

FARNHAM

Conservation Area Character Appraisal



Working for you

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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. This Appraisal was approved by the Cabinet Member for Planning and Transport and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms 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 Farnham.

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 Farnham Conservation Area was originally designated in 1993. Following public consultation on the draft of this Appraisal, the boundary was amended further on 9 February 2011. This Appraisal aims to describe Farnham 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 Farnham 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 the present character of the settlement. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.



Main Street, Farnham.

Objectives

The principal objectives of the Appraisal are:

- to define and record the settlement's special character and interest;
- 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 framework

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 Statement 5: Planning for the Historic Environment (PPS5) and the accompanying PPS 5 Historic Environment Planning Practice Guide. The Practice Guide advises local authorities to compile Conservation Area character appraisals as a means of gaining a better understanding of the significance of their Conservation Areas. PPS5 advises that these character appraisals should in turn be consulted in determining planning applications which affect Conservation Areas or their setting.

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 affect on the character and appearance of a 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 a Conservation Area which would affect its setting or views into or out of the Conservation 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 was involved and the contribution it has made to this Appraisal.

3 Historic development & archaeology

3.1 The name 'Farnham' is Anglo-Saxon in origin and means 'ferny enclosure'. This perhaps refers to the low lying swampy land to the south of the village which would have provided a habitat for ferns. The village is situated on a limestone outcrop elevated above this low lying land. It is believed to have first been settled in the sixth century and a Church was established in Farnham at some point between the seventh and tenth centuries. The Church is dedicated to St. Oswald, the Saxon king (634-642) who united the Kingdom of Northumbria (which stretched from mouth of the Humber to the Firth of Forth and included much of Lancashire) and promoted the spread of Christianity.

3.2 Since its foundation, the village was no doubt associated with Knaresborough which is 2½ miles south of Farnham. The first mention of Farnham is in the Domesday Book of 1086, compiled following the Norman Conquest of England in 1066. In 1086 the manor of Farnham belonged to Gospatric, a Northumbrian chieftain who entered a pact with the invading Normans which allowed him to hold onto thirty-six manors he had owned before the Conquest. The Domesday entry for Farnham records there being a Church and priest, and taxable farmland.

3.3 The township of Farnham was part of the Forest Liberty of Knaresborough. The entire Manor of Knaresborough was known as the Knaresborough Honour and, for administration purposes, it was divided into three parts: the town or Borough, the

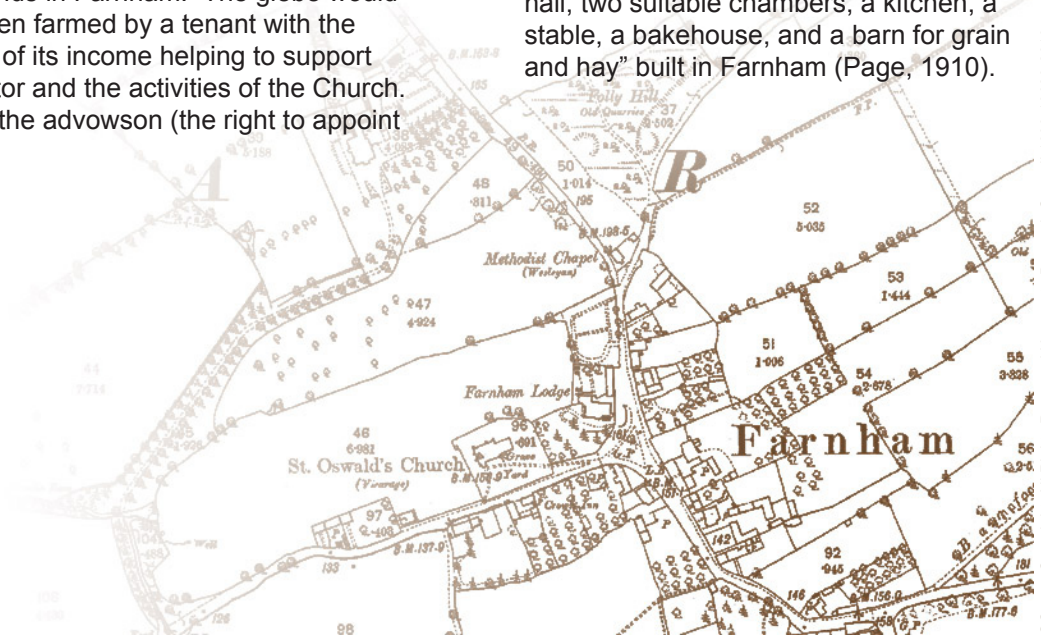
Forest of Knaresborough (to the south and west of the town) and the Forest Liberty. The Forest Liberty included Farnham. The Forest Liberty was primarily open farmland and comprised about a dozen villages in the flatter, more easily cultivated lands to the north and east of Knaresborough.

3.4 From the Norman Conquest, through the medieval period and into the post-medieval period, Farnham would have been a small farming settlement with the majority of the land owned by a handful of people who leased it to tenant farmers. The Church was rebuilt in the twelfth century with alterations and additions made in the thirteenth and fourteenth centuries. The Rector of the Church would have been one of the landowners, as there were certainly glebe lands in Farnham. The glebe would have been farmed by a tenant with the majority of its income helping to support the Rector and the activities of the Church. In 1344 the advowson (the right to appoint



St. Oswald's Church.

the Rector) for St. Oswald's and an acre of land in Farnham was given to the Priory of Beauvale in Nottinghamshire, not long after the foundation of the Priory. St. Oswald's (and presumably the glebe lands associated with it) were given to the Priory in 1355 and a new Vicarage comprising "a hall, two suitable chambers, a kitchen, a stable, a bakehouse, and a barn for grain and hay" built in Farnham (Page, 1910).



3.5 The Church's income in Farnham was divided into the 'Great Tithes' which went to the Priory and the 'Small Tithes' which went to the Vicar. It is believed that there was also a tithe barn near the green. The Priory was disbanded in 1539 as part of the dissolution of monasteries which took place during the reign of Henry VIII. St. Oswald's, its vicarage and any associated land were sold off to a lay purchaser. The system of 'Great' and 'Small' tithes continued, with the 'Great Tithes' being given to whoever owned the title of Rector of Farnham, a title which could be bought and sold. Indeed, over the years, it changed hands between important landowners in Farnham.

3.6 Despite the will of Henry VIII, Farnham remained a strongly Catholic community in the sixteenth and seventeenth centuries. Members of the Fawkes family are buried in St. Oswald's Churchyard (Guy Fawkes himself lived in nearby Scotton), and in 1586 Robert Bickerdyke of Low Hall outside of the village was hanged, drawn and quartered for refusing to attend services in the parish Church. A list of twenty one recusants (people who refused to attend Church of England services) was compiled in 1604 in Farnham.



The Old Manor House

3.7 The seventeenth century is when stone became the most commonly used building material in this region and from this century onwards there are stone built farmhouses, cottages and farm buildings which are all records of the status and wealth of the people who built or originally occupied them. The oldest dwelling in the village is The Old Manor House, which is dated 1667. Maps suggest that Farnham Hall was originally located on the site of Heron Court. It could be that The Old Manor House succeeded this earlier Hall as the principal residence in the township and this function was taken over by the later Farnham Hall directly behind The Old Manor House.

3.8 The switch to stone and brick construction instigated the quarrying of limestone to the southeast of the village. Limestone could be used as 'bricks' for building but is also required to make mortar and was used to improve the fertility of farmland. It is unclear exactly when limestone quarrying began in Farnham, but it was certainly on a significant scale in the nineteenth century. Other extractions in Farnham were not so successful. A copper mine was established to the north of the village off Shaw Lane in 1757, but this failed, apparently because of mismanagement. This failed enterprise gives the hill where the mine was sited a name which survives to this day: Folly Hill. Curiously, a gazetteer from 1868 states "copper is obtained from here" in its brief account of Farnham, but this must surely be an error.

3.9 A trades directory published in 1822 gives the population of the Township as 141. It lists two lime burners, a wheelwright, a

linen weaver, a butcher, a schoolmaster, a publican and a blacksmith in Farnham. The lime burners operated on a site to the southeast of the village. The schoolmaster taught at the National School, a Church of England School which existed from 1820 until 1875 and stood at what is now the western edge of the Churchyard. The publican ran the Crown Inn, which is now a dwelling. The wheelwright's premises were at the Wheelhouse. Linen weaving was an important industry in Knaresborough and perhaps the linen weaver was an outworker. The same trades were in the village in 1841 with the addition of a carpenter. The chief trade of Farnham was, of course, farming and the 1841 Census records six farmers and over twenty farm labourers in Farnham. As well as the usual arable and livestock farming, a significant amount of land around the village was cultivated as orchards.

3.10 Over the nineteenth and early twentieth centuries there were incremental additions to the village and the replacement of some buildings. The Wesleyan Methodist Chapel was a significant addition, as this denomination grew, chiefly among the working classes. Farnham's chapel dates from the mid-nineteenth century. In the early twentieth century it became the village hall and is now a dwelling. The various industries and trades in the village wound down and ceased over this period to the extent that today the Conservation Area is entirely residential (the Church excepted). Redundant farm buildings and outbuildings have been converted or serve ancillary uses, helping this highly attractive village maintain its traditional character.

4 Location & landscape setting

- 4.1 Farnham is in the heart of the Harrogate District and is situated 2½ miles north of Knaresborough. The opposite ends of Main Street link the village with Ferrensby 1½ miles to the east, and Scotton 2½ miles to the west. It is believed that Farnham Lane/Shaw Lane is part of an ancient route between Knaresborough and Ripon.



Farnham is at the confluence of various local routes.

- 4.2 Farnham stands on the south facing side of a hill on the western edge of the Vale of York. This hill, known as Folly Hill, and the higher Gibbet Hill to the southeast of the village are the highest points in the local area, giving the village long distance views across the flatter, lower lying countryside. From Folly Hill at the northern tip of the Conservation Area it is possible to see the wind turbines on Knabs Ridge west of Harrogate, and the North York Moors in the distance to the east. The topography is such that the nearby towns of Knaresborough and

Harrogate are not readily visible from within the village. The nearby village of Scriven is screened by Coney Garth, a ridge immediately to the north of Scriven.

- 4.3 The topography of the Conservation Area is such that the area to the south of the village can be seen from different vantage points. This low lying area was formerly called Carr, which is a Scandinavian term for boggy land. This area was drained by Ware End Beck, but in the twentieth century the landscape was completely altered by gravel extraction. The gravel extraction has long ceased and the area was re-landscaped, with the gravel pits turned into lakes. The village now enjoys views across the prosaically named North Lake and South Lake. North Lake is the larger of the two and is nearest to Farnham. It is used by Ripon Sailing Club. The banks of the lake have been heavily



North Lake is the focal point of views of the village's attractive southern setting.

planted and this tree cover, which is generally under thirty years old, channels views across the water.

- 4.4 The prevailing landscape setting of the Conservation Area is farmland bounded by hedges and lines of trees. The land use is largely pastoral with some fodder cultivation. The trees and hedges tend to screen views from the lower lying parts of the village, which contrasts strongly with the open views from the tops of Folly Hill and Gibbet Hill. Significant contributions are made by the areas of woodland at Gibbet Hill, Walkingham Hill and the strips of woodland to the east and west of the village along Farnham Lane and Stang Lane.



Rolling farmland with tree and hedge boundaries to the north of Farnham.

5. Landscape character

- 5.1 The location, topography and settlement pattern of Farnham mean it has a varied landscape setting with significant views of the wider landscape from within the village. This section describes the character of the landscape in and around Farnham. It identifies the key landscape characteristics which make the village distinctive.

The Churchyard

- 5.2 The Churchyard is a unique open space in the Conservation Area which is a vital component of both the Church itself and the street scene of Stang Lane. The Churchyard is of two halves: the original Churchyard to the east around the Church, and the c.1900 extension which was previously part of the large field between the Church and Branton Court. A section of ramped stone wall to the west of the Church marks the original Churchyard boundary. Both halves of the Churchyard are elevated above street level and are behind a coursed stone wall with rock faced copings. The Churchyard is grassed with trees limited to a copper beech in the northwest corner and smaller trees to the northeast. This allows unrestricted views of the Church with gravestones and monuments studding the open Churchyard.
- 5.3 The eastern half of the Churchyard contains graves from the eighteenth and nineteenth centuries (including the listed pairs of tombs described later, in paragraph 6.6). These are in a much less



St. Oswald's Churchyard. Although it is generally an open space, trees adjoining it make an important contribution.

formal layout than the twentieth century part of the Churchyard, where gravestones are more regimented. Unfortunately, many of the headstones in the older part of the cemetery have had to be laid down as a safety measure. At either entrance to the Churchyard there is a single square lamppost made of unfinished timber topped by a cylindrical iron lantern with pointed finial. These attractive features are medieval in style but probably date from c.1900.

The Green

- 5.4 The green is arguably the village's focal point as it is at the junction of the principal routes through the village: Main Street, Stang Lane and Shaw Lane. From maps it appears to have always been a triangular shaped open space with a guide post and tree in its centre. The present silver birch and guide post are attractive replacements. The grassed space is bisected by three routes plus an unsurfaced track linking Stang Lane and Shaw Lane. The edges of the central triangular green and the northern section do not have kerbs and the soft edges are being eroded by vehicles. The parish noticeboard, a letterbox, bench and a K6 phonebox all communicate that this is a focal and stopping point. The open green is bounded by a mixture of stone boundary walls and hedges, with trees on both sides of Shaw Lane towering over the space.



The Green with Farnham lodge beyond.

Former Orchards

5.5 Historic maps show that in the late nineteenth and first half of the twentieth century fruit was grown in Farnham in orchards situated within the village and at its fringes. The orchards were typically in small fields or in the gardens of some of the larger houses. Most of these orchards were cleared and reverted to pasture or garden space by 1960. Although bereft of fruit trees, the former orchard spaces, particularly those with a street frontage, are important open spaces which soften the street scene and provide important visual links between the village and its pastoral setting. They also act as 'breathing spaces' which separate different parts of the village. Infill development, such as Beech Close and at Manor Farm, has reduced the openness of the village making these remaining open spaces of greater value to the Conservation Area. These spaces include the field to the north of Farnham Hall, the open space to the south of The Old Cottage and the open space to the east of the Old Crown.



This open space was formerly an orchard, but is now part of a larger pastoral field. Spaces such as this are important pieces of the village scene.

Grass Verges

5.6 The roadways through Farnham are bounded on both sides, or sometimes one side, by grassed verges. The stretch of Stang Lane by the Church is the only place in the Conservation Area where both sides of the road are adjoined by kerbs and pavements. The verges are important to the rural character of the place and soften the street scene. The contribution of the verges to the character and appearance of the Conservation Area is being undermined by vehicles driving onto the verges and churning them up (and by the laying of precast concrete kerbs as a means of protecting the edges). While the visual appearance of damaged verges is unattractive and destructive, the areas of concrete kerbing have introduced a discordant, urban note into the street scene. A more appropriate solution to this widespread problem should be considered.



Grass verges soften the street scene and contribute to the rural sense of place.

Gardens

5.7 The majority of the houses and cottages in the Conservation Area have gardens. These range from small front gardens

through to substantial areas of land.

The amount of garden afforded to each dwelling is an indication of its original status and provides an important context for each building. For example, the highest status dwellings in the village like Farnham Hall, The Old Manor House, Heron Court and Farnham Lodge all have substantial gardens, while the former farmhouses typically have more space associated with them than the cottages. The presence of gardens adds greenery to the village scene and softens views along the main routes. Gardens provide important spaces between adjacent buildings, and give parts of the Conservation Area either a tight-knit feel or a more open feel. The infilling of garden space would, in most cases, undermine the Conservation Area's special interest.



Gardens: without their greenery, Farnham would be very different.

Key Views

5.8 The layout of Farnham and its position on a hilly limestone outcrop in an area of generally flatter, lower lying land have created a mixture of short and longer distance views which encapsulate the special character and appearance of

the Conservation Area and its place in the landscape. Key views in Farnham Conservation Area (a list which is by no means exhaustive) are:

- Views over the village by Folly Hill Barn
- Views over the village from the northern end of Farnham Lane
- Vistas down Shaw Lane across the green with the lakes visible in the distance
- Vistas from the green along Main Street and Stang Lane
- Views across the green of the buildings, trees and boundaries which face onto it.
- Views of St Oswalds Church from Stang Lane, from within the Churchyard and from the northeast.
- Vistas along Stang Lane from within the elevated Churchyard
- Views over the village and towards the lakes from the Churchyard
- Views south of the lakes from Farnham Lane
- Views through gaps in the built form and into the pastoral setting of the village, including the view across the field north of Farnham Hall and views north across the Churchyard.



A view through a gap in the built form and into the village's setting.



A view across the village from Farnham Lane.



A vista along Shaw Lane.

Trees

5.9 Trees make an important contribution to the townscape of the Conservation Area. The principal open spaces, such as the Churchyard, the green, verges and the former orchards, are all generally grassed open spaces with very little tree cover. Instead, it is the trees in gardens and at the boundaries between fields and between gardens and fields that give a sylvan note to the streetscape of the village. Although trees are a pervasive component of the village scene there are no areas of woodland as such nor deep banks or belts of trees to create a strong sense of enclosure. Instead, the canopies of individual trees, or lines of trees, punctuate the roofscape of the

Conservation Area, and soften views and vistas over the village and along its thoroughfares.



Trees often tower over buildings and are a crucial component of the village scene.

- 5.10 The most substantial grouping of trees is at the western end of the Conservation Area where trees in the gardens of Heron Court, Woodlands and the terrace opposite form a substantial block which channels views along the lane and provides a fitting context to the genteel dwellings at this end of the village. A significant contribution is made by the trees around the perimeter of the gardens of Farnham Lodge, Low Gables and Cherry Garth. The trees in the garden of Farnham Lodge provide an emphatic edge to the green and the Churchyard, with the trees towering over these grassed open spaces. The trees at these three dwellings also tower over Shaw Lane, softening the street scene and channelling views along the lane.
- 5.11 Two of the former orchard spaces (one adjacent to Garden Cottage, the other adjacent to The Old Cottage) have been planted with trees which help to emphasise the gaps in the built form of the village. The canopies of these trees are visible over the high boundary walls to these sites and add greenery to the street scene.



Substantial individual trees contribute positively to the village scene.

- 5.12 The backs of gardens, typically, contain mature and semi-mature native trees. These provide a green backdrop to the buildings and provide a suitable and emphatic edge to the village. Fortunately, the planting of evergreen shrubs and trees is limited. Such planting introduces a discordant, suburban aspect to rural villages and closes off views.

Significant Boundary Features & Boundary Walls

- 5.13 The predominant boundary features used in and around Farnham are traditional coursed stone walls, with a minority of boundary walls built of brick or incorporating river cobbles. Fence and hedge boundaries rarely adjoin the



The sinuous course of Main Street is emphasised by the boundary wall which line it.

street and are more often found between gardens and fields.

- 5.14 Stone and brick walls are typically found as boundaries between private curtilages and the street. The boundary walls help to define 'public' and 'private' space and provide a clear, defined edge to street spaces. Fortunately, there are few instances where boundary walls have been demolished or partly demolished, causing the public space to 'bleed' into private space. The character of Main Street, Stang Lane and Shaw Lane would all be compromised by the removal of traditional boundary walls. They emphasise the shape of the street space, help to create a sense of enclosure and harmonise with the buildings behind them.

- 5.15 Each traditional boundary wall makes a contribution to Farnham's character, but some boundary features are particularly distinctive components of the village scene. For example, the high former wall around Low Gables and Cherry Garth is a substantial structure, which, until these houses were built, enclosed the private garden to Farnham Lodge. Both Farnham Hall and Farnham Lodge have high ramped walls, while Corneville Court, Farnham House and Ford cottage all have attractive formal railed dwarf walls. The different heights, copings, coursing, materials and treatment of gateways have subtle architectural treatment which adds to the richness of the street scene.

Strategic Pedestrian Routes

- 5.16 Pedestrian access through and around Farnham is largely limited to the road network: Farnham Lane, Main Street,

Stang Lane and Shaw Lane, with the historic development of the village strung along these routes. To the north of the village, Shaw Lane peters out from a metalled lane to a footpath. This footpath leads to Bishop Monkton and Ripon via Knaresborough Road. Shaw Lane, Main Street and Farnham Lane formed part of an ancient route between Knaresborough and Ripon which has become less important as a route over time.



Shaw Lane becomes little more than a track once it leaves the village.

Wildlife & Nature Conservation

- 5.17 The area is rich in biodiversity with a Site of Importance for Nature Conservation (SINC) adjacent to the southeastern edge of the Conservation Area at Farnham Lane and extending along Barf Lane and Farnham Lane. South Lake is also a SINC, as is the western shore of North Lake and the small woodland to the west. The small lake off Stang Lane next to the Kingfisher Caravan Park is also a SINC. To the north of this, the large area of open grassland on the north side of Stang lane is a Site of Special Scientific Interest (SSSI). These nature conservation designations place additional protection on these areas which makes up part of the backcloth to Farnham.

6. The form & character of buildings

6.1 There are five buildings in Farnham included on the Statutory List of Buildings of Special Architectural or Historic Interest. However, there are also a number of un-listed 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 Map 3 of this Appraisal. 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.

6.2 The Listed Buildings in Farnham, marked on Map 2 of this Appraisal, are:

Grade I:

Church of St Oswald

Grade II:

Two chest tombs approximately 10m south of porch of Church of St Oswald

Two chest tombs approximately 10m south of chancel of Church of St Oswald

The Old Manor House

Farnham Hall

6.3 The Church of St. Oswald contains the oldest built fabric in the village. Its nave and chancel arch are twelfth century, with the aisles added in the thirteenth century. The south aisle was extended in the fourteenth century and the north

aisle in the fifteenth century. The square tower dates from about 1500. However, the organic growth of the building is more apparent on the inside, as the building was extensively restored in 1854 by Sir Giles Gilbert Scott.



St. Oswald's Church.

6.4 Scott worked on around one thousand buildings during his long career, many of which were Church restorations. A scholar of medieval, and in particular Gothic, architecture Scott's general approach was to determine the predominant era or style of a Church and to apply this consistently to the building, even if it meant the ruthless removal of features from other eras. It is unclear to what extent Scott altered the form and mass of the Church but the result is a pleasing arrangement of masses and openings which gives a picturesque quality. The restoration is evident on the principal southern elevation where the coursed limestone is more regular, the dentils crisp and uniform, the roof overhangs the aisle and the hooded traceried windows to the aisle are all the

work of Scott. The round headed chancel windows on this elevation and on the gable are restored twelfth century openings, as is the double chamfered arched doorway with colonettes carrying the outer arch.

6.5 The other elevations are made of shallower coursed limestone with the coursing less regular. The west gable has the attractive low, broad mass which is typical of Yorkshire's ancient parish Churches. The tapering square tower breaks through the centre of this gable and rises in three stages, but is scarcely higher than the chancel, which was given its high ridge and steeply pitch roof during the restoration works. The upper stage of the tower has recessed paired belfry openings. The Church bells are dated 1611, 1631 and 1774.



These unusual chest tombs by the south porch to St. Oswald's are Grade II Listed.

6.6 Within the Churchyard there are two pairs of chest tombs which are both Grade II Listed. The pair nearest the porch of the Church is made of gritstone and dates from the early eighteenth century. One

has a roll moulded plinth topped by two deep courses of gritstone blocks topped by a thick, cyma-moulded slab. The other tomb consists of two deep courses of gritstone, though the upper course is badly weathered. This is topped by a deep slab with a simpler moulding. The pair of tombs nearest the chancel is of late eighteenth or early nineteenth century in date and exhibit more intricate Classical decoration than the tombs described earlier. The southern tomb of this pair has end panels with a circular flower motif flanked by Corinthian pilasters which carry a deep roll-moulded slab. The end panels are linked by a recessed stone panel. The northern tomb has recessed end panels with oval fan motifs. These carry a more richly moulded deep slab. The recessed central panel has weathered to the extent that it has crumbled to pieces.



The Old Manor House. Dated 1667, its long-absent mullions were reinstated recently.

- 6.7 The Old Manor House is dated 1667 over the principal doorway and is the oldest dwelling in the Conservation Area. Its List description states that the building is “a good example of a stone-built house which retains the timber framing of roof trusses, rear aisle and partitions, and

original door and stairs”. From this it would appear that much of the interest is in the building’s historic structure and interior, but its exterior is also of interest and makes a significant positive contribution to the Conservation Area. The house has a long five bay elevation under a pantile roof with stone slate eaves course and coped gables with shaped kneelers. The two gable stacks have long been removed, leaving only the twentieth century brick chimney over the bay containing the door. The irregular spacing of the openings is a product of the building’s internal layout, though this is marred by a garage door opening which was inserted prior to the listing of the building. The off-centre doorway is, as with many houses of this age, the most decorative feature. The original plank door with iron studs and strap hinges is set in a triangular arched opening. The reveals to the doorway are moulded and the jambs are quoined. The lintel is inscribed 1667 and is topped by a simple triangular hoodmould. All of the double chamfer mullion windows set in chamfered reveals on this elevation are recent reinstatements which greatly enhance the building’s character and appearance. An original window opening of this type can be seen on the gable overlooking Main Street. These new openings replace mullion-less inappropriate twentieth century timber windows which were inserted before the building was listed. The walls are coursed gritstone rubble with a plinth and quoined angles.

- 6.8 Farnham Hall is of obscure origin. Did it replace The Old Manor House as the seat of the lords of Farnham Manor? How old is the original building on this site which



Farnham Hall: an older building re-modelled to suit Georgian tastes.

appears to have been remodelled in the early nineteenth century to give the Hall its present appearance? The evolution and alteration of this building is part of its interest by creating a hybrid of vernacular and Classical Georgian architecture. The layout of the house with a main body and cross wing, coupled with the positions of the chimneys, all suggest an internal layout of rooms dictated by vernacular tradition. This is reinforced by the irregular spacing of the windows along the principal elevation which is typical of vernacular houses and not the formal, balanced elevations and symmetry of Georgian houses. The windows themselves are Georgian multi-pane sash and retain a great deal of old glass. The render might well have been applied to conceal any disfigurements to the underlying stone or brick as a result of the alterations to the exterior in the early nineteenth century.

- 6.9 The key characteristics of the local architectural style based on the principal elevations of the historic buildings are:

General form

- 6.10 Buildings are generally oriented with their main frontages facing the street. This is

particularly true for dwellings but it less so for buildings which were not originally built as dwellings. For example, Rock Cottage, The Granary, Garden Cottage and Crown Cottage were all built as ancillary buildings or outbuildings and present secondary elevations to the street. The Old Manor House is the only historical example of



Garden Cottage is one of few buildings in the Conservation Area which do not present a principal elevation to the street

a house built gable-on to the street and there are very few examples of houses presenting anything other than a principal elevation to the street, while Crown Cottage is the only other building which faces gable-on to the street.

- 6.11 Virtually all dwellings are set back from the street behind gardens and boundary



Most dwellings in the Conservation Area are set back from the street behind front gardens, with the ridges of the roofs of the buildings running parallel to the street.

walls with only the gable end of Corneville Court and dwellings which were originally outbuildings built hard up against the edge of the street The Old Crown (built as a public house) and The Old Cottage are the only examples of buildings where the principal elevation opens directly into the street.

- 6.12 The majority of the roofs are gabled and the ridges run parallel to the principal elevation. Roof pitches are moderate and there is a mixture of symmetrical gables, with front and rear eaves at the same height, and asymmetrical gables where the rear eaves level is lower than the front eaves (often with a change in roof pitch). The Arts & Crafts style Heron Court and Heron Cottages present secondary gables to the street as a component of their architectural style, with the ridge of the principal roof running parallel to the front elevation.

- 6.13 Buildings are generally two storeys in height. The topography of the village is such that in some locations buildings present a single storey or two storeys to the street, but have a lower or basement storey which faces away from the street due to the fall of the land. A handful of buildings are one-and-a-half storeys with



The differences in building orientation and set back add interest to the street scene.

the upper floor expressed entirely in the roof, and in the same vein a few dwellings are two-and a half storeys in height. Buildings and terraces tend to be well spaced. Slight differences in the angle of orientation and the distance buildings are set back from the road add interest to the street scene and are testament to the organic development of the village.

Materials

- 6.14 The location of Farnham, on a limestone outcrop at the border to the stone-built Pennines and the brick-built vales of Yorkshire, means a variety of building materials were traditionally used in the Conservation Area, adding interest to the village scene. The majority of the buildings are constructed of stone (Gritstone, sandstone or limestone) with a significant proportion of the buildings faced with render. A small minority of buildings are



Coursed stone, coursed rubble, brick, cobble, render, pantiles, stone slates and timber. Most of the palette of traditional materials used in Farnham can be found on Lime Tree Cottages. These materials help to give a locally distinctive character.

brick faced and an even smaller number incorporate cobble walling. Roofs are also clad in a range of materials. Red clay pantiles are the most common roofing

material, frequently with the lowest courses in stone slate. Slate is the next most common roofing material, with a significant minority of buildings roofed in stone slate. Windows and doors are made of painted timber.

Architectural detailing

- 6.15 The majority of the buildings in the Conservation Area are vernacular in style, which gives the village its distinctive local character and interest. However, a significant proportion of the buildings were designed to reflect the architectural tastes and fashions of the time: the quality and extent of architectural stylisation



Farnham Grange (above) and The Old Cottage (below) are both eighteenth century in date, but note how the spacing of openings and the degree to which the stone has been tooled give the buildings different characters.



and detailing reflects the original status of a building or its original occupier. For example, the principal houses in the village tend either to be more stylised, have more worked details or decoration, or have more balanced elevations than humbler houses, cottages and outbuildings.

- 6.16 St. Oswald's Church is one of the most stylised and well-detailed buildings in the village. It exhibits Victorian Gothic revival and twelfth century Norman Romanesque details. Farnham Hall, Farnham House and Wheelhouse Farm all express the Georgian taste for tall, evenly spaced sash windows and balanced elevations. The gabled frontages of Heron Court and Heron Cottages are attractive examples of early twentieth century Arts & Crafts architecture. Among the vernacular buildings, Glebe House, Farnham Grange and Manor House use regularly spaced openings and/or symmetry to give them a more formal appearance which would elevate their status above other dwellings.

Roof detailing

- 6.17 Roughly half of the buildings have stone tabling at the gables with kneelers at



Traditional roof and chimney details are fundamental to the character and appearance of Farnham.

the corner where the tabling meets the eaves. The rest of the roofs have plain verges. Roof pitches are simple and are not interrupted by dormers or rooflights. A proliferation of rooflights and the introduction of dormer windows would be significantly detrimental to the roofscape of the Conservation Area, which is highly prominent when seen from further uphill.

- 6.18 Chimneys are situated at ridge level emerging at the apex of a gable or part way along the ridge. Chimneys are stone or brick built, are robust in appearance and feature a cornice. Chimneystacks are usually expressed within the thickness of the wall, but there are a few buildings with lateral stacks which project from the gable wall.

External walls

- 6.19 The stonework varies with building age and status, as well as the type of stone. The higher status stone buildings feature squared stone 'bricks' in regular courses giving a fairly smooth, planar wall surface, such as at Farnham House, The Old Crown or Glebe House. The Old Manor



Manor Farm: the higher status farmhouse (left) is rendered to give the building an orderly, crisp appearance while the lower status barn (right) is faced with coursed rubble. These differences in status even continue to the treatment of the boundary walls.

House is the oldest house in the village and was of considerable local status when it was built. But, in this case, the coursing is irregular and the stone roughly shaped as this was the best that could be achieved by local masons at the time. Lower status eighteenth and nineteenth century buildings such as Lime Tree Cottages, The Old Cottage or Folly Hill Barn have much less worked stone with some walls made of coursed rubble, giving uneven, textured elevations and a more rustic appearance. The original status of these buildings meant their stonework was not worked to the same degree as that of the higher status buildings. As the nineteenth century progressed quarries and stonemasons could supply regularly shaped walling stone which was used for buildings of any function or status.

- 6.20 Render appears to have been applied to give buildings a clean, crisp appearance. In the case of Farnham Hall it is probable that the render disguises past alterations to the building's elevations. Many of the farmhouses and cottages are rendered. It is likely that they are built of roughly shaped stone and/or stone in irregular courses, or possibly brick, and have simply been rendered as a means of concealing



Coursed cobble walling at Garden Cottage.

this and giving a neater appearance. In the late nineteenth and early twentieth century the use of render, particularly textured roughcast render, became fashionable and hence it was used for high status dwellings such as Farnham Lodge, Heron Court and Heron Cottages.

- 6.21 Brick is limited to barns, outbuildings and boundary walls suggesting this material had the lowest status locally. It might well be the case that some of the rendered buildings are of brick construction. Cobble is a less frequently used building material and it gives a much rougher, more rustic appearance to buildings than stone. It is limited to former outbuildings such as Garden Cottage. Lime Tree Cottages are very unusual in that their upper storey is made of cobble and the lower storey is coursed rubble.
- 6.22 Quoins (large corner stones) are found on most stone built buildings, and all cobble



Irregular quoins and coursed rubble walling at The Old Cottage.

and rubble built buildings of all ages in Farnham. The detailing and workmanship of the quoins is another indicator of the original status of a building with the quoins of the higher status building more regular in size and shape and worked to a smooth surface. Quoined openings in the Conservation Area are limited to barn door openings.

- 6.23 Most window openings are rectangular in shape and tend to taller than they are wide, giving a vertical emphasis. It is only the openings which accommodated horizontally sliding Yorkshire sashes where the openings are wider than they are tall. Windows are well recessed in the masonry openings to protect them from the elements. Windows are typically set in slightly projecting reveals, which are flush with the wall. In all cases there are no jambs to windows, and the walling continues right up to the opening. All lintels are flush with the wall and, typically, cills project slightly from the wall. Many of the older houses and cottages have window openings with stone lintels but no stone cills; the coursed stonework of the wall acts as the cill. Door openings are treated similarly, with elaborate door cases or worked jambs uncommon.
- 6.24 Eaves details to most buildings are unadorned, with most gutters being carried on discrete metal brackets. Many of the pantile roofs have their lowest courses in stone slate, often at a slightly shallower angle than the rest of the roof, to help spread and slow the flow of rainwater.

Windows

- 6.25 In Farnham three traditional window types can be found. The type of window used is determined by the age of a building and then its original use and status. The window types exist in almost equal numbers, reflecting the rich mix of building types and ages in the Conservation Area.
- 6.26 The oldest window type is the side hung casement window. Before windows were made of timber, side hung casements were made of iron. Metal framed side hung casements have recently been reinstated to the village's oldest house, The Old Manor House, complete with mullions to give the classic vernacular



1) Timber side hung casements on a humble eighteenth century building.



2) Sideways sliding Yorkshire sash windows in an eighteenth century cottage.



3) Tall multi-pane sash windows on a high status eighteenth century house.



4) Larger paned sash typical of the later nineteenth century.

Pennine detail of mullioned rows of narrow lights. Despite the sash windows being commonly used in the region as the eighteenth century progressed, the use of side hung timber casement windows continued in lower status buildings. They can be seen in some of the cottages, barns, outbuildings and former outbuildings where the more costly and sophisticated sash window was not used. Side hung casement windows are rightly used on barn conversions as, traditionally, these buildings would never have had sash openings. By the early twentieth century casement windows returned to favour and they can be seen on Heron Court, Heron Cottages and parts of Farnham Lodge.

- 6.27 Over the course of the eighteenth century sash windows replaced side hung casement windows as the dominant window type. The older and in some cases potentially lower status houses and cottages exhibit the broad openings made for horizontally sliding Yorkshire sash windows. This regional variation on the more common vertically sliding sash is more suited to the squat, sturdy vernacular buildings of Yorkshire which do not have the headroom for vertical sashes. Indeed it would have been straightforward to replace older mullioned windows with Yorkshire sashes without substantial alteration to the building. In Farnham many of the eighteenth century farmhouse and cottages have openings that accommodate (or would have accommodated) Yorkshire sashes. Good examples can be found at Lime Tree Cottages and The Old Cottage.

- 6.28 Where ceiling height permitted, and where new build made it possible, vertically sliding sashes were used. These are marginally the most common window type in the Conservation Area. They vary from the multi-paned Georgian sashes of Farnham Hall and Wheelhouse Farm to the fewer-paned Victorian sash windows found at Branton Cottage, Spring Cottage and Folly Cottage, The Old Crown and Farnham Lodge. These variations are testament to both the unavailability of larger sheets of glass and the skilled workmanship of local joiners. The survival of historic casement and horizontal and vertical sash windows and their variations add interest to the street scene and are show how the village developed over time.
- 6.29 Unfortunately, a number of the traditional sash and casement windows in Farnham have been replaced with PVCu or standard factory made timber windows which, often, is to the detriment to the overall character of the buildings concerned. Each inappropriate window installed erodes the character of the Conservation Area and the contribution the fenestration of buildings makes to the street scene.
- 6.30 Very few dormer windows and rooflights are evident in Farnham. A proliferation of these features would be detrimental to the roofscape, which is a particularly visible feature from further uphill.

7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail to identify the special character of the village and to describe the details and features that help define the special “sense of place” of Farnham, which is a traditional agricultural village in a rural setting despite its proximity to the towns of Knaresborough and Harrogate.

7.2 The layout of the village within the Conservation Area along three converging routes means it is readily divided into smaller ‘character areas’ for the purpose of this Appraisal. Although the Conservation Area is divided into sub areas for this chapter, the significant visual links between the sub areas is an aspect of the Conservation Area’s character which cannot be ignored. The sub areas can be defined according to historical development, building form and uses and location. These areas are:

1. **Stang Lane**
2. **Shaw Lane and the green**
3. **Main Street and Farnham Lane**

1. Stang Lane

7.3 This sub area covers the western ‘limb’ of the village, which stands on land which is level near the edge of the village, but has an increasingly steep fall from north to south towards the green. Throughout this character area views are channelled east-west by a combination of tree canopies and boundary walls, with a kink in the lane dividing the lane into two distinct stretches.



At the western end of the village, Stang Lane is dominated by trees.

7.4 Entering the Conservation Area from the west, Stang Lane is bounded on both sides by grass verges and is bounded by the high brick wall, hedge and tree canopies at Heron Court to the south, and a high field hedge to the north. The large leafy garden and its high wall, which is divided into sections by square brick piers, help to communicate the original status of Heron Court. The house itself is a substantial, attractive Arts & Crafts style dwelling dating from c.1900. Its large mass is broken up by a hipped roof and projecting gabled wings. Although the tile

roof roughcast rendered building presents a secondary elevation to the lane, it is enlivened by a broad bay window and an attractive doorway with a bracketed hood which forms an attractive set piece with the ornate gateway in front of it. The adjacent modern flats at Woodlands sit unobtrusively in what was formerly part of the garden of Heron Court, but remains dominated by the trees.



Heron Court was built c.1900, in line with the then fashionable Arts & Crafts style.



Heron Cottages exhibit attractive Arts & Crafts details.

7.5 The semi-detached Heron Cottages is the other significant Arts & Crafts style building in the Conservation Area. It is

two storeys in height and its upper storey is expressed entirely within the roof, which is highly prominent in the street scene. Fortunately, interest is created by the regularly spaced brick chimneys, the hung tile triangular dormer windows and the coped central gable with decorative brickwork giving a rusticated effect to the corners. Across the lane the terrace consisting of The Ford House, Ford Cottage, and Clematis Cottage appears to have been built incrementally in the early twentieth century and appears have been constructed over five phases. The slight steps in the building line and changes in eaves height and window proportion give an organic appearance, while the use of painted render slate and retention of chimneystacks unite the row. Curiously, The Ford House is fronted by modern swept brick boundary walls with formal looking railings set into a shaped concrete coping.



The elevated Churchyard gives Stang Lane a more open character, which is emphasised by the well spaced buildings across the lane. The Old Crown is shown here.

- 7.6 East of The Ford House, Stang Lane straightens and the trees cover becomes less dominant and the street space is more strongly defined by boundary walls and buildings. The Churchyard retaining

wall lines the northern side of the lane with the Church and Churchyard elevated above the street. The Churchyard's open character means the Church can be viewed from different angles. This space, the Church and the attractive vernacular style buildings on the southern side of the lane, create a strong piece of traditional townscape. Lime Tree Cottages are an attractive pair of dwellings dating from the eighteenth century which retain much of their original character. The ground floor is faced with coursed rubble but the upper floor is of cobble construction suggesting the cottages were raised a storey. The cottages retain Yorkshire sash windows and have a pantile roof with the lowest course in stone slate. They are fronted by a low brick wall with round stone copings. The Old Crown is another significant building in this sub area. It was formerly the village pub, The Crown Inn, and dates from the mid-nineteenth century, probably replacing an earlier inn. The coursed stone front elevation has camber arched window and door openings with gauged stonework. The principal windows at ground floor are early twentieth century fixed and casement windows which hint at the building's former use. The adjacent Crown Cottage appears



Vista along Stang Lane at the green.

to have been an outbuilding to the former inn, perhaps stables and brewhouse or perhaps a shop. Its gable end faces directly on to the street.

2. Shaw Lane and the green

- 7.7 This sub area covers the northern limb of the village which descends from the brow of Folly Hill down to the green and the lower part of Main Street. From the brow of the hill there are good views over the village to the south, and over its setting to the northeast and northwest. Continuing downhill there are attractive views over the green and along Main Street. These views are channelled by the tree canopies, boundary walls and buildings.



The Old Village Hall (left) was built as a Wesleyan Chapel.

- 7.8 Approaching this area from the north, the buildings on the east side form an interesting, but disparate, group. The Old Village Hall was built as Wesleyan Methodist Chapel in the mid-nineteenth century and appears to have been used as a village hall from the early twentieth century before its current use as a dwelling. This simple gable fronted building is made of rock faced sandstone

with decoration limited to the openings which have shouldered lintels which are also rock faced. The rock-faced motif is continued to the copings of the dwarf stone boundary wall. At the time of writing, adjacent is an unfinished new vernacular style double pile plan house. To the south is Folly Hill Barn which has been converted sensitively into a dwelling. The barn's principal elevation retains its traditional appearance, with the expanse of coursed rubble interrupted only by the large central segmental arched cart entrance and modified slit-like ventilator openings. In the same vein, the roof is interrupted only by only two rooflights which are traditional in appearance. The short terrace comprised of Branton Cottage, Spring Cottage and Folly Cottage completes the group. The row was built on the site of an earlier building and are typical workers houses built towards the end of the nineteenth century. The row has quite an urban appearance, as the houses look very much like those found in many northern English towns and cities. The houses retain traditional sash windows, corniced chimneys and have stepped brick dentils at eaves level.



Folly Hill Barn.

7.9 On the opposite side of Shaw Lane, the mid-to-late twentieth century detached dwellings Cherry Garth and Low Gables are largely concealed by the high stone boundary wall with rock-faced copings which was built as the boundary wall to the garden of Farnham Lodge. Similarly, the trees within the site contribute to the street scene. Farnham Lodge is to the south and retains a substantial garden with perimeter trees and boundary walls which contribute significantly to the character and appearance of Shaw Lane, the green, Stang Lane and the Churchyard. Farnham Lodge originally dates from 1810 and was substantially remodelled and extended in c.1918. The main three bay front has a wider left hand bay which contains an early twentieth century canted bay window with leaded timber windows. This bay window is topped by a projecting timber cornice which continues as the eaves to the main body of the building. The rest of the elevation is rendered and the other bays contain sash windows. A smaller gable



Farnham Lodge.

fronted wing is set back on the west side of the Lodge and features a similar canted bay window with moulded timber cornice. The house occupies a dominant position overlooking the green with its front garden largely hidden from view.

7.10 The green has already been described in paragraph 5.4. Its openness is enhanced by the large gardens adjoining it at Farnham Lodge and Manor Farm, plus the former orchard south of Manor Cottage. Manor Cottage dates from 1739. The abutting central chimneys with the front door almost lining up suggests a vernacular house, and the broad openings eighteenth century openings for Yorkshire sashes. To the north The Old Cottage is practically a picture postcard of eighteenth century vernacular architecture. Originally a pair of cottages (the other doorway was to the left of the existing doorway) the coursed rubble walls and stone slate roof give a pleasingly rustic appearance. The unevenly distributed side hung casement and Yorkshire sash windows and simple detailing give the building an uncontrived charm.



Manor Farm, 4 Manor Court and Farnham House.

7.11 To the south of the green the shape of Main Street is more strongly defined by the boundary walls and buildings along it and to a greater extent than Shaw Lane or Stang Lane. The group on the eastern side: Manor Farm, 4 Manor Court and Farnham House form an attractive linear group set a similar distance back from the street behind small front gardens with coped stone boundary walls. Manor Farm is an attractive rendered former farmhouse with a pantile roof and stone dressings. The building itself is probably brick. Attached to the southern gable is the former barn, which is a rubble construction with dove holes set below the apex of its gable. Further south, 4 Manor Court is a modern vernacular style house. Farnham House is an attractive stone built mid-nineteenth century three-bay house. Its formal front is symmetrical save for the canted bay window which serves the principal room of the house. Over the door is an unusual flat-roofed porch carried by two minimally styled columns. It appears to be made of concrete and to follow twentieth century neo-classicism. The formal front of the building is



This attractive group of well-maintained traditional farm buildings adjoins Farnham House

complemented by a ramped round coped stone boundary wall topped with traditional looking replacement railings.

7.12 Behind this group of buildings fronting Main Street are two contrasting developments. Behind Manor Farm is a modern group of detached houses called Manor Court, which were built on the site of barns and farm buildings associated with Manor Farm. The buildings are very closely packed and their pantile roofs are prominent from Main Street and the green. Farnham House retains an attractive group of brick and rubble outbuildings which form a good traditional group arranged in a loose courtyard. The principal building is a substantial barn with an elevation of birck dominated by a large central quoin doorway.



The tightly packed roofs of Manor Court.

7.13 To the southwest of the green, Corneville Court and Farnham Grange were two of the principal farmhouses in the village. Both have three bay frontages and appear to have been built to accommodate Yorkshire sash windows. Both are stone built, with Farnham Grange being stone roofed, and Corneville Court pantile-roofed with the lowest courses in stone slate. The original central doorways to both of these houses are now window openings.

3. Main Street & Farnham Lane

7.14 This sub area is a continuation of the previous character area, with its chief differences being the focal points provided by Farnham Hall and The Old Manor House, the sharply winding course of Main Street, and the manner in which the street space is very tightly defined by boundary walls and buildings adjoining the street. This area is separated from the previous character area by the garden to Farnham Grange, the former orchard to the south of this which is now part of a larger, open pastoral field, and the substantial garden of Farnham Hall. In combination the spaces provide an important 'breathing space' in the heart of the village by providing a break in the built form and allowing views out into the village's setting. The open space between Farnham House and Beech Cottage complements the spaces across Main Street.

7.15 On the north side of the street, Beech Cottage and Laragh Cottage are situated on the inside of a sharp bend of Main Street behind deep front gardens containing trees and hedges which contribute to the street scene. The cottages themselves may date from the



Beech Cottage and Laragh Cottage

eighteenth century, but the Welsh slate roofs and chimneys stacks suggest substantial remodelling in the nineteenth century. The cottages are well screened by vegetation and have rendered elevations. The opposite side of Main Street is lined by the eight foot high stone boundary wall of Farnham Hall. This boundary treatment is typical of houses of this age and status where care was taken to ensure gardens were not on public view and remained part of the private realm of the houseowner. This boundary continues around the perimeter of the garden and ramps up to a two storey height by The Old Manor House. This arrangement allows only glimpses of the Hall from Main Street and the green. The entrance to the Hall is defined by inner and outer pairs of substantial square piers with pyramidal cappings. These are linked by swept sections of wall. At the northern tip of the garden there is a small, two storey stone building which faces the Hall gable on. The outside staircase suggests that the building might have been used to store fruit from the adjacent orchard at first floor with storage relating to the Hall below.



Glebe House.

7.16 The Old Manor House stands in a similarly enclosed large garden as Farnham Hall. Across Main Street is a small former farmstead. The farmhouse, Glebe House is a well-proportioned, symmetrical stone built three bay yeoman farmer's house with a central gabled porch which is inscribed 1794. Behind this, is small outbuilding called The Glebe Cottage. Fronting the road, Rock Cottage is another outbuilding to Glebe House. It presents a largely blank elevation to the road, with a few randomly spaced non-domestic openings. Across Main Street. The Granary is an outbuilding which originally served The Old Manor House, but has been converted to a dwelling. It is of coursed rubble with a stone slate roof which terminates in copings and shaped kneelers. The brick voussoired arch in the gable suggests this building was originally a cart shed with a granary over; a traditional vernacular building type.



The Granary. The arched cart entrance is visible on the gable.

7.17 As Main Street rises towards its junction with Farnham Lane it is fronted by Wheelhouse Farm which, unlike the former granary and outbuildings further downhill,

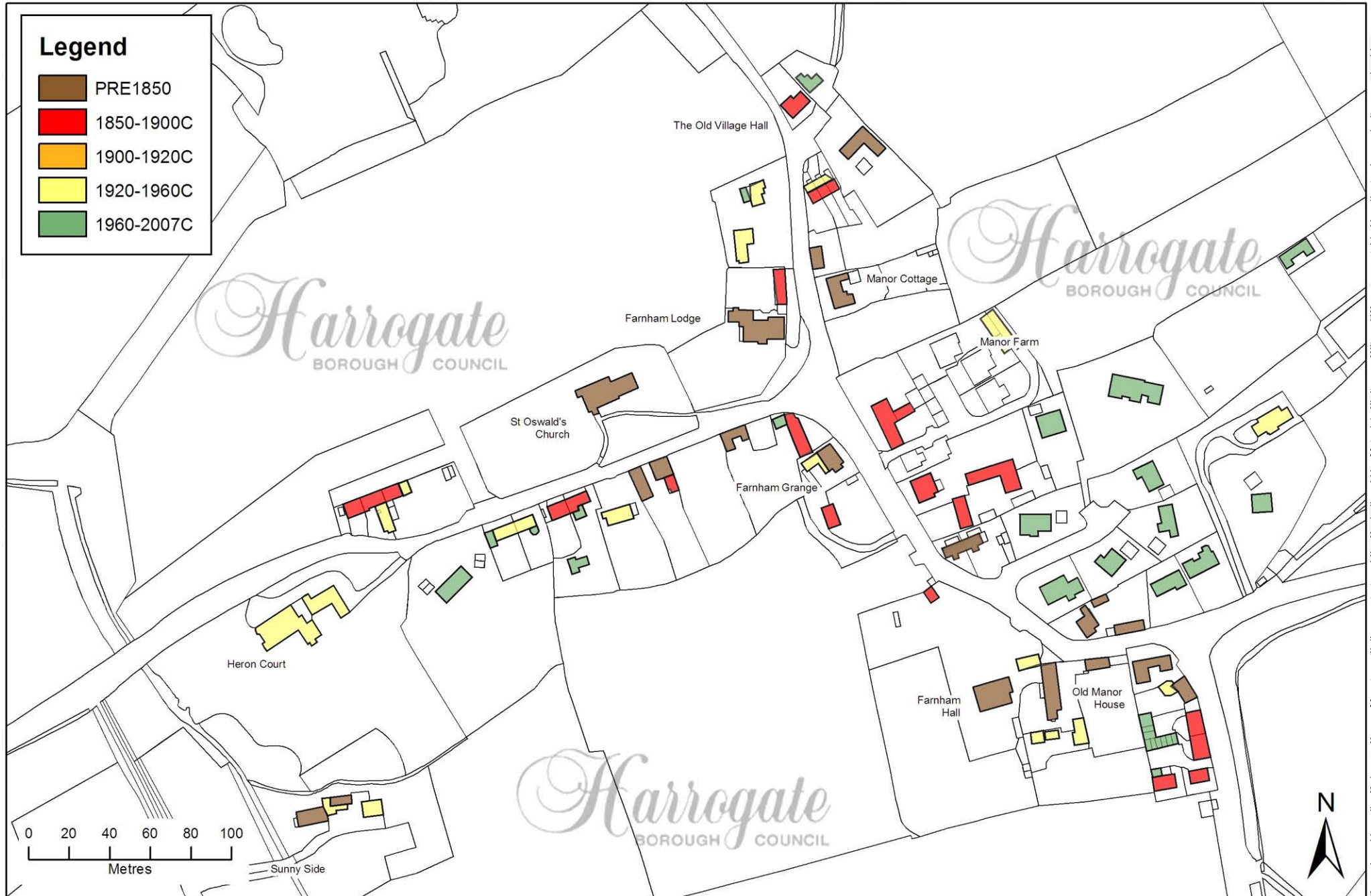
is set back from the street and elevated above it, communicating the original status of the farmhouse in relation to The Granary and Rock Cottage. Like Farnham Hall, this farmhouse has typical vernacular features such as irregularly spaced bays, asymmetrical gables and a distribution of chimneys which is governed by the internal layout rather than the building's external appearance. Also, like Farnham Hall, Wheelhouse Farm has well-proportioned multi-pane Georgian sash windows which retain a great deal of old glass. This stylisation creates a positive contrast to the less formal vernacular characteristics of the building.



Wheelhouse Farm.

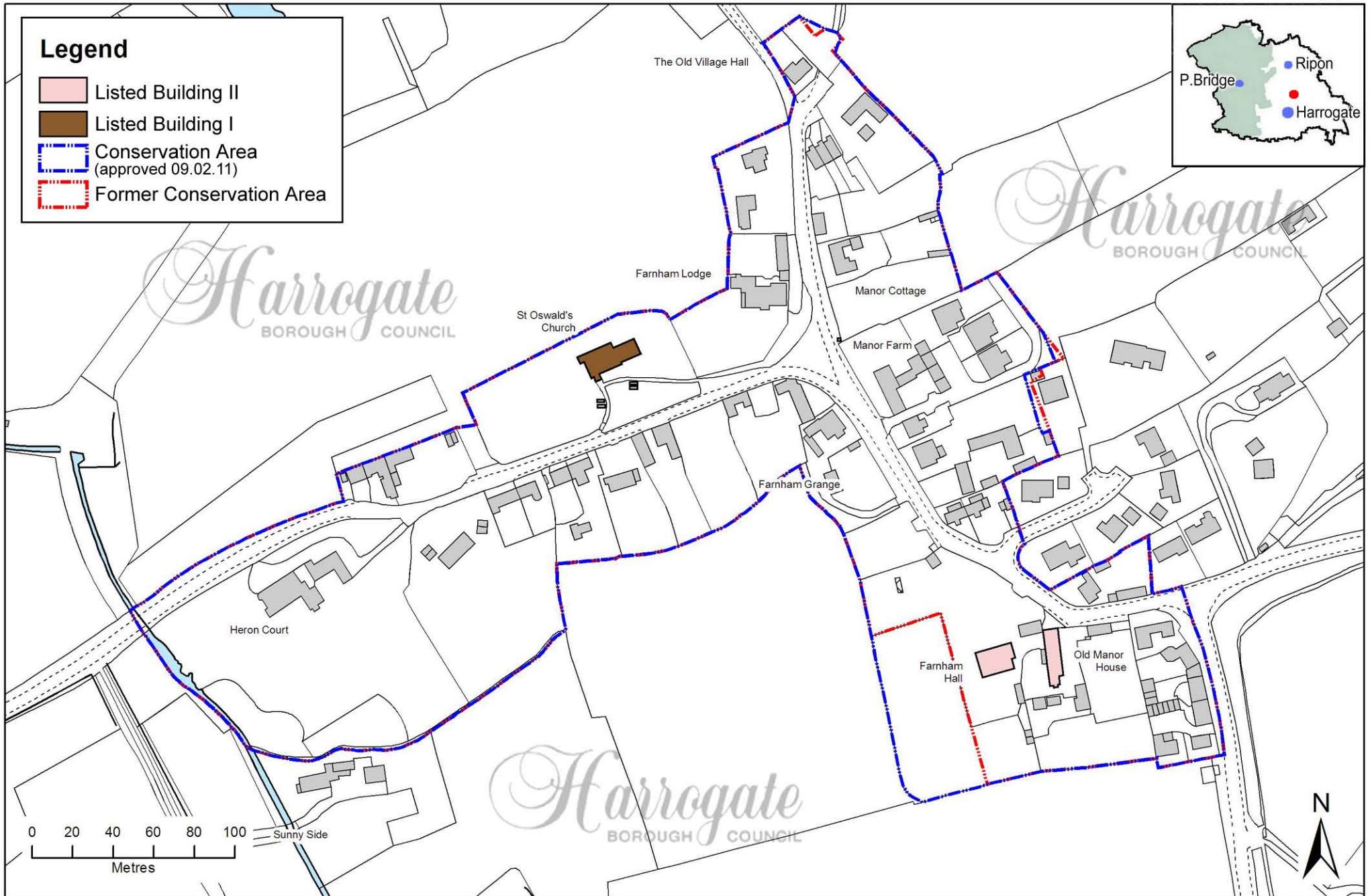
7.18 To the south, and facing on to Farnham Lane, The Wheelhouse and associated buildings (now cottages) form an interesting group which was served by its own well. They are named for the circular-plan wheelhouse, where horses walking in a circle would be harnessed to a wheel which powered the engine of a threshing machine inside the barn. Attached to the southern gable of the barn is a lower stone built single storey range which is now two cottages. These buildings follow the line of the lane and are set behind a grass verge.

Map 1: Historical development of Farnham



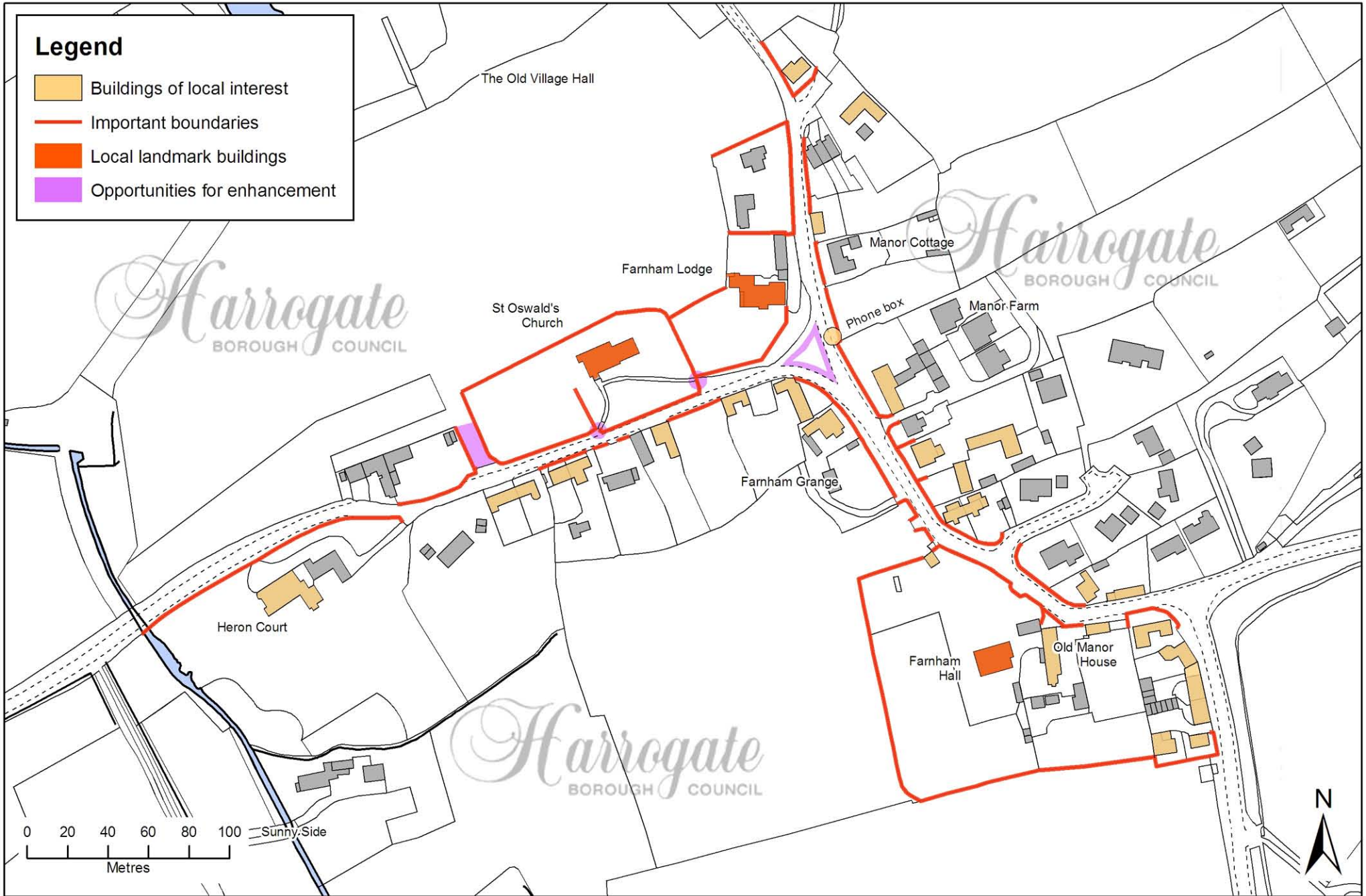
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Map 2: Farnham Conservation Area boundary



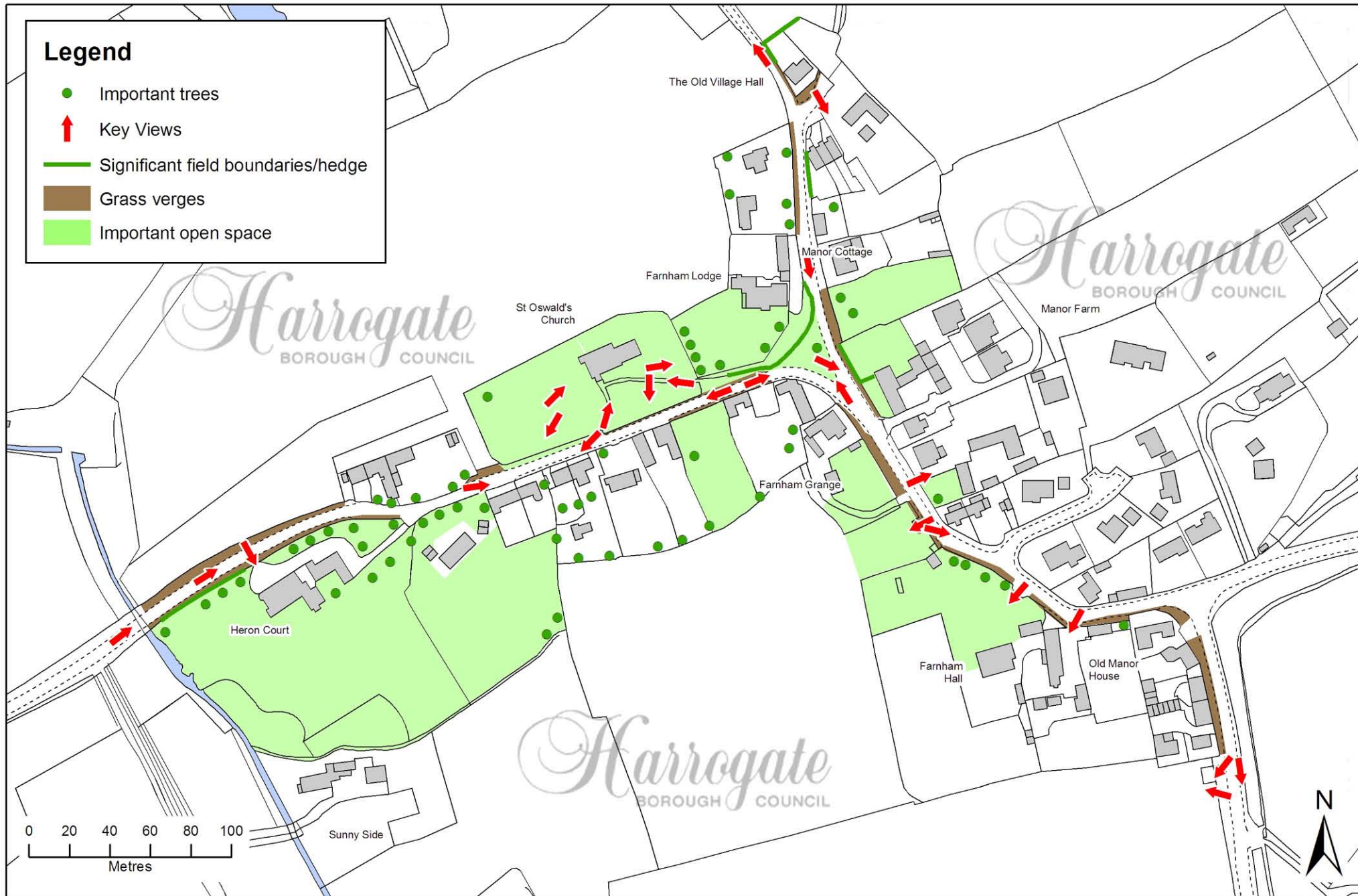
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Map 3: Analysis & concepts



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Map 4: Landscape 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 Farnham Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Farnham is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately, the aim is to (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area, and (b) consider how the special character or distinctiveness, as defined in earlier sections of this document, might best be 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 the 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 and 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 Farnham has been re-evaluated as part of the process of preparing the Character 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 the involvement of the community at the public consultation event.

3. Maintaining quality

To maintain the recognisable quality of Farnham 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 parts 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. At the public consultation event (workshop) it was suggested that the Conservation Area boundary be extended in three places. The possible inclusion of these areas was determined on the basis of their “special architectural or historic interest the character of which it is desirable to preserve or enhance”.

At the workshop, it was suggested to extend the Conservation Area north to include the fields to the north of Stang Lane up to and including Branton Court. It was felt that the fields contributed to the village’s ambience, and that Branton Court is of special architectural or historical interest. This boundary suggestion has been examined by conservation officers. Branton Court is a substantial detached country house dating from the second half of the nineteenth century. It is set in its own walled grounds outside

the village and across fields. There are accesses to Branton Court from both Shaw Lane and Stang Lane (the latter being along a tree lined drive), but very little of the principal house can be seen from the public highway. Within the last decade there has been substantial alteration to the site, with the principal house significantly enlarged, outbuildings rebuilt or converted to dwellings and alterations to the gateways and walls to both Stang Lane and Shaw Lane.

But it was decided that it would be inappropriate to include Branton Court within the Conservation Area because it is remote from the village, with the principal house secluded and not readily visible from the public highway. In addition, previous conversions and extensions have, to a degree, altered the character and appearance of the site such that many of the buildings, outbuildings, boundary features and surfaces are clearly of recent construction and are not read as historic buildings. The fields between Branton Court and Farnham play a significant part in the village's setting, but are in themselves of no special architectural nor historical interest. Consequently, it was considered inappropriate to include these fields within the Conservation Area.

Residents at the workshop suggested that the Conservation Area should be extended to include the open fields to the immediate south of the village. While these fields are important to the village's immediate setting, it is felt that they are of no special architectural or historic interest and it would therefore be inappropriate to include them in the Conservation Area.

The final boundary amendment suggested by local residents was an extension to include Fox House (built c.1900 as the vicarage to St. Oswald's Church). When it was built the house was separated from the village by fields. Over the course of the twentieth century these fields were developed as a number of detached houses were built. It is considered inappropriate to include Fox House within the Conservation Area because it is separated from the Conservation Area by modern dwellings, which, although attractive, are of no special architectural or historical interest. Furthermore, Fox House is set back some eighty metres from the lane and is obscured by a house in front of it and dense tree canopies. The cumulative effect is that this house has little presence on the street scene.

The Conservation Area boundary was surveyed by the Design and Conservation Team to ensure that the boundary followed a logical course which is readable on the ground. The survey found that the Conservation Area does not include all of the garden to Farnham Hall, and instead bisects the garden (and its walls) at an arbitrary point. It was, therefore, decided to include all of the garden and boundary wall to Farnham Hall within the Conservation Area.

During the six week consultation period on the draft of this Appraisal, no comments were received relating to the conservation area boundary.

Other alterations to the Conservation Area boundary are slight and are to ensure that the boundary follows boundary walls and is readable on the ground. The conservation area boundary as adopted on 9 February 2011 is indicated on Map 2.

5. The management of change

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

6. Opportunities for enhancement

Farnham is an attractive village, and the buildings are occupied and in good condition. There are, however, opportunities for the enhancement of some areas as follows:

- the enhancement of the green and grass verges around the village and introducing a means of protecting them which would not harm their present soft, green and informal character.
- the general enhancement of the green to strengthen the village's sense of place.
- the pro-active management of trees including the potential removal of large trees which are obscuring views.
- the protection of front gardens and a presumption against creating hard or highly enclosed areas in front of houses and the demolition of front boundary walls.

- the removal of non-native evergreen hedges and trees which bring a discordant, suburban character to the village and reduce the sense of openness.
- rationalisation of road signage.
- the reinstatement of appropriate traditional timber windows and doors.
- the proactive management of mature and veteran trees which contribute to the village scene and the planting of replacement trees to ensure that the death or removal of a tree does not create a gap in the village scene.
- the potential laying of overhead cables underground.

Existing buildings

The survey of the existing buildings within Farnham 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 thirty 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 Farnham could include some or all of the following:

Design Guidance

Additional design guidance, which is more specific to the Conservation Area, 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 rights granted by Statute, within strict limitations, to alter dwellings without the need for planning permission. Article 4 Directions can be designed to be specific to particular types of development relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of development 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

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the settlement’s distinctive character. The introduction of standardised twentieth and twenty-first century door patterns and PVCu windows and porches has undermined the character of many historic areas. The 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. Non-sympathetic alterations should be resisted.

Grant schemes

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

Quality erosion & 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 traditional joinery, sash windows, front doors and roofing materials can have a considerable negative impact on the appearance of a historic building and the area.

Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of stonework.

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

The Conservation Area contains many historic rooflines, which it is important to preserve. 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 overall character of the area. The Borough Council will resist the loss of soft landscaping and traditional boundary walls. In certain locations traditional boundary features should be reinstated.

Telecommunications equipment, cable & satellite dishes

Attaching external communications apparatus, including cable runs, to historic buildings can harm the appearance of the buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead wires are intrusive in parts of the Conservation Area and the burying of cables would 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 the street surfaces in Farnham were formalised with setts, paving or cobbles and it is considered that modern tarmac is the natural successor to the rammed earth and stone that would have preceded it. Any new surfaces should respect the prevailing character of the village.

Important trees

The existing mature trees throughout the Conservation Area add to its charm and character. In accordance with the Council's Landscape Design Guide, the existing pattern of 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 and shrub planting and management methods that improve wildlife habitats.

Outdoor advertisements & street furniture

The design and appearance of some of the street furniture and advertisements in the village adds to the street clutter and needs improvement in order to enhance the character and appearance of the Conservation 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 landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be 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 adversely impact upon the pattern of 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 complimentary 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 achieve creative design solutions, whether contemporary or traditional in style.

Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide the setting for buildings or spaces of special character and interest or may simply conform to the general grain and settlement pattern of the area. This backcloth helps the area to retain its cohesiveness and therefore need special management.

7. Landscape issues

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

Village edges

The visual and spatial relationship between Farnham and the surrounding countryside is a vital facet of the Conservation Area. At present there is a strong relationship between the built form and the adjacent fields which adjoin much of the built-up area of the village. Consequently, much of the built up area of the village forms part of the village edge. The planting of high hedges of any species or the erection of high fences behind or between buildings would cut vital visual links between the village and its setting and spoil the existing relationship. Similarly the treatment of gardens that adjoin agricultural fields should not assume a suburban character by virtue of their landscaping, boundary features, or outbuildings such as sheds. Instead, the focus should be on using native deciduous planting to give traditional garden spaces which relate to their context. There should be a presumption in favour of retaining traditional dry stone walls as the boundaries to gardens and fields.

Tree planting

The fields and green spaces of Farnham contain trees which contribute to the village scene. These trees would all benefit from management to ensure that the existing amenity and habitats they offer are maintained or enhanced. In the longer term, the need to plant new trees to succeed existing new planting should be addressed in order that the eventual loss of individual mature trees does not create unwanted holes in the canopy or townscape.

Footpaths

The location Farnham in an area popular with walkers makes its footpaths of importance in terms of connecting the village with other settlements and destinations. Ways of improving the footpath network in and around the village and providing more links with the surrounding landscape should be examined. The condition of the existing footpath network in the area could be improved without changing its character.

Wildlife & nature conservation

The village lies close to three Sites of Interest for Nature Conservation (SINCs) and one Site of Special Scientific interest (SSSI). Possibilities exist for the creation of wildlife corridors, particularly along watercourses and through areas of woodland to improve diversity and enhance the landscape pattern around the village.

Checklist to manage change

In managing change in the Conservation Area, regard should be paid to the following:

- Farnham is a small village and very sensitive to change. As such, new development should not impinge on its form and character.
- new development and landscaping should not divorce the Conservation Area from its rural setting or present an inappropriate edge between the settlement and the countryside. Links and views between the two should be retained or enhanced.
- the regular maintenance of older buildings is encouraged, together with the restoration of traditional features where these are absent.
- the repair and re-use of older buildings should be encouraged in the first instance rather than demolition and redevelopment.
- new development and repairs should be constructed of materials which match or complement traditional natural 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 complement the form and layout of the existing settlement. In general the principal elevations of buildings should face onto the street.
- new development should not adversely impact upon the historic skyline.
- maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- the positive management of the stock of mature trees should be undertaken.
- retain important gaps and the general space about buildings to ensure glimpses of trees and views are maintained.
- minimise the clutter of signage, street furniture, lighting and road markings.
- repair and retention of boundary walling.

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 Tuesday, 16th June 2009 at St. Oswald's Church. 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 posted leaflet that the consultation event was taking place.

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 around the Conservation Area. The community was encouraged to make notes and take photographs to identify what makes Farnham special to them. On return to the Church, the workshop session enabled the group to share the information gathered on the walkabout by annotating a large map of the village with text, symbols and photographs.

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; and
- the retention and management of trees.

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).

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft document during the consultation period from 17 May – 28 June 2010. Following consultation, amendments and additions were made to the text. The Cabinet Member for Planning and Transport approved the Appraisal on 9 February 2011 and it is published on the Council's website.



Appendix C

Further Reading

Baines's Directory 1822

Farnham: A North Yorkshire Village www.farnhamvillage.co.uk

National Gazetteer 1868: Yorkshire

Page (ed.) (1910) A History of the County of Nottingham Vol. 2
(from here information about the Priory of Beauvale was obtained)