

Quarry Hills

Conservation Area Appraisal

Design Guidance

This design guide is for owners of residential properties. Planning permission is required for alterations to properties within the conservation area which otherwise might have been 'permitted development' as these rights have been removed.



Introduction

What is the design guide for ?

This design guide is to help inform owners of the type and form of building and landscape alterations that are likely to be acceptable within the Quarry Hills Conservation Area. It also identifies alterations and additions that do not compliment the area and are considered inappropriate.

Where has it come from ?

It has been produced to support the guidance contained within the Conservation Area Appraisal and to inform owners and users of historic buildings of best practice in their care and maintenance.

Why is it needed ?

The Quarry Hills Area of Leyburn has a distinctive history which has been identified as important within the town. This guidance aims to help protect the special character and uniqueness of the identified Conservation Area for the benefit of residents and the wider public.

This publication is available in alternative formats, such as large print if required. Please call 01748 829100.



Quarry Hills is a small area of Leyburn based on the site of the former Victorian Leyburn Union Workhouse (Photo 1).

It hosts a number of historic buildings of distinctive character all contained within an historic boundary wall which demarcates both the historic extent of the Union Workhouse and the extent of the Conservation Area (Photo 2).

Within Quarry Hills the strong detail and character of the principal workhouse buildings is dependent on careful detailing and the retention of key historic elements. Other buildings contribute to the character of the area and their individuality is also underlined by their features. This guide aims to identify these important details and suggest how they can be retained and where appropriate enhanced.



Elements/Components of Importance in the Conservation Area

Walling and Stonework

All the properties within the Quarry Hills area are built of stone using a limited range of styles and forms. The larger, higher status buildings of Quarry Hills House and the Infirmary feature sawn ashlar detailing and finely coursed random rubble stonework (Photos 3 and 4).



Other buildings are more robustly detailed with less sawn stone, often limited to window heads and sills. All of the random rubble stonework is coursed, however the coursing varies subtly between buildings. The older buildings have mostly tended to use locally sourced stone of a pale grey colour (Photos 5 and 6),



whilst the new additions are constructed in a more orangey yellow sandstone with dark brown inclusions (Photos 7 and 8).



Any alterations to existing buildings should use a stone which matches the main body of the building, usually a grey local stone. New buildings should compliment this stone to ensure consistency and harmony of appearance within the Conservation Area.

Pointing

Care should be taken when pointing to use the correct mortar mix, which should be lime based, and to ensure that it is finished correctly. This will generally be slightly recessed or flush and finished with a brush, leaving a slightly rough surface with exposed aggregate to the mortar and a clean face to the stonework. The edges of individual stones should be visible and the overall impression should be of stonework and not mortar. A separate guidance leaflet is available. Hard cement mortars, strap finishes and mortar which smears over stonework to dominate the wall should not be used.

Roofs

Throughout Quarry Hills the roof coverings are natural grey slate (Photo 9). This material was widely used on quality buildings from the mid Victorian period onwards and gives an important uniform character to the roofs of the Conservation Area.



New buildings or extensions should use natural grey slate to match existing roofs (Photo 10).



Concrete tiles and clay tiles should not be used. Within the Conservation Area most roofs are finished with a raised gable detail featuring kneeler stones at eaves level and raised stone water-tabling along the gable (Photo 11). This detail should be incorporated into new designs for alterations or new buildings.



Windows

The late Victorian origins of the older buildings means that in general windows are vertical sliding sashes, typical of the period (Photo 12).

These appear in a range of styles, sizes and forms (Photos 13 and 14), but all the historic windows are intrinsically linked to the design of the buildings.



It is therefore very important that wherever they survive original windows are retained in good condition and repaired as required. If replacement cannot be avoided then the new windows should respect the historic openings and be of proportions and styles that match other windows on each elevation (Photo 15).



The scale and proportions of openings should not be altered especially on principal elevations as they are an integral part of the design of the building. For the replacement of windows on historic buildings UPVC is considered wholly inappropriate. A guidance leaflet is available on request.

DOORS

Doors and entrances are not prominent in the Conservation Area and few original doors survive, making the few remaining ones more important (Photo 16).

These should be retained and repaired as necessary.

A range of timber doors have been used throughout the Quarry Hills area and the more traditional panelled or vertically boarded ones are considered the most appropriate in this setting (Photos 17, 18 and 19).



UPVC and other non timber alternatives are considered wholly inappropriate. A separate guidance leaflet on the styles and forms of doors is available. Colour is also important (see the section on colour below). Garage doors are not a traditional form of opening and can be intrusive. Care must be used to avoid them becoming unduly prominent and the careful selection of colours can assist here.

Walls Boundaries and Railings

The stone boundary walls around the Conservation Area (Photo 20) and demarcating properties within the site are a very important component of the character of Quarry Hills.



Where hedges or fences exist these tend to supplement the stone walls and add height (Photo 21). There are no significant railings in the Conservation Area. Where new boundaries are proposed or replacements are sought they should match the established random rubble coursed stone walls with rough hewn half round copings.



Chimneys

The original chimney stacks and pots are an integral part of the design of the Victorian buildings on the site and contribute to the unique character of the roofscape. The chimneys are well detailed, often of sawn stone, and are tall and slender in proportion (Photo 22).



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The chimney breasts also form distinctive features on exposed gable walls (Photo 23).



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They should be kept and repaired as and when necessary, even if they are no longer in use. Where they have been removed or lowered they should be rebuilt to their original height wherever possible. Where new development is proposed chimneys should be considered to house vents and flues rather than leaving exposed modern flue stacks. Chimney stack features should be considered as part of the design rather than as an afterthought and the scale and proportion of chimneys should be tall, slender and well detailed to respect the historic chimneys on the site.

Floorscape

No notable historic floor surfaces remain within the Conservation Area. Modern concrete sets or black tarmac are the prevalent flooring material. New hard surfacing should not detract from the historic setting or be prominent in either colour or design.

Porches and Canopies

Quarry Hills House features substantial timber porches as entrance features to some properties (Photo 24) and these contribute to the character of the area.

The modern cottages also have feature porches (Photo 25) which add to their appearance whilst the Infirmary building has neatly designed canopies (Photo 26).

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Dormers and Rooflights

There are no prominent dormer windows within the Conservation Area and proposals for dormers will usually be resisted as they will break up the strong simple roof lines which are a characteristic of the area. There are a small number of roof lights on secondary roof slopes and the use of further roof lights may be considered acceptable where they are proposed on discrete rear elevations subject to their size, number and the use of a 'conservation' design.

Outbuildings



27 Within the Quarry Hills area there are few separate garages, outbuildings and sheds. Where these do exist they are not generally within the public view point (Photos 27 and 28). Where it is intended to provide new outbuildings they should be positioned out of sight, built in traditional materials and to a sympathetic design.



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Pipework

The original gutters and down pipes to the historic buildings would have been mostly cast iron and occasionally lead. Original pipework should be retained and repaired or replaced to match existing as necessary. The correct details, such as 'rise and fall' brackets, are important and can be decorative. Most cast iron pipework would have been painted black or a dark colour to reduce its prominence. The use of plastic should be avoided.

Satellite Dishes

Satellite dishes and aerials should be located as unobtrusively as possible, preferably at the rear, on outbuildings or internally within a loft space.

Extensions and Alterations

Where changes are necessary they should be confined to elevations which are not prominent. They should incorporate the same building materials used elsewhere on the building. Significant changes to the principal elevations which most affect the street scene will generally not be considered sympathetically, unless they fully respect the original character to the property.

Alarms and Meter Boxes

Burglar alarms are designed to be clearly visible, but a brightly coloured box fitted in a prominent location can dramatically spoil the appearance of a building. Careful choice of location (e.g. close to the eaves) and colour will allow it to be clearly visible but not intrusive. External access to meters should be avoided wherever possible. Where this is necessary, it should be in a recessed box painted in a colour to blend with the background walling material.

Colour

Paintwork is not a prominent feature of the Conservation Area, most colours being those of the natural materials used for the buildings themselves. In such a controlled environment it is likely that historically all paintwork would have been uniform across the site, however it is not reasonable to suggest that each house is painted the same colour today.

What is important is that a degree of uniformity is retained, particularly for Quarry Hill House and the Infirmary. Darker shades are appropriate for doors with off white for window frames. This is important in order to retain the uniformity of the single building. Large elements such as garage doors should be painted darker colours to prevent them becoming over dominant in the Conservation Area. At eaves level gutters and soffits (where they are present) should be a darker more neutral colour to allow the wall and roof materials to be the dominant elements.

Energy

Harnessing alternative energy, such as solar or wind power involves substantial equipment. This can be harmful to the character of an area and individual buildings. Proposals which dramatically change the appearance of traditional buildings are not considered appropriate, e.g. solar panels on prominent elevations. These may be acceptable on more discrete rear elevations (Photo 29).



New heating flues or balanced flue cowl should be as unobtrusive as possible, preferably on the rear elevation and may be incorporated into existing feature chimney stacks.

Contacts

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