

BISHOP MONKTON

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 will provide information and guidance to those wishing to carry out works in the Conservation Area that do not necessarily require planning approval. It will therefore be a useful source of information for property owners, agents, applicants and members of the public who live or work in the village of Bishop Monkton.
- 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 a proposal would be acceptable 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, as recommended by English Heritage in their *"Guidance on Conservation Area Appraisals"*.
- 1.5 Various qualities are looked at including: historical development, building materials, and relationships between built and open spaces. The 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.
- 1.6 Bishop Monkton Conservation Area was designated on 9 July 1970 and following a review the boundary was amended on 24 November 1994. Following consultation, it was amended further on 15 October 2008.
- 1.7 This Appraisal aims to describe Bishop Monkton 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.
- 1.8 By identifying what makes Bishop Monkton 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 upon this understanding of the past and present character of the village. In this way, we can manage future change to ensure that 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 special character and interest of Bishop Monkton;
- 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 context

- 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 Bishop Monkton derives from the Domesday Book (“Monechetune”) meaning the “*Tun of the monks*”. The exact reason for the name is not apparent but places called Monkton must once have belonged to (or been associated with) a monastery. In this case, it was to the Archbishop of York, though there are references to the monastic community of Ripon in AD 661. In 1086 there were only 11 residents.
- 3.2 In the thirteenth century the Archbishop resided at a manor house when undertaking his duties locally but this was replaced by Monkton Hall (demolished in the mid nineteenth century). The first ecclesiastical building in “recent” times was the early nineteenth century building behind Zion Terrace. The Anglican Church of St John the Baptist (1878) lies at the junction of St John’s Road and Knaresborough Road and was preceded by the Chapel of St John the Evangelist built on the same site in 1822. The Victorian desire for adult education was answered by the Mechanics Institute (1859), somewhat unusual within such a small settlement. The clock tower, added later, gives prominence to this small building which offered educational facilities and a meeting place including a library, the provision of newspapers, a wide ranging lecture programme and concerts.
- 3.3 There are two good examples of late eighteenth century industrial structures in Bishop Monkton. Freedoms Mill (Old Paper Mill) and the Old Corn Mill are both located on the Boroughbridge Road (though only the former is currently within the Conservation Area). Historically, the latter was first built in 1304, rebuilt in 1784 after a fire and converted to residential use in 1993. Freedoms Mill was latterley used for producing specialist industrial paints in contrast to its earlier function when paper was made for export all over the world. The remaining building has now been converted to residential use
- 3.4 The village was originally based on agriculture but has now become a dormitory village. Substantial areas of land, mainly to the south and west of the village core and alongside the beck, have been developed with housing during the last 40 years or so. Despite Bishop Monkton’s population (775 in 2001), there is no major local employer so most residents commute to local towns and cities to work. Bishop Monkton is a popular and desirable place in which to live, retaining its original character along its historic core, alongside the Beck. Newer housing development generally lies outside this core and so does not impact on the attractive qualities of the Conservation Area around and alongside the Beck.

4. Location & setting

- 4.1 Bishop Monkton lies on the minor road from Markington to Rocliffe and Boroughbridge, about a mile east of its junction with the A61 Harrogate to Ripon Road. The village lies at the bottom of a shallow valley with a backdrop of woods to the north and south. The land around the village is slightly above the level of the River Ure a mile to the north and east. When entering the village from the A61 and proceeding along Hungate the scene is generally one of relatively modern suburban style houses. It is not until the junction with St John's Road is reached that the full character of Bishop Monkton is revealed with the Beck and its grass margins becoming evident, together with a variety of older buildings.
- 4.2 The historic core of the village takes a more or less linear form along Bishop Monkton Beck running from southwest of the village, which it bisects, to the northeast where it eventually finds its way into the Ure. For almost the whole of its length it is open to view, running alongside Main Street, St John's Road and Boroughbridge Road. Virtually all buildings face onto the Beck and adjacent highways and there is little development "in depth". The margins of the Beck are generally attractively treated with grassed areas and mature trees. Halfway along its length the village core has an "island" where Main Street diverges from St John's Road and creates a triangular site. The Beck takes a sharp bend as it passes through this site with a ford at its eastern corner.
- 4.3 Bishop Monkton's Conservation Area covers most of the village, excluding the relatively modern developments to the southwest around Melrose Road, Meadowcroft Drive, Laburnum Drive and St John's Way. Further, relatively modern developments which are excluded are around Elm Tree Rise and Lawnfield Road, whilst the eastern extremes of Boroughbridge Road are currently excluded where the village density begins to fragment around Ivy Farm.
- 4.4 The physical character of Bishop Monkton is greatly influenced by its relationship with Bishop Monkton Beck, with the exception of the western reaches of Boroughbridge Road and Hungate the Conservation Area follows the line of the Beck through the village.
- 4.5 Natural landscape heavily influences the village, in addition to the Beck, mature trees dominating the vehicular and pedestrian routes and long vistas over open meadow dictating the character at the periphery of the village.

5. Landscape character

Introduction

- 5.1 This chapter identifies and describes the main elements which contribute towards the distinctive landscape character in and around Bishop Monkton. The historic core of the Conservation Area comprises a discontinuous scatter of houses, cottages and farms strung out along three roads that converge on the beck.
- 5.2 Away from the village, the low lying valley bottom meadows and former wetlands give way to deep, fine loamy soils over the underlying Magnesian limestone.
- 5.3 The undulating countryside to the south of Bishop Monkton is grade 2 agricultural land intensively farmed for cereal and root crop production with patches of improved grassland. This area is characterised by large fields with fragmented hedges and sporadic tree cover.

Key Views

- 5.4 The view along St John's Road provides a defining image of Bishop Monkton, with irregularly spaced houses and cottages set back each side of the beck. Bishop Monkton Beck is of visual significance and has dictated the nature of development throughout the village.



Bishop Monkton Beck forms the spine of the village defining its character.

- 5.5 The buildings of the village thin out at the eastern end, along Boroughbridge Road which affords numerous views out into open countryside. These views and open spaces are significant elements of character which should be safeguarded.



Open meadowland adjacent to Fontein Terrace with mature trees and stone boundaries. Highlighted within the village workshop as being a significant open space which should be preserved. The open patchwork of buildings gives greater opportunity for views into the open countryside beyond.



Field at the eastern extent of Boroughbridge Road currently only partially within the Conservation Area, however, highlighted at the village workshop for inclusion.

- 5.6 Views of the Hambleton Hills and the White Horse can be seen from Ings Lane.
- 5.7 Other good views out of the village are from Knaresborough Road across the playing fields and from the rear of the church past the play area.

Significant Field Boundaries

- 5.8 The countryside beyond the immediate environs of the village is characterized by large flat fields in an open landscape with little tree cover. However, nearer to the village some contrasting patterns of boundaries can be seen. The field pattern is smaller and the field boundaries are predominantly hedges which are important to the landscape setting of the village and are a valuable resource in providing physical and visual connectivity to the countryside.

- 5.9 Hedgerows are distinctive features of the area, contributing positively to landscape character and interest. Some are fragmented and would benefit from repair.
- 5.10 As the most traditional type of field boundary in many areas, hedgerows and their banks are often of considerable historic interest. The small hedged former tofts and crofts lying north of Hungate and between Ings Lane and Croft Lane are a remnant of the former historic field system of the village.
- 5.11 Within the general landscape setting the undulating landform is intensively farmed and large arable fields create an organised pattern. Tree cover is sparse allowing extensive views across the open fields.

Landmark Trees & woodland

- 5.12 There are a small number of particularly important trees because of their location at key points within the Conservation Area. These are the trees along the Beck on St John's Road and the presence of landmark trees, mainly along Boroughbridge Road gives the village an immediate semi-rural appeal.
- 5.13 Tree cover is generally sparse around the village and individual trees scattered along field boundaries are important in contributing to the rural pastoral setting of the village. Tree planting and hedges in front gardens are important throughout the village, adding character to the area. Many of the properties on Hungate and St John's Road are set back from the road behind small front gardens, which contribute to the landscape character of the village.

- 5.14 There is a row of trees along the boundaries of the fields near the beck next to Hall Farm (see Map 4) which contribute to the character of the view northwards across the low lying flood plain.
- 5.15 Loss of vernacular character of villages as a result of development on the village edge is apparent at Bishop Monkton. The maintenance of tree cover in the vicinity of the village is important to its setting and approaches.

St John the Baptist Church

- 5.16 The Church commands an elevated view across Bishop Monkton at the top of St John's Road. The front entrance is characterised by a lych gate on a bridge. There are numerous clipped yew and other shrubs on a well-kept lawn at the front of the building. The graveyard in the rear has a more informal setting enclosed by hedges and walls and offers commanding views over farmland.

Strategic pedestrian routes

- 5.17 Access into the open countryside is provided from several points within the historic core of the village
- 5.18 Ings Lane (track) which runs east off St John's Road, forms part of the 'Ripon Rowel Walk' and eventually heads northwards over Boroughbridge Road to the banks of the River Ure and on to the village of Burton Leonard. A footpath runs south from Knaresborough Road to the village of Burton Leonard and a bridleway (Mains Lane) runs south west to Wormald Green.



View along Ings Lane - part of the 'Ripon Rowel Walk'.

- 5.19 Two other footpaths run northwards from Boroughbridge Road, east of Claremont Lane to Fairfield and the River Ure.
- 5.20 Just outside of the Conservation Area opposite Low Farm, another path runs north towards the River Ure, forming part of the Ripon Rowel Path.
- 5.21 A further footpath heads into open countryside from the ford at the junction of Boroughbridge Road and Main Street eastwards joining Croft Lane and eventually leading into Ings Lane.

Wildlife & nature conservation

- 5.22 About a kilometre east of the Conservation Area is the Bishop Monkton Ings SSSI (Site of Special Scientific Interest).
- 5.23 Bishop Monkton Ings comprises a diverse range of wetland habitats on low-lying alluvial soils adjacent to the Holbeck, a

north draining tributary of the River Ure, together with small areas of broadleaved woodland. The grassland and spring-line communities represent a remnant of a formerly more extensive wetland area of a type which is threatened by drainage and agricultural improvement. The SSSI can be reached via Ings Lane, along an unmade road lined with native species hedges.

5.24 Part of the abandoned railway cutting west of the village is a Site of Interest for Nature Conservation (SINC).

5.25 Although the Conservation Area has no designated sites for nature conservation, there is scope for the creation of wildlife corridors particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village.

5.26 Small becks drain the area to Holbeck and the River Ure. The Bishop Monkton Beck is a distinctive feature throughout the central part of the Conservation Area. The north east area of Bishop Monkton is most prone to regular flooding from the Beck, a prominent landscape feature through the Conservation Area.

6. The form & character of buildings

6.1 There are 12 buildings and structures in the village Conservation Area that are included on the statutory list of buildings of special architectural or historic interest:

**Bridge House, Borough-
bridge Road. Grade II**

**Fern House, Borough-
bridge Road. Grade II**

**Old Paper Mill, Borough-
bridge Road. Grade II**

**Rosedene, Borough-
bridge Road. Grade II**

**Laurel Bank Farmhouse,
Hungate. Grade II**

**Village Farmhouse,
Hungate Grade II**

**The Cottage and Dennison
Cottage, Main Street. Grade II**

Burngarth, St Johns Road. Grade II

**Ings Farm House,
St Johns Road. Grade II**

**St John the Baptist,
St Johns Road. Grade II**

**The Old Corn Mill,
Boroughbridge Road Grade II**

**The Old Barn, Low Farm,
Boroughbridge Road. Grade II**

6.2 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 following the public consultation and are recorded on the Concept Map (Map 3). 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.

6.3 The Church of St John the Baptist was built around 1878 from coursed squared limestone with a plain clay tile roof of steep pitch. Generally, it is in a very plain Early English style, yet by contrast has an interesting three stage tower surmounted by a short stone steeple.



The Church of St John the Baptist (grade II listed).

6.4 The former Corn Mill now in residential use is one of the landmark buildings of Bishop Monkton. This three storey building of coursed, square limestone blocks with a purple slate roof dates from the late eighteenth century with nineteenth century additions.



The Corn Mill (grade II listed).

6.5 The Mechanics Institute (1859), with its clock tower, forms an unusual and distinctive landmark near the centre of the village. The clock tower and dormers are later additions, and the institute has been converted into a house.

6.6 The Old Paper Mill dates from the late eighteenth - early nineteenth century with twentieth century alterations. The surviving building comprises a house end with an attached industrial part, the whole being faced in brick. The rear elevation is largely of coursed limestone blocks. The tall blocked openings in the front elevation have been partly reglazed and partly infilled with timber boarding which may replicate an original feature. The whole building is now in residential use.

- 6.7 Bishop Monkton Beck divides the older part of the village in two, and the Beck is crossed by thirteen bridges of varied style and materials. These bridges are a characteristic feature of the Conservation Area.



The Mechanics Institute (1859).

Their design and variety of materials reflects that of the buildings within the Conservation Area. These crossing points are vulnerable to damage and neglect particularly from vehicles and certain features such as handrails have been lost or damaged over time.

General Form

- 6.8 Most of the older houses are arranged along St John's Road, Main Street and Boroughbridge Road in short terraces or groups, with a scattering of detached houses and cottages. Most houses are built parallel to the main roads, but a number of the older cottages are aligned gable end onto the road.
- 6.9 One of the characteristic features of the Conservation Area is the number of mid to late nineteenth century terraces and villas. These are built of brick, with terra cotta



The Old Paper Mill (grade II listed)

details in some cases, or contrasting brick colours, with Welsh slate roofs.

- 6.10 A small number of former farm buildings survive in the village, converted to residential use. Their agricultural origins are often betrayed by large cart openings, now glazed or infilled.



Terraced properties to the southern end of St John's Road.

Materials

- 6.11 The predominant walling material in Bishop Monkton is brick of varied type, with brown clamp fired bricks used on older houses, orange bricks for some terraces and pressed red bricks on some early twen-

tieth century houses. Zion Terrace is built of white bricks with orange brick details. This variety of brickwork is interspersed with cottages built from coursed magnesian limestone, cobble and render.

- 6.12 This variety is also reflected in the boundary treatments throughout the village. Boundary walls along the main streets are mostly built from cobble with flat gritstone copings. The nineteenth century buildings are usually fronted by brick walls or iron railings.

Architectural details

- 6.13 Buildings in the Conservation Area are either vernacular, using brick, stone or cobble construction and pantiled roofs with traditionally detailed joinery, or else nineteenth century "pattern book" housing with varied decorative treatment.

Roof detailing

- 6.14 There is an even mix throughout the village of pantile and Welsh slate roofs. Most domestic buildings have brick chimney stacks situated at the gable ends or mid-ridge. Many gable chimneys are built within the wall construction, that is, not expressed externally on the gable.
- 6.15 Most gables are clipped and simply detailed, although some roofs are detailed with stone kneelers and copings.

External walls

- 6.16 Large irregular quoins (corner stones) are a feature of cottages built from cobbles or stone rubble. The oldest houses in the village have small window openings, a low window to wall ratio, and very little



Soft clamped bricks mixed in this instance with a cobble infill.

conscious architectural detailing. By contrast, some of the nineteenth century terraces use contrasting colours of brickwork or terra cotta detailing to add interest to the façade.

Windows

6.17 Three basic traditional window types characterise the older buildings in the Conservation Area. Vertical sliding sashes with 12 or 16 panes are used on



Field cobbles used in many lower status buildings and boundary walls within the village. Many of the buildings show evidence of being rendered over at some stage.



Coursed limestone walling.

eighteenth and early nineteenth century buildings, giving way to four pane sashes on later nineteenth century buildings. Yorkshire sliding sashes (horizontal sliding sashes) are typically found on cottages, and casements have often replaced these older types of window.

6.18 Traditional timber windows have been replaced in a number of instances with PVCu. These alterations erode the character and appearance of the village and consideration should be given to the promotion of traditional windows once more as part of a sympathetic enhancement programme.



Traditional timber sliding sash windows in the foreground and replacement modern casements in the adjoining property, showing how character can be eroded gradually through the loss of traditional detailing.



Pantile roof with gable chimney not expressed externally. This roof has a simple clipped eaves.

7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail looking at sub areas to identify the special character of each sub area and to summarise the detail and features that are important in providing the special “sense of place” in Bishop Monkton.

7.2 The sub areas are as follows:

1. **ST JOHN’S ROAD - Southern end**
2. **ST JOHN’S ROAD - Northern end**
3. **THE TRIANGLE BETWEEN ST JOHN’S ROAD, MAIN STREET AND BOROUGHBIDGE ROAD.**
4. **HUNGATE**
5. **BOROUGHBIDGE ROAD**

ST JOHN’S ROAD - Southern end (1)

7.3 The dominant feature of the southern end of St John’s Road is the church situated on high ground above the cross roads set back within its well established churchyard and well-wooded grounds.



The Church of St John the Baptist at the cross roads of St John’s Road and Knaresborough Road.

7.4 Opposite St John’s Church is a discontinuous road frontage of older buildings built at the pavement edge, and a terrace of late nineteenth century houses set back behind small front gardens.

7.5 To the north east is a curving alignment of three terraces of former local authority “Arts and Crafts” inspired housing at St John’s Crescent, set back from Bishop Monkton Beck behind front gardens defined by privet hedges. These rendered terraces set well above the Beck are prominent in the street scene.



Short runs of terrace housing to the southern end of St John’s Road.



Former local authority housing of St John’s Crescent.

ST JOHN’S ROAD - Northern end (2)

7.6 The layout of St John’s Road from Brook House eastwards has a more “open knit” quality yet still determined by Bishop Monkton Beck. The buildings have developed organically with no established building line. They are predominantly larger in scale than those at the southern end and sited on larger parcels of land. The view

northwards down St John's Road is dominated by the landscape of mature trees and shrubbery behind boundary walls.



The central part of St John's Road characterised by mature landscaping behind long established boundary walls following the contours of the Bishop Monkton Beck.

THE TRIANGLE BETWEEN ST. JOHN'S RD, MAIN STREET, AND BOROUGHBIDGE ROAD (3)

7.7 This area is cut by Bishop Monkton Beck, with the northern end of the area fronting Boroughbridge Road containing a scatter of old and new houses and the nineteenth century Methodist Chapel. The larger southern end of the area is mainly gardens with groups of small cottages clustered at the west end onto Main Street. The buildings in this area are mostly two storey brick or rendered with pantile roofs, apart from the more elaborate Chapel. The attractive gardens at Honeysuckle, Primrose and Jasmine cottages and the topiary bird at Burngarth are distinctive features of this area.



Bishop Monkton Beck cuts the area parallel to Boroughbridge Road where it is culverted for a small section.



Topiary to Burngarth a grade II listed early-mid eighteenth century house.

HUNGATE (4)

7.8 Hungate is a wide straight road, running from east to west forming the northern boundary of the village. This area is characterised by its soft landscape of embanked verges, which visually breaks up the built form to either side of the road. These verges give way to boundary walls further east.

7.9 The properties are predominantly detached or semi-detached two storey properties set back from the road within their individual plots of land. As a result of the nature of the development in this sub area the boundary walls form a distinctive element of the character here. These boundaries often form a tangible link with the past where more modern development has taken place behind established boundaries.

7.10 The linear nature of the development along Hungate is disrupted by the modern infill housing around Lindley Close, which is considered to be an inappropriate type of development in this linear village.



Modern infill development to Lindley Close.

- 7.11 'The copse' forms a break in the linear development along the southern side of Hungate, forming a well-established green space.



'The copse' opposite Lindley House.

BOROUGHBRIDGE ROAD (5)

- 7.12 Boroughbridge Road forms the eastern extension of Hungate once again with a loose knit pattern of development with no established building line. The western part of the road is characterised by larger detached properties, modern infill and clusters of former farm buildings. The mixture of materials is once again predominantly brick, render and cobble. The open patchwork of buildings affords greater views out into the surrounding countryside.



Fontein Terrace - a two storey brick terrace with a Welsh slate roof.

- 7.13 The Old Paper Mill, prominently positioned at the corner of Boroughbridge Road and Renton Close, is uncharacteristically three storey in height built of brick and limestone blocks and with a stone slate roof. The modern housing development of Renton Close sits uncomfortably with this historic building, especially regarding the uncharacteristic road layout.



The Old Paper Mill.

- 7.14 Glenroyd Cottages, a stone terrace towards the western end of Boroughbridge Road, although only two storeys high is quite imposing. It is built off the back of the pavement with open countryside opposite and is adjacent to the modern bungalow development of Lawnfield Road (just outside the Conservation Area).

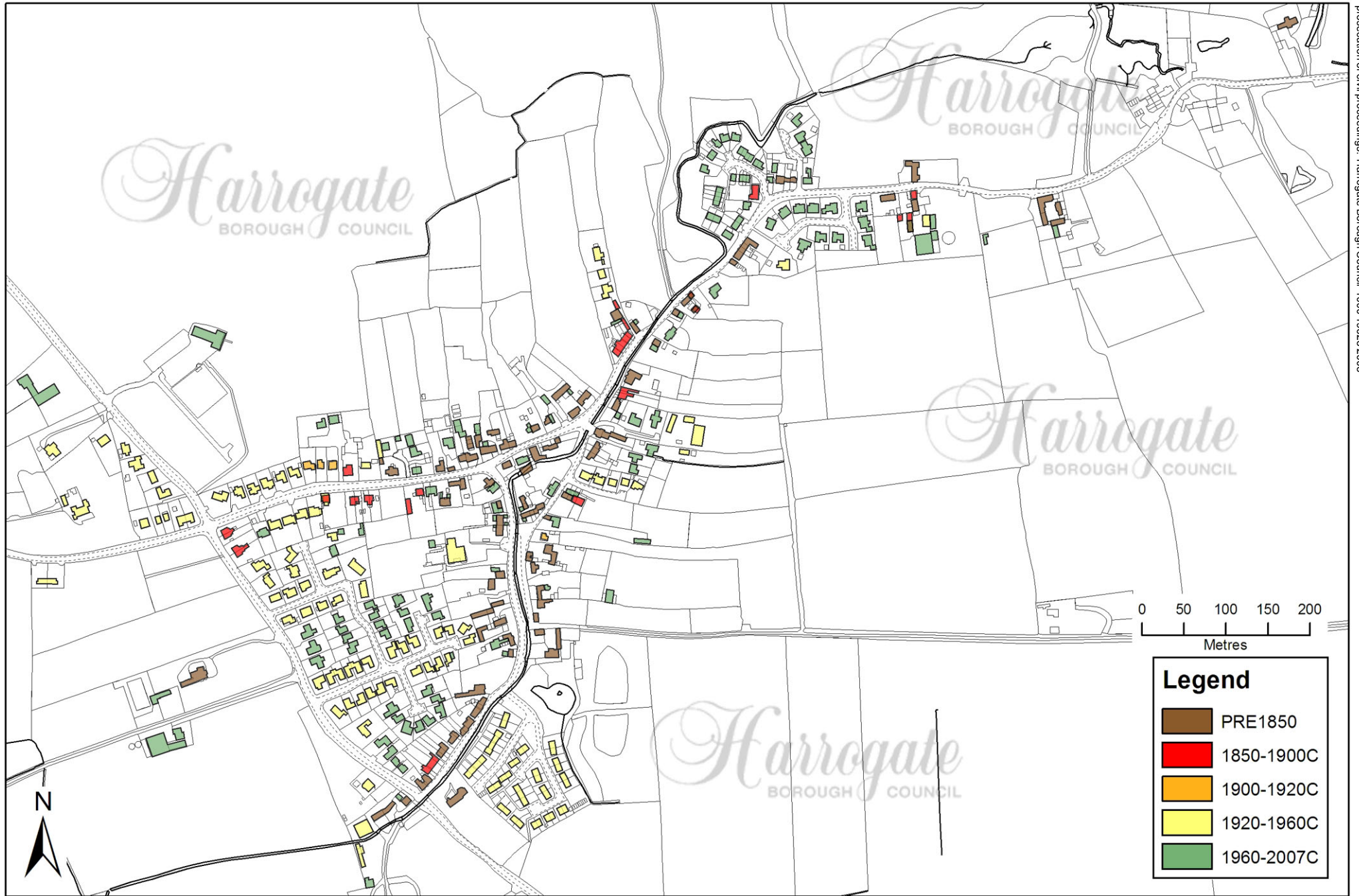


Glenroyd Cottages.



Modern bungalow development to Lawnfield Road.

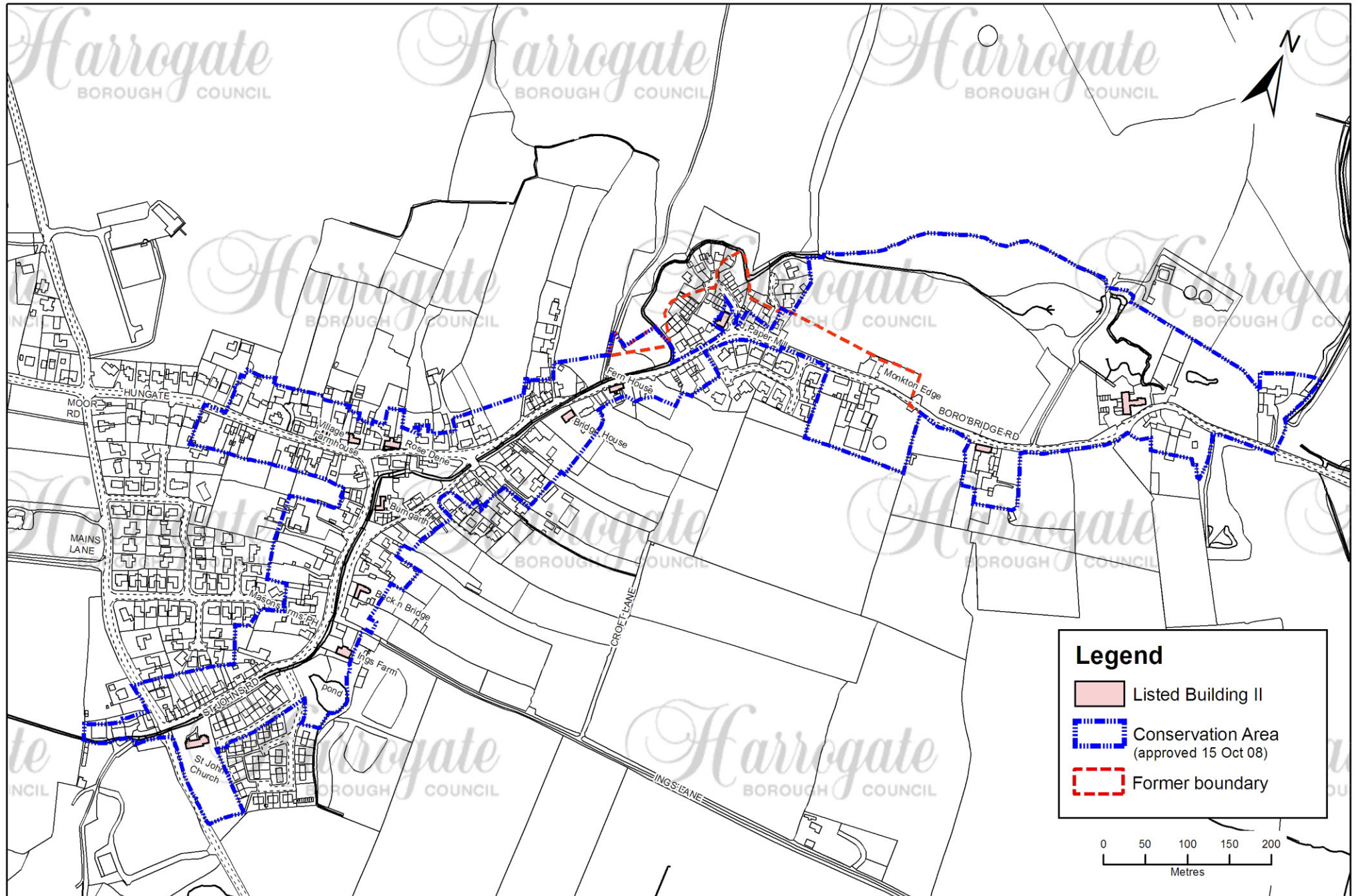
Map 1: Historical development of Bishop Monkton



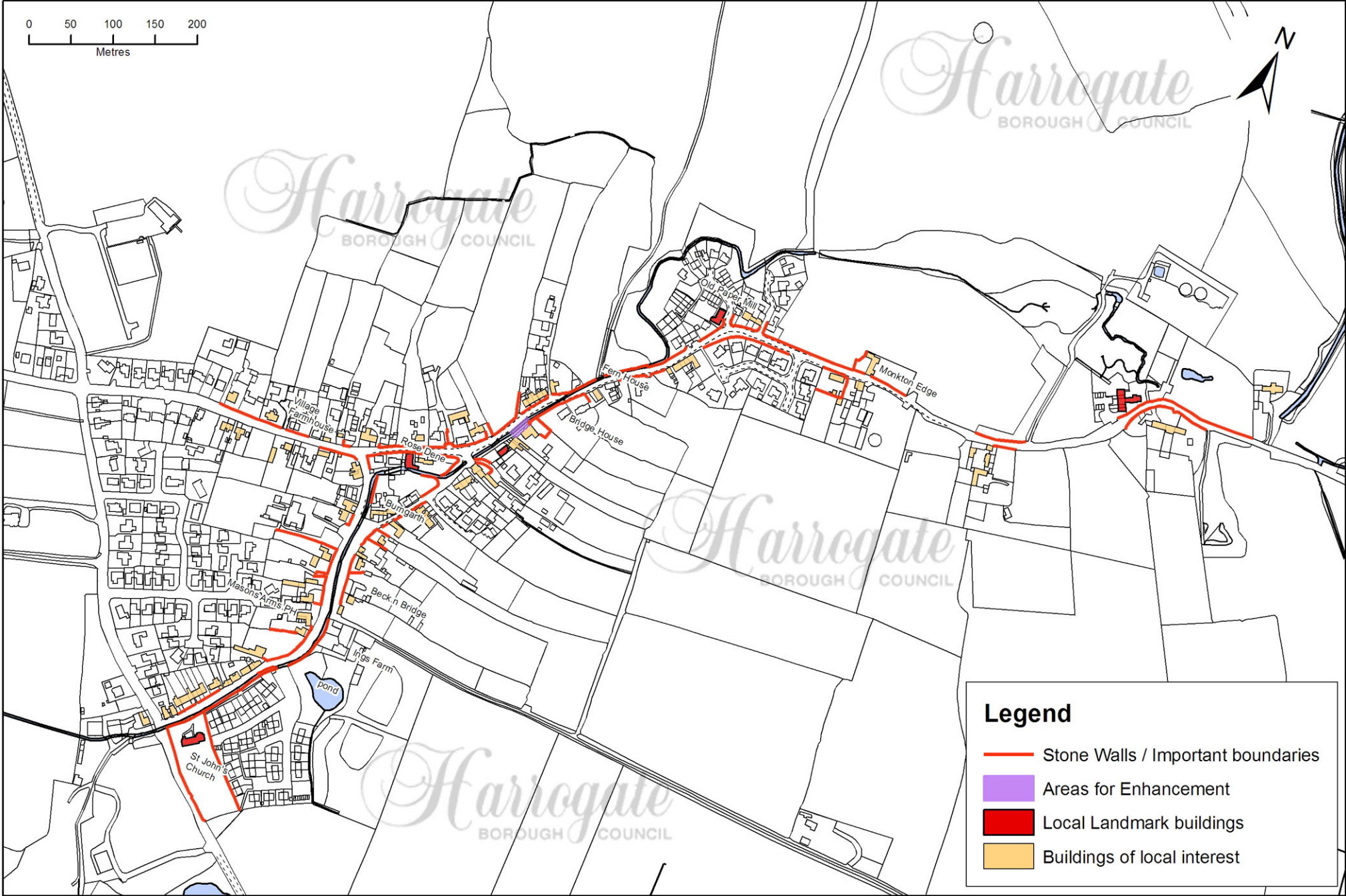
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Map 2: Bishop Monkton Conservation Area boundary

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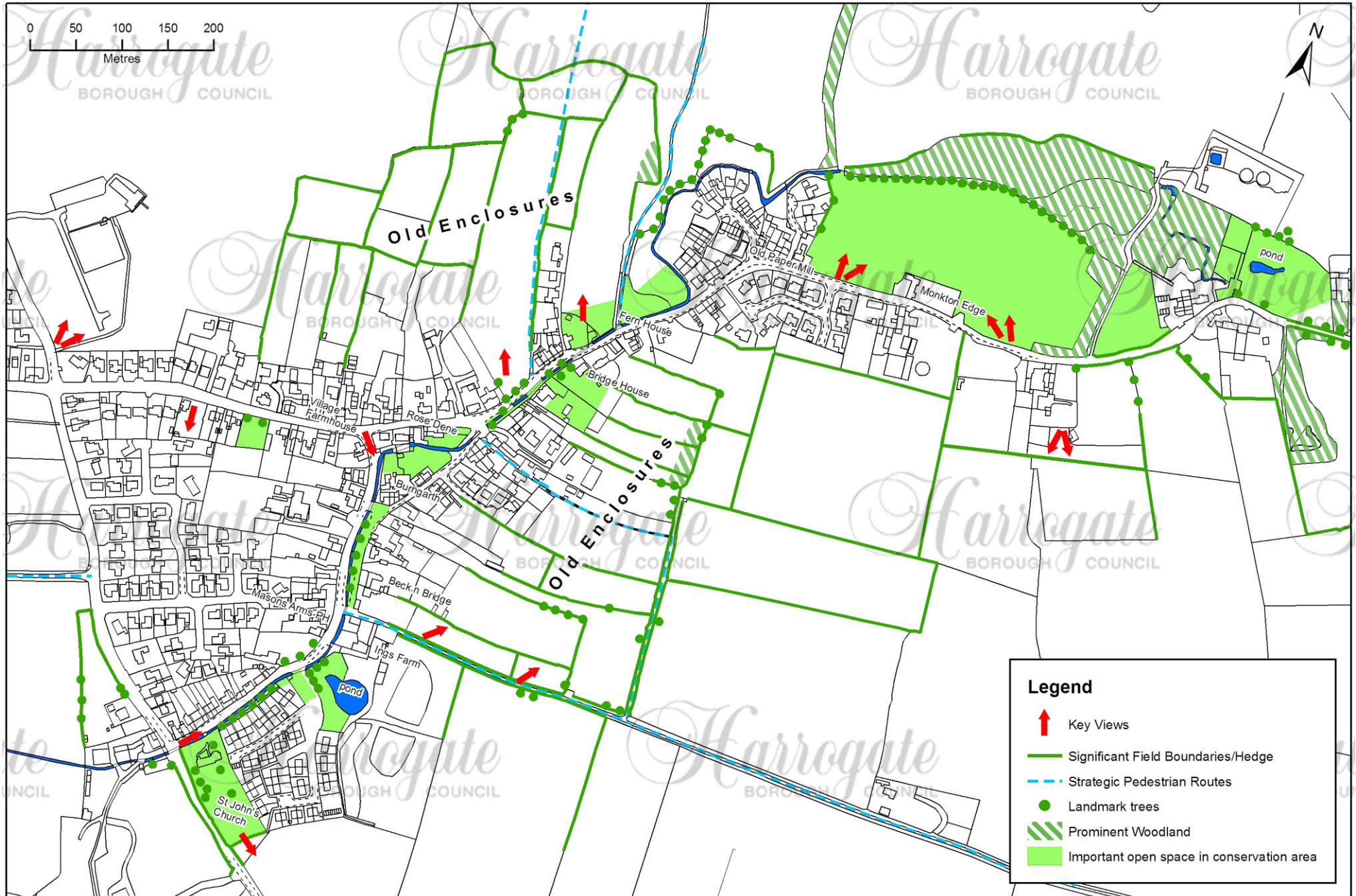


Map 3: Analysis & concepts



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

Although Bishop Monkton 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) 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 Bishop Monkton 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 Bishop Monkton 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 planning 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 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 and was the subject of public consultation.

As a result of the public consultation the following areas are to be included within Bishop Monkton Conservation Area:

- The former Corn Mill, cricket ground and meadowland along Boroughbridge Road to the eastern edge of the village.
- The open space to the west of Bishop Monkton C of E School.

In addition to the above areas the following were put forward for inclusion within the Conservation Area:

- The 1970s housing of Melrose Road and Meadowcroft.
- Renton Close (the present boundary cuts through Renton Close and it is felt that the modern development around the old mill does not warrant inclusion within the Conservation Area).

However, it is felt that they do not satisfy the criteria at this stage.

5 The management of change

The special character and appearance of the Bishop Monkton 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 within the Conservation Area that could be considered to have a wholly negative impact upon it.

There are no officially designated 'Buildings at Risk' within the Bishop Monkton Conservation Area and very few buildings are in a state of disrepair.

6 Opportunities for enhancement

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

- Maintain field pattern through management and repair of field boundaries.
- Maintain individual tree cover along field boundaries and within the village for the long term by promoting the planting of indigenous

species. Trees that are not indigenous should be phased out with a managed programme of replacement.

- Resist inappropriate development at the edges of the village where views tend to be more dispersed.
- Maintain front gardens to properties along main routes, which add to the quality of views within the village.
- New structure planting at the edge of the village will help to integrate existing development and provide an improved setting in areas where buildings are out of character. Care should be taken not to isolate the village from its surroundings and to take into account the characteristic pattern of tree and woodland cover.
- Examine ways of improving the footpath network around the village and maintain the existing network. Look at ways of improving linkages.
- Other detractors such as pylons, telegraph poles and communications masts are highly visible and further construction should be avoided.
- Promote tree planting in particular associated with farmsteads and the village edge. Tree planting can be used to help define the development limits of a village.
- Promote the maintenance and restoration of existing hedgerow boundaries.
- The green corridor, which is afforded by Bishop Monkton Beck, requires careful management and a coordinated approach to the maintenance of the beck, beck sides, bridges and adjacent greens should be pursued by the various parties responsible for the repair/maintenance of those features. It provides many features which contribute to the distinctive character of Bishop Monkton.
- Important to the Bishop Monkton Beck Corridor are the numerous small bridges crossing the Beck. These display the diverse palette of materials used throughout the village. Care must be taken to ensure that these features are not eroded through the loss of historic fabric or introduction of inappropriate materials.

A comprehensive assessment and repair programme of these structures is recommended.

- Localised flooding at Norbridge near Bridge House could be reduced if the wide culvert was replaced with a ford.
- The grassed margins throughout the village are prone to damage from vehicle overrun and the introduction of inappropriate materials.
- In general, footpaths are laid in bitmac with concrete or stone kerbs. Examples still exist of traditional cobble stone paving and reinstatement of these traditional details should take place where possible.
- Cobble, in conjunction with 'wheel tracks' in specific appropriate locations, would help reinforce the character of the Conservation Area.
- Greater effort should be made to place overhead lines underground. In addition, external communications equipment can harm the appearance of historic buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.
- Consideration should be given to the replacement of inappropriate items of street furniture and lighting.

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).

Existing buildings

The survey of the existing buildings within Bishop Monkton 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 Bishop Monkton could include some or all of



Inappropriate concrete infill has taken the place of stone.



Traditional cobble forecourt.



If not carefully monitored simple elements can be lost over time.

the following:

Design Guidance

Additional design guidance, which is more specific to Bishop Monkton, 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 legal rights 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 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 distinctive character of Bishop Monkton. 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 & 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

Rooflines and chimney stacks are important elements in the Conservation Area. 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 walls flanking the main streets would be detrimental to the character and appearance of the 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 Bishop Monkton 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. Concrete kerbings have been used to define the edges of verges. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

Important trees

The existing mature trees, together with stone walls, railings and hedgerows throughout the Conservation Area, add to its charm and 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.

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.

The Conservation Area Appraisal will provide guidance on the locally distinctive building features and details which reinforce the particular "sense of place" that characterises Bishop Monkton. This will assist in the formulation of proposals for small scale extensions and development.

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 solution, whether contemporary or traditional in style. There are exceptions and these may include new development forming part of, or adjoining, an important architectural set piece of recognised quality, or where a high quality contemporary building would clearly be appropriate.

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 building of special character or interest. This back-cloth is important and needs careful management as a setting for the special elements.

Checklist

In managing future change in the Conservation Area, the following will be important:

- Development should not impede on the form and character of Bishop Monkton.
- Buildings should be constructed of materials which match or complement local traditional materials. Bishop Monkton currently has a restricted palette of materials which should be promoted.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- In general new buildings should follow the established building line where it exists.
- New development should not adversely impact on the historic skyline, respecting important features.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- 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 and street furniture.
- Repair and retention of boundary walls
- Maintain individual tree cover along field boundaries and within the village for the long term by promoting the planting of indigenous species. Trees that are not indigenous should be phased out with a managed programme of replacement.
- Active management of the Bishop Monkton Beck corridor including the repair and replacement where necessary of edgings, street furniture and soft landscaping.
- Resist inappropriate development at the edges of the village where views tend to be more dispersed.
- Maintain field patterns through the management and repair of field boundaries.

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 Thursday 28th June 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. In addition, a press release appeared in the local newspaper informing residents and consultees that a review of the Conservation Area was taking place and that a workshop had been arranged. This information also appeared in the Latest News' section of the Council's planning website.

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 makes Bishop Monkton 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 the draft Appraisal (January 2008). 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 25 April to 6 June 2008. Further amendments to the text and to the boundary were made following this consultation, and the Conservation Area Assessment adopted by the Council and published on its website.