

# GREAT OUSEBURN

## Conservation Area Character Appraisal



Working for you

## Contents

	Page
1. Introduction.....	1
<b>Objectives</b> .....	2
2. Planning policy context.....	2
3. Historic development & archaeology .....	3
4. Location & setting.....	4
5. Landscape analysis.....	7
6. Form & character of buildings .....	10
Map 1: Historic development .....	14
Map 2: Conservation Area boundary (with suggested extensions) .....	15
Map 3: Analysis & concepts .....	16
Map 4: Landscape character analysis .....	17
<b>Appendix A:</b>	
1. Management strategy .....	18
2. Monitoring & review .....	18
3. Maintaining quality .....	18
4. Conservation Area boundary review .....	18
5. The management of change .....	20
6. Opportunities for enhancement .....	20
7. Landscape issues .....	23
<b>Checklist</b> .....	24
<b>Appendix B:</b> Public consultation .....	25
<b>Appendix C:</b> Further reading .....	26

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# 1. Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. Once this Appraisal has been approved by Harrogate Borough Council, it will form an “evidence base” for the Local Development Framework (LDF). Consequently, it will be a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It will also form the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Great Ouseburn.
- 1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities.

The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.

- 1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Great Ouseburn Conservation Area was originally designated in March 1994. Following consultation, it was amended further on 16 September 2009. This Appraisal aims to describe Great Ouseburn as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.

- 1.6 By identifying what makes Great Ouseburn special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and present character of the village. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.



St Mary's Church from the churchyard.

# Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Great Ouseburn;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest;
- to identify opportunities for enhancement.

## 2. Planning policy context

- 2.1 Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.
- 2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.
- 2.3 In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area character appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether a proposal has an adverse effect on the

character and appearance of the conservation area, and therefore, whether it is contrary to saved Local Plan Policy HD3, which is the key policy for the control of development in conservation areas. The scope of Policy HD3 also covers development proposals outside conservation areas which would affect its setting or views into or out of the area.

- 2.4 Involving the community and raising public awareness is an integral part of the appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area. A report included in the appendix details how the local community has been involved and the contribution it has made to this Appraisal.



The view south-east down Main Street.

### 3. Historic development & archaeology

- 3.1 The name Ouseburn derives from the little stream that flows into the River Ure and comes from the Celtic word 'uisge' which simply means 'water'. The stream's source, in the grounds of the former Workhouse, is marked by a pillar inscribed: 'OUSE RIVER HEAD' 'OUSEGILL SPRING Ft. YORK 13 miles BOROUGHBIDGE 4 miles' The stream runs to the south of the village to its confluence with the River Ure at which point the river becomes known as the Ouse. William Camden wrote "the little pretty rivulet which runs into the river at Ouseburn, giving the name to the Ouse and robbing the Ure of it" (Britannia, 1586).
- 3.2 From William the Conqueror's time until around 1770, the area around Knaresborough was a royal forest within which Great Ouseburn held the status of Forest Liberty Town. In the Domesday Survey it is recorded that the King had 12 carucates of land in 'Useburne' in the 'Borgescire' region of 'Eurviscire' (Yorkshire). Before 1066, the land was held by Alfred, Ramkel, Orm, Thorbrand and Rawn, there was land for 6 ploughs and it was 1 league long or broad. Travel in the forests was difficult and dangerous and Great Ouseburn's position on the edge of the forest (its land spanning from the Great North Road to the ancient river crossing of the river Ure and on to the edge of the forest of Galtres) made it an important focus for travellers. The Toll bridge across the Ure was built under a 1772 act of parliament by John Thompson

of Kirby Hall on the site of an ancient ferry and river crossing known as Rudforth Wath. The original wooden bridge was destroyed by an ice flow in 1875 and rebuilt of metal in 1877.

- 3.3 Great Ouseburn was largely based on agriculture but it was also a service and manufacturing centre with around 30 retail and manufacturing establishments recorded in 1840. It was also an administrative centre, in 1828 it was the headquarters of the Great Ouseburn Gilbert Union comprising 40 parishes. In 1854 this was superseded by the Great Ouseburn Poor Law Union. The existing Great Ouseburn Union workhouse building was erected in 1856-7 on the site of the previous Gilbert Union workhouse and the infirmary was erected in 1891. The Great Ouseburn Rural Sanitary District was formed in 1875 followed by Great Ouseburn Rural District Council from 1887 until 1938. During World War 2, the building housed Italian prisoners of war and, in 1953, it was bought by Campbell & Penty seed merchants with much of the interior of this building remaining unchanged.

- 3.4 The ownership of the rich and fertile land of Great Ouseburn devolved over the centuries with no principle landowner. In 1348, to compensate for damage done by the royal army before the battle of Neville's Cross, Sir Thomas Rokeby gave the church of Great Ouseburn to Egglestone Abbey which it held until the abbey was dissolved in 1540. At the time

of the enclosure Act of 1777 the main land owners were:- Mann Horsfield of Thorpe Green, reverend Thomas Cauthy vicar of Great Ouseburn, His Majesty the King, Lord Arundel Galway of Allerton Park, Sir John Stapylton of Myton on Swale, Henry Thompson of Kirby Hall, George Cass, Christopher Oxley, Thomas Slingsby, William Benson and there were 32 other smaller owners of land or property mentioned. This range of ownership has helped create the varied and unplanned streetscene with its variety of styles and property sizes.

- 3.5 In 1950 there were 10 working farms in the village and now only Walnut Farm is left. The former brickyard, steam corn mill, Tan Yard and malt kilns of the nineteenth century have long since disappeared along with the numerous shops and trades. With the advent of the car and mechanisation in agriculture now only the Post Office shop, the Crown Inn, Joinery Workshop, Stone Mason, Builder's yard and Blacksmith remain.



## 4. Location & setting

4.1 The village of Great Ouseburn is set in the typically undulating countryside of the Vale of York and is 4 miles south east of Boroughbridge and 8 miles north east of Knaresborough. The village is of linear form, running approximately parallel to the Ouse Gill Beck and lying above the floodplain. The church is prominent at the crest of the gentle hill on which the village is situated. The village green lies at the lower north end of the Main Street where Branton Lane and the road to Upper Dunsforth converge.

4.2 The village street is flanked by two storey buildings which are generally tight up to the back of the pavement or set behind small walled front gardens, giving a strong continuity of enclosure. This is strengthened by wide grass verges along much of the length of the Main Street, which adds to the rurality of the village. The deep cutting formed by the road creates raised, grass-ed banks with cottages raised above the street level, creating a gently varying roofline throughout the village and adding to the sense of enclosure.



The variation in roofline along Main Street.

At the northern boundary of the Conservation Area the village green opens out to give views of the countryside beyond. Historically a farming community, the built form of the farm houses, outbuildings, access routes and traditional field patterns contribute to the unique character of the village. The strong link with the farming economy is maintained visually within the village where farmyards and farm buildings abut the Main Street. Views from the Main Street into farmyards show the interesting juxtaposition of the different masses of the farm buildings, and opposite the Townend Farm redevelopment, the narrow access to the former joinery works proves itself to be a courtyard, bounded on one side by an row of unpretentious cottages and on the other by a barn which was a former biscuit factory and police house.

4.3 Essentially linear in form, the Main Street is the arterial road. The centre of the village remains strongly linked to its historical rural surroundings, with open land cutting into the core at the north end of the village with the triangular green and Seggans Field beyond. These links are vital to illustrate Great Ouseburn's historic origins. The green gaps and spaces between buildings allow views out to the countryside and provide important links between the village and its surroundings.

4.4 Houses generally present the roof slope and eaves, rather than the gable, to the street and are set back with gardens behind boundary walls, which add to the



Traditional farmhouse.

sense of enclosure and form strong visual ties throughout the village. These small front gardens serve to soften the built form and are attractive in the street scene, providing a source of colour and texture with the changing seasons. Where the properties are raised above street level, the boundary walls become retaining walls. The relative levels of the houses and green banks are an important part of the character of the village.

4.5 Approaching the village from the north, the road rises gently and the high walls, together with the canopies of mature trees, create a sense of intrigue, limiting views down the main village street and giving a strong sense of enclosure at the north end. Similarly, at the south end of the village, the gentle curve in the road coupled with hedgerows/boundary walls and rising land, restricts long views into the village thereby creating a sense of enclosure.



An example of cobbled walling.

4.6 Most expansion has occurred at the north end of the village towards Branton Green on the south side of Branton Lane. The style, form and layout of this modern housing development does not reflect the vernacular, rather it extends the village in an uncharacteristic way resulting in a discordant element in the village. Similarly the cul-de-sac development of Springfield Rise detracts from the established linear form of the village,



Built form and boundary walls provide continuity and enclosure.

however the full impact is softened by a change in topography as rising land obscures the majority of properties in this cul-de-sac when viewed from the Main Street. There has also been development

along Church Field Lane on the north side of Main Street and more recently, Townend Court, at the south end of the village. These later developments are sited on former farmsteads. Further development is evident along Carr Side Road. This piecemeal development lacks the cohesion in terms of design and materials, which is evident with the more traditional properties in the village.



Traditional barn along Back Lane.

4.7 As noted above, the layout of Great Ouseburn is linear, the main street forms the backbone of the village and remains central to the character and appearance of the present Conservation Area. This layout restricts creation of quiet pedestrian areas or amenity open space to serve as an obvious 'centre', although the church and its churchyard with a wealth of mature trees do provide a visual focus. Furthermore the small triangular green, which is well defined by three roads at the north end provides a local focal point in this part of the village. The mature trees on the green add to the rural character of the village and enhance the character and appearance of the Conservation Area.' The Millennium seat on the green provides a platform for

the stone, which has been on the green for as long as people can remember. The inscription is from Romeo and Juliet Act 3 Scene 5: "*I have more care to stay than will to go*"



The Millennium Stone and shelter.

4.8 The continuous frontages of the built form - comprising informal groups of houses, terraces, cottages and former and existing agricultural buildings - along Main Street gives the appearance of a relatively high density. However, many properties have large rear gardens and driveways, passageways and spaces between buildings giving intriguing views into the open countryside beyond from the main street. These gaps and spaces serve to soften the



Traditional farm buildings to rear of farmhouse fronting Main Street.



Gaps in the building line afford views to countryside beyond.

built form and add to the villages' rurality. In addition, there are other privately owned green spaces and fields within and surrounding the Conservation Area which also make a special contribution to its rural qualities, aiding the transition from the built form to the open countryside beyond. These green areas are integral to the character of the Conservation Area.



Short, characterful terrace of cottages.

- 4.9 The village is predominantly residential in character and historic building types include larger detached houses with formal frontages such as Rosehurst and Holly Cottage, with former farmhouses such as Church Hill Farm House and Prospect Farm House. Short terraces of characterful cottages are also evident in the village. Additionally, there are several former agricultural buildings, which have been converted into houses. Non-residential buildings include the public house, the church, the post office,

the school and the village hall - the latter is outside of the current Conservation Area. Walnut Farm is the only surviving operational farm in the village. However, some traditional agricultural buildings remain, specifically the barns of Copthorne Farm and West View Farm, helping to retain the rural character of the village. Other former farm groups are less easily recognised as such because the original buildings have been converted and new buildings have intruded into the original layout. Residential development at the northern end of the village, such as the properties along the south side of Branton Lane and leaving the village along Carr Side Road are not characteristic of the locally distinctive properties that form the historic core of the village.

## 5. Landscape analysis

5.1 This section describes the character of the landscape in and around Great Ouseburn. It identifies the key landscape characteristics which make the village distinctive. The landscape around Great Ouseburn is sensitive to change as a result of development and intensive farming practices. Such changes need to be carefully managed.

5.2 The village is situated in a generally flat, low-lying landscape. Patches of 'wild' wet pasture and dense woodland carr grow alongside Ouse Gill Beck and with the built form of the village this encloses the landscape allowing only glimpses of the farmland beyond. Outside the influence of Ouse Gill Beck, the rectangular grassland and arable fields contrast with the smaller enclosures around Great Ouseburn. The latter are long, narrow and linear (typical of medieval field enclosures with evidence of the ridge and furrow method of farming) indicating a long farming history.

5.3 Field pattern and land use are important to the setting and character of the village amidst the intensive arable farmland of the surrounding area. The distinctiveness of the area is sensitive to the loss of the small scale field patterns and pastoral setting.

### Key Views

5.4 There is no vista running right through the village. Rather, views along Main Street are terminated by gentle bends in the road, the topography of the settlement,

the enclosure of the built form and the boundary walls. Views are largely 'contained' within the village instead of leading down the long, vanishing perspective of a straight road.

5.5 At the edges of the village, views outwards are framed by roadside trees, beyond which the countryside opens out. Mature trees surrounding the buildings provide a backdrop to the village. Within the village a number of properties are set back behind front gardens which add to the quality of the views within the village itself - as do the presence of garden trees and shrubs.

5.6 Views of traditional brick built outbuildings behind frontage properties and out to open countryside beyond, can be glimpsed through gaps and spaces between buildings. These views serve to connect the village with its surrounding landscape and agricultural heritage, adding to the rurality of its setting.



Looking north west along Main Street - the Church prominent in the streetscape.

5.7 A significant local focal point within the village, visible from both the north and south, is the Church of St Mary, set on a knoll, which may suggest evidence of an early settlement on the site.



The Church is also highly visible looking south east.

### Significant Field Boundaries

5.8 The medium sized fields and the medieval toft enclosures are important, particularly to the north east of Great Ouseburn. With the exception of a stone wall on the approach to the village, field boundaries, where they survive are hedgerows in good condition. The grassland strip fields bound by a strong hedgerow network characterising early enclosures are important to the landscape setting of the village, providing physical and visual connectivity to the countryside.

5.9 Whilst some of the hedgerows have disappeared, the remaining hedgerows are likely to be of botanical as well as historic and landscape interest. Some hedges and walls along parish boundaries, old roads

and tracks are likely to date back to the medieval period. Most were laid out in successive enclosures from the late Middle Ages through to the nineteenth century. It is therefore important to pre-serve and enhance the ancient hedge boundaries for their historical and wildlife value. Within the village hedge planting serve to screen some modern developments.

## Landmark Trees & Woodland

- 5.10 There are very few individual trees along field boundaries. However, woodland clumps exist along the line of Ouse Gill Beck and there is sparse woodland cover in the wider landscape surrounding the village. This consistent scattering of woodland clumps and trees maintains balance across a simple landscape of arable fields and occasional improved grass fields.
- 5.11 The presence of landmark trees and woodland in or around the settlement gives the village an immediate semi-rural appeal, contributing to the rural pastoral setting of the village. The avenue of lime trees along Branton Lane is an important feature in the village, particularly on the approach from the northwest, affording a protected walk into the village. The mature trees on the grass triangle create a degree of enclosure at the north-western edge of the village, and add to its rural character. There is also established tree planting behind the Church. The trees in Townend field are all that remain from the sale of timber on the Kirby Hall Estate



Tree-lined footpath at the north west end of the village.

## Geology

- 5.12 The settlement is built on Sherwood sandstone overlain with sandy till giving rise to deep, fine-loamy, slowly-permeable brown soils.

## Strategic Pedestrian Routes

- 5.13 There is good access and connectivity between the village and the countryside due to a number of public footpaths and bridleways. There are also narrow passage ways and snickets running between and behind the houses to open countryside, such as the passage way that runs from Main Street down the south side of the church, flanked by very high brick walls and mature trees.
- 5.14 Bitmac footways are laid adjacent to grass verges along the north side of Main Street running into the grass verges or up to concrete kerbs. These footways ensure 'walking to school' routes are maintained for the children of the village and extending to the neighbouring village of Little Ouseburn, which does not have its own school.



Narrow, high walled footpath linking Main Street with Back Lane.

## Boundary Walls

- 5.15 Walls are a particularly important feature of the village and are built of a variety of materials, including brick with stone copings, cobbled walls with brick lacing courses and stone. The walls are either simple high walls to farmyards, maintaining the enclosure of the village space, or lower garden walls, some ornamented



Traditional barn constructed of cobble walls with brick lacing courses.



Rosecroft's distinctive railings.

with railings, particularly fronting the formal more imposing properties in the village. These railings are not overly ornate but retain an elegant simplicity. Those of note include the railings enclosing Rosecroft and Poplar View. This network of boundaries adds to the sense of enclosure and

forms strong visual ties throughout the village, which are integral to the character of the Conservation Area.

### Grass Verges

- 5.16 Along the length of Main Street grass verges follow the building line. At some



Main Street's grass verges.

points, where the road creates a deep cutting, these verges become raised above the road level. The verges serve to soften the built form and are an important visual feature, contributing to the rural character of the village.

### Wildlife

- 5.17 The marshy meadows alongside Ouse Gill Beck are designated as a Site of Importance for Nature Conservation (SINC). This wetland area extends towards the Church of Holy Trinity (Little Ouseburn) and Little Ouseburn Bridge. Some of the plants found on Ouseburn Carr include orchids, woundwort, vetch and yarrow.

## 6. The form & character of buildings

6.1 There are 15 buildings or structures in Great Ouseburn that are included on the Statutory List of Buildings of Special Architectural or Historic Interest:

- St Mary's Church..... Grade II\***
- Churchyard walls & Cross..... Grade II**
- Garden wall near Church**
- Hill Farmhouse ..... Grade II**
- Well Farm House ..... Grade II**
- Walnut Farm House ..... Grade II**
- Prospect Farm House ..... Grade II**
- Church Hill Farm House ..... Grade II**
- Church Hill Cottage..... Grade II**
- Yeomans Cottage ..... Grade II**
- Wingate Cottage ..... Grade II**
- Springfield Farm House..... Grade II**
- Holly Cottage; house wall & railings ..... Grade II**
- Manor House Garage ..... Grade II**
- Cedar Croft..... Grade II**
- Rosecroft House & the wall & railings ..... Grade II**

6.2 St Mary's Church, which is the focal point of the village, has a Norman tower with a thirteenth century belfry, fourteenth century arcades, a 3-bay aisled nave rebuilt in 1820 and a fifteenth century chancel. The south chapel was built in 1883. The Church is constructed of ashlar stone with sandstone and the vestry is red brick. The roof is covered with stone slate.

6.3 The late eighteenth century - early nineteenth century wall enclosing the churchyard incorporates the base and

part of the octagonal cross shaft of a medieval limestone cross. The walling is partly cobble with brick lacing courses and cambered copings, and partly red brick in Flemish bond with flat sandstone coping. Serpentine walls, ramped up to square section piers with pyramidal caps, form the churchyard entrance. The wall on the south east side of the churchyard forms one side of the ginnel known as Tom Lane which is closed on the other side by the garden wall of Church Hill Farm House.

6.4 Well Farm House is of late seventeenth - early eighteenth century date. The property has been extended and modernised and the front wall was rebuilt in the 1970s and again in 2002. It is of timber framed construction with infill of red brick in stretcher bond and a pantile roof. The property is two storeys high and four bays wide. Internally, timber framing is exposed.

6.5 Walnut Farm House was constructed in the mid-eighteenth century with nineteenth and twentieth century alterations. The



Well Farm House.



Church Hill Farm House.

property is probably timber-framed, in orange-red brick in loose English garden wall bond, with a pantile roof and coped gables. A three course band is evident at first floor.

6.6 Prospect Farm House is circa 1700 with twentieth century alterations. The property is probably timber-framed, in orange mottled brick in loose English garden wall bond. The roof covering is pantiles with tumbled brick gables. At first floor there is a band of three raised courses. Similarly, there is a three course eaves band, the middle one of which is cogged.

6.7 The eastern end of Church Hill Farm House dates to the seventeenth century and this was extended in 1770. The property is rendered and colour-washed with a pantiled roof and colour-washed brick stacks at the gable end and right of centre, each with a cogged brick band near the top. The principal door, which is centre-left, is of six raised and fielded panels beneath a radial fanlight and

- recessed in fluted pilaster door case with console cornice hood. The windows are 12 pane sashes with painted stone sills.
- 6.8 Church Hill Cottage is of eighteenth century origin. This brick and cobble building was originally a pair of two up/ two down cottages, each with a cellar lined with gravestones, no doubt lifted from the nearby churchyard. In the nineteenth century the property was converted into one cottage. The property is rendered and colour-washed with pantile roof and colour-washed brick gable end stacks. The door, which is right of centre, is of six sunk panels beneath a blocked patterned overlight. The windows are 16 pane sashes and have stone sills and cambered heads.
- 6.9 The datestone on Yeomans Cottage gives 1637 as the buildings' date of construction. However, nineteenth and twentieth century alterations and extensions are evident. This timber-framed property is rendered at the front and to the rear pink-brown brick in stretcher bond is exposed. The roof is covered with pantiles with brick and rendered stacks. The property is laid out in a 3-cell, lobby-entry plan with a continuous outshut. The left bay is an extension. To the right of centre are panelled double doors in a gabled projecting porch. Internally extensive timber framing is evident. Six braced posts, raised on padstones, are visible and the original bressumer (beam fronting the hearth) and a plank door on cockshead hinges survive. In addition, massive chamfer-stopped spine beams, chamfered joists and studding survive. There is a nineteenth century firegrate and bread oven by Barker of Easingwold and an original dairy, half sunk in the ground. In the outshut there is a nineteenth century closed string staircase with stick balustrades, ramped up handrail and tapered turned newels.
- 9.10 Wingate Cottage is a timber-framed house, the frame of which was probably built in the early nineteenth century, but the exterior was rebuilt in orange-red brick in loose English garden wall bond in the early-mid eighteenth century. The property was subsequently altered and extended in the twentieth century. The roof is covered in pantiles with chimney stacks on the right hand side gable end and to the left of centre. Detailing includes three course raised bands at first floor and eaves levels, with the eaves band being dentilled. Internally, the timber frame is largely hidden, however features of interest include an inglenook fireplace, a beehive oven with a timber fire door, an early-mid eighteenth century stone fireplace with moulded cornice shelf and a complete brick firehood.
- 9.11 Springfield Farm House dates back to the late eighteenth century with nineteenth and twentieth century alterations. It is constructed of orange brick in loose English garden wall bond, which is rendered and whitewashed at the front. The roof is pantiled with a right of centre chimney stack. The part-glazed door is to the left of centre and is flanked by 16-pane sashes. The openings at first floor have louvred shutters. Detailing includes a raised dentilled eaves band.
- 9.12 Holly Cottage and its garden wall are constructed of mottled plum brick in English garden wall bond. The roof is covered in slate and is hipped at the right hand side. The chimney stack has a cogged brick band. The door, which is of six raised and fielded panels beneath a patterned overlight, is recessed in a corniced timber doorcase with panelled reveals. There is a segmental carriage arch to the left of the house door and a canted bay window to the right, with a 16-pane front sash, cornice and flat roof. Detailing on the house includes a raised eaves band and scrolled angle brackets. The garden wall has sloped stone copings and cast iron railings with spear tips. The gate posts and standards have urn and pomegranate finials.
- 9.13 Manor House Garage is of early seventeenth century date with later seventeenth and eighteenth century rear extensions. The roof was raised in the eighteenth century and in the twentieth century the property was modernised. It is whitewashed rendered brick, on a high flat plinth with a pantile roof, which has coped gables and moulded front kneelers. The property is arranged on a lobby-entry plan with a rear wing added. The original plank door is to the right of centre. The fenestration is twentieth century in altered openings throughout, with the possible exception of the circular window over the door. Internally a massive double hearthed stack survives and a splendid seventeenth century closed string staircase with bulbous turned balusters rises through the house to the attic.
- 9.14 Cedar Croft was constructed in the late eighteenth century with a late nineteenth century extension at the rear. The property is rendered and colour-washed with a pantile roof and brick

stacks. The door, which is to the left of centre, is of six raised and fielded panels beneath a patterned radial fanlight. The windows are 12-pane sashes throughout with painted sills and painted wedge lintels with keyblocks.

9.15 Rosecroft is rendered and colour-washed with a slate roof. It is of late eighteenth century date with nineteenth and twentieth century alterations. The entrance is a pair of panelled doors with overlight, beneath a blind first floor window. Existing windows are 16-pane sashes with painted sills. Detailing includes a raised first floor band and a dentilled eaves band. The red brick garden wall is in English garden wall bond with chamfered stone copings and a cast iron gate and railings decorate with foliated scrolls with fleur-de-lys finials. The gate posts incorporate a sunflower motif.

9.16 In addition, there are a number of unlisted historic buildings which make a *positive* contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and are recorded on the Concept Map. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

9.17 Great Ouseburn Community Primary School was established in 1854 with the laying of the foundation stone by Sir Henry Mesey-Thompson of Kirby Hall and dedicated by the then Bishop of Ripon.

This attractive Victorian school house, with its steeply pitched slate roof, is distinctive in style and form and achieves a degree of prominence on approaching the village from the south.

9.18 The key characteristics of the local architectural style are as follows:

### General form

9.19 Most of the buildings in Great Ouseburn are of simple form, derived from the vernacular of brick walls and pantile roofs. The colour of individual houses varies with that of their bricks and some houses have been rendered. The ratio of window to wall is generally low giving the buildings a robust



The Primary School from Main Street

character. The detailing is unpretentious and consistent throughout the village; eaves without overhangs, gables without copings, rubbed brick heads to windows and occasionally a dogtooth brick banding detail at eaves and string courses. Some of the more imposing houses are Georgian in style, set back from the street with pedimented doorways, more elaborate window surrounds and heads, slate roofs



A view of the School from the south east.

with overhanging eaves and decorative bargeboards. Great Ouseburn is notable for the number of seventeenth century and possibly earlier timber-framed houses and cottages which are known to survive. There may be others, as yet unrecognised, behind later brick re-fronting and rebuilding.

### Materials

9.20 In the Conservation Area a limited palette of materials is evident. The majority of buildings are of brick but there are also a number which are rendered (often concealing a cobbled construction) or timber-framed, adding variation in colour and texture to the street scene. Pantiles



Cedar Croft, rendered and colour-washed.



Pedimented doorway with radial fanlight above the door.

are the predominant roofing material but there is also evidence of Welsh Slate.

### Architectural detailing

9.21 The majority of buildings in Great Ouseburn are not richly decorated, yet there is a distinctive style with detailing typical of vernacular architecture in the vale of York.

### Roof detailing

9.22 Most buildings have brick chimney stacks situated at the ridge, either at the gable end or between adjacent properties in

a terrace. The gable chimneys are built within the thickness of the external wall and not expressed on the gable wall.

### Windows

9.23 Windows on street frontages are usually vertical sliding sashes, the majority of which are set forward with exposed frames. Some cottages have horizontally sliding Yorkshire sashes, generally without external lintel or sills. Stone mullioned windows are not evident on domestic properties in the village. Most mid to late twentieth century windows are side-hinged casement windows.



9.24 Unfortunately, the character of many houses has been marred by inappropriate refenestration. Many traditional types of window have been replaced by PVCu windows. These alterations have a detrimental impact on the character and appearance of the building, and of the village, and the Council would encourage owners intending to replace windows to use traditional timber windows of appropriate design and detail.



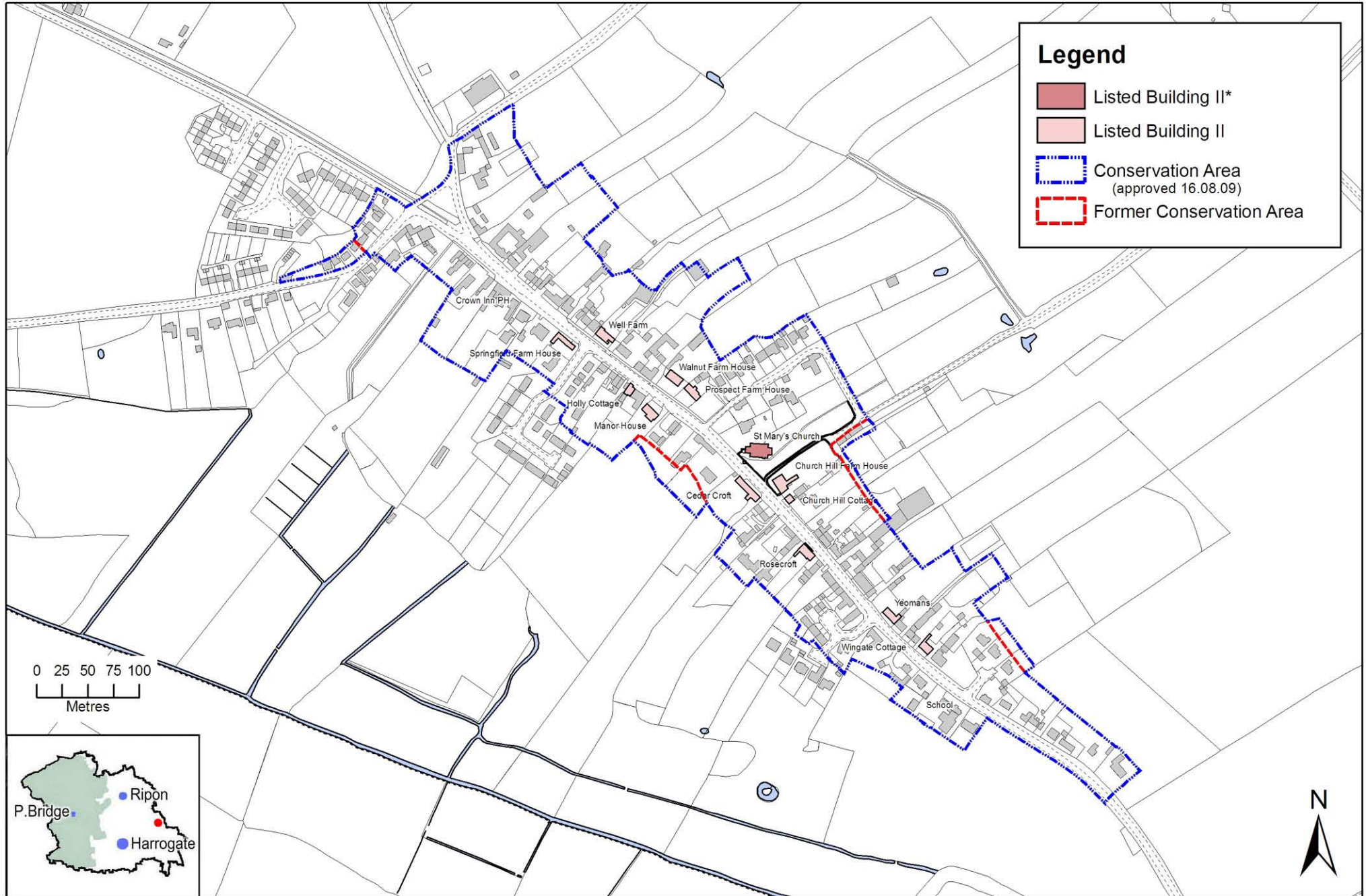
Dogtooth brick banding detail at the String courses.

# Map 1: Historical development of Great Ouseburn



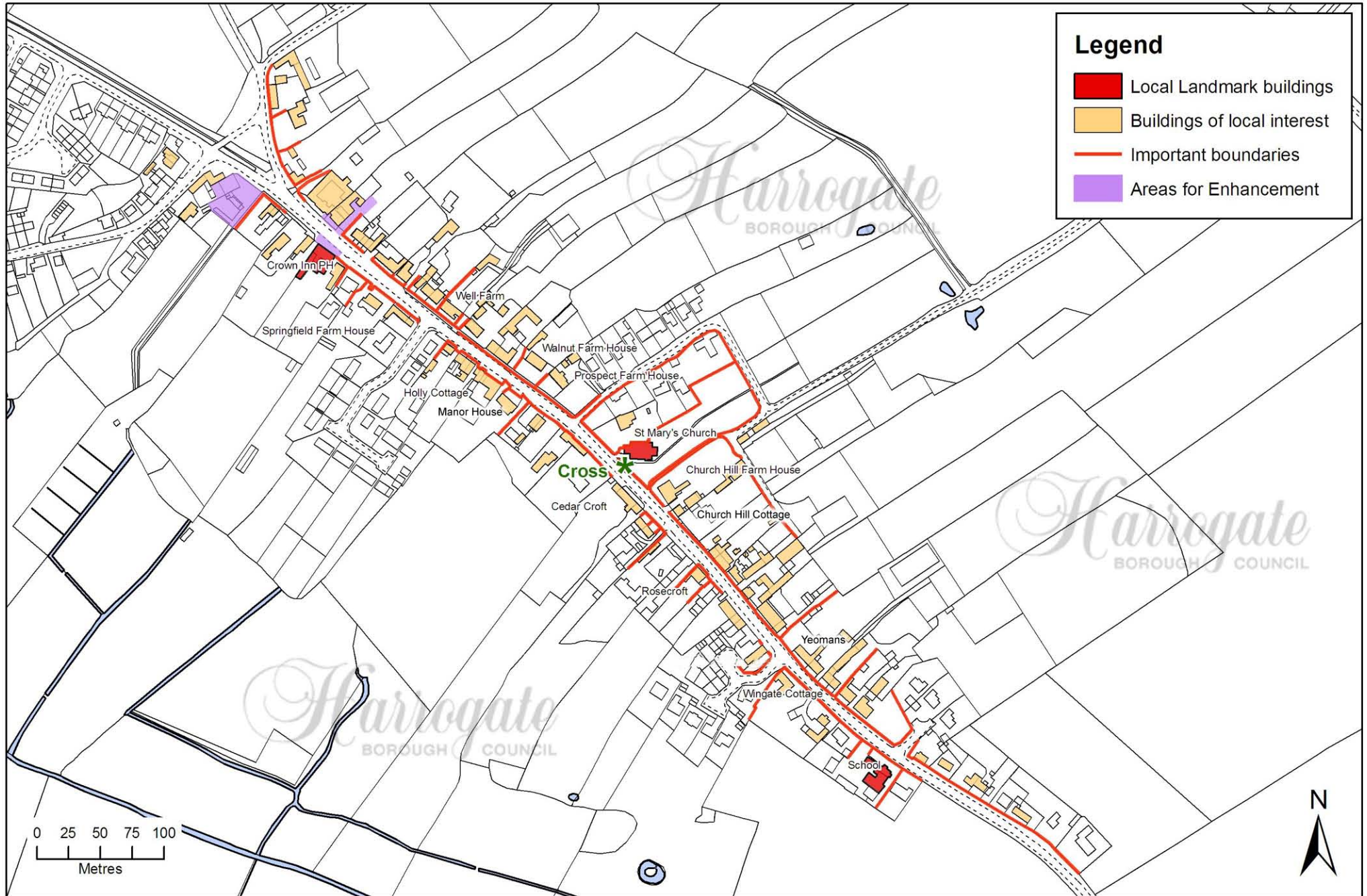
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Map 2: Great Ouseburn Conservation Area boundary



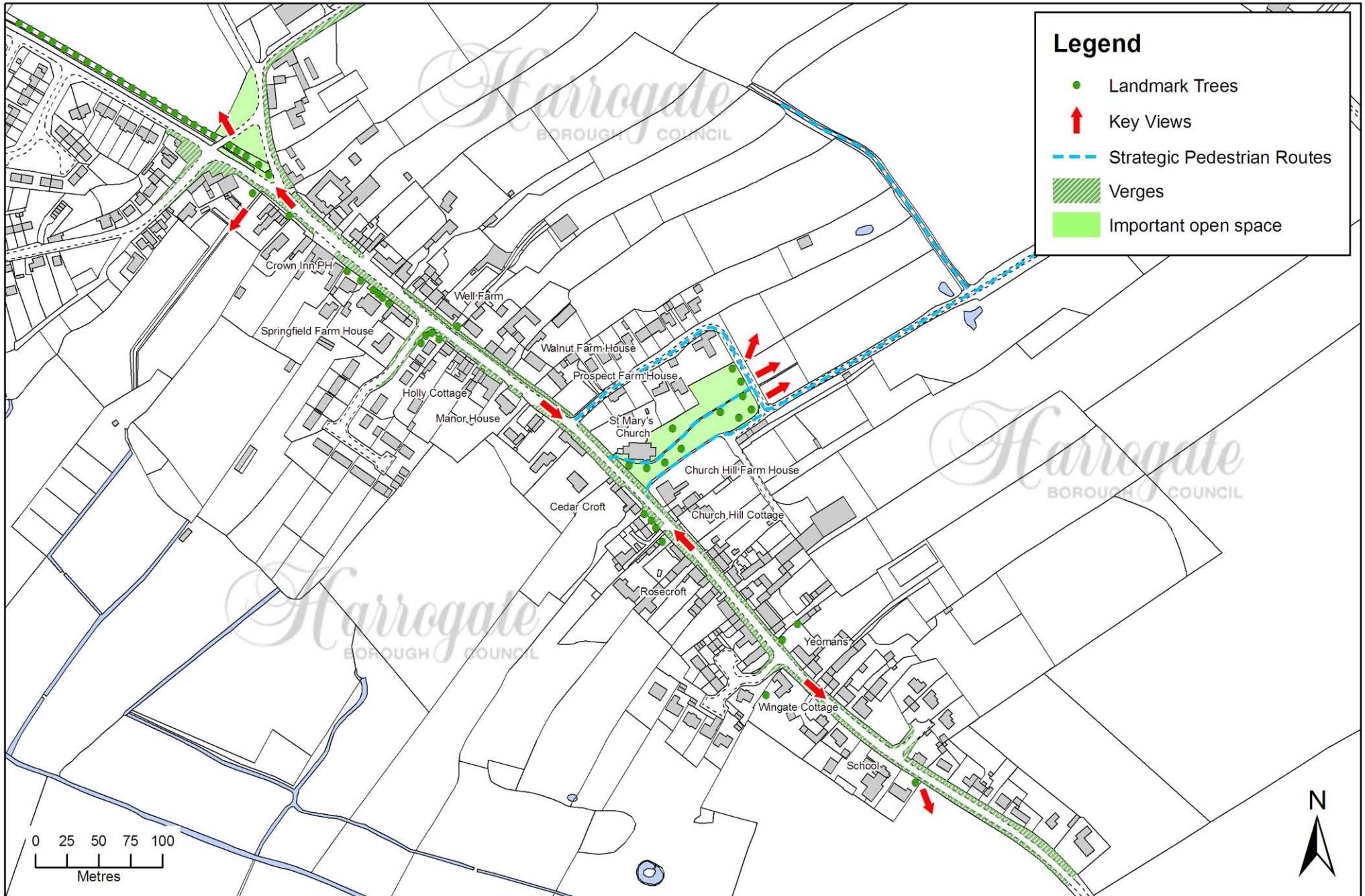
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### Map 3: Analysis & concepts



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# Map 4: Landscape character analysis



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# Appendix A

## 1. Management strategy

The purpose of the Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on the Great Ouseburn Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Great Ouseburn is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately, the aims are:

- a) to explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area, and
- b) to consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best preserved or enhanced.

Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to note that individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested. However, they may be encouraged to think about suggestions made, and once the Appraisal has been adopted, the findings and recommendations will be considered by the Borough Council in response to any applications for planning permission, listed building consent, Conservation Area consent or requests for grant aid.

## 2. Monitoring & review

The Borough Council is required to review its conservation areas on a regular basis, this may involve the designation of new Conservation Areas, the de-designation of areas that have lost their special character, or the extension of existing Conservation Areas. The special character of Great Ouseburn has been re-evaluated as part of the process of preparing the Appraisal and this contributes to the overall review.

Part of the review process involves the maintenance of a comprehensive and up to date photographic record to establish a visual survey of buildings

of local interest in the Conservation Area. This record was compiled with involvement of the community at the public consultation event.

## 3. Maintaining quality

To maintain the recognisable quality of the Great Ouseburn Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the Character Appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest, that positively contribute to the character and appearance of the Conservation Area;
- Where appropriate prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements which are essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

## 4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of positive interest in ways which directly relate to the special character of the existing Conservation Area. The future inclusion of these areas will be determined on the basis of whether they have the necessary “*special architectural*



Town End field at south of village with views to Holy Trinity Church.

or historic interest the character or appearance of which it is desirable to preserve and enhance”.

The following areas were suggested by residents at the workshop, for inclusion in an enlarged Conservation Area:

1. Seggans Field
2. Town End Field
3. Well Lane & Carrside Road
4. Town End Court
5. Back Lane
6. Rear Gardens to N & S side of Main Street

These suggestions are discussed in detail below.

It was proposed to extend the Conservation Area boundary to include the Seggans Field to the north of Great Ouseburn, on the north side of Branton Lane. This would protect the line of mature lime trees that border the north side of the road creating an attractive approach into the village. It is acknowledged that the line of mature trees are important on approaching the village from the north and Seggans Field is an attractive ribbon of open countryside at the head of the village, which is important to the village's setting. However, the open field is beyond the confines of the village and indeed, beyond the defined development limits. Whilst there is merit in preventing encroachment of development into open countryside at the village edges, this is already achieved through the application of appropriate planning policies. In any event, this is not the purpose of the Conservation Area designation. Further-more, the lime trees are covered by a Tree Preservation Order giving them additional protection. For these reasons, inclusion of this field is not supported and the boundary remains unchanged.

Similarly, Town End Field was suggested for inclusion in the Conservation Area. This field is located at the south end of



Traditional brick outbuilding associated with Pear Tree House.

the village and is important to the special landscape setting of the village - and indeed the Conservation Area - which is distinctive and creates a sense of place. The field forms a band of open countryside between the village and the neighbouring settlement of Little Ouseburn and affords key views across to Holy Trinity Church and the Thompson Mausoleum. However, extending the Conservation



The village's allotments.

Area boundary to include Town End field is not considered to be justified as it has no historical significance associated with the village. Consequently, the boundary remains unaltered here.

A further extension to the Conservation Area boundary was suggested, specifically up to and including Belgrave House, the frontage properties on both sides of the road and the allotments along Well Lane. A 'blanket' protection along Carrside Road is not supported due to the fact that a number of the properties along this road out of the village are modern and not locally distinct. However, the properties at the north end of Carrside Road do reflect the vernacular and are attractive, albeit altered. Furthermore, the brick built outbuilding sited in the far corner of the garden associated with Pear Tree House is worthy of note. For these reasons the boundary has been extended to include the properties along the north side of Carr-side Road up to and including the outbuilding associated with Pear Tree House. But with regard to the allotments, whilst they are very well maintained and attractive, they are not considered to have intrinsic value that is worthy of inclusion in the Conservation Area. Consequently, the boundary remains unchanged here.

Town End Court is a modern housing development, on the site of a former farmstead, which comprises executive houses and a mix of smaller housing. At present part of this attractive development is included within the Conservation Area boundary and residents at the workshop proposed

inclusion of the whole development. This proposal is not supported on the grounds that the housing development is not of sufficient architectural or historical interest to warrant its inclusion in the Conservation Area.

Also suggested was the inclusion of Back Lane and the traditional brick built, open sided farm buildings on the west side of the lane. Back Lane is a service road which joins Church Field Lane and the narrow footpath that is flanked by high walls and runs between Church Hill Farm House and the churchyard. This service road serves the works at the north end and the former farm steadings that front Main Street. This hedge-lined lane, together with other lanes surrounding the village, are now used for leisure activities such as rambling and dog walking. The farm buildings are attractive and largely unaltered. Back Lane and the traditional farm buildings reflect the village's rural character and therefore it has been included in the Conservation Area.

A final suggestion was the inclusion of existing gardens within the Conservation Area boundary. Currently the Conservation Area boundary appears to follow a rather arbitrary line in some places, which dissects some rear gardens. This is the case with the gardens associated with Broadway and Field Head on the south side of Main Street and the ends of three properties located opposite the school. In order to rectify this, the Conservation Area boundary has been extended up to the natural and established field boundary.

## 5. The management of change

The special character and appearance of Great Ouseburn Conservation Area is vulnerable to erosion and significant harm through often well-intentioned, but misguided alterations and inappropriate change.

Whilst there is scope for enhancement, there are no sites in the Conservation Area that could be considered to have a wholly negative impact on the character of the Conservation Area.

## 6. Opportunities for enhancement

Great Ouseburn is an attractive village, and most of the buildings are in good condition. There are however, a number of opportunities for

the enhancement of some areas as follows:

- Reinstating windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground.
- Replace items of street furniture and lighting with ones of more appropriate design.
- Trees which make a particular contribution to the Conservation Area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).
- Management of existing trees.
- Repair and maintain boundary walls, particularly the retaining wall at the southern approach to the village.
- Provision of hard landscape boundary features to the public house in liaison with the property owner. The boundary to the public house should be delineated in the floorscape with stone setts or similar and, ideally, the whole forecourt should be resurfaced with kidney stones in lieu of the present bitmac.
- Removal or appropriate re-siting of the unsightly air conditioning unit on the front elevation of the public house.
- Sympathetic redevelopment of The Forge at the north end of the village.



The Old Forge

## Existing buildings

The survey of the existing buildings within Great Ouseburn clearly identified that a distinctive character exists, although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past 30 years, public awareness and expectation of the planning system to protect the 'familiar and cherished scene' has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of Great Ouseburn could include some or all of the following:



Vernacular cottages on north side of Carrside.

### Design Guidance

Additional design guidance, which is more specific to Great Ouseburn, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. This would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable.

### Article 4 Directions

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction, which removes permitted development rights. These are legal rights to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions can be designed to be drafted to control particular types of development relating, for example, only to roof covering or front elevations. They cannot place an embargo on change but, rather, bring certain types of develop-

ment within the scope of planning control. Article 4 Directions are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

### Reinstatement of architectural detail

Quite a number of buildings have been altered, which has changed their architectural form in a way, which conflicts with the distinctive character of Great Ouseburn - some, to such an extent that the original form and character is no longer recognisable. The introduction of standardised twentieth century door patterns and PVCu windows and porches is well established, but much original fabric remains. Use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Unsympathetic alterations should be resisted.

### Grant schemes

Periodically, the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area.

## Erosion of quality & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows and front doors can have considerable negative impact on the appearance of an historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of brick and stone work.

In all cases, the Borough Council will expect original historic features and detailing to be retained, preserved and refurbished in the appropriate manner, and only replaced where it can be demonstrated that it is beyond repair.

## Roof alterations & extensions

Rooflines and chimney stacks are important elements in the Conservation Area. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.

## Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example, the construction of new openings and the consequent breaking up of the continuous brick walls flanking the main street would be detrimental to the character and appearance of the Conservation Area.

## Telecommunications equipment, satellite & cable dishes

External telecommunications apparatus including cable runs can harm the appearance of historic buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead Wires are intrusive throughout the Conservation Area and undergrounding of cables would considerably enhance the character of the village. This should be a long term aim in the interests of the character and appearance of the Conservation Area.

## Floorscape

It is unlikely that in past times street surfaces in Great Ouseburn were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. In parts of the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

## Important trees

The existing mature trees in the Conservation Area, add to its charm and

character. The loss, for example, of trees on the green or the avenue of limes to the north west, would significantly erode the character. In accordance with the Council's Landscape Design Guide, the existing pattern of hedge-rows, hedgerow trees, trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.



Traditional road signs on the village green.

## Street furniture

The design and appearance of street furniture in the village adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area.

## New development

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the extension of existing buildings) might have on the distinctive form and character of the Conservation Area.

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect land-form and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be



Recent extension to a traditional property in the village.

of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not impact on the existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area. Within the above criteria, new development should aim to achieve creative design solutions, whether contemporary or traditional in style.

### Employment & commercial activity

Commercial activity can provide a focus for the community and contribute to the character of the village. The village is fortunate to have some services such as a pub, village hall, post office and a school. It is important to retain an element of employment use in the village in order to retain its character as a working village rather than a dormitory village. Maintaining the village hall provides a focus for community activity. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and local services.

### Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for listed buildings and unlisted building of special character or interest. This backcloth is important and needs careful management as a setting for the special elements.

## 7. Landscape issues

The following guidelines have been developed in recognition of the landscape sensitivities and pressures which exist within the Conservation Area:

### Tree Planting

New structure planting at the edge of the village will help to integrate existing development and provide improved setting in those areas where buildings are out of character. Care should be taken not to isolate the village from its surroundings taking account of characteristic patterns of tree and woodland cover.

### Village edges

Backland development in Great Ouseburn has an impact on its settings and linear character and modern development can be a discordant element where it doesn't respect the vernacular tradition. For these reasons, backland development in this linear village should be discouraged. New development should be appropriate to the settlement pattern and in keeping with the local vernacular. Change of use of fields to garden should be avoided as this can impact upon the characteristic field pattern important to the historic setting of the village.

### Footpaths

Whilst there are a number of footpaths in the vicinity of the village, there are very few circular walks and very limited access to the River Ure. There may be scope for improving the footpath network around the village and improving linkages across the landscape. The condition of the existing footpath network in the area should be investigated and maintained.

### Wildlife & Nature conservation

Wetland habitats are important to the area and their continued management is important to the landscape character. Opportunities to create additional wetland habitats along the Ouseburn corridor would benefit wildlife links and contribute to the distinctive nature of the stream. Possibilities for the creation of wildlife corridors should be explored, particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village.

# Checklist

In managing future change in the Conservation Area, the following will be important:

- Development should not impinge on the linear form and character of Great Ouseburn.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- Development should not impact upon tree cover.
- In general new buildings should follow the established building line, with frontage properties set back from the road edge behind front gardens enclosed by brick walls.
- New development should not adversely impact on the historic skyline.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Undertake positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage, street furniture and road markings.
- Repair and retain boundary walling.
- Undertake the positive management of traditional field boundaries.

# Appendix B

## Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Saturday 2 February 2008. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a leaflet

The format of the workshop included a short presentation on why the Conservation Area is being reviewed, the purpose of the Appraisal and management plans and a brief resumé on the changes that have happened since the original designation.

The main activity was a walkabout which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Great Ouseburn special to them. On return to the village hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal. Key issues raised at the event included:

- the preservation of Important views;
- identifying buildings of local interest;
- suggestions for changes to the extent of the Conservation Area;
- the retention of important boundary walls;
- the retention and management of trees.

Whilst every effort has been made to take into account and give due consideration to the views of the local residents (and to represent those views in this Appraisal document) it has not been possible to be comprehensive.

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 20 April - 1 June 2008. Further amendments to the text and to the boundary were made following this consultation, and the Conservation Area Assessment adopted by the Council and published on its website.



# Appendix C

## Further reading

Department of the Environment and Department of Natural Heritage (1994) Planning Policy Guidance 15: Planning and the Historic Environment.

English Heritage (2006) Guidance on Conservation Area Appraisals

English Heritage (2006) Guidance on the Management of Conservation Areas

Pevsner N. (1967) The Buildings of England: Yorkshire West Riding

Yorkshire Vernacular Buildings Study Group: Report on the following buildings:

Ref. 695	Prospect Farm (1980)
Ref. 630	Yeomans Farm (1980)
Ref. 17	Well Farm (1970) Well Farm (1980)
Ref. 1381	Manor House Garage (1990)