

ALDBOROUGH

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 has been adopted by Harrogate Borough Council and forms an evidence base for the Local Development Framework (LDF). It is, therefore, a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It can also form the basis for a subsequent Management Strategy, which will contain issues, 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 Aldborough.
- 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 Defining the character of an area is not a straightforward exercise and it is impossible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. Various different qualities are looked at including: historical development, building materials, and relationships between built and open spaces. This Appraisal aims 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 Aldborough Conservation Area was originally designated in March 1976. Following a review of Harrogate District's Conservation Areas in 1993/4, the boundary was amended. This Appraisal aims to describe Aldborough 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 Aldborough special or distinctive, any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and present character of the village. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

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 Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 advises local authorities to define the elements that make the special character or appearance of Conservation Areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.

2.3 In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the Council will give considerable weight to the content of Conservation Area Character Appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether

a proposal has an adverse effect on the character and appearance of the Conservation Area, and therefore, whether it is contrary to saved Local Plan Policy HD3, which is the key policy for the control of development in Conservation Areas. The scope of Policy HD3 also covers development proposals outside Conservation Areas which would affect its setting or views into or out of the area.

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

3 Historic development & archaeology

3.1 The name Aldborough derives from the two Anglo-Saxon elements “ald” and “burh”, meaning ‘old fortification’. It also gave its name to the wapentake originally known as Burghshire and later Claro.

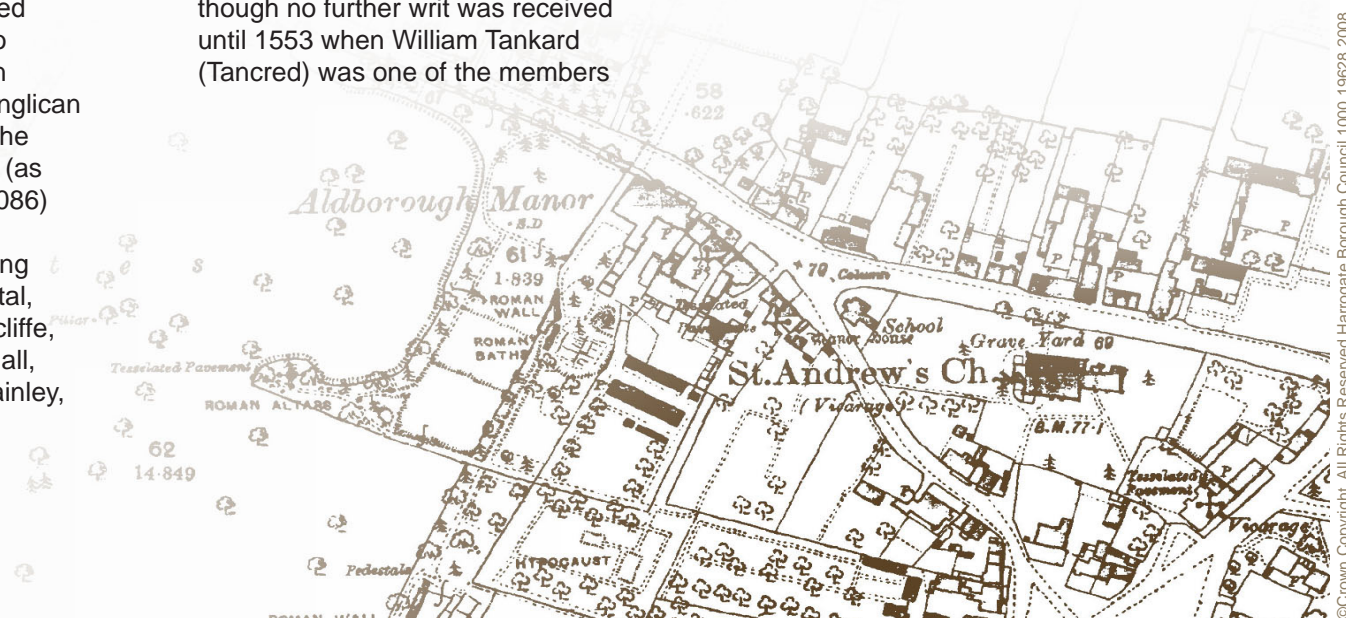
3.2 As Iseur (the name is related to Isura, the River Ure), Aldborough may have been the capital of the Brigantes and of their last queen, Cartimandua. However, as it is more likely that, as Isurium Brigantum, it was established by the Romans as an invasion fort towards the end of the first century at the point where the main north-south route east of the Pennines (roughly the equivalent of the modern A1) crossed the Ure and was joined by the roads from York and Ilkley. The highest standard of culture attained by the Romans (Romano-British) is evidenced by the mosaic pavements and other finds discovered at Aldborough. Isurium declined into obscurity after the end of the Roman period and had become a modest Anglican settlement before it was sacked by the Danes in 870. It was, nevertheless, (as evidenced in the Domesday Book 1086) an important and extensive manor which included the berewicks (outlying settlements) of Burton Leonard, Cattal, Clareton, Clifton, Ellenthorpe, Felliscliffe, Flaxby, Hammerton, ‘Hilton’, Killinghall, Milby, Ouseburn, Scotton, South Stainley, Timble and Whitley

3.3 In the early twelfth century Aldborough was further eclipsed by the establishment of the new town of Boroughbridge at the point where a new wooden bridge was built across the River Ure. Moreover, it lost much of its manorial status with the establishment of the Honour of Knaresborough, to which many of its dependencies were transferred. In 1372 John Of Gaunt, Duke of Lancaster, became Lord of the Manor. The Manor was then incorporated into the Duchy of Lancaster and its affairs administered by Duchy officials in Knaresborough, although purely local matters continued to be transacted in Aldborough.

3.4 As a Manor of Ancient Demesne, Aldborough enjoyed special status and privileges, among them that of returning two burgesses to Parliament in 1299, though no further writ was received until 1553 when William Tankard (Tancred) was one of the members

elected. The hustings were on the south side of the Green. In the sixteenth and seventeenth centuries local men of standing were generally elected but, by the eighteenth century, Aldborough had become a classic ‘pocket borough’, controlled by the Duke of Newcastle as Lord of the Manor. This state of affairs continued until the passing of the great Reform Act of 1832.

3.5 The economic revival of Aldborough began when, in the twelfth century, the monks of Fountains “ventured out into the wilderness to repair ruined churches and to till the deserted fields”. The monks were granted fishing rights in the River Ure, which was also important for shipping wool, grain and other produce downstream to York and beyond. Agriculture was



carried out on the open field system, the first large enclosure in Aldborough taking place in 1626 with the final main enclosure in 1808-9. However, farming and fishing were not the only occupations; in Elizabethan times fourteen other occupations were listed.

- 3.6 The present church of St Andrew is probably the third place of Christian worship on the site, not counting the Roman temple of Mercury. It was rebuilt about 1360 at the instigation of the Dean and Chapter of York and several local benefactors, notably Richard of Aldeburgh. The first proper school in Aldborough was established by Sir Michael Wentworth, MP for the borough from 1685 to 1695, but this closed due to lack of adequate endowment. About 1830 the Duke of Newcastle is thought to have erected the present Church



Institute to serve as a National School at Boroughbridge. There was also a poor house on the east side of Chapel Hill (now three cottages) but it is not known when this was established. It became redundant in the mid-nineteenth century with the building of the Ousburn Workhouse. Aldborough also had a number of dissenting chapels.

- 3.7 The principal private house in the village, Aldborough Hall, was rebuilt in the early seventeenth century by the father of another Richard Aldeburgh. The Lawson-Tancred family has been associated with Aldborough since about 1200. In 1825 Andrew Lawson bought Aldborough Lodge, which he renamed Aldborough Manor, and acquired the manorial rights in the 1850's. His son and grandson undertook excavations of the Roman town and established the Museum to house their finds.
- 3.8 In 1977 the delightful, if modest, Aldeburgh Arms closed its doors and became a private house, but the Ship Inn remains. The village dairy, once famous for Miss Betsy Mudd's Wensleydale cheeses, unfortunately no longer functions. This combination of change and continuity



reflects Aldborough's character as a stable but evolving community.

4 Location & landscape setting

- 4.1 Aldborough is situated about half a mile east of Boroughbridge and a similar distance to the south of the River Ure. The village slopes from the area of Chapel Hill and Studforth Hill in the south towards the River Ure in the north. Chapel Hill and Low Road probably follow roughly the lines of the original Roman *cardo* and *decumanus* which would have intersected where St. Andrew's Church now stands. Later, the street pattern assumed its present more irregular form, focusing on the Green where roads intersect diagonally to form a cross. Back Street forms a subsidiary focus of development and there is a further small area of Green near the entrance to Aldborough Hall.
- 4.2 The Conservation Area boundary is clearly defined to the south by the B6265 and a stone boundary wall, and to the west in the Brig Gates area by the belt of planting which encloses the park of Aldborough Manor. In some parts, there are few suitable defining features and the boundary necessarily follows a sometimes arbitrary line some way outside that of the Scheduled Monument.
- 4.3 Aldborough is set in a rolling, intensively farmed landscape. Agriculture was carried out on an open field system and the first large enclosure in Aldborough took place in 1629. Tree cover, together with the rolling landform, disperses views and suggest partial enclosure. A consistent scattering of woodland clumps and trees maintains balance across a simple landscape of monochrome arable fields and occasional improved grass fields. Hedgerows are fragmented and some have been lost due to the amalgamation of fields in response to intensive, modern farming techniques.
- 4.4 To the north and east of Aldborough are the low-lying floodplains of the River Swale and River Ure before they converge. The area has been influenced by a wealth of historic activity dating back to Roman times and possibly before. The Holms and Aldborough Ings lie to the north of Aldborough and south of the River Ure and are a mix of open floodplain meadow and pasture enclosed in the eighteenth century.

5. Landscape analysis

- 5.1 The historic fabric of the landscape around Aldborough 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 Aldborough is the gently undulating village Green (also known as the Square) which forms the centre piece of the village. Notable features on the Green are the stocks, maypole and a mature sycamore.



Key views

- 5.3 In the centre of the village the views are more contained by buildings, narrow lanes, boundary walls and mature trees. This being the case, the vast majority of properties in the village are set back with front gardens which adds to the quality of the views within the village itself - as does the presence of garden trees and shrubs. Mature trees surrounding the built form provide a backdrop to the village.



- 5.4 Views of traditional brick built outbuildings behind frontage properties and out to open countryside beyond can be glimpsed through gaps and spaces between buildings, particularly along Back Street on the eastern side of the village. At the south eastern corner of Back Street, views are afforded across to Studforth Hill between the vacant farm buildings of Studforth Farm and the curtilage associated with Studforth House. These views serve to connect the village with its surrounding arable landscape.
- 5.5 Views of the surrounding countryside open up along the roads out of the village adding to the rurality of its setting.

Significant field boundaries

- 5.6 Hedgerows are fragmented and some have been lost due to the amalgamation of fields in response to intensive, modern farming techniques. To the north and east the fertile floodplains are managed for arable production and livestock grazing.

Fields are large and regular in shape bound by neglected fragments of hedge-row and often severely trimmed resulting in fragmentation and limited impact on landscape pattern. Despite this, the field boundaries are important to the landscape setting of the village, providing physical and visual connectivity to the countryside. To the south the landscape is characterised by medium to large sized fields managed for cereal crop production, which are bound by fragmented hedges.



- 5.7 Fences are used to contain farm animals rather than screening gardens and generally consist of simple timber rails or chestnut fencing. Simple 'estate' railings, parts of which are in disrepair, are also used to form boundaries notably around the grass triangle to the north-east of the village.
- 5.8 Within the confines of the built form of the village, principal hedgerows include the high, dense yew hedging that surrounds the grounds of Aldborough Hall. This

hedgerow screens the Hall from public view and creates a rather austere and intriguing character around this principal dwelling. Similarly, a dense yew hedge encloses The Castle on the north side of Low Road, north of the church.



Landmark trees & woodland

5.9 Tree cover, together with the rolling landform, disperses views. A consistent scattering of woodland clumps and trees maintains balance across a simple landscape of monochrome arable fields and occasional improved grass fields. Woodland cover is random. To the north and east there are small woodland blocks associated with watercourses. There are very few individual trees along field boundaries.



5.10 The presence of landmark trees and woodland in or adjacent to the main public spaces gives the village an immediate semi-rural appeal. Tree cover surrounding the village contributes to the rural pastoral setting of the village.

5.11 There are a small number of trees of particular importance because of their location at key points within the Conservation Area. For example a dense yew hedge screens Aldborough Hall completely from Low Road. Groups of Yews also lend character to St. Andrews' Churchyard. The mature sycamore tree located on the east side of the Square provides a focal point on the village green.



The mature trees on the grass triangle create a degree of enclosure at the north-eastern edge of the village, and add to its rural character.

Geology

5.12 The settlement is built on Sherwood sandstone solid geology overlain with till and sandy till drift geology. The soils are generally deep, well-drained, coarse loamy, slowly-permeable brown soils with some slight, seasonal waterlogging.

Parkland

5.13 To the west, the open parkland with its scattered parkland trees and hedgerow boundary trees provides a different sort of open pastoral landscape, designed to provide a setting for Aldborough Manor. The parkland provides a contrast to the arable landscape and contributes to the setting of the village. This parkland area is also important in that it provides a visual transition between the village areas and the countryside to the west. The view of the parkland from the public areas is of mature trees giving a very dense low canopy to the grassland.

Strategic Pedestrian Routes

5.14 Footways are generally of bitmac but in some places have stone kerbs. Some of the verges on The Green and elsewhere are unprotected; elsewhere battered granite setts are frequently employed.

5.15 There is good access and connectivity between the village and the countryside.

Boundary Walls

5.16 Walls are a particularly important feature of the village and are built of a variety of materials, including brick with stone copings, cobbled walls with brick lacing courses and stone. There is also some estate fencing, particularly round the



detached part of the Green to the north-east of the village and on the periphery. Many properties, particularly the formal frontages bordering the Square in the centre of the village, have cast iron railings to their low boundary walls. These railings are not overly ornate but possess



an elegant simplicity. Those of note include the railings enclosing Hazeldene, Sunnyside, Rose Cottage, Fernleigh and East View. This network of boundaries adds to the sense of enclosure and forms strong visual ties throughout the village, which are integral to the character of the Conservation Area.



Grass Verges

5.17 Along the length of Back Street on the east side a discontinuous sequence of grass verges follows the building line. Verges are also evident along the west side of Front Street. Outside of Bowes Cottage there is a strip of cobbles extending the width of the verges further south. These verges are an important visual feature and contribute to the rural character of the village.



6. The form & character of buildings

- 6.1 There are 34 buildings in Aldborough included on the Statutory List of Buildings of Special Architectural or Historic Interest. St. Andrew's Church is listed Grade I; Aldborough Hall on Low Road is Grade II*; and the remainder are listed Grade II. The details of these listed buildings are included at Appendix C.



- 6.2 As previously stated, the present Church of St. Andrew is probably the third church on the site. The oldest part, the north chantry chapel, was founded by Richard of Aldeburgh in 1333. The four bay nave arcade and north aisle date from around 1360 and the south aisle was rebuilt in 1827. The flat arched clerestory dates from the fifteenth century. Inside a weathered Roman figure of Mercury, a link with the original Temple of Mercury which pre-ceded the first Christian church on the site. The Church stands in a large and ancient burial ground in the heart of the village.



- 6.3 Aldborough Hall dates from the early seventeenth century and replaces an earlier house on the same site. It is of red brick with stone dressings, quoins and mullioned windows. It is of two and three storeys with gables and a Welsh slate roof.
- 6.4 Aldborough Manor probably dates from the early eighteenth century but was heightened, extended and re-fronted in the mid-nineteenth century by R. H. Sharp. The stuccoed frontage presents a contrast with most of the other more important houses in Aldborough.



- 6.5 However, 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, as recommended in PPG15, are recorded on the concept map. There is a general presumption that buildings of local interest within the conservation area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.
- 6.6 The key characteristics of the local architectural style are:

General form

- 6.7 Buildings are generally aligned with main frontages parallel to the street and follow an established building line, either abutting the back of the pavement or set back behind small front gardens enclosed by stone walls and railings. Notable exceptions include Studforth House on Back



Street with its gable presented to the street and a greater set back from the established line and some of the modern infill housing developments. Buildings are mainly two storeys of brick, simple in form and with little decorative detail though there are some string or eaves courses of dog-tooth brickwork.



Materials

6.8 Brick and pantiles are the dominant materials in the village. A number of houses are also rendered or painted adding variation in colour and texture to the street scene. Welsh slates and modern tiles are also evident. Manor Cottage on the north side of Low Road is distinctive due to its exposed timber framing at first floor level.



Architectural Detailing

6.9 The majority of buildings in Aldborough are not richly decorated, yet there is a distinctive style with detailing typical of vernacular architecture.



Roof Detailing

6.10 Most houses are gabled, often with stone tabling and kneelers, although a number are hipped, most notably the pair on the north side of the Green, which terminate the view along Chapel Hill. Generally of brick, chimney stacks are situated on the ridge at the gable end built within the thickness of the external wall and not expressed on the gable wall. Some rooflights are evident and these detract from the historic roofscape of the village and are visible at close range and from a distance.





windows and leaded lights. There is evidence of traditional types of window having been replaced by PVCu windows. These alterations erode the character and appearance of the building (and of the village) and consideration should be given to installing traditional timber windows of appropriate design and detail.



Windows

- 6.11 The majority of traditional buildings have vertical sliding sashes, though there are some casements and Yorkshire lights. The Castle and Castle House (probably inspired by Aldborough Hall) have stone dressings with mullioned



7. Character area analysis

7.1 This section examines the buildings and spaces within the conservation area in greater detail looking at sub areas. The aim is to identify the special character of the area that provides Aldborough with its particular 'sense of place' and to summarise the details and features that are important. The sub areas can be defined according to historical development, building form and uses and location. These areas are:

1: The Village Green & its environs

2: The Roman Town

Area 1: Village Green & its environs

7.2 Square in shape the gently undulating village green provides a focal point in the centre of the village. The green is well defined by the roads and enclosed by buildings. There is a mature sycamore tree on the eastern side of the green, known as the Square, and a bench at its trunk. The Square also accommodates additional benches at the south end, the village stocks and the maypole, which enable residents and visitors alike to enjoy local pastimes and celebrate national holidays, to exercise, to play games and to enjoy picnics. The green is at the heart of the village and its community and is central to active village life. To the north of the green is the Anglican church of St. Andrews, which stands in a large burial ground. This is typical of traditional village greens, which usually have a pub, shop or church within the immediate vicinity. Enclosing the green on all sides are the



more formal frontages of higher status, detached dwellings, set back behind low boundary walls and railings. The green and its environs are fundamental to the character and form of the village and significant to the character and appearance of the Conservation Area.



7.3 Although agriculture now has less importance as a primary activity, historically Aldborough was a farming community and working farms remain in and around the Conservation Area, maintaining the rural qualities of the village and providing valuable links to its rural setting. The built form of the farmhouses, the brick and pantiled vernacular outbuildings, access routes and field patterns contribute to the unique character of the village.



7.4 The majority of properties in the village are set back from the road by small front gardens that are enclosed by walls, hedges and railings. These front gardens serve to soften the predominantly brick built form and are attractive in the street scene, providing a source of colour and texture with the changing seasons. Similarly, many properties have large rear gardens, passageways and spaces



between buildings giving intriguing views into open countryside beyond. These gaps and spaces add to the village's rural appearance, aiding the transition from the built form to the open countryside beyond. These green areas are integral to the character of the Conservation Area.



7.5 The village is surrounded by a green envelope of open fields, which are important in ensuring that the settlement nestles unobtrusively into the landscape. The capacity of this settlement to absorb new development is limited if the pastoral landscape is to be retained and not lost. If, for example, the land around Studforth Hill or the field opposite Aldborough Manor were lost to residential development, vital



elements of the character of Aldborough would be lost.



7.6 The position and alignment of the roads are important influences in the general form and appearance of Aldborough. The roads entering the village are staggered, this coupled with the canopies of mature trees and the topography, prevents any vista running right through. A series of narrow lanes cross through the village and join the main streets. Views down approach roads are stopped by buildings and so are 'contained' within the village and in this way the village achieves the importance of being a local focal point. Besides views



into the village being 'con-tained', the views outwards are framed by roadside trees and the topography, beyond which open countryside can be seen.

7.7 The Conservation Area includes a number of attractive historic buildings, which together form a cohesive whole. Predom-



inantly residential in character and historic building types are confined to larger detached houses and more modest houses and cottages. Additionally, there are some former agricultural buildings that have been converted into houses, such



as the Old Barn on the east side of Back Street. Retention of these vernacular buildings, albeit for an alternative use, is important as they are indicative of former activity in the village. Non-residential buildings include the Ship Inn; St. Andrews Church; the church hall and the museum. Modern infill development is residential, for example Appletree Cottage, Rohan Cottage and Vade Mecum which are not reflective of vernacular architecture. However, due to the narrow and enclosed nature of Back Street, these properties are reasonably unobtrusive.

- 7.8 Aldborough is primarily a residential village that is perceived to be at risk of becoming



engulfed by development on the edge of Boroughbridge. This would lead to Aldborough becoming a sub-area of the town rather than an independent village settlement.

Area 2: The Roman Town

- 7.9 Some buildings and roads within the village seem to follow and/or respect the alignment of the Roman town, the extent of which is identified by the Scheduled Ancient Monument, as shown on the map. In particular the northern half of the town beyond the main east-west Roman road is relatively undisturbed with the Roman roads in situ - as seen on aerial photographic evidence. This area is mostly under pasture land. The land adjoining the probable site of the East Gate in the grounds of Aldborough Hall is also little disturbed due to the parkland setting of the Hall. The main road down Chapel Hill follows the line of the Roman southern approach road. The line of the town wall is also visible as earthworks on the north-west and south-east side of the town.

- 7.10 The current landscape around the village reflects past land usage with a pattern of pasture and woodland arable. This may be similar to Roman land use with arable close to the town, which was ploughed and fertilised from town dumps. The open landscape is of considerable significance due to the survival of field and tenement boundaries.

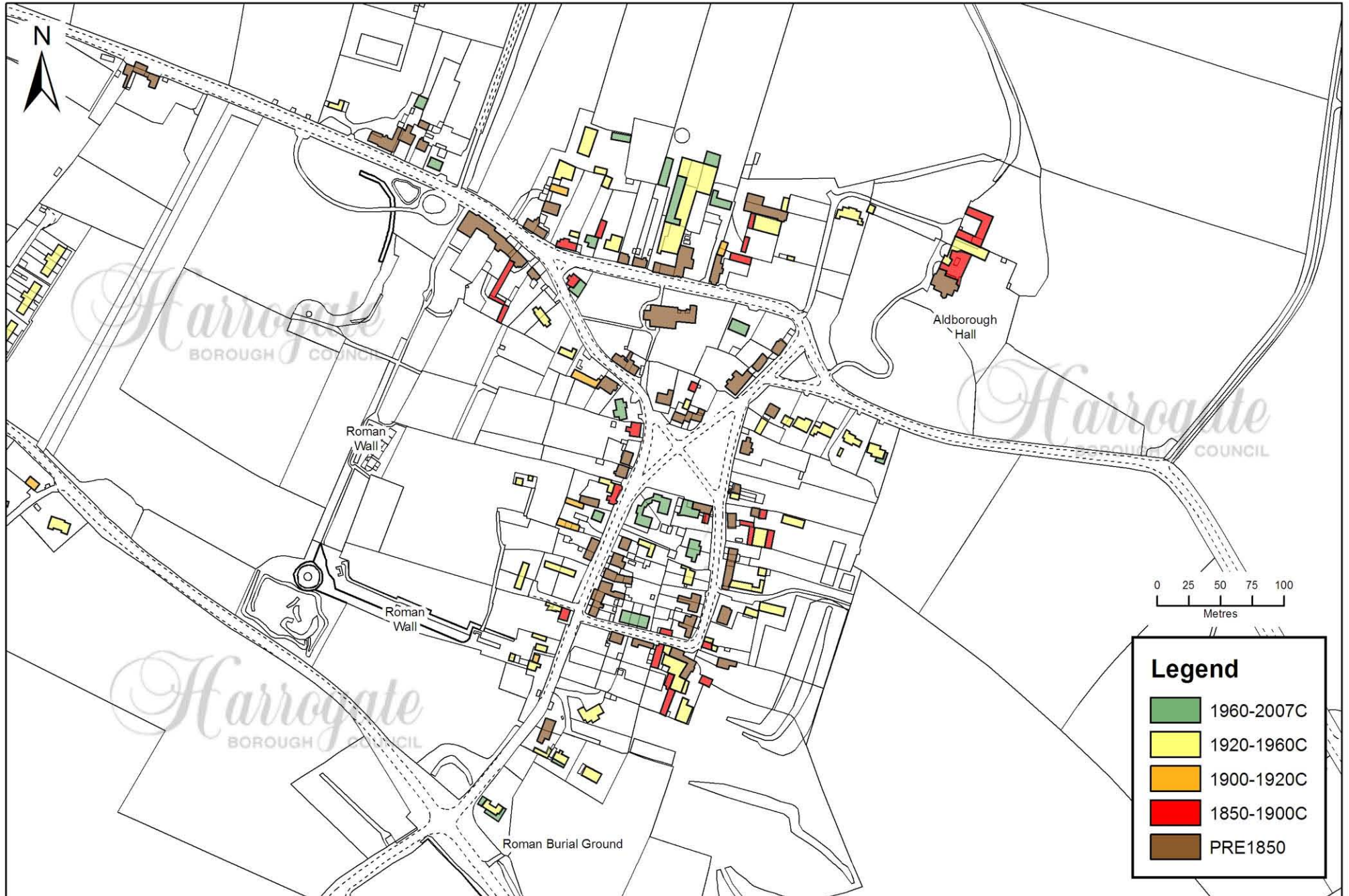
- 7.11 The excavated remains were mostly within the grounds of Aldborough Manor. They were incorporated into a new landscaped garden scheme in the

middle of the nineteenth century. This landscaping remains largely intact, with many fine mature trees. These provide a visually impressive backdrop to the Roman remains, while also providing a good viewpoint to the fields beyond. The Roman defences include the town wall consisting of red sandstone on a wider base with a clay and cobble foundation, a clay rampart, two stone tower foundations spaced at regular intervals from the South Gate and a third internal tower at the corner of the town wall. There are also exposed remains of a major building and the town baths within the grounds of Aldborough Manor. The probable source for the building stone for the Roman defences, if not the town buildings, survives as a deep quarry pit just outside the south-west corner of the Roman walls. The quarry seems to have been included in the Victorian landscaping scheme.

- 7.12 The landscaping of the defences in the nineteenth century was a means of displaying antiquities in a special garden or park setting. It represented a continuation of an eighteenth century preoccupation with an idealised classical world. The attractive landscaped gardens associated with Aldborough Manor are therefore of considerable significance both in their own right as a remnant of parkland and as examples of this general movement.

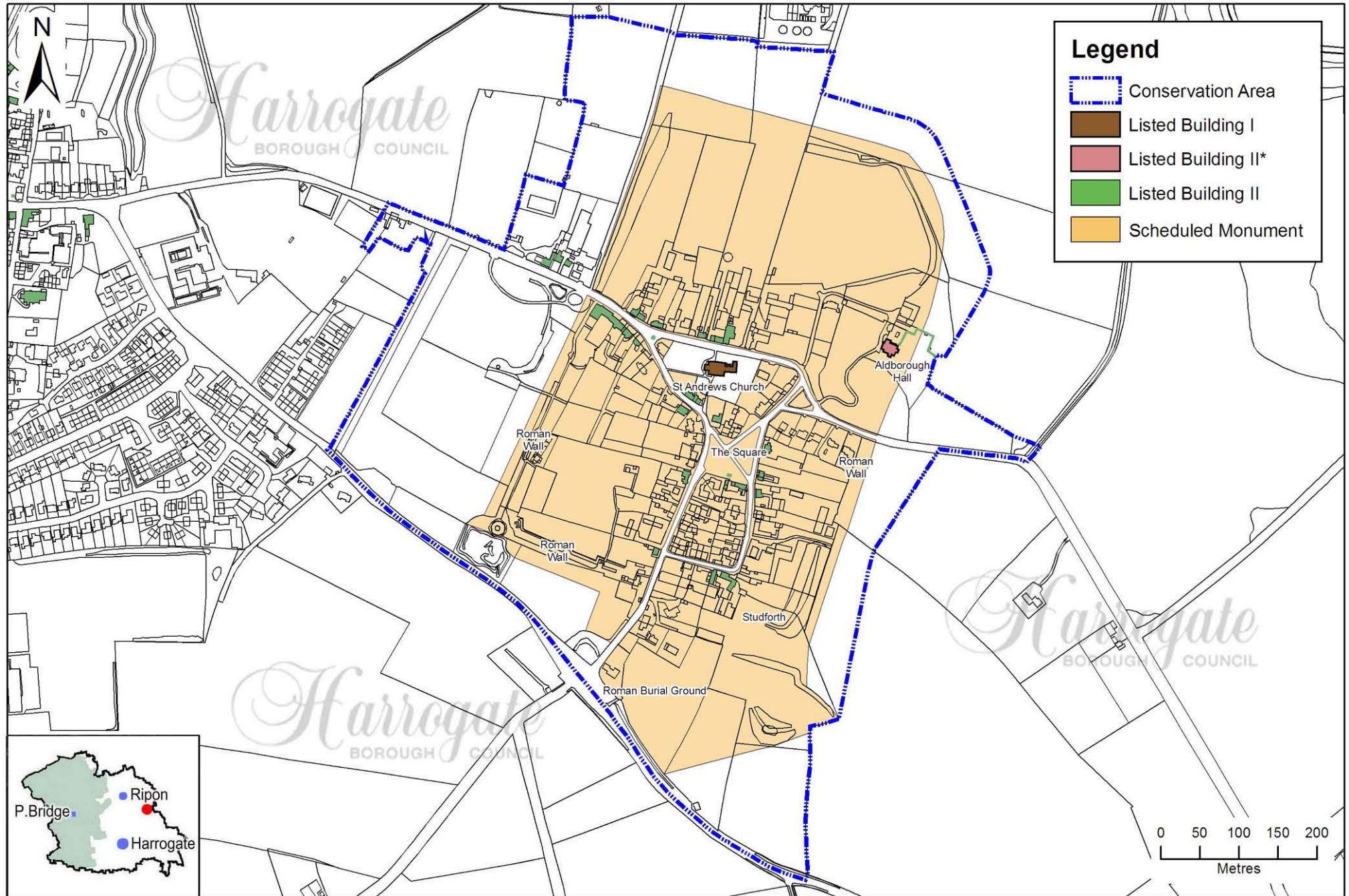
- 7.13 The site is predominantly open in character, comprising earthworks and rubble foundations and accommodating a couple of small, roofed buildings, one of stone construction and the other of brick, which serve to protect two Roman mosaics.

Map 1: Historical development of Aldborough



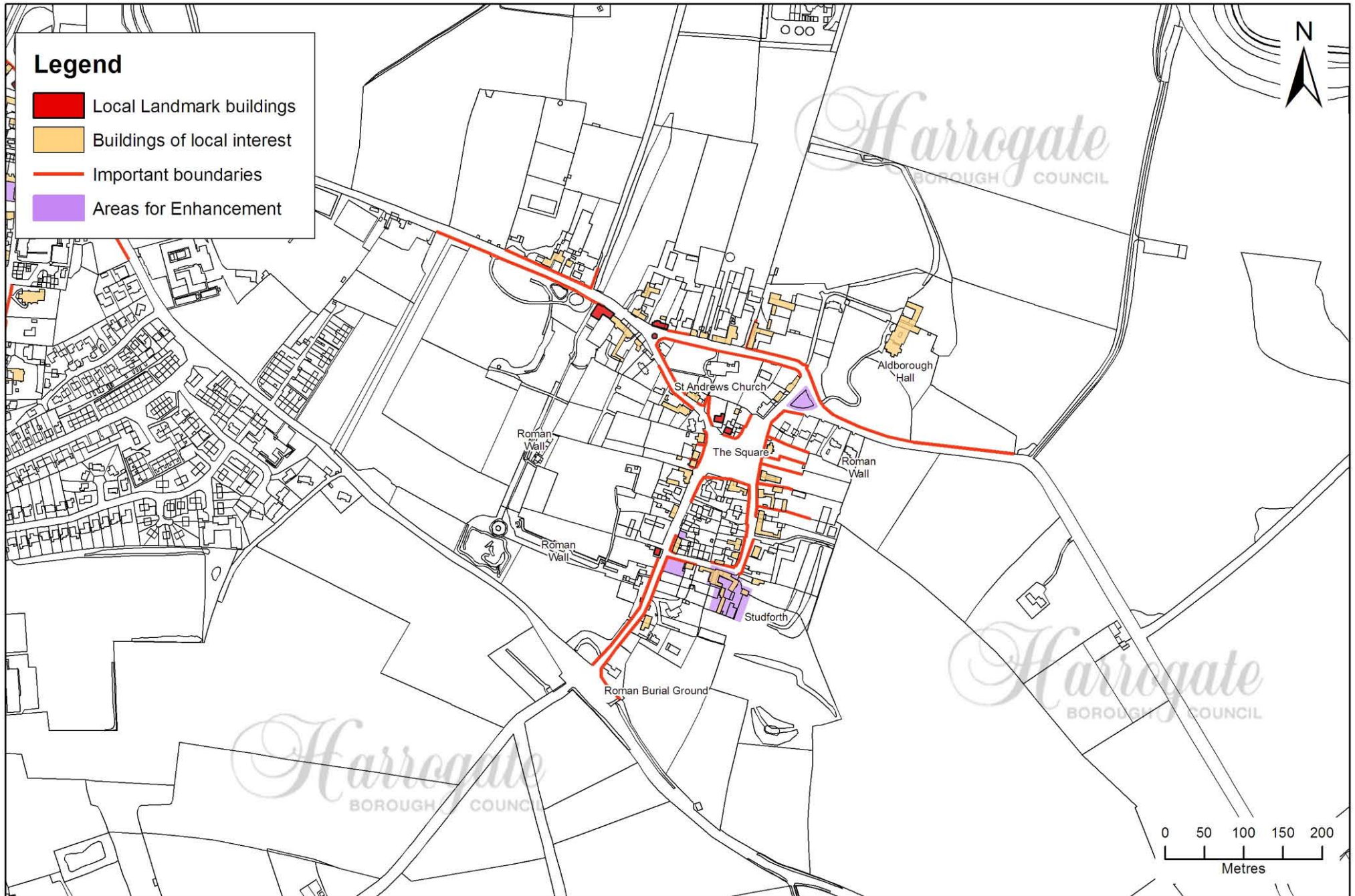
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Map 2: Aldborough Conservation Area boundary



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

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

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

2. Monitoring & Review

The Borough Council is required to review its conservation areas on a regular basis, this may involve the designation of new Conservation Areas, the de-designation of areas that have lost their special character, or the extension of existing Conservation Areas. The special character of Aldborough 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 involvement of the community at the public consultation event.

3. Maintaining Quality

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

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

4. Conservation Area Boundary Review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of positive interest in ways which directly relate to the special character of the existing conservation area. The future inclusion of these areas was 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.

At the workshop, residents proposed extending the Conservation Area boundary to include the field to the west of Aldborough, on the north side of Boroughbridge Road up to The Holms. This would protect the line of mature trees that border the north side of the road and ensure separation between the built form of Boroughbridge and the village. It was acknowledged that the line of mature trees is important on approaching the village from the west, however the open field is beyond the confines of the village and indeed, beyond the boundary of the Scheduled Ancient Monument. Whilst there is merit in preventing encroachment of development on the

edges of Boroughbridge in order to retain the village as a separate entity and prevent it from being engulfed by the town, this is not the purpose of the Conservation Area designation. Rather the trees might be considered worthy of serving a Tree Preservation Order to give them additional protection. For these reasons, inclusion of this field was not supported.

It was suggested by residents at the workshop to include the fields to the south of Aldborough, on the south side of the B6255 road out of Boroughbridge, south east of Ladywell Lane, beyond Chapel Hill and up to Stinton Lane. These fields, which include the cemetery, constitute an area of open countryside which provides visual separation between the built form of Boroughbridge and that of Aldborough. As previously stated, there is merit in retaining this separation and preventing encroachment of development on the edges of Boroughbridge in order to retain the surrounding villages as separate entities and prevent them from being engulfed by the town. However, this is not the purpose of Conservation Area designation. Open countryside outside of the built form of a settlement benefits from protection by existing planning policy. Furthermore, the B6255 creates a distinctive boundary between the village and the open countryside southwards. For these reasons, inclusion of these fields was not supported.

A further extension proposed by residents for inclusion is the fields to the east of the village up to the Roman Road and following the line of the B6255. These fields constitute arable farmland and afford views across to the village. However, it is not considered that the fields have intrinsic value. For this reason, extension of the boundary to include this arable farmland was not supported.

In summary, no changes were made to the Conservation Area boundary as a result of this Appraisal.

5. The management of change

The special character and appearance of Aldborough 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 its character.

6. Opportunities for enhancement

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

- Reinstating windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground.
- Replace items of street furniture and lighting with ones of more appropriate design.
- Trees which make a particular contribution to the conservation area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).
- Management of existing trees.
- Repair and maintain the traditional farmstead at Studforth Farm, comprising two storey brick built barns with decorative details in the brickwork.
- Repair the estate fencing enclosing the detached green, to the north east of the village.
- Repair and maintain boundary walls.



Existing buildings

The survey of the existing buildings within Conservation Area 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 the Conservation Area could include some or all of the following:

Design Guidance:

Additional design guidance, which is more specific to Conservation Area, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. Such design guidance 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 the rights granted by Statute to alter dwellings without the need for planning permission within strict limitations. 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 within the scope of planning control, so the impact of any proposed change can be properly assessed. Article 4 Directions, which are drawn up by the local planning authority, namely the Borough Council, is the only means of applying equal control to all buildings within the Conservation Area. Without such a Direction, alterations will only be subject to control where planning permission or listed building consent is required. Equally, any non-statutory planning guidance will only be capable of being applied in those cases where applications are necessary. 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 features

Promotion of schemes that seek to restore the architectural character of altered buildings. Quite a number of buildings have been altered, which has changed their architectural form in a way, which conflicts with the distinctive character of Aldborough - some, to such an extent that the original form and character is no longer recognisable. The introduction of standardised twentieth century door patterns and PVCu windows and porches is well established, but much original fabric remains. Use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. 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 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 area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example the construction of new openings and the consequent breaking up of the continuous brick walls flanking the main streets would be detrimental to the character and appearance of Conservation Area.

Telecommunications equipment, satellite & cable dishes

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

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

Floorscape

It is unlikely that in past times street surfaces in Aldborough 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 or battered granite setts 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 parkland trees to the 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.

Street furniture

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

New development

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

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect 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 accommodates. New development should respect and not impact on the exiting spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building

should be in harmony with, or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area. Within the above criteria, new development should aim to achieve creative design solutions, whether contemporary or traditional in style.

Employment & commercial activity

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

Neutral buildings & spaces

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

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 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 will 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.

Footpaths

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

Wildlife & nature conservation

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.

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 Aldborough.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- Development should not impact upon tree cover.
- In general new buildings should follow the established building line, with frontage properties set back from the road edge by front gardens enclosed by brick walls.
- New development should not adversely impact on the historic skyline.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage, street furniture and road markings.
- Repair and 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 4 September 2007. This consultation took the format of a public meeting and included a walkabout and a workshop session. Prior to the event residents were notified via a leaflet.

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

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

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal.

Key issues raised at the event included:

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

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

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 30 June to 15 August 2008. Further, minimal amendments to the text were made following this consultation, and the Conservation Area Assessment adopted by the Council and published on its website.

Appendix C

Listed Buildings (within the Conservation Area)

(unless otherwise stated, the following are Grade II)

Back Street:

Studforth Farmhouse; Barn and stable.

Chapel Hill:

Prospect House (& railings).

Front Street:

The Cottage; Aldborough Dairy; White House;
Dairy Cottage and Church View; Village Cross.

Low Road:

Aldborough Lodge; Forecourt walls, railings and gate;
Laurel House; The Firs; Manor Farmhouse; Gardeners Cottage;
Manor Cottage; 1, 2 Glebe Cottage; Sutton Farmhouse; The Ship Inn;
Aldborough Hall (Grade II*); Walls and gateway at Aldborough Hall;
Aldborough Manor; Linking building; Manor Cottage and flats.

Church of St Andrew (Grade I); Chest tomb of Mark Smithson;
Memorial slab.

The Square:

Rose Cottage; Castle House; Hall Farmhouse;
Hazeldene (& railings); Stocks House; The Old Court House.

Stocks near Old Court House; Penrose House.