

BALDERSBY ST JAMES

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 that warrant the designation of a conservation area. This appraisal was approved by the Cabinet Member for Planning, Transport and Economic Development on 16 November 2011 and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent management strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The appraisal provides information and guidance to those wishing to carry out works in the conservation area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Baldersby St James.
- 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 could have on the conservation area and whether these are acceptable and/or appropriate.
- 1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 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 Baldersby St James Conservation Area was originally designated on 16th June 1994. This appraisal aims to describe Baldersby St James 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 highlights opportunities to protect and enhance its character.
- 1.7 By identifying what makes Baldersby St James special or distinctive it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and the present character of the settlement. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

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 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; and
- to identify opportunities for enhancement.

2 Planning policy framework

- 2.1 Local authorities have a duty to designate "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.
- 2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Statement 5: Planning and the Historic Environment (PPS5). PPS5 advises local authorities to define the elements that make up 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 District 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. Appendix B details how the local community was involved and the contribution it has made to this appraisal.

3 Historic development & archaeology

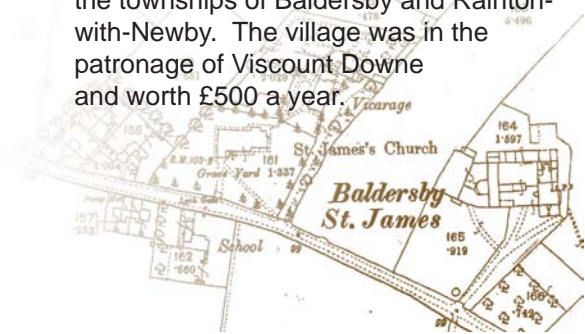
- 3.1 Baldersby St James is a very small village lying between the larger villages of Baldersby to the north and Rainton to the south. Beside the River Swale to the east of Baldersby St James stands the Palladian house, now a school, known as Baldersby Park, which was designed by Colen Campbell and built in 1720-21. The house was the centre of the estate that included the land upon which Baldersby St James lies. After being owned by George Hudson, the 'Railway King', the Baldersby Park estate was acquired by William Dawnay, 7th Viscount Downe, in 1854.
- 3.2 Lord Downe immediately set about a programme of building on the estate. At Baldersby village six dwellings, various outbuildings, walls and gate piers were constructed, while a completely new settlement was established at Baldersby St James. The new village was designed by William Butterfield and the works at Baldersby village are also attributed to him.
- 3.3 William Butterfield (1814-1900) worked mainly in the south of England and is primarily recognised for his commissions for Anglican churches which were executed in a highly decorated Gothic Revival style. The church which he designed for Baldersby St James is no exception.
- 3.4 Baldersby St James was designed and built over a very short period of time and presents a unified composition, albeit of modest size. The village is dominated by the 49 metre high tower and spire of its

church (1856-8), a prominent landmark in the surrounding flat farmland. To the northeast lies the vicarage (1854), while on the opposite side of the road to the church lie the school and school house (1854) with the group of dwellings (1855) lying to the north-west of the churchyard.

- 3.5 The hallmarks of Butterfield's Cottages - brick construction, half hipped gables, dormers and small windows with glazing bars - became widespread in later estate housing. In 'Victorian Architecture', edited by Peter Ferriday, Paul Thompson emphasised the importance of the cottages when he wrote that: "The Baldersby cottages are the prototype of the tradition of brick cottage housing of garden suburbs and municipal estates, which, for many decades stood alone in England for architectural decency and honesty against the flood of speculative building".
- 3.6 The eighteenth and nineteenth centuries saw the creation of a number of model villages, associated largely at first with the creation of great landscaped parks and large country estates. Most estate villages and terraces of cottages were built to accommodate the labour forces on vast rural estates, but a few were the result of genuine concern for the living standards of the families of agricultural labourers. Although Baldersby St James is modest in size when compared with other rural model villages, it is nevertheless of great importance, not only because of its architectural significance but also for its relationship to the early development of philanthropic housing. In this respect the

village can be seen as part of a national movement to provide better housing for workers, which progressed from small-scale initiatives such as that at Baldersby St James through such well-known projects as Saltaire and Port Sunlight to Garden Cities like Letchworth and Welwyn.

- 3.7 There have been very few recent developments in Baldersby St James and the settlement retains, very largely, its Victorian character. The historical and architectural significance of the hamlet is recognised by the number of listed buildings and structures on record. There are 18 separate entries on the List of Buildings of Special Architectural or Historic Interest.
- 3.8 In White's Directory of 1840, listed under the entry of 'professions and trades' for neighbouring Baldersby are a shoemaker, tailor, shopkeeper, schoolmaster, butcher, wheelwrights, blacksmith and farrier, tanner and farmers. By 1890, Bulmer's Directory additionally records a cattle dealer, clerk of works, grocer, painter and curate. At that time, the living was a perpetual curacy, with a district embracing the townships of Baldersby and Rainton-with-Newby. The village was in the patronage of Viscount Downe and worth £500 a year.



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4 Location & landscape setting

4.1 The village lies just off the A1, five and a half miles south west of Thirsk and five miles north east of Ripon on the north western edge of the Plain of York, whose flat lands provide a setting for the village. The graceful slender spire of St. James' Church is a prominent local landmark.

4.2 The village, along Wide Howe Lane, is completely isolated and set within a network of large arable fields. The layout is compact and well defined within its wider landscape context.



4.3 The 'planned' form of the settlement is further sub-divided and defined into specific elements, which provide distinct sites for the church, vicarage, school and cottages. Each of these functions has a well-defined boundary with its neighbour.

4.4 The church has the largest open and most prominent site with the longest road frontage. The school and cottages are grouped around the church in a picturesque manner, each with its enclosed garden or yard. The vicarage is situated to the north of the church and enjoys relative isolation and privacy. Overall the various buildings tend to be introverted and do not announce themselves to the wider context other than by the presence of the church spire, which is a prominent landmark in the surrounding flat farmland and can be seen for some distance.

4.5 The neat cottages and their gardens were built for the workmen of the estate. The cottages are appealing not by virtue of the exaggerated ornament but due to good brick construction and the bold geometry of their roofs and dormers. These cottages together with the principal buildings and features of Butterfield's estate village, are

both attractive and historically of great importance - conclusive evidence of Butterfield's influence can be seen at Red House, which Philip Webb designed for William Morris in 1858 - specifically the freedom of composition, big roofs, hipped dormers and the unforced introduction of Georgian windows.

5. Landscape character

- 5.1 The historic fabric of the landscape around Baldersby St James is sensitive to change from development pressures resulting from tourism and the demand for public access and recreation facilities and pressure from changing agricultural policy and intensive farming practices. Such changes need to be carefully managed.
- 5.2 The settlement is well defined within its wider context in the flat landscape by the surrounding fringe of mature trees, which offer protection from winds. This fringe requires inspection and possible introduction of new trees in appropriate places.
- 5.3 There are no public open spaces within the settlement, with the exception of the churchyard. All land relates to particular buildings or functions. The common linking elements are the boundary walls which are of a consistent design and materials. Again, as for the buildings, these walls are designed to accord with the importance of the structure enclosed, i.e. the church walls are of buttressed stone and brick whilst the cottages have simple brick walls.



Church boundary wall.



Cottage garden wall.

Key views

- 5.4 A major focal point is that of the lych gate which lies opposite the school gates. Views and vistas from the settlement are limited other than to the south and east. The major impression when approaching and entering Baldersby St James is that of the contrast of a compact grouping of buildings set within the extensive plain of York, within which the settlement stands in isolation marked only by its slender spire.



Grass verges

- 5.5 The approaches into the village are bound on both sides by grassed verges and hedgerow. These are important to the rural character of the place and positively contribute to the character and appearance of the conservation area. The verges give way to pavements within the built confines of the village.



Significant field boundaries

- 5.6 The landscape surrounding the village is a large scale arable landscape with scattered, diverse development punctuating the uniform and open, flat agricultural landscape. Generally, this area is pleasant and particularly valued for its views west into the North York Moors (although, close to the village and other developments, views are less extensive). Tree cover and hedgerows are intermittent affording long distance views.
- 5.7 The fields surrounding the village are large arable fields that appear to be the result of amalgamated early enclosure fields with hedge boundaries that are fragmented in places. The field boundaries are important to the landscape setting of the village and are a valuable resource in providing physical and visual connectivity to the countryside.

Prominent Woodland

- 5.8 There is very little new or established woodland cover or individual tree cover evident in the wider landscape.

Landmark Trees

- 5.9 Tree cover within the village consists of individual trees and clumps of trees. Mature trees are integral to the picturesque character and appearance of the village and serve to soften the built form, reinforcing the village's rurality.



Strategic pedestrian routes

- 5.10 Pedestrian footways flank the village street for the length of the village affording safe access to and from the principal buildings in the village, specifically the church and the school. The footways are tarmac with concrete kerbings.



Geology, soils and drainage

- 5.11 The area is characterised by Sherwood sandstone solid geology overlain with sandy till and till drift geology. The deep, well-drained, often reddish, coarse, loamy brown soils of the agricultural land in the wider area are intensively managed for arable production. The landscape is a flat to undulating landform.

6. The form & character of buildings

6.1 There are eighteen listed buildings and features within the Baldersby St James Conservation Area:

Grade I:

**Church of St James
Lych gate to church**

Grade II*:

**Old Vicarage
School and School House**

Grade II:

**Nos. 1 and 2 The Cottages
Nos. 3 and 4 The Cottages
Outbuilding to No. 3 The Cottages
No.5 West View
No. 6 East View
No. 7 South View
Boundary walls to Nos. 1, 2, 5, 6 and 7
Boundary wall to church
Cross in graveyard
Group of three gravestones
Outhouse to Old Vicarage
Outbuilding to Old Vicarage
Boundary wall of school and School House
Lilac Cottage and Tudor Cottage
Boundary wall to Lilac Cottage and Tudor Cottage
K6 telephone kiosk outside No. 2**

6.2 St James' Church was erected and endowed through the munificence of Viscount Downe, by whom the first stone was laid on May 22nd 1856. The building is in the Early Decorated style and is a superb example of the work of William Butterfield (1814-1900). It has a soaring tower with broach spire, its height emphasised by a slender section.



Internally, the material is brick but externally the church is constructed of rock faced millstone grit from the upper Carboniferous series, with contrasting dressed ashlar bands - because of the ready availability of good local stone.



The interior decoration builds to a climax moving from the nave to the sanctuary and all elements of the interior, including the fixtures and fittings, contribute to a unified composition. The church consists of the tower and broach spire at the southwest corner accommodating a peel of eight bells, a five bay aisled nave and a chancel with a lean-to organ chamber on the north side. Entry to the church is gained through the south door at the base of the tower, which stands beyond the south aisle. The height of the spire, the contrasting colour of the walls and roofs and the restrained dignity of the fenestration give the church an intended grandeur.

6.3 The interior of the church is furnished and finished in an elegant, but chaste, style. The chancel is lined with red mottled Derbyshire alabaster, and on the floor is a superb slab of white marble, inlaid with an ornamental brass cross, at the foot of which is inscribed, "Make them to be numbered with Thy saints in glory everlasting". Surrounding the cross is a



brazen border on which is, "In memory of William Henry, seventh Viscount Downe, who founded this church of St James the Apostle, A.D. 1856". The roof is richly ornamented in gold and colours, and the floor is paved with encaustic tiles. All the windows are filled with stained glass. In the chancel end is a very handsome window of three large lights, on which is vividly depicted the Transfiguration. In the west end is a circular window, with the Agnus Dei in the centre, surrounded by angels; and below this are two windows, containing the armorial bearings of the Dawnay, Darrall, Newton, Percy, Etton, Playdall, Legard and Burton families.

6.4 Internally, Butterfield's decorative scheme and fittings remain virtually intact. The arcades are composed simply of arches formed of two flat-chamfered orders,

springing from piers of quatrefoil section, with fillets running down the foils. Above the arcades, the material is brick, with ashlar bands of white stone, some of which have inlaid patterns in black. The aisle walls are similarly constructed and here, of course, the ashlar bands are lower and more prominent. The effect is heightened in the chancel, above the string course that runs round at the height of the springing level of the organ chamber arch, where the ashlar bands are more numerous and closer together, featuring inlaid flowers and roundels. Below the stringcourse, the walls are faced with red-veined alabaster.



6.5 The graduated ornamentation towards the chancel is also evident in the floor tiles, which are encaustics. The patterns begin in a restrained manner in the nave, but are augmented in no less than four stages: two as one progresses along the chancel up one and then a second step; a third as the floor level ascends into the sanctuary; and a fourth as the floor level rises to the base of the altar.

6.6 The church contains a number of fine furnishings. These include: the low stone screen between the nave and the chancel with open quatrefoils above

open, cinquefoil-cusped arches; the gates which are constructed in wrought iron, painted in red and blue like the chancel candlestick holders, which are also iron; the font is of octagonal form and stands on eight marble columns of alternate blue and red polished granite, with coloured marbles and surrounded by grey marble horizontal mouldings at the top and base; the tall spire-like cover is suspended from iron rods and has a counter-weight in the form of a dove; the octagonal pulpit has panels displaying simple blank trefoils in circles above black arches with cinquefoil cusping; and the charming, gabled, painted clock which is domestic arts and crafts in style and has a bright soft chime.



6.7 The lych gate is also undoubtedly attributed to William Butterfield. It is High Victorian in style and constructed of snecked stone with red brick bands to side walls and stone buttresses and timber-

framed archways and roof structure with a tiled pyramidal roof. Square on plan and unusually deep, with timber posts on stylobates that divide the gateway between the stone flanking walls with a double gate and a single gate. The gates are of vertical bars 1.2 metres tall, alternating with shorter bars, the top edges of which are finished off hollow chamfers with blunt ends. Original iron straps, clasp hinges and handles, as well as iron spikes in fleur-de-lis design are evident.

- 6.8 The Old Vicarage, now a private dwelling, dates from 1854 and was designed by William Butterfield for Viscount Downe of Baldersby Park. This two storey property is constructed of snecked stone with ashlar dressings, with Butterfield's typical half-hipped gables and irregular fenestration.



The Old Vicarage.

- 6.9 The entrance front is a slightly projecting gable wing with pointed-arch entrance and geometric traceried window. Otherwise the windows are one and two light ogee and trefoil headed mullion windows with sashes in stone surrounds. The left return has a canted bay to the left hand side with six and eight pane wooden sashes and timber-framing to the first floor under



a half-hipped gable. The chimneys are stepped with ashlar bands and truncated pyramidal flues. Internally, original cupboards, panelling, doors and banisters remain, some with painted decoration. The outhouses, specifically wash-house and fuel store with pigsty and privy behind, are circa 1854 and also by Butterfield, as are the coach house and the stables.

- 6.10 The school and School House, built in 1854, were designed by William Butterfield for Viscount Downe of Baldersby Park and chiefly supported by Viscountess Dowager Downe. The buildings are constructed of snecked stone with ashlar bands and window surrounds. The school



School House.



School.

is roofed in Westmoreland slates whilst the School House has a plain tiled roof. High Victorian in style, the L-shaped school is one and a half storeys, with irregular fenestration and the School House is attached to the right. The central panelled door is under a timber-framed gabled porch with lean-to roof on each side. The main hall is lit by two geometric windows in the gable. The stack straddling roof has flues in the form of truncated pyramids. The School House is also one and a half storeys. The central door is under a wooden porch with barge boards. Flanking windows are mullions with wooden sashes, with mullions under half-hipped dormers above. The roof of the School House is hipped to the right and bears the shield of the Downe family in a recess to the left gable. The stack at the left gable end has flues in the form of truncated pyramids. Both the School and the School House are bound by a wall, circa 1854, constructed of snecked stone with four courses of red brick above, stone copings and buttresses. The truncated pyramidal form of the posts and rails reflect the form of the chimney posts at the School House.

6.11 Nos. 1 and 2, and 3 and 4, The Cottages are two pairs of attached houses circa 1855, which were designed by William Butterfield as part of the estate for Viscount Downe.

6.12 They are constructed of red brick in English Bond with half-hipped gable roofs covered in twentieth century plain tiles. The Cottages are one and a half storeys and High Victorian in style. The fenestration is irregular with small paned casement windows under segmental brick arches. At first floor level in nos. 1



Nos. 1 and 2, and 3 and 4.

and 2, two-light wooden casements rise as half-hipped dormers, whilst in nos. 3 and 4, two tall windows rise as half-hipped dormers. The central stepped chimneystacks straddle the ridge with tumbled-in brickwork. The door to no. 4 is vertically boarded with beading and strap hinges and appears to be original.

6.13 The communal wash-house for cottages Nos. 1 - 7, which is located to the south-west of no. 3, is circa 1855 and was designed as part of Butterfield's estate for Viscount Downe. It is constructed of red brick in English Bond with a tiled roof and is single storey. The vertically boarded



Half hipped dormers on nos. 3 and 4.

door with beading is probably original. The fenestration is small paned casements with a louvered opening. The chimney is on the gable with tumbled-in brickwork. Internally the fireplace, copper and pump survive.

6.14 Nos. 5, 6 and 7 known as West View, East View and South View respectively, are three attached houses circa 1855 and form part of Butterfield's estate for Viscount Downe. The properties are constructed of red brick in English Bond with ashlar dressings and sills. The half-hipped roof is covered with twentieth century plain tiles. Three chimneystacks straddle the ridge and a fourth rises from eaves level on the right hand side: all are stepped with ashlar bands and tumbled-in brickwork.



6.15 The boundary wall to nos. 1 and 2 and 5, 6 and 7 is circa 1855 and is part of William Butterfield's design. The wall is constructed of red brick, buttressed at gateways, with pointed coping of cement over brick, in imitation of stone. The wall is approximately 80cm in height but this varies along its length.

6.16 The boundary wall to the church is circa 1856-58, also by William Butterfield. It is constructed of snecked stone with four courses of brick above, stone copings and buttresses, which are at regular intervals along the road frontage. The wall is 1.2 metres in height but steps down to about



a metre at the junction with the cottage wall to the left. In addition to the lych gate, there is a secondary gate in the south east corner, which has long and short vertical bars, the tops of which are finished with

hollow chamfers. The strap hinges have trefoil ends and the gate closes with an iron handle and latch.



- 6.17 A cross stands in the church graveyard, which is circa 1856-58, by William Butterfield. It is constructed of stone and has a fleuree cross with a central boss and pierced arms, and an octagonal shaft on a square, two-stage plinth with sunk quatrefoil and cinquefoil panels. The same style of cross is used in the keystone of the church porch and in some gravestones, specifically the graves of Mary Lane, wife of 7th Viscount Downe and afterwards the wife of Sidney Leveson, whose grave stands alongside, and Viscount Downe's grave which bears a Latin cross fleuree in relief.

- 6.18 Lilac Cottage and Tudor Cottage are a pair of houses, which are High Victorian in style and circa 1855, by William Butterfield as part of the estate. The properties are constructed of red brick in English Bond with ashlar bands and dressings and applied timber framing above sill level. The hipped roof is covered in plain tiles and straddled by two stepped stacks with tumbled-in brickwork and ashlar bands. The form of the properties is a

long range with a projecting gable to the left and a lower entrance porch abuts the left hand side at right angles to the front. The windows are cross windows which rise as half-dormers under gables with bargeboards and mullion and transom windows. The cottages are bounded by a wall circa 1855, also by Butterfield, which is constructed of red brick in English Bond with pointed copings of blue engineering bricks.



Lilac Cottage and Tudor Cottage.

- 6.19 There are also some unlisted historic buildings and features, 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.

General form of buildings

- 6.20 There is a strong unity of massing, form and colour in Baldersby St James and the hierarchy of function increases in scale from cottage to school, all overshadowed

by the steeply pyramidal church spire. Both stone and brick facings are used, the latter for the more humble cottages. The church and school have stone walls indicating their more important roles in village life. Red-brown plain clay tiling or Westmoreland slate is used for the roofs producing an overall unity.



Materials

- 6.21 Baldersby St James displays unity with a limited palette of building materials. In detail, materials are sometimes mixed and contrasted on the same façade in a decorative manner with stone banding added to walls of brick or half-timbering introduced onto the school porch. However, this is always carried out in a rational manner with the underlying philosophy that the more important buildings receive more enhancement or the use of finer materials.

Architectural detailing

6.22 Architectural detailing throughout the village is unpretentious. The architectural style of the cottages and school owes little to the local vernacular or precedent and



could be equally appropriate in other rural English locations. A degree of hierarchy is evident with additional detailing reserved for the higher status properties - for example, the church is large and lavish especially internally, with a more austere exterior of sandstone for its impressive tower and steeple.

Roof detailing

6.23 Roofing materials are either plain clay tiles or Westmoreland slates. Steeply pitched, half-hipped, geometric roof forms with hipped dormers and massive chimney stacks dominate.



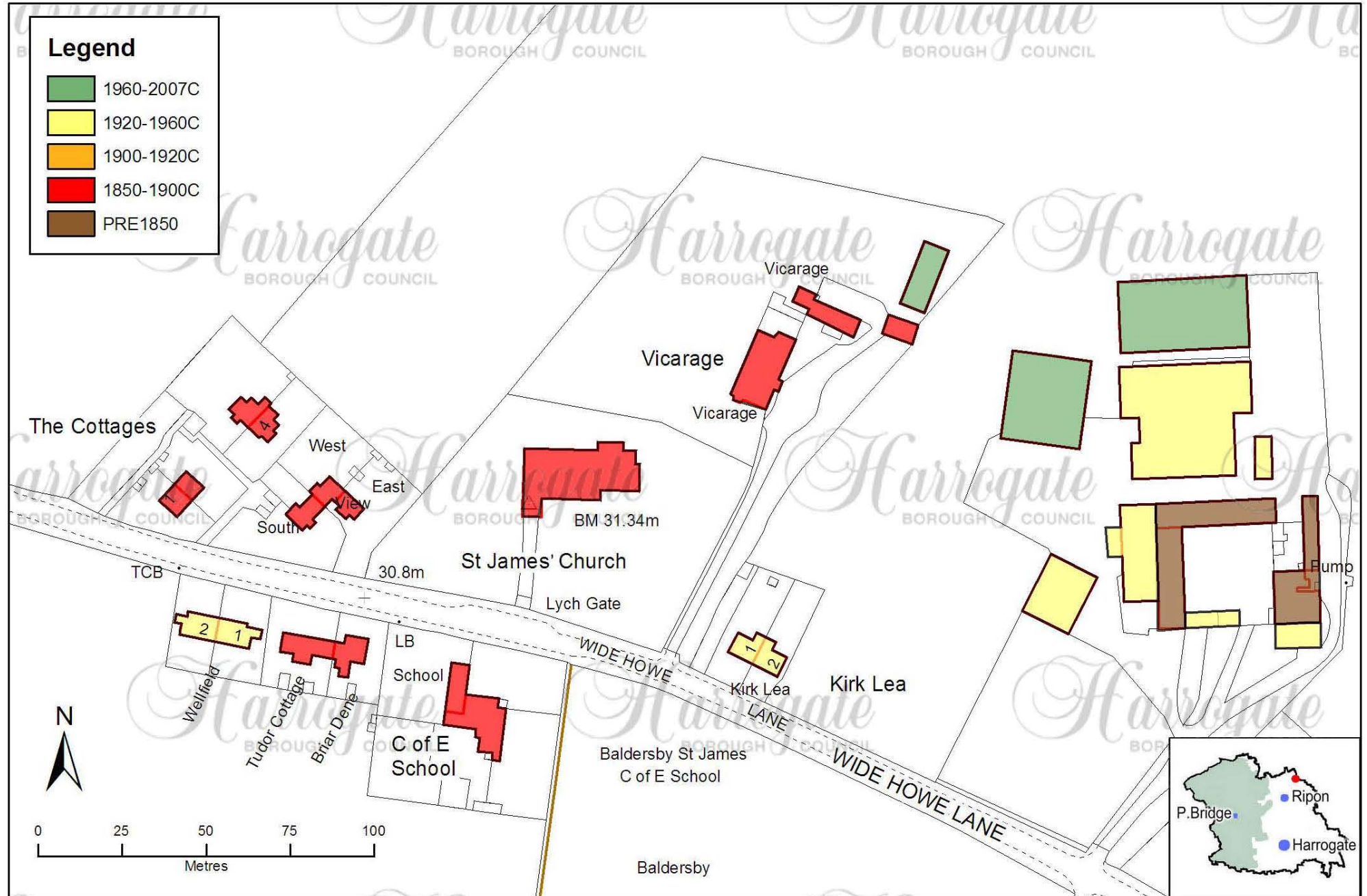
Traditional window types.

Windows

6.24 Windows are of a modest size with glazing bars and small panes. Some windows have cambered arched tops. Fortunately, many traditional examples remain.

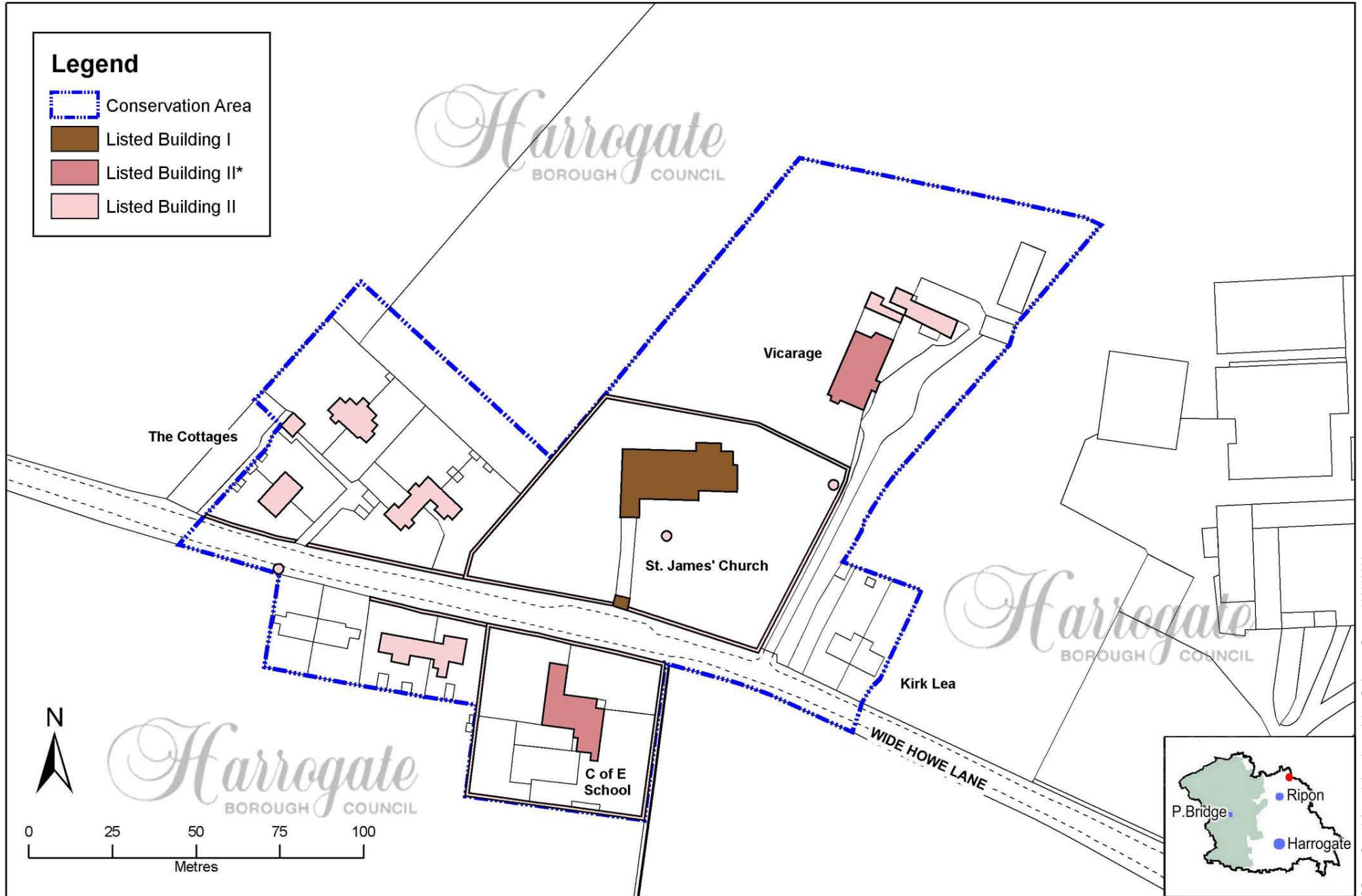
6.25 The installation of PVCu windows (and doors) or modern timber casements, often with unfortunate effects on the character and appearance of the conservation area, should be strongly resisted in the interests of maintaining the traditional character and appearance of the village.

Map 1: Historical development of Baldersby St James



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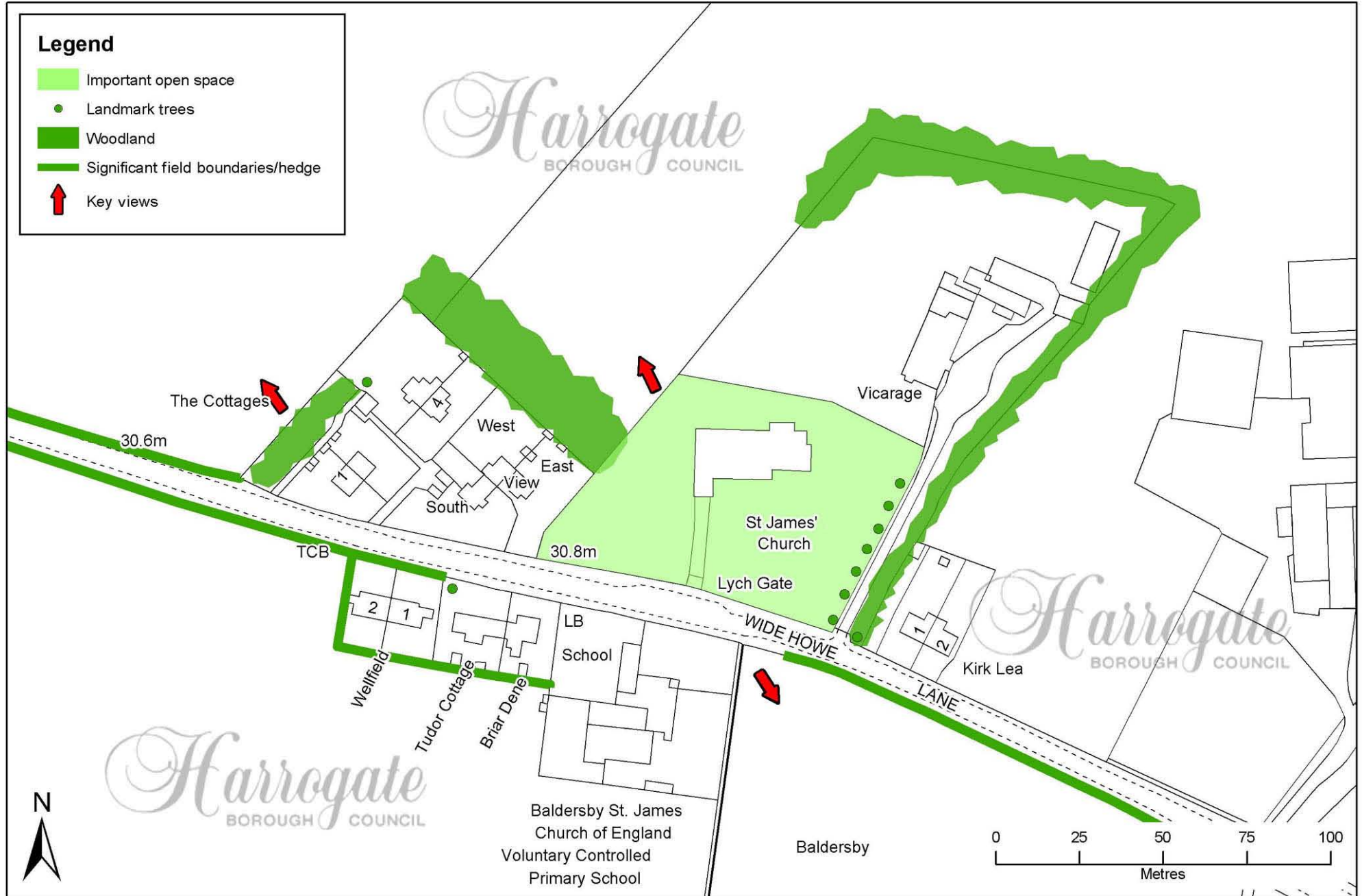
Map 2: Baldersby St James conservation area boundary



Map 3: Analysis & concepts



Map 4: Landscape analysis



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 Baldersby St James conservation area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the appraisal.

Although Baldersby St James 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 the appraisal’s 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 and 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 Baldersby St James 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 Baldersby St James 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 did not identify adjoining areas as being of positive interest in ways that directly relate to the special character of the existing Conservation Area. There was discussion over whether or not the former local authority housing, specifically nos. 1 and 2 Kirklea, should be excluded from the boundary but, on balance, it was considered that these properties benefit from the additional planning controls



that conservation area designation affords, and as such the boundary should remain unchanged at this point. Therefore the conservation area boundary remains unchanged.

5. The management of change

The special character and appearance of Baldersby St James 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

Baldersby St James 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;
- Reinstating 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 minimised or removed where style is inappropriate;
- Retaining the grassed verges in their present unkerbed state, thereby maintaining their rurality;
- Repair and maintenance of boundary walls.
- Management of existing trees.
- 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).

- Repair and maintenance of outbuildings.
- Re-seeding/re-turfing of verges badly eroded by the overrunning of vehicles and parking of cars.

Existing buildings

The survey of the existing buildings within Baldersby St. James 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 Baldersby St James could include some or all of the following:

Design guidance

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

Article 4 Directions

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction which removes permitted development rights. These are rights granted by Statute, within strict limitations, to alter dwellings without the need for planning permission. Article 4 Directions can be designed to be specific to particular types of development relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of development within the scope of planning control. Article 4 Directions are made by the Borough Council and, in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced

throughout the conservation area or just to individual buildings whose special interest is considered to be at risk from incremental change.

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the settlement's distinctive character. The introduction of standardised twentieth century door patterns and PVCu windows and porches has undermined the character of many historic areas. The use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted.

Grant schemes

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

Erosion of quality and 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, 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 stonework.

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

Roof alterations and 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 and 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 and 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.



Important trees

The existing mature trees within and bordering the conservation area, add to its picturesque charm and character. The loss, for example, of the belt of trees to the north and west of the cottages 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 and 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. The existing litter bin could be replaced with one of a more appropriate design that is more befitting of its location.



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 be permitted only 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.

Neutral buildings and spaces

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

7. Landscape project areas

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

Built form

Baldersby St James is a compact village on a fairly busy road and pressure to expand will impact upon its compact nature in this rural setting. Development pressure may lead to loss of character of the village edge and the setting of the settlement in the area. In order to conserve the character of this traditional planned settlement, intrusive development should be discouraged and new development must respect vernacular and landscape pattern and should be appropriate in location, layout, scale, materials and design. New development should be within the built confines of the village and take account of the value of spaces between buildings, openness and views, in contributing to the character of the village and should not impact upon these valued characteristics.

Where new farm buildings are required they should be linked to existing farmsteads and take account of views of vernacular buildings.



Village edges

The landscape is sensitive to change as there are distant views of the village from the wider landscape. Extensive views across the landscape should be maintained.

The reinstatement of hedges should be encouraged, particularly in areas of pre-parliamentary enclosure. A hedgerow register for the area identifying important hedges should be set up.

Tree planting

The village is integrated with the landscape as it is intrinsically linked to the field pattern and its edges are often softened by native hedges and trees. However, mature hedgerow trees appear to be of a similar age and may die at a similar time causing a reduction in tree cover and change in the characteristics of the area. In order to secure the long-term future of individual trees in boundaries and to contribute to the setting of the village in the agricultural landscape, the planting of hedgerow trees to replace existing trees over time should be encouraged.

Neglect of hedges resulting in their loss, will impact negatively upon historic field patterns. Traditional management of hedgerows should be encouraged to preserve the field pattern around the edge of the settlement, which positively contribute to the setting of the village.

Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape.

Wildlife and nature conservation

Possibilities should be explored 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 Baldersby St James;
- 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 brick walls of appropriate design, detail and materials;
- The repair and reuse of older buildings should be encouraged, rather than their redevelopment;
- The softness of roadside verges should be maintained by avoiding the introduction of kerbs where none existed historically;
- Positive management of older trees should be undertaken;
- Important gaps between buildings should be retained to ensure that the open character of the village is maintained;
- Clutter of signage and street furniture should be minimised;
- Boundary walls, railings and outbuildings should be repaired and retained.

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 in the village school on 6 March 2010. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a leaflet.

The format of the workshop included a short presentation on why the conservation area is being reviewed, the purpose of the Appraisal and management plans and a brief resumé on the changes that have 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 Baldersby St. James special to them. On return to the school, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the town 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;
- the retention of important boundary walls;
- the retention and management of trees.

Every effort was 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 document. The draft was the subject of public consultation between 14 February and 28 March 2011. Comments received were considered and appropriate revisions made. The appraisal was approved by the Cabinet Member for Planning, Transport and Economic Development on 16 November 2011 and published on the Borough Council's website.



Appendix C

Further reading

Bulmer's History and Directory of North Yorkshire 1890

Pevsner, N (1966) 'The Buildings of England: Yorkshire – The North Riding'

Muir, R (1980) 'The English Village', Thames and Hudson Limited, London

White's Directory 1840