

# CONEYTHORPE

## 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 Harrogate Borough Council on 5 October 2011 and forms an “evidence base” for the Local Development Framework (LDF). 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 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 Coneythorpe.
- 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.
- 1.5 Various qualities are looked at including: historical development, building materials and relationships between built and open spaces. Although an appraisal aims to be comprehensive the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.6 Coneythorpe Conservation Area was originally designated on 2 September 1993 and, following public consultation the boundary was changed on 5 October 2011. The Appraisal aims to describe Coneythorpe 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.
- 1.7 By identifying what makes Coneythorpe special or distinctive it is suggested that any future change, whether to individual buildings, building groups or the hamlet 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.

# 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 (PPS5). It 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 affect on the character and appearance

of a conservation area and, therefore, whether it is contrary to saved Harrogate 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 Appendix B, details how the local community was involved and the contribution it made to this Appraisal.

### 3 Historic development & archaeology

3.1 The name Coneythorpe is said to mean “the King’s thorp”. The placename element “thorp” is indicative of Danish settlement, and originally, such “thorps” were usually outlying, independent farms belonging to a village. The village is thought to owe its existence to its association with the important meeting centre on nearby Claro Hill. The hill lies at the focus of an extensive route network which may date to prehistoric times.

3.2 The earliest known record of the settlement of Coneythorpe occurred in 1275 in the Episcopal Registers. Coneythorpe formed part of the estate



The pump and village green.

of Allerton Mauleverer, now known as Allerton Park, and the estate was granted to William Mauleverer in 1066 in return for his part in the Battle of Hastings.

3.3 The village betrays few signs of its early origins, although until the 1960s, the pattern of tofts and garths immediately east of the green running back to the former back lane (now a footpath) could still be seen. This ancient landscape of small hedged enclosures contrasted with the later geometric fields reclaimed and enclosed from the low lying moor west of the village.

3.4 After a succession of owners, including HRH Prince Frederick Augustus, Duke of York, from 1786-89, the estate was acquired in 1805 by the Mowbray and Stourton family. The ownership of the

neighbouring hamlets of Coneythorpe and Stourton and the surrounding farmlands remained in their hands until they were sold in the mid 1960s.

3.5 During the eighteenth century, the economy of the estate was based on arable farming, beef rearing, forestry and charcoal burning. There was also some brick making, sand and gravel digging and stone quarrying.

3.6 Since the 1970s, the village has seen development along its western side and along Green Lane, while the pattern of small hedged fields has been lost as arable farming has intensified, with larger fields under crops. In recent years, extensive areas of woodland planting along the western and southern edges of the village has radically altered its setting.



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## 4 Location & setting

- 4.1 Coneythorpe village stands at less than 50m above sea level, and lies about three miles east of Knaresborough and less than one mile west of the A1 Great North Road, on the western edge of the Vale of York. To the east a rolling open arable landscape with scattered blocks of woodland extends towards Allerton Park and the A1. To the west, the low lying former moors, now enclosed in large flat fields gives way to the more rolling landscape of the former medieval park of Hay-a-Park.
- 4.2 Coneythorpe lies on the western slope of a gentle hill, and has a compact form with the older buildings defining the eastern and southern sides of a triangular green which tapers northwards.
- 4.3 Until the 1970s, the west side of the green was largely defined by a scatter of small garden plots, a couple of cottages and the old forge. From the 1970s, this side of the green was developed by Harrison's Estates (having purchased land from the Mowbray Estate). Rows of brick houses of distinctive style were built which, today, enclose and frame the village green.
- 4.4 Behind the east side of the village green, a further development of brick terraced houses, arranged around three sides of a square with its own central grasses area, was built in the 1970s.
- 4.5 The main focus and historic core of Coneythorpe is the green (complete with village pump), with the older houses loosely grouped along its eastern and southern sides. The Tiger Inn and its car park occupies part of the south side of the green.

## 5. Landscape character

- 5.1 The historic fabric of the landscape around Coneythorpe is sensitive to change as a result of development and intensive farming practices. Such changes need to be carefully managed.
- 5.2 The principal landscape feature in Coneythorpe is the village green which forms the centre piece of the village.

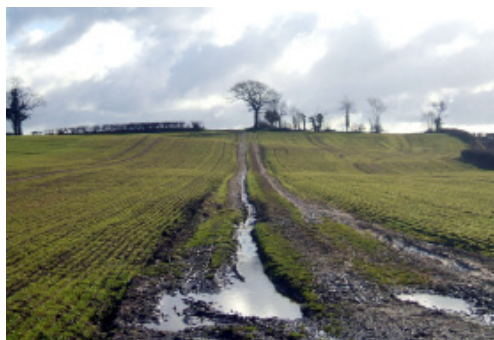
### Key Views

- 5.3 The contained and compact character of the village restricts views out of the village to the surrounding countryside. Views to the south and west are constrained by the extensive areas of relatively recently planted woodland, while the rising landform to the east also restricts views outwards from the village.



View into the village from the north.

- 5.4 However, beyond the Conservation Area, extensive views to the north, east and south can be had from Lidget Lane and the footpaths running south from the village.



View south along bridleway from Lidget Lane.

- 5.5 Similarly, long distance views south and west across Brown Moor and Clareton Moor towards Hay-a-Park can be had from Shortsill Lane.

### Significant Field Boundaries

- 5.6 Within the Conservation Area, the limited extent of historic field boundaries as defined by the tofts, crofts and garths in the village has been largely lost through development and agricultural intensification (Map 1).



Hedges, fields and woodland at Cottage Farm, looking north west.

- 5.7 Across the wider landscape, earlier maps (Map 5) show a distinctive pattern, with the small densely packed tofts and crofts of the village, butting onto the former open fields east of the village, divided into hedged fields.
- 5.8 To the west of the village the low lying, badly drained moors of Brown Moor and Clareton Moor were enclosed in straight sided hedged fields, with a deep dike (The Rampart) bounding the moors and the more undulating Hay-a-Park to the west.
- 5.9 The amalgamation of fields and the loss of hedges has resulted in the fragmentation of the former field pattern, with some smaller fields surviving along the edges of Lidget Lane along with some of the geometric hedged fields on the moors to the west of the village.

### Prominent Woodland

- 5.10 The setting of the village has been transformed in recent years with the planting of extensive areas of woodland at its fringes. To the west, on the boggy edges of the moors, are extensive areas of young deciduous woodland, with plantations of cricket bat willow to the north west.
- 5.11 The south side of the village is fringed by young deciduous woodland of ash, alder, oak and sycamore whilst, along Lidget Lane, the small roadside field formerly called "Poor's Close" is now a conifer plantation.



View from Lidget Lane.

- 5.12 Isolated woodland blocks are visible in long distance views east and south from the edges of the village, these features made more prominent by the relative lack of hedges and hedgerow trees.

### Landmark Trees

- 5.13 The village green is punctuated with a small number of trees which provide visual interest in the street scene. Some of these trees, particularly the large willow, may benefit from careful thinning.

- 5.14 The enclosed green reached from Green Lane has a large deciduous tree, as a focal point, which would also benefit from some thinning.

### Strategic Pedestrian Routes

- 5.15 Coneythorpe lies on a recognised recreational footpath, the “Knaresborough Round” which enters the village along Moor Lane, then runs south across the fields to Flaxby.
- 5.16 Other paths and bridleways run east and south from Lidget Lane, and west from Shortsill Lane towards Hay-a-Park.



Entrance to footpath off the green.



Trees on the green.

## 6. The form & character of buildings

- 6.1 Although only one building in the Coneythorpe Conservation Area is listed, 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 shown on Map 4. 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.

### Cottage Farm

- 6.2 This is the only listed building in the village, a mid to late eighteenth century double fronted house with gable end chimney stacks and a stone slate roof. It is built from coursed and squared Magnesian limestone blocks, with rougher limestone rubble for the rear wall.



Cottage Farm looking south.



Typical traditional construction at Cottage Farm.

- 6.3 Behind Cottage Farm is a group of former farm buildings, roofed in pantiles and built from coursed limestone blocks or cobbles relieved with bands of two courses of bricks. This type of walling for outbuildings is a characteristic feature of Coneythorpe. Cottage Farm and its outbuildings denote the end of the village and form a picturesque group of vernacular buildings.
- 6.4 The following unlisted buildings are of particular local interest:

### Ivy Cottage

- 6.5 Although altered with PVCu windows, modern tiles and render, this house which fronts the green may be much older than it appears. The raised gable ends may indicate a former thatched roof, while the windows set well back from the gable may suggest the former presence of a timber framed fire bay.
- 6.6 Alongside is No. 8 Shortsill Lane, the front wing of which is a gable end projecting



Ivy Cottage (left) and No. 8 Shortsill Lane (centre).

ont the green, of alternating wide bands of brick and cobble. This pattern is disrupted by an inserted window in the gable, and disappears entirely in the top part of the gable, which is of orange brick. This wing appears to have been built as a single storey building, raised to one and a half storeys in the nineteenth century, and with the main part of the house added in the twentieth century.

### No. 6 Newby Cottage & No. 4 Horseshoe Cottage

- 6.7 These two cottages have gable ends built of finely cut magnesian limestone blocks, with a blocked lunette window high up in each gable end. While great care was taken to use high quality dressed stone for the gable ends, the front elevation is of much cruder construction, built of coursed cobbles and rough limestone blocks, with intervening courses of brickwork at Horseshoe Cottage.



Nos. 4 and 6.

- 6.8 The lunette windows suggest a degree of architectural pretension, possibly due to estate ownership, and it is likely that the front elevation of these cottages was rendered at one time to give the appearance of stone. The presence of a central line of quoins (corner stones) at Horseshoe Cottage appears to indicate that this building was built first, with Newby Cottage butted up to it.

### Pump Cottage

- 6.9 This two storey house built of narrow clamp fired bricks faces south at the edge of the green. It had a single storey rear wing under a continuous catslide roof



Pump Cottage.

along its north side, and this was raised to two storeys in the past century. The end gable shows brick “tumbling”, bricks on edge in wedge shaped patterns which denote the former edge of the gable.

- 6.10 The windows in the front (south) elevation are set well back from the gable end, with the entrance (hidden by a modern porch) in front of the chimney stack. This type of end lobby entry house is fairly characteristic of the Vale of York, but was dying out after 1750. Such houses often contain evidence of former timber framing, a sign of some antiquity.

### Pear Tree House



Pear Tree House.

- 6.11 Pear Tree House occupies a large garden with attached orchard at the south end of the east side of the green. The south facing front has nineteenth century six pane sash windows, a central door and gable end chimney stacks. The house appears to be of nineteenth century date, but the gable ends and rear show changes of brickwork and walling material, indicating a radical rebuilding of

a much older building, perhaps in the late nineteenth century.

- 6.12 The rear appears to have been of single storey rubble and cobble construction, raised to two storeys, and with a new front added. The front gable ends have raised brick verges which also suggest that the house is older than it appears.
- 6.13 In the garden to the east of the house is a small workshop building of cobble and stone rubble with bands of brickwork and a 1912 datestone, very similar in style, date and materials to the Old Forge.



Ivy House.

- 6.14 At the corner of the south side of the green is Ivy House, which appears to be a late nineteenth century double fronted brick house with a slate roof, end gable chimney stacks and late nineteenth century four pane sliding sash windows.
- 6.15 Next door is Elm Tree Cottage, built from orange narrow clamp bricks, and with an entrance door in front of the chimney stack. This appears to be another of the end lobby entry houses, similar in plan form to Pump Cottage. The swept arch

brick lintel over the door is an interesting detail.



The Tiger Inn.

6.16 Finally, the Tiger Inn occupies a prominent position at the west end of the south side of the green. It has been greatly altered and extended around a core which comprises a two storey building with end gable chimney stacks and a slate roof. The building is unified through the use of white paint and render, giving the village perhaps its only landmark.

6.17 Along the west side of the green, Rose Cottage (No. 5 Shortsill Lane) is a typical late nineteenth century double fronted cottage with gable end chimney stacks and a central doorway.

6.18 A little further north, standing gable end to the road is the Old Forge or Smithy. Built from alternating bands of cobble and brickwork, with a date stone of 1915 in the gable end, this was presumably built by the Estate at this relatively late date. The building is of the traditional smithy type-single storey with a central chimney stack for the forge and cartshed



The Old Forge or Smithy.

doors for access. The building is now in need of an appropriate alternative use which would retain the essential elements of its character. There is a working forge elsewhere in the village.

### General Form of Buildings

6.19 All of the older houses are two storey gable ended, and mostly with chimney stacks at one or both ends of the ridge. Newby Cottage and Horseshoe Cottage have chimney stacks more centrally located along the ridge, as does the Old Forge. External chimney stacks are largely absent, except at Pear Tree House, where part of



Pear Tree House, showing external chimney stack.

each chimney stack projects from the gable end.

6.20 Most of the older houses regardless of size are detached from each other, creating an open scatter of buildings rather than a densely built up frontage.

### Materials

6.21 Coneythorpe displays a wide range of building materials, with well dressed magnesian limestone blocks used at Cottage Farm and Newby Cottage and Horseshoe Cottage. Rougher limestone rubble is used for some outbuildings, often in association with cobbles.



Magnesian limestone walling at Cottage Farm.

6.22 Outbuildings constructed from bands of cobbles alternating with bands of brick are a characteristic feature of the village, and can be seen at Cottage Farm, The Old Forge and elsewhere.

6.23 Brickwork varies from the older narrow orange clamp bricks at Pump Cottage and Elm Tree Cottage to the orange-brown bricks used in later nineteenth century

brickwork. Boundary walls are brick or sandstone, with sandstone copings, or with copings of boulders as at Pear Tree House.

- 6.24 Roofing materials are either clay pantiles, Boroughbridge Roman tiles or Welsh slate. Stone slates are only found at Cottage Farm, and are an unusual material for the area.

### Architectural Detailing

- 6.25 The use of alternating bands of cobbles and brickwork is perhaps the most noticeable architectural detail in the village. Bands of cobble, three or four courses deep are framed by brick quoins, while lacing courses of two or three rows of bricks serve to add visual interest and strengthen the walling.
- 6.26 The blocked lunette windows in the gable ends of Newby Cottage and Horseshoe Cottage are a fairly high status architectural device in a relatively humble type of building.



Banded brick and cobble at The Old Forge.

### Roof Detailing

- 6.27 Steeply pitched roofs with upstanding gable end verges are present at Ivy Cottage, Pump Cottage and Pear Tree House. At Ivy Cottage, the gable upstand is rendered over, while at Pump Cottage, the verge coping is laid with a full width brick, while at Pear Tree House, the coping bricks are laid flat to a half brick width, creating a narrow upstand.
- 6.28 Dormer windows are wholly absent from the older houses, and there is no established local tradition for their use. It is, therefore, surprising to note the widespread use of eaves dormers in the modern developments along Shortsill Lane.



6 pane sliding sashes at Pear Tree House.

### Windows

- 6.29 Few houses retain their original or early pattern windows. Pear Tree House has six pane vertical sliding sash windows of late nineteenth century pattern, and some buildings have modern two section, four or

six pane casement windows which are the successors to the cottage style windows, which are largely absent from the village. Nineteenth century pattern four pane sash windows are used at Cottage Farm and Ivy House.

- 6.30 Where traditional pattern timber sash windows survive, every effort should be made to retain them. Unfortunately, many houses in the village have been refitted with PVCu windows, often with detrimental effects on the character and appearance of the Conservation Area.



One of the few Yorkshire (horizontal) sliding sash windows in the village, at Elm Tree Cottage.

## 7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail, using sub areas to identify the special character of the village and to describe the details and features that help to define the special “sense of place” of Coneythorpe.

7.2 Although the village is very small, three fairly distinct sub areas can be defined as follows:

- The older parts of the village along the east and south sides of the green (the historic core);
- The 1970s development along the west side of the green;
- The 1970s development along Green Lane.

### East and South Sides of The Green - The Historic Core

7.3 Entering the village from the north, the road descends between hedgerows and banks past Cottage Farm, the narrow entrance to Lidget Lane and the start of the green.

7.4 Cottage Farm forms a picturesque group of irregular buildings placed close to the road edge. The house is sited gable end onto the road, with an attached garden enclosed by a gritstone wall.



Cottage Farm from the north.

7.5 To the south of Lidget Lane is a scatter of brick, stone and rendered houses and outbuildings, built close to the edge of the green, some being gable end onto the green.

7.6 Gates, hedges and stone walls link these buildings in a continuous frontage along the green. The alignment of stone garden walls along the west edge of the green continues along the boundary of Pear Tree House, beyond Green Lane.



Lane at Pear Tree House looking east.

7.7 The south side of the green is more fragmented, with the altered and extended Tiger Inn at its western end, and with Ivy House and Elm Tree Cottage bounding the eastern end. These two properties have small front gardens bounded by brick walls. Between these houses and Pear Tree House to the north, an access lane serves Field House and Rowan Lodge, these being modern houses or rebuildings in the case of Rowan Lodge. These buildings restrict views eastwards at this point, but from the entrance to Rowan Lodge an attractive view back to the green towards the pump past Pear Tree House can be had.



Looking towards Field House.

### West Side of The Green

7.8 Most of the buildings along this side of the green are linked pairs of semi-detached brick houses, with linking single storey garage blocks. These buildings have created an almost unbroken frontage of brick and pantile houses set back behind

small front gardens bounded mostly by low brick walls or hedges.

- 7.9 Two older buildings remain, the old forge which stands gable end to the road and with its distinctive banded construction of brick and cobble, forms a noteworthy element in the Conservation Area. The other older building is Rose Cottage (No. 5 Shortsill Lane), which is butted up to a more modern house set back within a small front garden.
- 7.10 Historically, until the 1970s (Map 1) this side of the green contained few buildings apart from Rose Cottage and the forge, but was enclosed into a number of small



Houses on Shortsill Lane fronting the green.

plots, presumably encroachments from the roadside, the green or the boggy moor to the west. The modern development here and the new woodland to the west has transformed the outlook from the village. It has contained the village green and made it much more of a visual focal point, since any views westwards have now been lost.

### Green Lane

- 7.11 The courtyard development along Green Lane was built in the 1970s on the site of the farmyard of Pear Tree Farm (now Pear Tree House) and some garden land and fields to the north.
- 7.12 The development wraps around three sides of a square, within which is a grassy courtyard. It comprises three groups of two storey brick houses, with attached single storey garages giving a tight urban quality to this corner of the village. This quality is somewhat marred by the lack of garden enclosure to Nos.1-4 fronting Green Lane, and the use of concrete bollards to stop vehicle overrunning. Garden walls or hedges would create a better sense of enclosure.



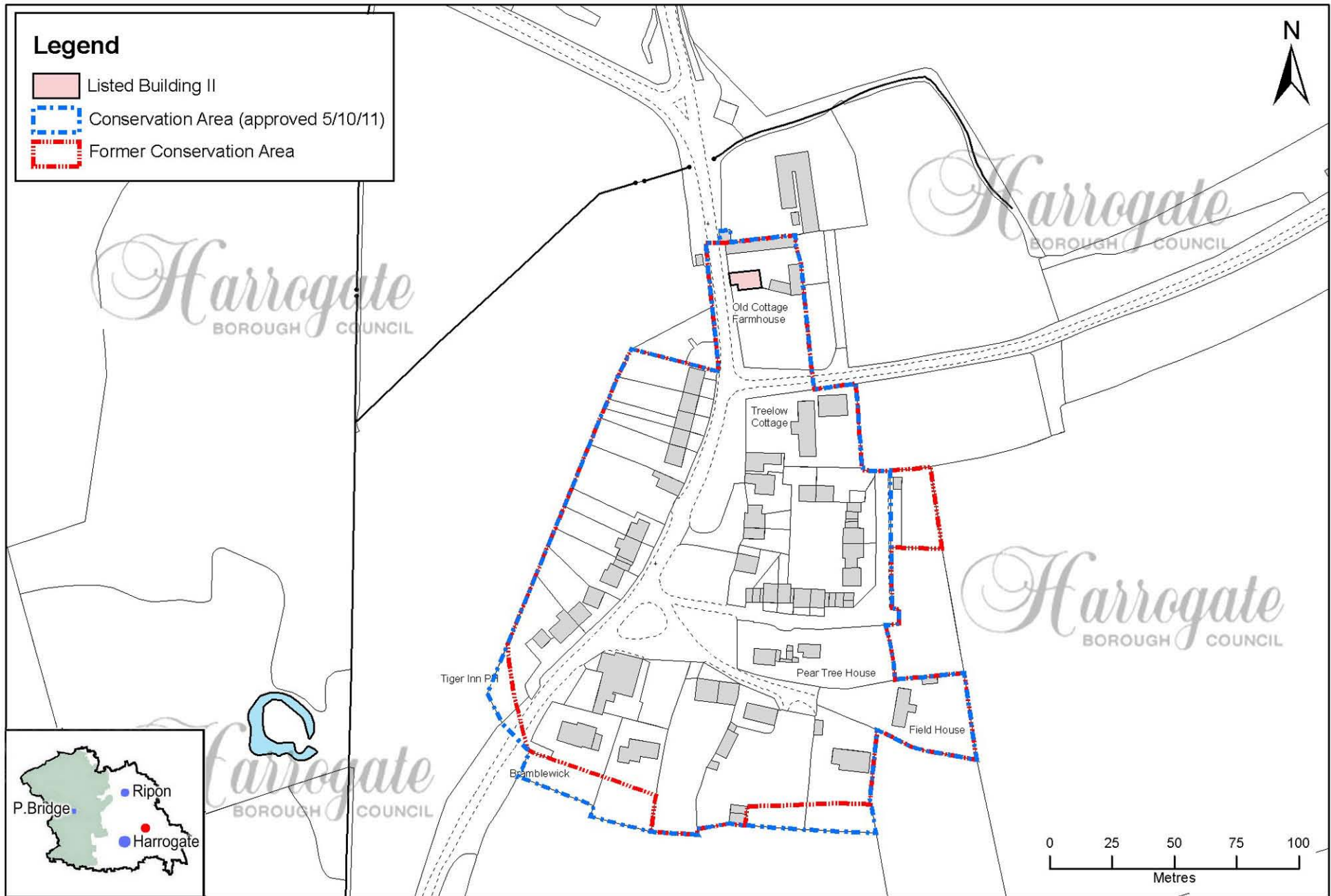
Open frontages on Green Lane.



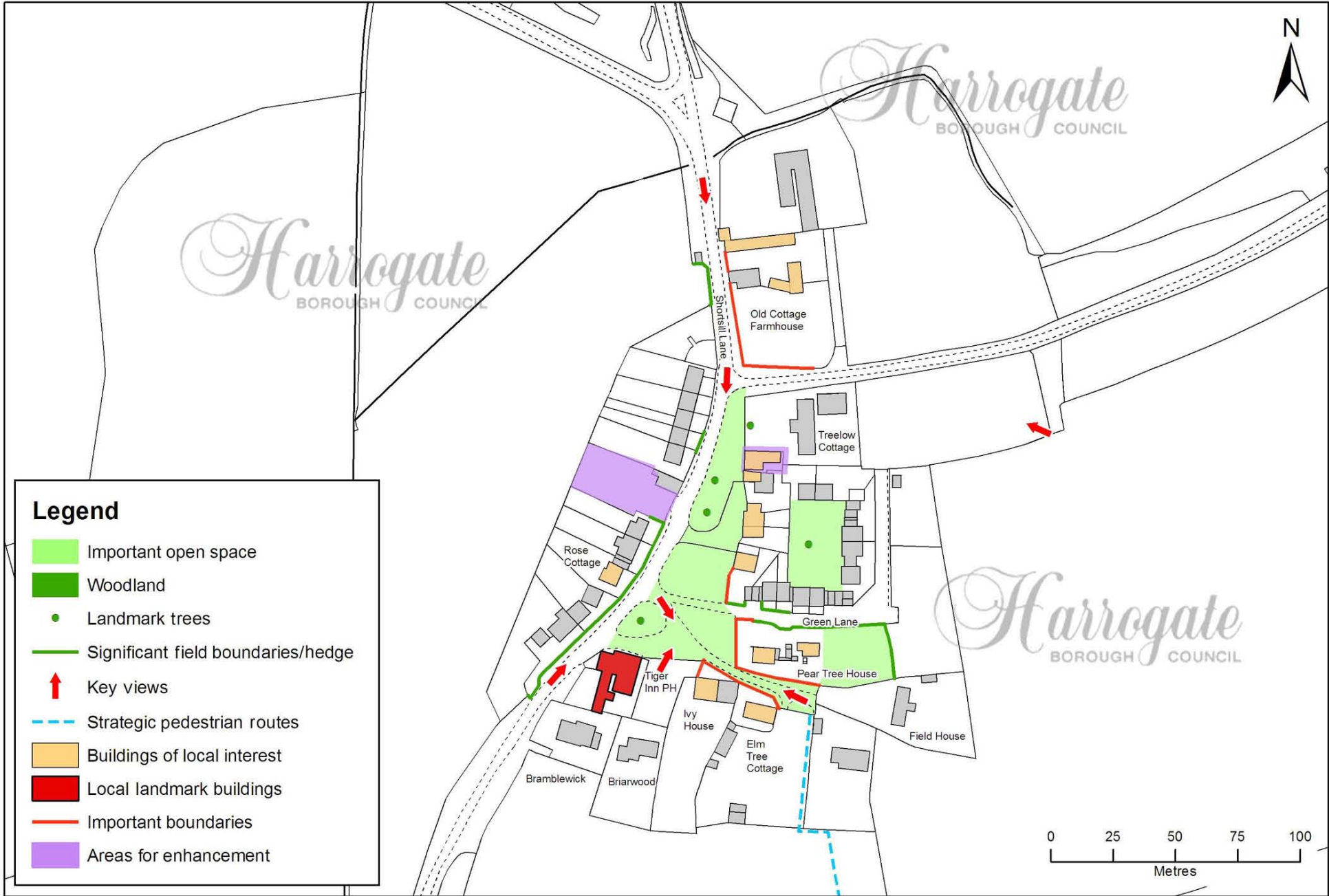
Map 2: Historical development of Coneythorpe



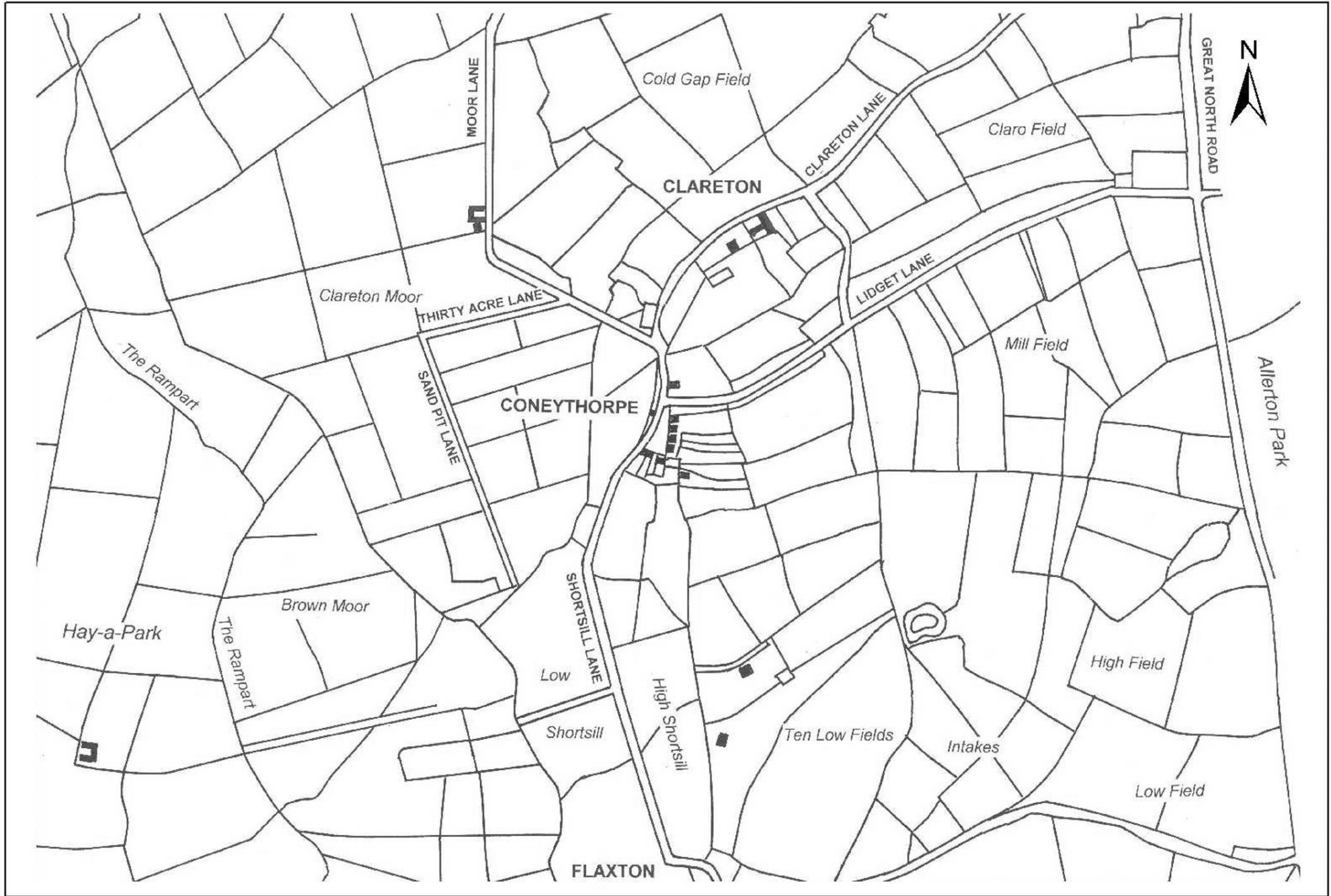
Map 3: Coneythorpe Conservation Area boundary



Map 4: Analysis & concepts



Map 5: The wider historic landscape setting.



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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 Coneythorpe Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Coneythorpe 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 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 Coneythorpe 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 Coneythorpe Conservation Area and to ensure the highest quality of design, the council will:

- From time to time review the 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 that are an 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 that directly relate to the special character of the existing Conservation Area. The future inclusion of these areas has been determined on the basis of whether they have special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.

A number of extensions to the Conservation Area were suggested at the workshop event, as follows:

- (a) Extensions to incorporate woodlands and the “new” Forge to Clareton “triangle”, and the small fields along Lidget Lane that remain.
- (b) The inclusion of the whole garden at No. 1 Shortsill Lane into the Conservation Area.

In response to (a), the woodlands are recent plantations which are being actively managed. They include large plantations of cricket bat willow, cultivated as a crop to be harvested in due course. There are no buildings of historic or architectural interest to justify inclusion, and while these woods provide a green backdrop to the village, they do not provide an intrinsic element to the Conservation Area.

However, a small adjustment to the boundary at Cottage Farm is justified, to include all of the traditional brick and cobble buildings here. The small areas of hedged field along Lidget Lane are somewhat detached from the Conservation Area, and not considered suitable for inclusion.

With regard to (b), the existing boundary cuts across several gardens at the south end of the village, and there is logic in including these areas within the Conservation Area, as shown on Map 3.

Additionally, land to the east of Green Lane was formerly included in the Conservation Area. However, as agricultural land it did not merit inclusion and has been omitted from the Conservation Area (as approved on 5 October 2011).

## 5. Management of change

The special character and appearance of Coneythorpe 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

Coneythorpe 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:

- Dissuading householders from the installation of PVCu windows and doors in place of timber ones;
- Reinstate windows to their former pattern and detail where

use of standardised factory made joinery and PVCu windows has undermined the character of the historic areas;

- Modern street furniture and street lighting should be resisted;
- Retain the grassed areas of the green in their present unkerbed, unfenced state, thereby maintaining their open quality;
- Improve the sense of enclosure at Nos. 1-4 Green Lane by either planting hedges or building walls to define the edges of front gardens, preventing vehicle overruns, and removing the inappropriate concrete bollards;
- Identify an appropriate use for the Old Forge and the adjacent overgrown land.
- Re-site the telephone pole to a less obtrusive position near the village centre.



## Existing Buildings

The survey of the existing buildings within Coneythorpe 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 Coneythorpe 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 that conflicts with the settlement's distinctive character. The introduction of standardised twentieth century door patterns and PVCu windows and porches has undermined the character of many historic areas. The use of untraditional 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**

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 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**

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 character of the insert area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings.

### **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 Coneythorpe 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 throughout the Conservation Area, add to its charm and character. The loss, for example, of trees on the green or the wealth of trees to the south and west, would significantly erode the character. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, 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.

### Outdoor Advertisements & Street Furniture

The design and appearance of street furniture and advertisements in the village needs to be carefully considered and well designed to avoid adding to street clutter and 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 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 establish grain or settlement pattern, whilst representing the time in which it is built and the culture it reflects. New development should respect and not impact upon 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 & Schools

Commercial activity can provide a focus for the community and contribute to the character of the village. The village is fortunate to have a public house. 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 pub also ensures the area has a vibrant feel and 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 buildings of special character or interest. This backcloth is important and needs careful management as a setting for the special elements.

## Landscape Project Areas

These project area guidelines have been developed in recognition of the landscape sensitivities and pressures which exist within the Conservation Area.

## Village Edges

The landscape is sensitive to change as there are distant views of the village from the wider landscape. Hedgerow boundaries are scarce and the replanting and repair of boundaries is important to the character at the edge of the village, including the planting of native field boundary trees such as oak, ash and field maple.

New structure planting at the edge of the village would help to integrate existing development and provide improved setting in these 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.

Ways of improving the footpath network around the village and linkages across the landscape should be examined. The condition of the existing footpath network in the area should be investigated and maintained.

## Wildlife & nature conservation

The area has no designated sites for nature conservation. Possibilities for the creation of wildlife corridors particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village should be investigated.

## Checklist to manage change

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

- Development should not impinge on the form and character of Coneythorpe.
- 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;
- New buildings should follow the established building line, with frontage properties set back from the road edge behind front gardens enclosed by stone or brick walls of appropriate design, detail and materials;
- The repair and reuse of older buildings should be encouraged, rather than their redevelopment;
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically;
- Undertake positive management of older trees;
- Retain important gaps between buildings to ensure that the open character of the village is maintained;
- Minimise clutter of signage and street furniture;
- Repair and retain stone and brick boundary walls.

# 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 14 September 2009. 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 was being reviewed, the purpose of the Appraisal and management plans and a brief resumé on the changes that have taken place since the original designation.

The main activity was a walkabout which involved dividing into groups to walk around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Coneythorpe special to them. On return to The Tiger Inn 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.

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 are encouraged to comment on the draft documents. The draft document was the subject of public consultation between 14 February and 28 March 2011. Following consideration of all comments, appropriate revisions were made and the Appraisal was approved by the Cabinet Member for Planning, Transport and Economic Development on 5 October 2011 and published on the council's website.

