

BOROUGHBRIDGE

Conservation Area Character Appraisal



Working for you

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1 Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal has been adopted by Harrogate Borough Council and forms an evidence base for the Local Development Framework (LDF). It is, therefore, a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It can also form the basis for a subsequent Management Strategy, which will contain issues, proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Boroughbridge.
- 1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.
- 1.4 Defining the character of an area is not a straightforward exercise and it is impossible to reach a truly objective view. The statement of character and appearance in this Appraisal is based on various detailed methods of analysis recommended by English Heritage. Various different qualities are looked at including: historical development, building materials, and relationships between built and open spaces. 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 Boroughbridge Conservation Area was originally designated in March 1976. This Appraisal aims to describe Boroughbridge as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.
- 1.6 By identifying what makes Boroughbridge special or distinctive, any future change, whether to individual buildings, building groups or the town as a whole, will be based on this understanding of the past and present character of the town. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

Objectives

The principal objectives of the Appraisal are:

- to define and record the settlement's special character and interest;
- to raise public awareness of the aims and objectives of the conservation area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest
- to identify opportunities for enhancement.

2 Planning policy framework

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

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

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

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

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

3 Historic development & archaeology

3.1 The earliest evidence of human settlement on the Boroughbridge area is provided by the three great gritstone monoliths, known as the Devils Arrows, which are located on the west side of the town, two to the north and one to the south of Roecliffe Lane. A legend says that, one day, the Devil, bent of mischief, took his stand on How Hill to the south of where Fountains Abbey now stands and declared "Borobrigg keep out o'th way. For Aldbro' town I will ding down". He then took aim but his arrows fell a mile short of the target.

3.2 The Devil's Arrows are a Scheduled Ancient Monument. This stone alignment dates from the late Neolithic/Early Bronze Age, with three standing stones (originally four) aligned on a north/north-west to south/south-east axis. They stand on relatively flat land, which falls slightly to the south. The stones, which are formed of millstone originating from an outcrop at Plumpton Rocks to the west, do not form a straight line. They are unevenly spaced with the central stone standing 60m from the northern one and 110m from the southern one and they decrease in size from the south to the north. This stone alignment includes three of the largest stones of any alignment in Britain, with the southern stone being the second tallest standing stone in Britain. The top of each stone is marked by a series of deep grooves resulting from natural weathering.

3.3 The monument is rare as one of a few examples of a stone alignment in a lowland setting. The stones are part of a wider prehistoric complex concentrated around the River Ure at the southern edge of a ritual landscape, which includes henge monuments and round barrows. The stones and the associated remains offer important scope for the study of ritual and society in the prehistoric period.

3.4 To the west of the Devil's Arrows, a Roman Fort was revealed during the building of the Walshford- Dishforth section of the A1(M). This fort is believed to be contemporary with Isurium Brigantium (Aldborough), also built by the Romans in about 72 AD, where the Brigantes had their capital.

3.5 Boroughbridge is first mentioned (as 'Pons Burgi') in a charter of Newburgh Priory in 1145. It was created as a new town some time in the early twelfth century at the highest navigable point of the River Ure where a timber bridge was built across the river. The town's raison d'être was trade. Wool and grain from the Fountains Abbey estates, woollen cloth and later linen from Knaresborough, lead from upper Nidderdale and the various products of Ripon were brought overland to Boroughbridge then sent on to York and beyond by water. Wine, spices and timber formed a corresponding flow of imports in the reverse direction.

3.6 In 1318 the Scots invaded Yorkshire, burning Northallerton, Knaresborough and Boroughbridge and, in 1319, defeated the English at the battle of Myton-on Swale. However, the tables were turned at the Battle of Boroughbridge in 1322 when the rebel Earl of Lancaster and his army were defeated by the forces of Edward II, commanded by Sir Andrew Harcla. The battle, which took place in the vicinity of the River Ure, is included in English Heritage's Register of Historic Battlefields.

3.7 The first bridge across the Ure was of wood but was rebuilt in stone in 1562, using the medieval rib system of bridge-building. Forming part of the Great North Road, it carried an enormous amount of traffic and was in constant need of repair. It is recorded that 21 major repairs (including widening) were carried out in the seventeenth century alone. Some of the repairs were carried out by Blind Jack



Metcalf of Knaresborough - a remarkable character who, despite his disability, made important strides in improving the techniques of road construction in the eighteenth century. In 1785 it was widened by John Carr and was again reconstructed in 1969. Major improvements were made to the Ure in the later eighteenth century, including the construction of Milby Cut (Act of Parliament in 1767), which, together with the Ripon Canal, extended the limit of navigation from Boroughbridge to Ripon. Boroughbridge became a port for boats loading timber, wine, lead from the Dales and linen from Knaresborough. Water transport remained an important industry in Boroughbridge until the coming of the railways.

3.8 Perhaps even more important to the economy of Boroughbridge was its location on the Great North Road. The town became a stage coach stop on the London to Edinburgh run. At certain times of the year, thousands of cattle passed daily over the bridge and along Horsefair on their way from Scotland to Smithfield, and were shod at smithies in Horsefair and Langthorpe. Horses were traded in the street of that name, particularly at the time of the annual Barnaby Fair which continued to be held until the 1980s.

3.9 Gas street lighting was introduced to the town in 1860 (and to Aldborough in 1862). Electricity was not in general use in Boroughbridge until 1936.



The Crown Hotel at the end of Horsefair.

3.10 The eighteenth and early nineteenth century saw the domination of inland passenger transport by the stage coach and the town developed as an important staging post where horses were changed and travellers fed and accommodated. In its heyday the town boasted 22 inns which served not only the drovers but also the travellers by road and river; the crews of the river boats with their cargoes of lead, linen, wines, spices etc.; the horse traders who came to do business on Horsefair;

the gypsies who flocked to the Barnaby Fair and, of course, the tradesmen and workers who provided the necessary goods and services. The town supported various trades: blacksmiths, farriers, candlemakers, thread and rope makers, millers, boat builders, saddlers, fishermen, farmers and much more. But trade must have suffered to some degree with the coming of the branch line from the Great North of England Railway at Pilmoor in 1848 and its extension to Knaresborough in 1875.

3.11 A much more serious effect on the local economy was that of the construction of the Boroughbridge Bypass of the A1 in the early 1960s. The town lost the Great North Road traffic for the first time in 800 years. As a consequence, the hotel and catering trades in particular were badly hit. However, Boroughbridge weathered the storm and today has once again become an attractive small town with a lively range of shops.



4 Location & landscape setting

- 4.1 Boroughbridge is situated at the point where the Great North Road crosses the River Ure. To the north and south the land rises by gentle undulations to the 'heights' of Kirby Hill and the Grafton Hills respectively, whilst to the east and west is the flood plain of the River Ure.
- 4.2 The town is firmly defined to the north and west by the line of the former Pilmoor - Knaresborough railway line and of the A1 Boroughbridge By-pass, now widened and upgraded to a motorway. To the east it is defined by the floodbank constructed in the early 1990s to protect Boroughbridge from once frequent inundations and the open land separating Boroughbridge and Aldborough. There are no particular physical or natural boundaries to the south.

- 4.3 Boroughbridge focuses on the High Street and on the two squares - Hall Square and St. James Square - at either end. The church in St. James Square was replaced in 1851 by the church that is still in use today on Church Lane. A monumental fountain was built on the site in memory of the Lawson Tancred family and was used to pump water for the town in the early days.



Hall Square was formerly the Market Square.



St James Square, at the other end of High Street.

- 4.4 Market Square, now known as Hall Square, still has the old butter market building where the farmers' wives sold their products. The war memorial, paid for by people of the town, was erected by the British Legion and stands in the centre of this square, and there was also a German gun to commemorate a VC award to Captain White in 1916, but it was taken to provide metal for further guns in 1939.

5. Landscape character

- 5.1 The landscape around Boroughbridge can be defined into three character areas: south Boroughbridge farmland; Swale/Ure confluence farmland; and the River Ure corridor. Immediately to the south of Boroughbridge the moderate scale landscape comprises farmland and extends to the settlements of Aldborough and Minskip. To the north and east of Boroughbridge, the landscape is characterised by the low-lying floodplains of the River Swale and the River Ure before they converge. The area has been influenced by a wealth of historic activity dating back to Roman times and possibly before. The Holms and Aldborough Ings lie to the north of Aldborough and south of the River Ure and are a mix of open floodplain meadow and pasture land enclosed in the eighteenth century. The River Ure corridor is a flat, linear floodplain, which extends eastwards between Newby Hall and Boroughbridge. The area is intensively managed for cereal crop production in large open fields crossed by ditches draining into the Ure.



River Ure from the bridge looking upstream.

- 5.2 The most important landscape features in Boroughbridge Conservation Area are the River Ure and the Milby Cut with their associated banks. The river divides Boroughbridge proper from the parishes of Langthorpe and Milby and before 1974 was the boundary between the North and West Ridings. Milby Island, which forms a tongue of land between the river and the cut, has been greatly tidied up in recent years and forms a valuable local amenity. A continuous bankside footpath runs through the area. Trees make an important contribution to the river corridor though there are few of particular individual importance. The River Tutt has very little landscape or amenity significance as it mainly flows between back gardens and has little public impact.



The bridge seen from the north bank of the river.

- 5.4 The Holms, an area of parkland to the south of the River Ure, provides an attractive setting to the town on its north-east side. The Vicarage Glebe once separated the area of local authority

development to the south-east of Boroughbridge from the historic part of the town when approaching it along York Road, but recent development of The Paddock (to the rear of Ladywell House) and St. James Meadow (to the north of Springfield Drive) has largely eroded this distinction. The grounds of the Rose Manor Hotel (formerly The Three Arrows), now developed for housing, still retain most of their trees which make an important contribution to the setting of the town on its south-west side. There is a fine cedar in the grounds of Ladywell House. Further areas of important open space within the Conservation Area are the churchyard surrounding St. James Church on Church Lane and the play area at the south end.

- 5.5 Hall Square and St. James Square are attractive cobbled spaces situated at nodal points within the town. The cobbles in Hall Square were relaid a few years ago when the Buttermarket was also repaired. Those in St. James Square are also in need of repair.



The cobbles in Hall Square.



View along High Street.

Key Views

- 5.6 In the centre of the town the views are more contained by two and three storey buildings that abut the back of the pavement and form continuous frontages, coupled with bends in the road and boundary walls. However, a number of buildings give rise to important terminal vistas or act as important focal points, such as Mauleverer House which serves to terminate Fishergate looking west.



The church seen from the riverbank.

- 5.7 Along Milby Cut and footpaths along the river banks views open up to the east and west taking in views of the town, distant

views of Aldborough and the A1. It is possible to glimpse views of Boroughbridge Hall through the trees along the river banks and the church, which is otherwise largely invisible due to the topography and the enclosed character of the built development around it.

- 5.8 Views of the surrounding countryside open up along the roads out of the town. For example, views north and eastwards are extensive, interrupted only by a sparse scattering of woodland and settlement.

Significant Field Boundaries

- 5.9 Hedgerows are fragmented and some have been lost due to the amalgamation of fields in response to intensive, modern farming techniques. To the west large fields are intensively managed for cereal crop production and open fields without boundaries (some with ditches) are evident. Similarly, to the north and north-east land is managed for arable production and fields are large and regular in shape bound by neglected fragments of hedgerow. To the south of Boroughbridge the landscape is characterised by medium to large sized fields bound by fragmented hedges plus medieval strip fields, or tofts, at Minskip and Studforth Hill. Notwithstanding the fact that the hedgerows are neglected, often severely trimmed and consequently fragmented, the field boundaries are important to the landscape setting of the town, providing physical and visual connectivity to the countryside.

Geology

- 5.10 The town is built on Sherwood sandstone solid geology overlain with alluvial drift

geology along the river bed and sandy till and till drift geology. To the west, along the River Ure corridor, the soils are stoneless clayey, fine silty and fine loamy soils affected by groundwater. To the north and east of the town the soils are a combination of stoneless, permeable and slowly-permeable soils. Along the river bed there is also surface water gley, brown and ground water gley soils. Immediately south of Boroughbridge, deep, fine loamy, and slowly permeable brown soils are evident.

Landmark Trees & Woodland

- 5.11 The urban edge of Boroughbridge is well-wooded offering glimpses of the modern residential development when viewed from the countryside to the south. Tree cover, together with the rolling landform, disperses views and suggest partial enclosure. A consistent scattering of woodland clumps and trees maintains balance across a simple landscape of monochrome arable fields and occasional improved grass fields. There are a small number of trees of particular importance because of their location at key points within the Conservation Area. For example, the mature Cedar in the grounds of Ladywell House.
- 5.12 Woodland cover is random and occurs along the river banks in patches. Where trees are sparse the river has limited impact on the landscape, becoming almost invisible. To the west of the town woodland cover is patchy with one block of notable woodland called Cherry Island Wood. To the north and east there are small woodland blocks associated with

watercourses. Along the urban edge of Boroughbridge there are scattered clumps of woodlands. There are very few individual trees along field boundaries.

Strategic Pedestrian Routes

5.13 There are public footpaths along sections of both banks of the river and along Sheafields Lane, which provide important east to west links across the corridor, although neither bank has links along its full length.



Ornate railings on a low boundary wall enclosing front garden.

Boundary Walls

5.14 Boundary walls are a prominent feature. These are of brick with stone copings and are of varying heights. Walls along Horsefair become retaining walls enclosing front gardens associated with properties that are raised above street level. Another boundary treatment is exemplified by railings, evident in St. James Square, Horsefair, High Street, bordering Ladywell House and at the entrance to Boroughbridge Hall. This network of boundaries adds to the sense of enclosure and forms strong visual ties throughout the town.



Railings atop stone copings on a brick wall bound a property on Horsefair.

6. The form & character of buildings

6.1 There are 60 individual grade II listed buildings in Boroughbridge Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest. They are all included in Appendix C.

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 during the public consultation and, as recommended in PPG15, are recorded on the Analysis & Concepts map. There is a general presumption that buildings of local interest within the conservation area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.3 The key characteristics of the local architectural style are:

General form

6.4 Buildings are mainly aligned with main frontages parallel to the street (apart from some modern housing developments). Most buildings form part of continuous terraces. Detached buildings tend to be gabled, some with parapets and some have hipped roofs. Notable among the



Ladywell House

latter are Mauleverer House, the HSBC Bank, Ladywell House and Chatsworth House. The last two of which have decorative overhanging eaves typical of their Regency Date. These details are unusual for the area and as such add interest to the streetscene. Other buildings may be hipped at the end of a terrace



Chatsworth House

or where they turn a corner. Buildings are mainly two storeys of brick though some three storey buildings are evident in the main shopping/commercial area of the town. Simple in form, buildings have little decorative detail though there are some string or eaves courses of dog-tooth brickwork.



Materials

6.5 In the Conservation Area a limited palette of materials is evident. The majority of buildings are of brick but there are also a large number which are rendered, adding variation in colour and texture to the street scene. Pantiles are the predominant roofing material but there is also evidence of Welsh Slate.



Simple brick details marking window reveals, pantile roofs.

Architectural Detailing

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

Roof Detailing

6.7 Most buildings have brick chimney stacks situated at the ridge, either at the gable end or between adjacent properties in a terrace. The gable chimneys are built within the thickness of the external wall and not expressed on the gable wall.



Gable end chimney flush with external wall.

Windows

6.8 Windows on street frontages are usually vertical sliding sashes, the majority of which are set forward with exposed frames. Some cottages have horizontally sliding Yorkshire sashes, generally without external lintel or sills. Stone mullioned windows are largely absent on domestic properties, with the exception of the Old



Yorkshire horizontal sliding sashes on the upper floor, vertical sliding sashes on the ground floor of this property on Fishergate

Police Station, now a dwelling, on New Row. Most mid to late twentieth century windows are side-hinged casement windows. Many of these traditional types of window have been replaced by PVCu windows. These alterations erode the character and appearance of the building, and of the village, and consideration should be given to installing traditional timber windows of appropriate design and detail.



Upper floor vertical sliding sashes in a rendered and painted facade.

7. Character area analysis

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

1: High Street

2: St. James Square

3: Horsefair

4: New Row

5: Milby Cut & riverside

1: High Street

7.2 The historic core of Boroughbridge largely coincides with the main shopping/commercial area of the town, comprising High Street and Fishergate, together with Bridge Street and St. James Square. In High



A view down High Street from the corner of New Row.

Street, the buildings are of two and three storey height, though buildings on the west side tend to be higher in scale than those on the east. The buildings form continuous frontages and are set at the back of the pavement, giving a compact, enclosed character to the centre of the town. In contrast, Fishergate has a slightly more fragmented appearance, being broken visually in two by the River Tutt. The traditional shopfronts along High



A view down Fishergate from the end of High Street.

Street and their attractive window displays animate and enliven the streetscene, whilst the gated ginnels between buildings at street level add interest and create intrigue as to where they might lead. High Street terminates at the cobbled Hall Square, which accommodates the old covered butter market to the east side and the war memorial in the centre. Through the gates is Boroughbridge Hall. To the west side of the square is a row of cott-



One of the ginnels off High Street.

ages, one of which was originally The Queen's Head (the staple for the inn sign is still visible). This row of former fishermen's cottages, backing onto the River Tutt, originally extended down to the River Ure. The corner cottage is now the Tourist Information office.

2: St. James Square

7.3 St. James Square, like Hall Square, is an attractive cobbled space situated at a nodal point in the town. The Square was once the site of a medieval church, which was demolished in 1851. The present church, which was built the following year in Church Lane (formerly Back Lane), incorporates some items from the original church. The fountain in St. James Square was built over an artisan well in 1875 and became the principal source of water for the town. The Square is a municipal space being enclosed on two sides by



From the steps of the fountain in St. James Square.

public and commercial buildings and bordered by the main thoroughfare through the town to the south and west. The Square is a landmark in the town not only by virtue of its siting and the fact that it accommodates the fountain - which itself is a landmark feature - but also because it is a public amenity space in the heart of the town.

3: Horsefair

7.4 At the northern end of Horsefair, near the junction with Fishergate, the area is characterised by commercial properties



A view down Horsefair.

which are compact giving a sense of enclosure. Historically there has been a hive of activity and commercial enterprise at this busy junction, which continues today. The middle section of Horsefair comprises terraced town houses and on the west side houses are raised above street level and enclosed by front gardens and retaining walls and railings.



Elevated properties on Horsefair.

7.5 Southwards, from Vine Terrace and North Road Garage, the character is more open and sporadic as the properties become



Looking along New Row towards St James Square.

more suburban in style, form and layout, interspersed by mature trees.

4: New Row

7.6 Entering New Row from High Street, the character changes from that of commercial to residential. The buildings, the majority of which form a continuous terrace (particularly on the east side), are more domestic in scale. Intermittent gaps between the terraces allow views through to domestic, brick built outbuildings behind. At the northern end of the street, buildings abut the back of the pavement. At the southern end, properties are set further back, behind small front gardens. This change in building line is particularly evident with the attractive 'cottage style'



Southern end of New Row.

former local authority houses with their low eaves and dormer windows, which are set back from the street by wide verges and front gardens. Furthermore these houses are on higher ground, raised above the street level. Similarly, the police station is set back from the established building line. This setback, together with the distinctive style and detailing of the Police Station serve to increase the buildings' prominence in the streetscene. Florence Court,



The Police Station.

on the west side of New Row is a modern housing development that attempts to reflect local distinctiveness in terms of style, detailing and materials with some success. It represents however, a break in the established building line.



Borough Bridge.

5: Milby Cut & riverside

7.7 Milby Island divides the man-made Milby Cut from the natural course of the River Ure. Some residential properties occupy the west end, just north of the Borough Bridge, however much of the Island is open recreational land, which provides a valuable local amenity resource on the edge of the town. There are footpaths along the banks of the river and along the length of the Island which lead to Milby Lock and beyond to the village of Milby. Collectively, the trees which line the river banks and envelop the picnic area at the western end make an important contribution to this area - as do the long views out over open countryside.



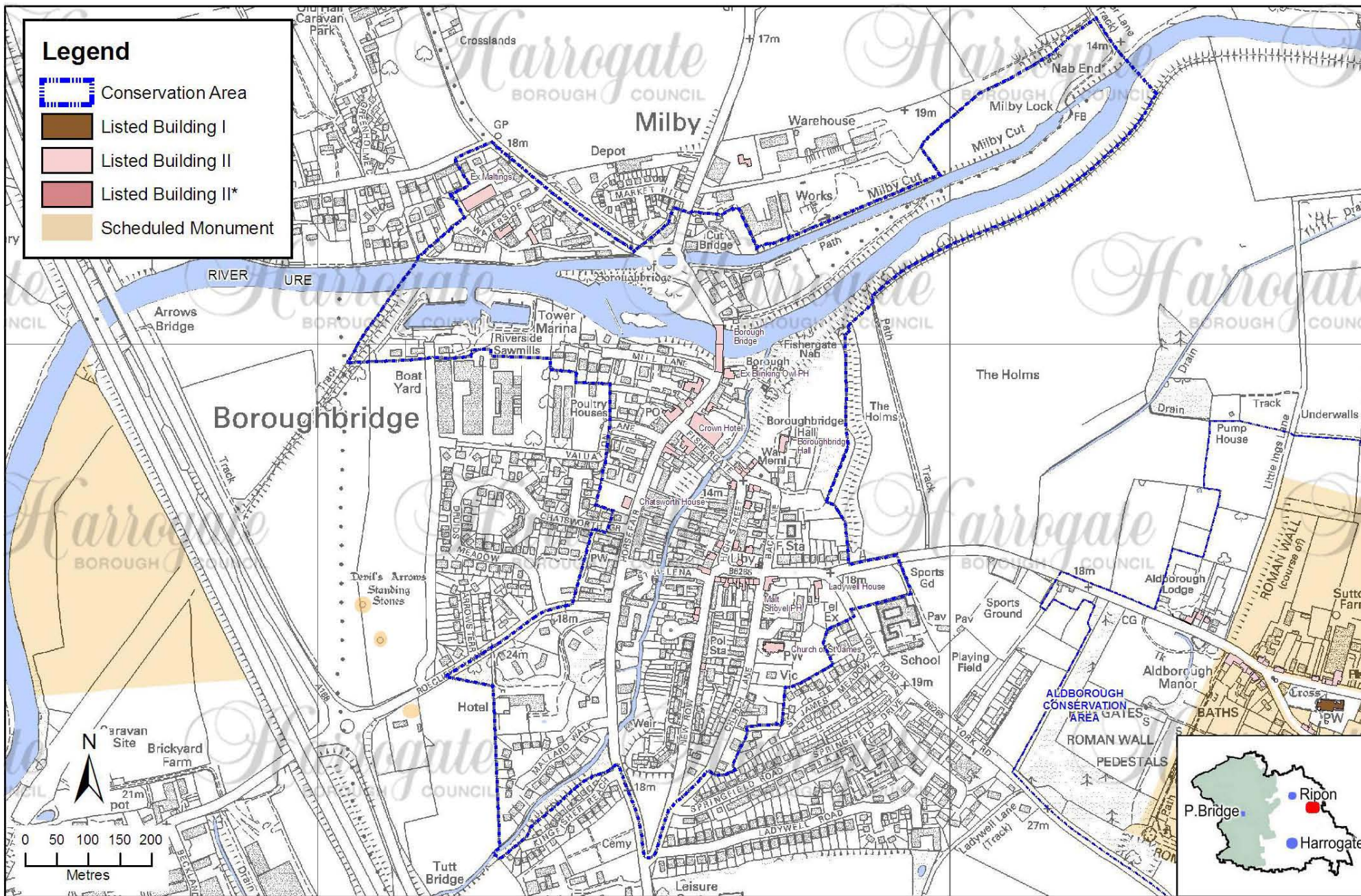
The picnic area by the riverside.

Map 1: Historical development of Boroughbridge



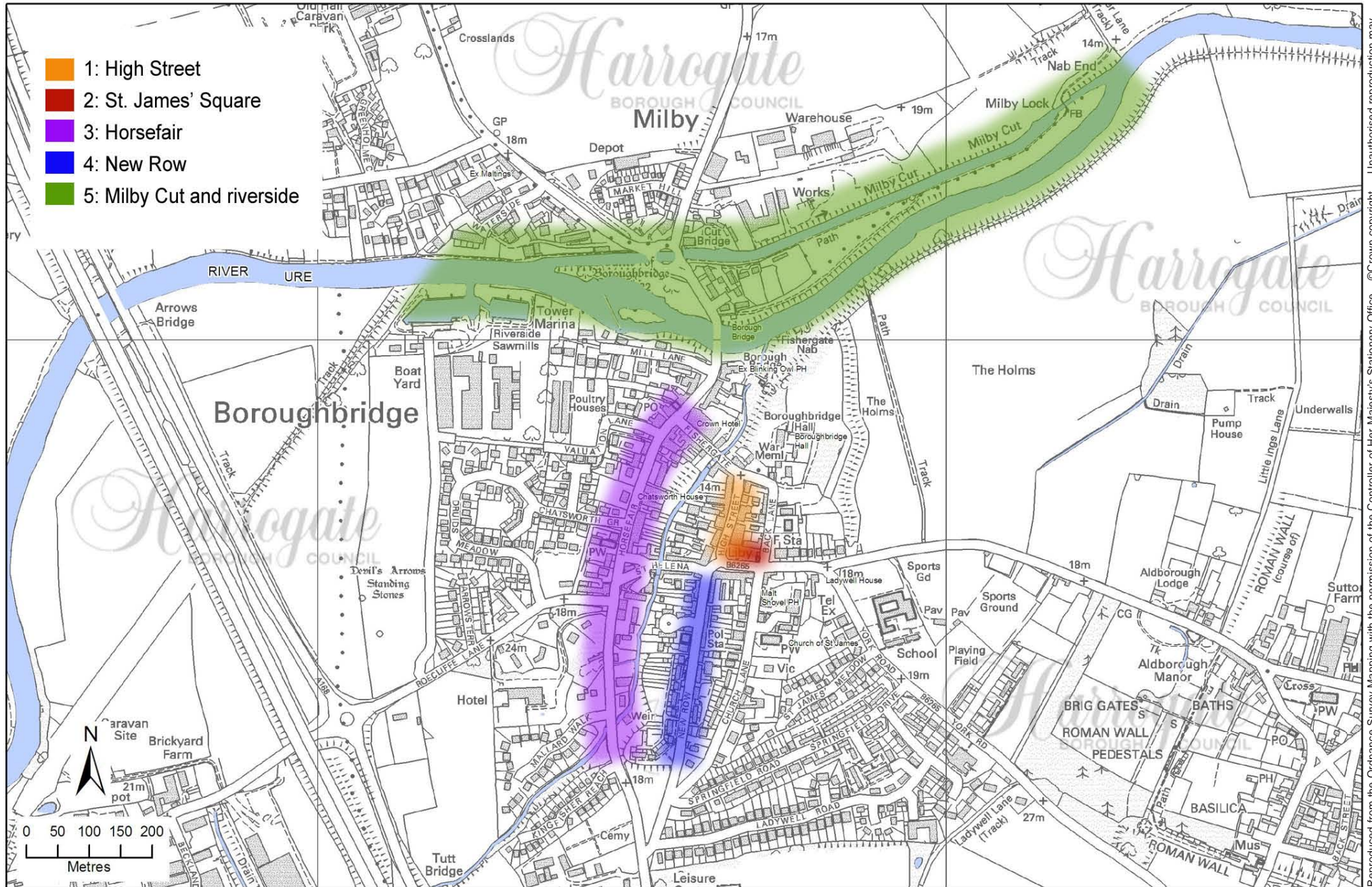
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Map 2: Boroughbridge Conservation Area boundary



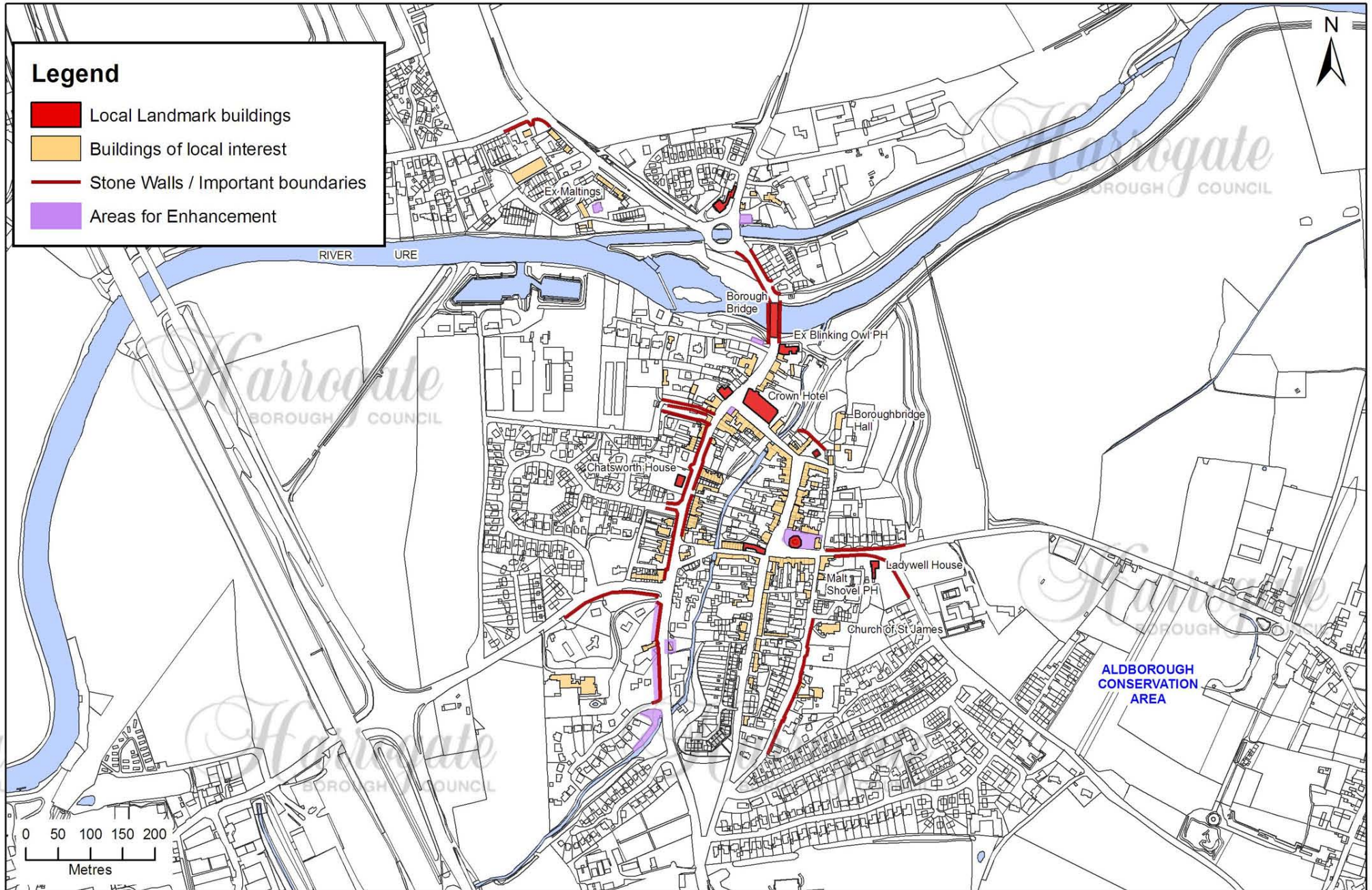
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Map 3: Sub areas



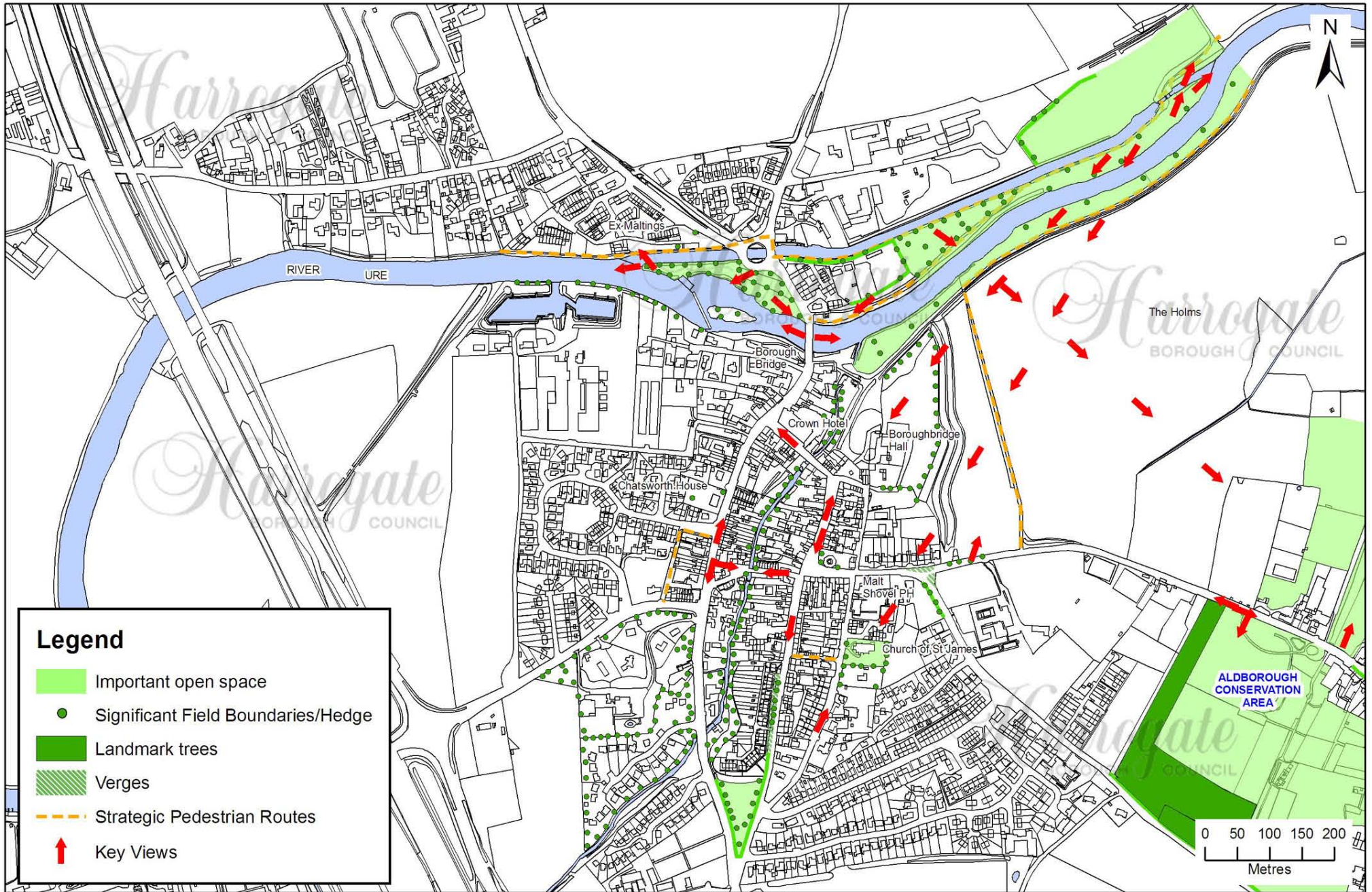
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Map 4: Analysis & concepts



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Map 5: 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 Boroughbridge Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Boroughbridge is an attractive town, 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 Boroughbridge has been re-evaluated as part of the process of preparing the character Appraisal and this contributes to the overall review.

Part of the review process involves the maintenance of a comprehensive and up to date photographic record to establish a visual survey of buildings of local interest in the Conservation Area. This record was compiled with involvement of the community at the public consultation event.

3. Maintaining quality

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

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

4. Conservation Area boundary review

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

It was suggested by residents at the workshop to include the former railway station building, located on the east side of the Milby Road out of Boroughbridge. The station was built in 1848 to service the main north to south line, which went to Pilmoor. The line was extended to Knaresborough in 1875 and a new station was built on the Kirby Hill Road. This attractive building exemplifies railway architecture but is now surrounded by large, modern, sheeted warehouse buildings and forms part of the industrial estate that now occupies the former goods yard. As such the buildings’

context is no longer recognisable. Furthermore, the monolithic frontage building at the entrance to the industrial estate obscures the former station building from view and therefore the buildings' contribution to the Conservation Area is limited. For these reasons, inclusion of this building was not supported.

Some residents at the workshop suggested inclusion of the school playing fields and sports grounds between Aldborough Road and York Road. Separating Boroughbridge from Aldborough, this land is an important area of open space. It provides valuable amenity space for sport and physical recreational activity, both as an educational facility and a wider community resource. However, the land is not considered in itself to have intrinsic value. For this reason, extension of the boundary to include this site was not supported.

Residents suggested extending the Conservation Area boundary to include the stone alignment, known as the Devil's Arrows. This stone alignment, which is protected as a Scheduled Ancient Monument, is part of a wider complex of buried prehistoric remains of a high quality. The full nature and extent of this wider complex has yet to be confirmed and the scheduling therefore focuses on the stones. To extend the Conservation Area boundary to include the stones would be to include properties that are of insufficient architectural or historic interest to warrant inclusion. Notwithstanding this, any development that would encroach upon the setting of these stones needs to be given careful consideration in terms of the impact on any archaeological remains and the visual impact.

A further extension proposed inclusion of the field to the north of Boroughbridge, on



Two of the Devil's Arrows set in arable farmland.

the north side of Skelton Road and parallel with Leeming Lane. This field constitutes an area of open countryside, which provides visual separation between the built form of Boroughbridge and that of Langthorpe when viewed from Leeming Lane. There is merit in retaining this separation and preventing encroachment of development on the edges of Boroughbridge in order to retain the surrounding villages as separate entities and prevent them from being engulfed by the town. However, this is not the purpose of Conservation Area designation. Furthermore, the countryside outside of the built form of a settlement benefits from protection by existing planning policy. For these reasons, inclusion of this field was not supported.

A final site suggested by residents for inclusion in the Conservation Area is Victory Terrace on the south side of Skelton Road, to the north of the town.

This was a terrace of former local authority housing that has been subjected to inappropriate alterations. As a result of these alterations, the uniformity in the fenestration and design detailing of the terrace has been eroded. Consequently, the terrace was not considered of sufficient architectural or historic interest to warrant inclusion.



Victory Terrace

Following consideration of the aforementioned boundary alterations, as suggested by the residents attending the workshop, it was concluded that the Conservation Area boundary should remain unchanged.

5. The management of change

The special character and appearance of Boroughbridge Conservation Area is vulnerable to erosion and significant harm through often well-intentioned, but misguided alterations and inappropriate change.

Whilst there is scope for enhancement, there are no sites in the Conservation Area that could be considered to have a wholly negative impact on the character of the Conservation Area.

6. Opportunities for enhancement

Most of the buildings in Boroughbridge are in good condition. But there are a number of opportunities for the enhancement of some areas as follows:

- Reinstating windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.
- Replace items of street furniture and lighting with ones of more appropriate design.
- Trees which make a particular contribution to the conservation area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).
- Management of existing trees and additional native tree planting along the line of the former railway from Leeming Lane to Tinkler Lane to screen or soften new housing development and commercial/industrial buildings when seen from the approach to Boroughbridge along Leeming Lane or Dishforth Road. Similarly, tree planting along the north side of Milby Cut would screen the sand and gravel workings and industrial buildings on the former station goods yard from users of the waterway and pedestrians on Milby Island. These trees should be set back from the bank so as not to interfere with the integrity of the cut.
- Re-lay the cobbles in St. James Square.
- Relocate the Water Rats Club to new premises, demolish the present building and landscape this important riverside site.

Existing Buildings

The survey of the existing buildings within Conservation Area clearly identified that a distinctive character exists, although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past 30 years, public awareness and expectation of the planning system to protect the 'familiar and cherished scene' has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of the Conservation Area could include some or all of the following:

Design Guidance

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

Article 4 Directions

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction, which removes permitted development rights. These are the rights granted by Statute to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions can be designed to be specific to particular types of development, relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of development within the scope of planning control, so the impact of any proposed change can be properly assessed. Article 4 Directions, which are drawn up by the local planning authority, namely the Borough Council, is the only means of applying equal control to all buildings within the Conservation Area. Without such a Direction, alterations will only be subject to control where planning permission or listed building consent is required. Equally, any non-statutory planning guidance will only be capable

of being applied in those cases where applications are necessary. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

Reinstatement of architectural features

Promotion of schemes that seek to restore the architectural character of altered buildings. Quite a number of buildings have been altered which has changed their architectural form in a way which conflicts with the distinctive character of Boroughbridge - some, to such an extent that the original form and character is no longer recognisable. The introduction of standardised twentieth century door patterns and PVCu windows and porches is well established, but much original fabric remains. Use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted.

Grant Schemes

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

Quality erosion & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows and front doors can have considerable negative impact on the appearance of an historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of brick and stone work.

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

Roof alterations & extensions

The Conservation Area contains many historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.



Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example the construction of new openings and the consequent breaking up of the continuous brick walls flanking the main streets would be detrimental to the character and appearance of Conservation Area.

Telecommunications equipment, satellite & cable dishes

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

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

Important trees

The existing mature trees throughout the Conservation Area, add to its charm and character. The loss, for example, of trees along the river corridor would significantly erode the character. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, trees and woodland should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree planting and management methods that improve wildlife habitats.

Shopfronts, outdoor advertisements & street furniture

Shopfronts represent an important element in the town's built environment and as such should be to a high standard of design. High quality traditional shopfronts should be retained and new shopfronts should be well related to the building of which it forms part, being of good proportions, appropriate detailing and traditional materials. Existing shopfronts with over-deep fascias, plate-glass windows and unsympathetic materials, or indeed, poorly detailed contemporary shopfronts should be redesigned.



The design and appearance of street furniture and advertisements in the town adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area without damaging the viability of shops. The size, design and number of any advertisements should respect the scale, character, design and location of the building and/or shopfront on which it is displayed, as well as the overall streetscene.

New development

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

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the establish grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not impact on the exiting spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area. Within the above criteria, new development should aim to achieve creative design solutions, whether contemporary or traditional in style.

Employment & commercial activity

Boroughbridge is a historic market town that faces many of the same issues common to market towns and rural areas across the country. The town has suffered from poor investment, both public and private, over a number of years. Since the early twentieth century, Boroughbridge has become increasingly reliant on its visitor economy.

Commercial activity provides a focus for the community and contributes to the character of the town. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and the town's role as a local service centre for rural communities. Such efforts will benefit visitors by making the town more attractive and improving the quality of their stay as well as improving businesses competitiveness and arresting the decline of physical fabric in the town.

Neutral buildings & spaces

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

7. Landscape Issues

The following guidelines have been developed in recognition of the landscape sensitivities and pressures which exist within the Conservation Area:

The River's influence

The influence of the River Ure on the landscape needs to be conserved and enhanced. Currently, the river's influence on landscape character is restricted to a narrow corridor. This is the result of intensive arable farming and the draining of what was once wetland, coupled with built development at Boroughbridge and Roecliffe. The influence of the urban edge of Boroughbridge, the A1(M) and related development pressures will further impact upon the character of the river corridor and its archaeological features.



Extension of the river's influence needs to be promoted through diversification of the corridor and its immediate environs. Tree planting and wetland creation will help to extend its influence in this arable landscape. The river channel and banks require appropriate maintenance to protect their character but engineered structures should be avoided unless necessary and they must respect the rural characteristics of the river corridor.

The Devil's Arrows

The Devil's Arrows indicate the importance of the Ure corridor in the distant past and may also link in with the henges found further upstream. The setting of the Devil's Arrows should be preserved and opportunities sought to research their importance and enhance their setting appropriately.

Urban edges

Development in Boroughbridge has sprawled along the former A1 out of town to the south and eastwards, threatening the separation of Aldborough and Boroughbridge. New development on the edge of Boroughbridge should be of appropriate scale and take account of the existing landscape pattern and setting on the edge of the town. Harsh lines of built development should be avoided, rather development at the urban edge should be designed to maintain the distinctiveness of place by allowing space for tree planting between and around new buildings.

Tree planting

There are scattered woodland clumps along the urban edge of Boroughbridge, particularly to the south, but very few individual trees along field boundaries. Furthermore, there is a lack of new planting to succeed existing mature planting. New tree planting at the urban edges of the town will help to integrate existing development, improve the setting of the town and help to diversify the age structure of trees. Care should be taken not to isolate the town from its surroundings taking account of characteristic patterns of tree and woodland cover.



Floodplain

To the north and north-east of Boroughbridge, the landscape is influenced by the confluence of the Rivers Ure and Swale, which has to some extent restricted development to that associated with agriculture. The landscape is quite simple and uniform with an open appearance and as a result it is sensitive to development which would introduce diversity and built form. Therefore, built development should be avoided, or where necessary, development should be located outside the existing floodplain and associated with existing buildings. Flood defence works should respect landscape character and avoid earthworks. Opportunities to enhance the wildlife value of the area should be exploited, allowing for seasonal flooding and the possible reintroduction of water meadow management.

Footpaths

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

Wildlife & nature conservation

There are a few Sites of Importance for Nature Conservation in the town's locality including: Brafferton Embankment, which is an area of long established grassland with low intensity management and a rich variety of wild flowers is to the north and north-east of the town and similarly, Cherry Island Wood and Westwick Island are to the west and Roecliffe Meadows to the south west. Possibilities for the creation of wildlife corridors should be explored, particularly along existing hedgerows to improve diversity and enhance the landscape pattern on the edge of the town.

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 Boroughbridge.
- New development should avoid further sprawl into the countryside and respect the scattered nature of settlement beyond the urban edges.
- 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.
- Future extension to the built development of Boroughbridge should recognise the importance of the river corridor to the setting of the town.
- Development should not impact upon tree cover.
- In general new buildings should follow the established building line.
- New development should not adversely impact on the historic skyline.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage, street furniture and road markings.
- Repair and retention of boundary walling.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Saturday 20 October 2007. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a leaflet. 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.

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

The main activity was a walkabout which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what made Boroughbridge special to them. On return to the library, 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.

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

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

Appendix C

Listed Buildings

All are listed Grade II:

Street Name	Property	Street Name	Property
A1 east side	Hob Hall and attached barn.	Market Square, north side, off	Boroughbridge Hall.
Bridge St, east side.	Crown Hotel. Bridge Cafe House and Cottage. The Blinking Owl Public House.	Market Square, west side.	The Cottage. Galen Cottage.
Bridgegate.	The Three Horse Shoes Public House. Post Office and former annexe to Three Greyhounds Hotel.	New Row, east side.	Ivy House.
Fishergate, north side.	3 shops owned by Binns and Boroughbridge Laundry.	New Row, west side.	Kenmuir. Cottage adjoining Kenmuir to south.
Fishergate, south side.	Rostlea Upholstery and C.C. Racing.	Ornhams Park.	Ornhams Hall.
High Street, east side.	R.S. Wilson and Sons Antiques. The Farmhouse. Library House and Cottage.	St. James Square, north side.	Hetherton and Dempsey Solicitors Premises. James Johnston Auctioneers.
High Street, west side.	R. S. Wilson and Sons House Furnishers. Premises of Knight Frank and Rutley and Carousel. Country Sport. The Black Bull.	St. James Square, south side.	Havenhands Bakers and D. M. Murdoch's House (No.s 8&10). The Tuck Shop. Michal Hairdressers and flats 1 and 2 and house adj Greengrocers' shop (no.26). Manor Meat, Flare Boutique, Secondhand Books, Northern Rock Buildings Society and Fountain House Resturant . Malt Shovel Public House.
Horsefair, east side.	Homeleigh and Greenwood Butchers Premises.	York Road, south side.	Ladywell House.
Horsefair, west side.	Chatsworth House.		

