top windows closed up. Near the roadside is the former village smithy, and the site of the pinfold. A tiny but picturesque cottage (Toll Barr) stands almost at the extremity of the village.



Toll Bar cottage

5.17 The houses on the west side of Town Street commence as detached houses of various dates within large hedged or fenced gardens running up the highway. The houses veer away to the west, finishing as a terrace of traditional cottages before Willow Farm. The odd alignment of the houses seems to have been dictated by the stream running into the village from Willow Farm and which is culverted as it nears the Wentworth Arms. The houses consequently have very long front gardens - in some cases orchards - with access paths crossing the stream by small bridges. Whilst no houses are of particular interest individually the general appearance is unusual and attractive.



Traditional cottages near Willow Farm

5.18 The west side of Town Street culminates with Willow Farm, and its outbuildings seen across a hedged field. Whilst having the inevitable visual clutter of a working farm it is a strong reminder of the agricultural basis of the village, and is partly screened by mature trees. The fields to the rear of the farm appear to retain some earlier 'ridge and furrow'.

6.0 MANAGEMENT - PLANNING POLICIES

- 6.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 defines conservation areas as 'areas of special architectural or historic interest the character or appearance of which it is desirable to **preserve** or **enhance**'.
- 6.2 **Preservation** is mainly secured through the application of planning (development control) policies. At national level these are Policies 126-141 of the National Planning Policy Framework 2012, and at local level they are those of the Ryedale Local Plan, in particular Policy SP12 of the Local Plan Strategy adopted 2013. These policies are in addition to those of the Planning (Listed Buildings and Conservation Areas) Act 1990, the legislation protecting Scheduled Ancient Monuments, general planning policies, and local controls such as Tree Preservation Orders. Special biodiversity policies also apply to the River Derwent, the Doodales, and the land occupied by the Priory church and Abbey House.
- 6.3 The purpose of the planning policies is to protect those aspects of a conservation area which give it its 'special interest' by controlling change more tightly than otherwise. The control applies primarily to new development, demolition, the alteration of buildings, and any works which might be detrimental to the area such as the pruning or removal of trees, works to the highway, advertisements and satellite dishes etc. Control over the alteration of buildings applies in particular to Listed buildings and to all buildings and features which although not 'designated' make a positive contribution to the character of the area, and regarded as 'heritage assets'. These are generally identified in the Conservation Area Character Appraisal.
- 6.4 It is impossible to give a summary here of all the policies which might control a particular type of development, and prospective developers are advised to consult the local planning authority or a conservation specialist for advice.
- 6.5 Because of the age and history of the town there is the potential for archaeological deposits to exist in most areas: measures should be in place for their detection and recording during any ground disturbance.
- 6.6 Periodic monitoring of a conservation area is required in order to determine whether its boundaries should be enlarged or reduced and to check whether the control policies are being effective. If further controls are deemed necessary the local planning authority could consider imposing these under 'Article 4 Directions' which remove the remaining 'permitted development' rights of unlisted buildings (- the rights to carry out minor works without consent) in exceptional circumstances. Otherwise further control will be applied by the policies as suggested below.
- 6.7 Separate controls may also be applicable within property leasehold agreements.
- 6.8 **Enhancement** can also be secured through the application of development control policies but is usually achieved by proactive intervention by the planning or other public authorities. Some suggested actions to secure enhancement are described below.

7.0 MANAGEMENT - ENHANCEMENT

It would be beneficial to address the following in order to enhance the quality of the area:

- 7.1 The stalled business centre development on the west side of Town Street (opposite the churchyard) has left a wide opening through the street frontage, and has left the Manor Farm outbuildings unused and at risk. It is important that it is replaced by a new scheme which can help to close the view and give the old farm buildings a viable future.
- 7.2 The Council depot site in Westgate is alien to the character of the street and detracts from the setting of the conservation area; sympathetic new development should be encouraged.
- 7.3 Road surfaces in some areas (notably Lascelles Lane and the end of Westgate) are poor and require improving, but avoiding the pristine finishes and engineered details of modern roads.
- 7.4 The local stone is soft and weathers easily, particularly if pointed up in hard mortar: there are instances where the stonework has become unsightly or could become unstable (eg the boundary wall to the Wentworth Arms car park and the buildings on Town Street opposite the church). Repairs in matching stone are recommended.
- 7.5 Overhead wires detract from many views within the area, particularly at the Westgate junction, and rationalising or re-routing below ground would be very beneficial.
- 7.6 The central car park near the river is poorly surfaced and defined, and becomes damaged and unsightly in bad weather, causing motorists to avoid it in favour of kerbside parking: a hard and soft landscaping scheme for the car park and the river berm would be a great improvement.
- 7.7 The path along the east side of the village seems to have no base as it passes along the field hedgerows and is easily damaged: it would be ideal to provide a firm base whilst still preserving its character as an informal field path. It would also be ideal for the path to extend northwards to the Doodales, allowing a return route to the village centre via Lascelles Lane.
- 7.8 The village contains much of interest to the visitor and a display board / village map near the car park would be useful in promoting its attractions, particularly the church.

8.0 MANAGEMENT - DESIGN GUIDANCE

Repairs and alterations

- 8.1 Small alterations to unlisted buildings (particularly dwellings) can be damaging to the conservation area singly or cumulatively and should preferably be agreed with the local planning authority first to ensure an acceptable design. Particular issues are listed below:

- 8.2 Chimneys and chimney pots make an important contribution to the roofscape and should be retained wherever possible.
- 8.3 Solar panels should be discreet and ideally restricted to rear roof slopes where they are less visually prominent. Rooflights, where approved, should preferably be of a 'conservation' design to sit within the roof structure rather than on top.
- 8.4 Traditional wooden doors and windows (including window glass) make an important contribution to the character of the conservation area and should be retained where possible. Secondary glazing is preferable to double glazing and the installation of pvc windows is to be discouraged.
- 8.5 Re-pointing of brickwork and especially stonework can be very damaging and unsightly if done incorrectly and could contravene planning controls - specialist advice should be sought and in most cases the mortar should be lime-based and well recessed.
- 8.6 At the north end of Town Street the long gardens and orchards in front of the houses to the west are a major feature of the conservation area and their character needs to be preserved: they are at present bounded by fairly low hedges and traditional timber range fences and these should remain the materials of choice rather than masonry walls and modern fencing materials. New vehicular accesses and hard-standings would be inappropriate, and it would be preferable for garden structures etc to be confined to the west side of the stream.
- 8.7 At the north end of Town Street and Westgate many buildings are fronted by continuous grassed areas, giving an attractive uncluttered appearance: these areas should be left open, and if property demarcation is essential it should be as discreet as possible.

New design

- 8.8 Unless there are overriding arguments of public benefit, or designs of exceptional architectural merit, all new development should strive to make reference to its local context in terms of its size, massing, scale and general appearance. Means by which this can be achieved are listed below, but ultimately the suitability or otherwise of the overall design is a matter for professional judgement.
- 8.9 There are odd modern houses on the main street frontages which are out of character with the area: when future opportunities arise consideration can be given to re-modelling or replacing them with better designs which are more compatible with the locality.
- 8.10 The preservation of traditional burgage plot boundaries is important and any new development should be designed to fit between existing boundaries, or otherwise acknowledge the boundaries.

- 8.11 All new infill or replacement development on the main streets should be consistent with existing frontages. In the southern part of Town Street and several locations elsewhere the frontage is generally hard against the 'back of pavement', but in the northern part it is generally further back and usually follows a distinct 'building line'. Buildings should be of simple traditional plan and appearance, and projecting front porches will generally be unsuitable on main frontages.
- 8.12 Roofs should be dual-pitched at not less than 35-40 degrees, of simple form, and on main street frontages they should fall to the street and the rear rather than be gable-ended. Dormer windows should be small and have sloping or flat roofs rather than wide and/or gabled: attic windows which break the roof eaves line will be discouraged.
- 8.13 Upstand party walls and kneelers on roofs may be permitted if in character with the area and with the size and status of the building. Chimneys will be encouraged or in some cases required provided they rise off ridges and are of appropriate size, with well detailed cappings and pots.
- 8.14 Rainwater goods should be of metal, and should generally be painted black or a similar dark colour.
- 8.15 Finishing materials should be natural stone or local clamp brick to match the existing, and clamp brick may be used on stone buildings for dressings etc or for the gable ends of smaller stone buildings. Painted render or brick may be suitable in some instances but relies on regular maintenance and will generally be discouraged. Roofs coverings should be red clay pantiles or blue natural slate, to suit the local context.
- 8.16 Openings in the walls of buildings should be designed to have predominantly vertical proportions through the shape of the openings themselves and the arrangement of glazing bars etc: where openings are unavoidably wider than their height windows should be divided by mullions into two or more sections of vertical proportions.