

# BISHOPTON

## 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. Once this Appraisal has been approved by Harrogate Borough Council, it will form an “evidence base” for the Local Development Framework (LDF). Consequently, it will be a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It will also form the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Bishopton.
- 1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.
- 1.4 The assessment of the area’s special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. 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 Bishopton Conservation Area was originally designated on 16 June 1994 (and no changes to the boundary have arisen as a consequence of this Appraisal). The Appraisal aims to describe Bishopton 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 examines whether opportunities exist to protect and enhance its character.
- 1.6 By identifying what makes Bishopton 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 their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest
- to identify opportunities for enhancement.

## 2 Planning policy framework

2.1 Local authorities have a duty to designate "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" as conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities periodically to 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 affect on the character and appearance

of a 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 a conservation area which would affect its setting or views into or out of the conservation area.

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

### 3 Historic development & archaeology

3.1 Little is known of the early history of Bishopton, other than it was a township in the medieval Manor of Ripon. This suggests that there was some sort of medieval settlement in the township, although none of the existing buildings appear to predate the eighteenth century.

3.2 The road from Nidderdale to Ripon crossed the River Laver at Bishopton Bridge. The old bridge here had a chapel on it, and this bridge was rebuilt in the late eighteenth century or early nineteenth century, after the turnpiking of the Pateley Bridge Road in 1756. The bridge was widened in 1885.

3.3 The place name suffix “ton” suggests an early origin, as does the regular pattern of property boundaries running back from the buildings fronting the road. This row of buildings of varied eighteenth and nineteenth century date is noteworthy for having three elegant houses. This suggests that Bishopton became a select detached suburb of Ripon, unconnected with the corn and flax mill to the west which worked until the late nineteenth century.

3.4 Development from the mid twentieth century on the west side of Ripon has led to Bishopton becoming incorporated into the suburbs of the City, where it forms a distinctive enclave of older buildings of considerable character and interest.



## 4 Location & landscape setting

- 4.1 The small settlement of Bishopton lies to the north of the Ripon to Pateley Bridge road (B6265) on a narrow road also named Bishopton. The houses along Bishopton all lie on the north side of the road, and look out over an open meadow which falls south towards the B6265. Beyond this meadow to the west, dense tree cover wraps around the riverside slopes above the River Laver. These areas of woodland extend some distance westwards along the river valley and screen any views of the older part of Bishopton from this direction.
- 4.2 To the east of Bishopton are the playing fields and buildings of Ripon City School, while to the south east, the western edges of the Ripon suburbs can be seen. High walls terminate the north west corner of the Conservation Area and thus the suburbs to the north do not impinge on the setting of the Area.



A view of Bishopton from the south.

## 5. Landscape character

- 5.1 The Bishopton Conservation Area is one of the most compact in Harrogate Borough, and the landscape within the Conservation Area falls into three fairly distinct zones, these being the area of crofts and garths bounded by walls at the north end, the sloping meadows south of the village street, enclosed by stone walls and fences and the wooded banks of the River Laver each side of Bishopton Bridge.

### Key views

- 5.2 They key views of the historic settlement are seen from Studley Road (B6265) looking north across the meadows which provide a green setting for the buildings. From the village street there are views southwards across the wooded River Laver valley towards Studley Roger and the parkland at Studley Royal.

### Significant field boundaries

- 5.3 Within the limited extent of the Conservation Area there are few field boundaries. Most prominent is the wall of coursed cobbles topped by flat stone copings which bounds the meadow between Bishopton and Studley Road on all sides. This is a significant feature, and is mirrored by another tall wall of coursed cobbles bounding the houses to the east. These two walls enclose the narrow road into Bishopton where it enters the village from Ripon.



Field wall on the entry into Bishopton.

- 5.4 The field to the west, opposite Bishopton Grange is bounded by iron railings, with an iron railing gate giving access to the field. Bishopton Grange is bounded by a tall beech hedge, and by a high brick wall. Other brick walls bound the rear gardens of the houses fronting the main street, but these are difficult to see from the street.



- 5.5 Close cut field hedges appear in the southern part of the Conservation Area, south and west of Bishopton Bridge, and are prominent features in the



landscape. At the north east corner of the Conservation Area, new curved brick wall boundaries and sinuous clipped yew hedges have been used as rear property divisions. The tall beech hedge at Bishopton Grove is behind a dwarf wall, but the alignment is continued by the curving high brick wall at the west end of the village.



Field wall and prominent trees.

### Landmark trees & woodland

- 5.6 The west boundary wall of the meadow to the south of the main street has two huge sycamore trees located part way along the wall. These trees are particularly visible in views from the south and east.
- 5.7 The north east boundary of the Conservation Area is fringed by a belt of trees which screen the school fields and buildings. To the west and south, the banks and valley of the River Laver are clothed in thick woodland.

### Strategic pedestrian routes

- 5.8 Footpath access from the Conservation Area is limited to a path from Bishopton Bridge westwards along the River Laver. Footpaths further west along Studley Road give access to Studley Park and to the Ripon Rowell circular route.

### Wildlife & nature conservation

- 5.9 While the woodlands and areas of low lying meadow along the River Laver on the fringes of the Conservation Area do not enjoy any statutory designation as being of nature conservation value, there is no doubt that this wooded river corridor is of some ecological value.

## 6. The form & character of buildings

6.1 Unusually, most of the buildings fronting the village street in Bishopton are listed. There are 10 buildings and structures in Bishopton on the Statutory List of Buildings of Special Architectural or Historic Interest and all are Grade II apart from No. 7 Bishopton Lodge, Grade II\*. However, there are also a number of un-listed historic buildings, which make a positive contribution to the character and appearance of the conservation area and are of particular interest locally. These buildings have been identified during the public consultation and, as recommended in PPG15, are recorded on the Concept Map in this Appraisal. 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.

6.2 The following buildings and structures in the Conservation Area are listed:

**No. 1, "Bishopton Grove"**

**No. 2 Bishopton**

**Nos. 3, 4 & 5 Bishopton**

**Barns behind No. 6**

**No. 7 "Bishopton Lodge"\***

**Railings & dwarf wall to No. 7**

**No. 8 "Bishopton Grange"**

**Dwarf wall, gates and piers to No. 8**

**Dwarf wall and railings opposite No. 8  
Bishopton Bridge, Studley Rd**

6.3 The most significant listed buildings, those of the greatest architectural or historic

interest and those which are key features in the Conservation Area are described below.



6.4 **No. 7 Bishopton Lodge** (above) is the most remarkable building in the Conservation Area. It is a symmetrical house of brown brick with rusticated quoins under a pyramidal stone slate roof. To each side project single storey wings with round arched carriage doors followed by gabled ranges built end on to the street, with a single sash window and a semi circular (lunette) attic window over.

6.5 This house was built in the mid eighteenth century by William Aislaby of Studley Royal as a steward's house and, like the other houses here, enjoys good views over the countryside towards Studley Royal.

6.6 **No. 1 Bishopton Grove** is a two storey rendered house is the most easterly one in the main street, and its white painted render makes it clearly visible at the entrance to the village. The house dates from the late eighteenth or early nineteenth century and it is noteworthy for the projecting semi-circular two storey wing at its east end.



No.1 Bishopton Grove seen from the road.

6.7 At the west end of the village stands **No. 8 Bishopton Grange** (below) a two storey brown brick building set back from the road behind high brick walls and beech hedges. The front elevation has an irregular appearance, with a two storey semi circular bay at the west end, a pedimented central section, and a single storey semi circular bay at the east end.



Bishopton Grange.

6.8 Bishopton Grange has a set of attractive cast iron gates with delicate open work piers with tent shaped finials. A similar wrought iron gate provides the entrance into the field opposite, through iron railings



set into a dwarf wall. This arrangement of railings and dwarf walls would have allowed open views southwards over the Laver valley when the house was built, but the growth of trees to the south, and the tall beech hedge bounding the garden inhibits views today.

- 6.9 There are a few unlisted buildings in Bishopton. Of these, one or two are worthy of note. No. 6 is a single storey converted farm building, built up against the pavement edge. This modest building built of cobbles with a pantile roof occupies a key position midway along the main street and offers a contrast to the larger, grander houses in Bishopton.



No. 6 presents a cobbled face to the roadside.

- 6.10 Set back from the street frontage between Nos. 5 and 6 is a linked pair of hip roofed former farm buildings simply called The Barn. Although greatly altered, these buildings with their pantiled roofs have retained their original form and presence in the Conservation Area.

### General form of buildings

- 6.11 Although Bishopton is characterised by a small number of very large houses, and a slightly larger number of small houses, there are some similarities between these



The Barn.

extremes. Most houses, large or small, are built parallel to the street frontage, and more often than not, they are built close to the back of the pavement. They tend to be grouped closely together, giving the impression of a more or less continuous built up frontage.

### Materials

- 6.11 Most of the older buildings in Bishopton are built from brown clamp fired bricks, with Welsh slate or pantiles as the main roofing material. No. 7 Bishopton Lodge has a stone slate pyramidal roof on the main central block, although the side wings are roofed in pantiles.



Cobble, brick, stone quoins and a pantile roof - defining materials in Bishopton.

- 6.12 The former farm buildings are mostly built of cobbles, rendered in some cases, with pantile roofs. Boundary walls, either of coursed cobbles or bricks are a particular feature of Bishopton.

### Roof detailing

- 6.13 Most roofs are simply detailed and covered in Welsh slate or pantile, with plain gable verges and chimney stacks at the gable ends. Stone kneelers and copings to roof verges are almost wholly absent apart from the wings of Bishopton Lodge.
- 6.14 Hipped or pyramidal roofs are found, notably at Bishopton Lodge where stone slates are used on the main central block, with pantiles on the flanking single storey gabled wings. The main block at Bishopton Lodge has an oversailing roof with a wood modillioned eaves cornice, with tall chimney stacks to each side. (modillions are small wooden brackets beneath the eaves)
- 6.15 At the east end of the village, Bishopton Grove has a shallow pitched Welsh slate roof with a raised eaves parapet allowing the roof to be partially hidden.

### Architectural detailing

- 6.16 Of the three largest houses in the Conservation Area, Bishopton Lodge is the most consciously designed, with a high degree of symmetry using a dominant central block flanked by two smaller matching wings. This symmetry is undermined to some extent by the large canted bay window to the ground floor.



East wing of Bishopton Lodge.

However, the central block is framed by strongly rusticated quoins and the moulded door surround and glazed over light with glazing bars reinforces the symmetry of the building.

- 6.17 The shallow frontage garden was once bounded by iron railings between rusticated stone piers, and the railings and some of the piers have been removed. The loss of these features has reduced the formal quality of the setting that this house once enjoyed.

### External walls

- 6.18 Quoins (large corner stones) are mainly used in association with cobble walling, and serve to reinforce these buildings. Elsewhere, on the larger brick buildings, their purpose is more decorative, and at Bishopton Lodge, are used as a framing device for the main block, where stone quoins contrast with the brickwork. Brick buildings are simply detailed, with splayed brick window heads and a lack of other

brick detail such as keystones or string courses. Bishopton Lodge has scribed stucco window heads, and thin stone string courses are used on each of the wings.



Sash windows in early nineteenth century cottages.

### Windows

- 6.19 Most of the listed buildings are the larger brick eighteenth and nineteenth century houses, and these are buildings of some architectural presence. Multi-paned vertical sliding sashes with 16 panes per window are the usual style, set back into brick reveals beneath swept window heads. Most windows have stone sills. Late nineteenth century sash windows with two or four panes are absent.

- 6.20 A couple of small cottages have horizontal Yorkshire sliding windows; those at No. 2 are of the earlier multi paned pattern, while Cobblestone Cottage has two Yorkshire windows under swept brick window heads in two and three sections, with each glazed section having two panes. These are a later pattern of window.



Cobblestone cottage with Yorkshire sliding sash.

- 6.21 Modern casement windows are used in the converted former farm buildings.



## 7. Character area analysis

- 7.1 Despite its small size, the Bishopton Conservation Area can be readily divided into three zones of distinct character, as follows:

**1: North of the main street**

**2: The open land south of the main street**

**3: The River Laver valley**



Looking east along the main street.

### 1. North of the main street

- 7.2 The focus of the historical and architectural special interest of Bishopton is found in this area. The entrance into the village from Studley Road provides long views across the sloping open fields fronting the buildings, this view being lost as the road into Bishopton turns north between high cobble walls.
- 7.3 At the bend into the village, a view along part of the street is obtained, with irregularly grouped brick and cobble buildings and linking boundary walls set against a backdrop of trees. To the south, the falling slope of the open field gives long views towards the valley of the River Laver and Bishopton Bridge.



### 2. The open land south of the main street

- 7.4 The large field of overgrown meadow which falls south towards Studley Road is a particularly important element in the setting of the Conservation Area. It affords long views of the historic settlement, and displays the buildings (many of which are listed) to good advantage.
- 7.5 This field is bounded on all sides by cobble walls, and while some stretches have been repaired, there is scope for further repair especially of the ivy covered west boundary wall. The derelict shed is a particularly prominent structure which merits removal.
- 7.6 To the west, the open land is divided into two smaller fields of grazing land, these fields falling steeply to the river valley at the western end. The stone boundary wall is replaced by iron railings towards the western end. Opposite Bishopton Lodge the wall bounding the road has been breached and piles of building materials, although neatly stacked, create an incongruous note.



Meadows in the river valley.

### 3. The River Laver valley.

- 7.7 The west and south boundaries of the Conservation Area boundary fall steeply to the well-wooded River Laver, with a belt of established woodland and some recent tree planting clothing the steep slopes on the north side of the river. The flood plain south of the river is fringed with a thinner scatter of trees.
- 7.8 A steep track descends from the west end of the village, giving access to the allotments further west. This area becomes very densely wooded, with thickets of ivy hung sycamores forming a dense tangle along the river bank, and with abandoned allotments further west disappearing under encroaching secondary woodland.



the riverside by Bishopton Bridge.



# Map 1: Historical development of Bishopston

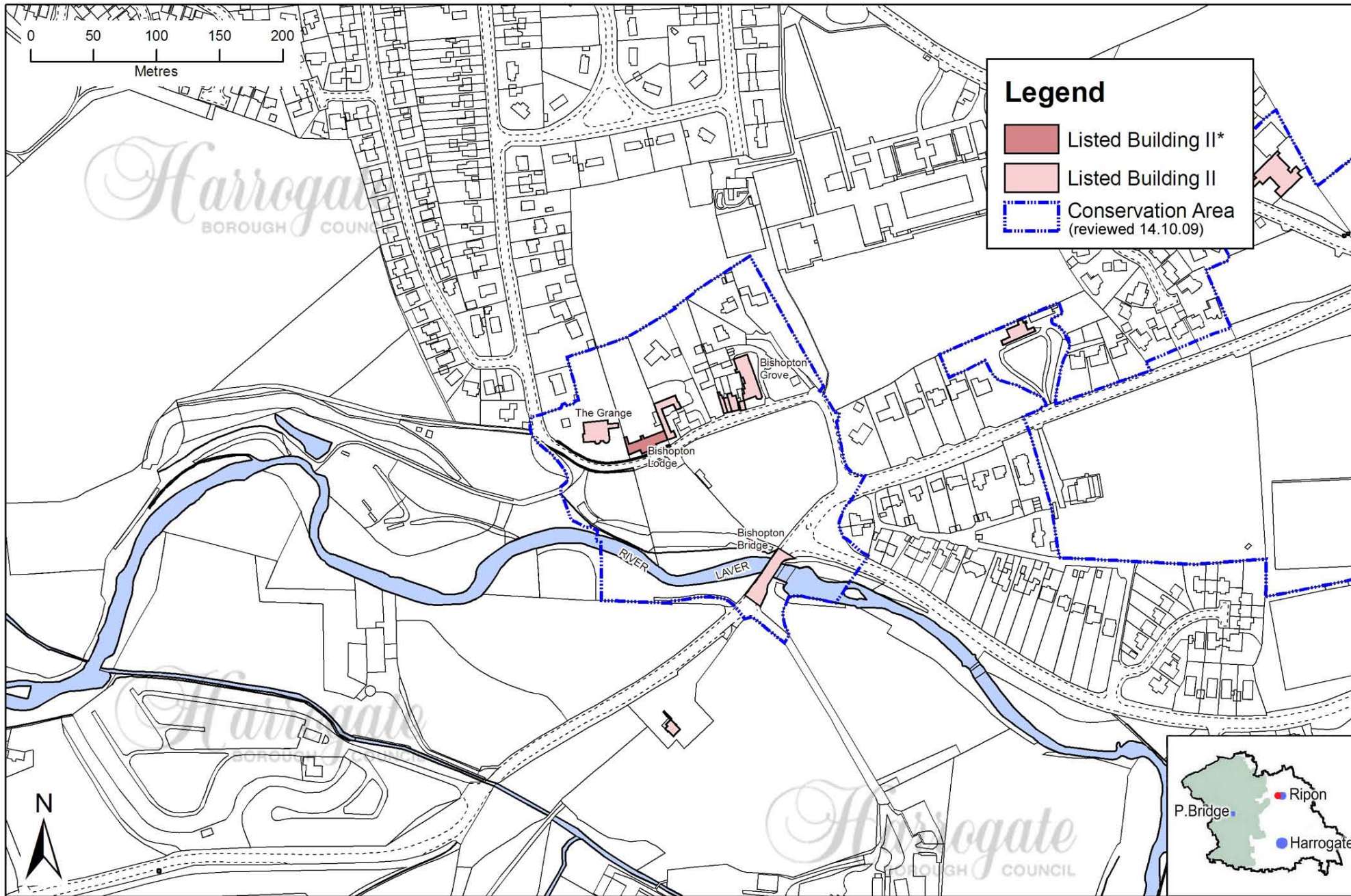


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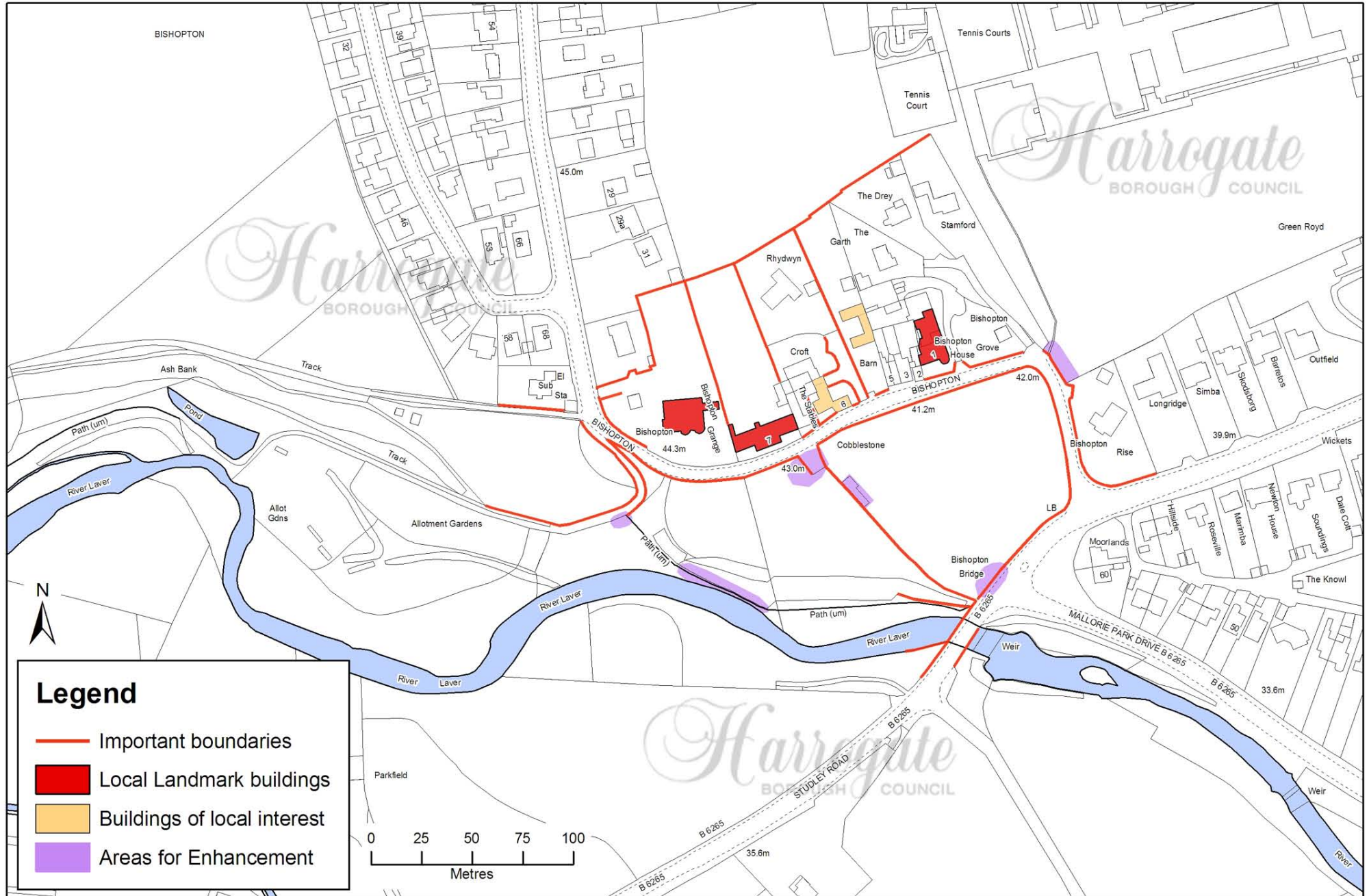
## Map 2: Bishopton Conservation Area boundary

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### Map 3: Analysis & concepts

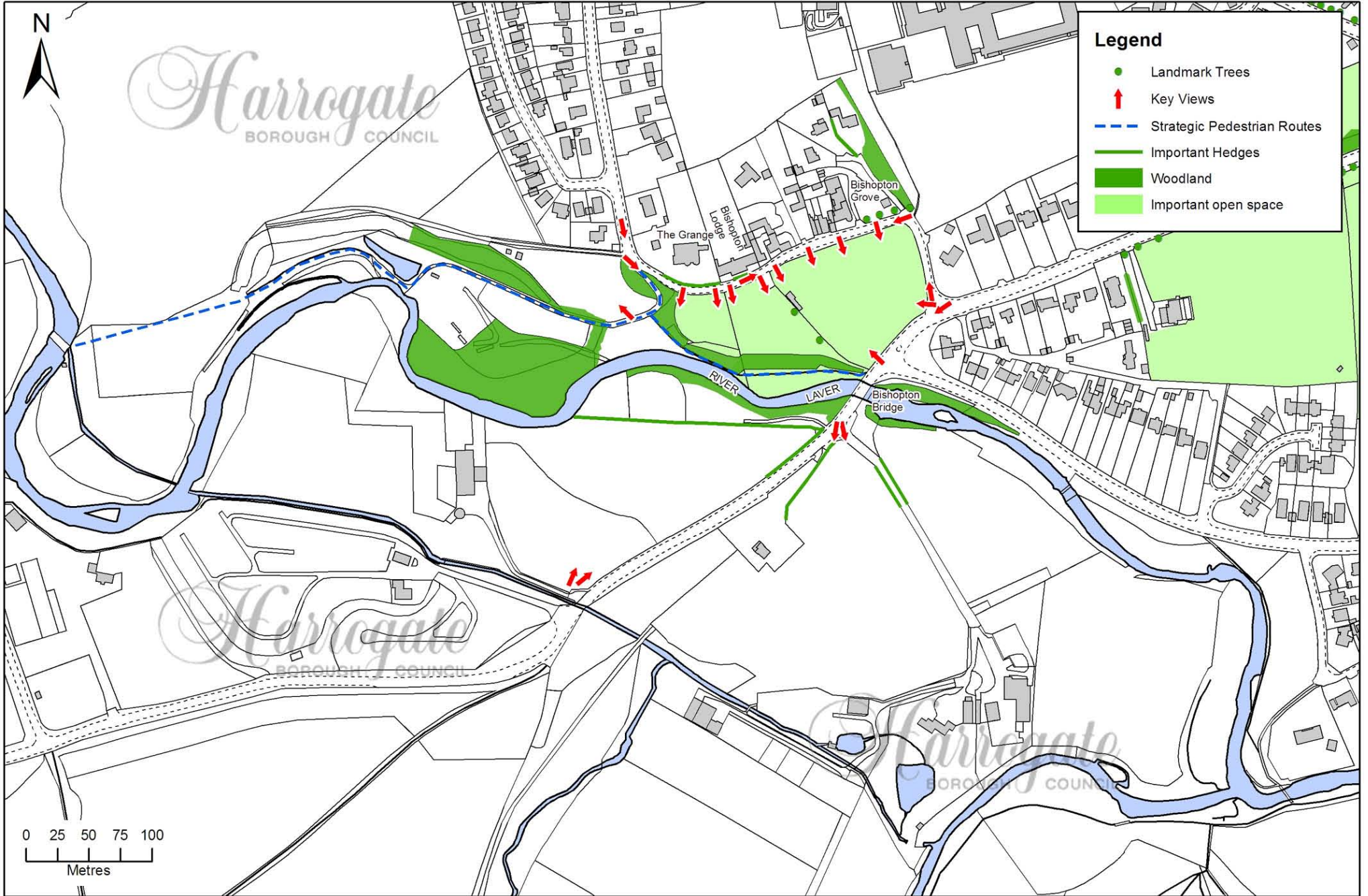


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# Map 4: Landscape analysis

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# Appendix A

## 1. Management strategy

The purpose of the Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on the Bishopton Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Bishopton 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 best be 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 Bishopton 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 Bishopton Conservation Area and to ensure the highest quality of design, the Council will:

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

## 4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The public consultation event identified adjoining areas as being of positive interest in ways which directly relate to the special character of the existing Conservation Area. The possible inclusion of these areas was determined on the basis of whether they have special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

A substantial extension east and west along the River Laver valley was suggested at the consultation workshop. This extended as far east as High Cleugh, and west to include the whole of the former mill race serving Bishopton Mills. This area is characterised by dense riverside woodland, accessed by public footpaths and containing areas of public open space and allotments and sited next to a touring caravan holiday park.



The area suggested for inclusion contains few buildings of special architectural interest. While the mill race is clearly of some historic interest, the area suggested for inclusion is clearly detached from the historic core of Bishopton, separated from the village by steeply wooded slopes.

It is recognised that the River Laver valley provides an important local recreational amenity and that it is likely to be of ecological value. There are other protective measures for woodlands, notably tree preservation orders (TPOs) and, where such areas are of nature conservation value, designation as a Site of Interest for Nature Conservation (SINC) may be appropriate.

It is considered that the original (1994) Conservation Area boundary contains the essential architectural and historic elements of Bishopton, so no changes have been made to it as a consequence of this Appraisal.

## 5. The management of change

Infilling of some of the large rear gardens with modern houses has resulted in the construction of new accesses bounded by brick walls or new hedges. These developments are set well back from the road frontage, and are largely hidden from public view, bounded by high brick walls and by the tree screening to the school grounds to the east. The scope for further backland development is likely to be limited in the future.

Most of the buildings fronting the main street are listed, and thus subject to listed building control. As such there is limited scope for those well-intentioned but misguided alterations which can undermine the character of historic areas.

There is some scope for selective small scale enhancement to the Conservation Area, but the removal of the derelict shed from the field south of the main street would greatly improve the setting of the Conservation Area.

## 6. Opportunities for enhancement

Bishopton is an attractive place, and most of the buildings are in good condition. There are a small number of opportunities for the enhancement of some features as follows:

- Repair the cobbled walls bounding the field on the south side of Bishopton;
- Remove the derelict shed in the field on the south side of Bishopton;
- Remove the building materials in the field opposite Bishopton Lodge and reinstate the boundary wall;
- Repair the railings fronting the field opposite Bishopton Grange;
- Reinststate the frontage railings and stone piers to Bishopton Lodge;
- Repair the stone stile steps on the footpath from the allotments to Bishopton Bridge;
- Repair the riverside footpath to Bishopton Bridge;
- Remove the intrusive traffic signs from Studley Road;
- Provide tree planting to screen views of the school buildings.



### Existing buildings

The survey of the existing buildings within Bishopton clearly identified that a distinctive character exists. The unusually high proportion of listed buildings has meant that the architectural character of the village has largely avoided erosion by subsequent alterations as has happened elsewhere.

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 Bishopton 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:**

These are Directions which remove or restrict permitted development rights available to dwelling houses. They are inapplicable for listed buildings, since alterations to these are subject to a separate set of controls. As there are very few unlisted dwellings of architectural or historic interest in Bishopton, the scope for an Article 4 Direction would appear to be extremely limited.

**Reinstatement of architectural detail:**

Bishopton has largely escaped minor alterations to buildings which can undermine local character and distinctiveness. 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 for joinery would be 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 would be 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 a considerable negative impact on the appearance of a historic building and the area. Insensitive repointing, 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 shown that the feature 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. The further construction of new openings and the breaking up of the high brick walls at the west end of the main street would be detrimental to the character and appearance of the Conservation Area.

## Telecommunications equipment, satellite dishes and cable runs.

External equipment including cable runs can harm the appearance of historic buildings. The Borough Council can provide guidance on the installation of telecommunications equipment, including satellite dishes. Where overhead wires are intrusive, the opportunity should be taken to place them underground.

## Floorscape

Traditional paved or cobbled surfaces are absent from the Conservation Area, and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. The verge edge along the south side of the main street is unkerbed and retains an informal rural character which should be retained. The introduction of concrete kerbs here would result in a loss of character to the Conservation Area.



Unkerbed verge adds to the character of Bishopton.

## Important trees

Trees form a backdrop to the buildings along the main street when viewed from the south, and an important group of trees closes views to the east at the eastern end of the village. The two huge sycamores on the western boundary of the field south of the village are highly visible in views to and from the village. The group of trees near the start of the track to the allotments are an important feature in views west along the village street, and form part of the extensive woodland belts that wrap around the southern fringes of the Conservation Area along the valley of the River Laver. In accordance with the Council's Landscape Design Guide, the existing pattern of trees, woodland and hedges should be retained and repaired through managed planting and maintenance. Guidance should be aimed at tree planting and management methods that improve wildlife habitats.

## Street furniture

The western entrance into Bishopton along Studley Road from Bishopton Bridge is disfigured by some groups of intrusive highway signs. Further individual pole mounted highway signs pepper the road into the village,



The disfiguring effects of street furniture.

and an audit of traffic signs is clearly needed to identify redundant signs and reposition others to reduce their impact on the character and appearance of the Conservation Area.

## New development

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the conversion 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 features and details which reinforce the particular "sense of place" that characterises Bishopton. This will assist in the formulation of proposals for small scale extensions and development.

## New development

A key consideration is the impact that future development proposals ( whether in the form of new buildings or through the conversion 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 features and details which reinforce the particular "sense of place" that characterises Bishopton. 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 setting, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme 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. Any new development should respect and not impact on the existing spaces between buildings.

The main spaces which contribute to the character of the Conservation Area are shown on the Landscape Character Analysis Map (Map 4). These are the open meadows to the south of the main street.

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

### Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for listed buildings and unlisted buildings of special character or interest. Bishopton is unusual, since most of the buildings fronting the street are either listed or of local interest. The neutral buildings are the modern houses tucked away on backland sites which barely intrude into the street scene. The neutral backcloth provided by these buildings is important and needs careful management to safeguard the setting of the special elements of the Conservation Area.



## 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 Bishopton;
- 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.
- The repair and reuse of older buildings should be encouraged in the first instance rather than replacement;
- The softness of roadside verges should be maintained by avoiding the introduction of kerbs where none existed historically;
- Positive management of the ageing stock of mature trees is needed;
- Retain important gaps between buildings to ensure that glimpses of trees and views are maintained;
- Minimise the clutter of highway signs and street furniture;
- Repair and retain the stone and brick boundary walls;
- Retain the open fields south of the village;
- Protect and enhance the riverside area fringing the Conservation Area.



## 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 4 June 2008. This consultation took the form of a public meeting including a walkabout and a workshop session at Hugh Ripley Hall. Prior to the event residents were notified via a leaflet.

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

The main activity was a walkabout which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Bishopton special to them. On return to Hugh Ripley Hall 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;
- suggestions for changes to the extent of the Conservation Area;
- the retention of important boundary walls;
- the retention and management of trees.

Every effort has been made to take into account and give due consideration to the views of the local residents (and to represent those views in this Appraisal document).

Consultation on the draft Appraisal took place from 20 April 2009 for 6 weeks. Consultees included English Heritage, Natural England, Ripon City Council, Yorkshire Forward and residents of the settlement.

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents. When all comments had been received, appropriate revisions were made and the Conservation Area Appraisal was adopted by the Cabinet Member for Planning and Transport on 14 October 2009 and published on the Council's website.

## Appendix C

### Further reading

Department of the Environment (1984) : List of Listed Buildings for the former Borough of Ripon

Ripon Civic Society (1977) : Ripon: Some Aspects of its History.





