

BURTON LEONARD

Conservation Area Character Appraisal



Working for you

Approved 24 February 2010

Contents

	Page
1. Introduction.....	1
Objectives	2
2. Planning policy context.....	2
3. Historic development.....	3
4. Location & setting.....	4
5. Landscape character	5
6. Form & character of buildings	7
7. Character area analysis	12
Map 1: Historic development	17
Map 2: Conservation Area boundary (with suggested extensions)	18
Map 3: Analysis & concepts	19
Map 4: Landscape character analysis	20
Appendix A:	
1. Management strategy	21
2. Monitoring & review	21
3. Maintaining quality	21
4. Conservation Area boundary review	21
5. The management of change	22
6. Opportunities for enhancement	22
Checklist	27
Appendix B: Public consultation	28
Appendix C: Further reading	29

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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 approved by the Cabinet Member for Planning and Transport. It forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.

1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in the village of Burton Leonard.

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 as recommended by English Heritage in their “*Guidance on Conservation Area Appraisals*”.

1.5 Various qualities are looked at including: historical development, building materials, and relationships between built and open spaces. 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.

1.6 Burton Leonard Conservation Area was originally designated on 30 January 1976 and extended on 24 November 1994. Following public consultation on the draft Appraisal, the boundary was amended again on 24 February 2010 upon adoption of this Appraisal. The Appraisal aims to describe Burton Leonard 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.

1.7 By identifying what makes Burton Leonard 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 present character of the village. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.



High Green.

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). This 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 accordance with these appraisals will be an important factor in deciding whether a proposal has an adverse impact 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 their 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 Appendix B details how the local community has been involved and the contribution it has made to this Appraisal.

3 Historic development

- 3.1 The name Burton Leonard derives from the Old English "*Brada-Tun*" or "*Broad Tun*" and in this village presumably refers to the dedication of the Church to St Leonard. The first Church was built early in the thirteenth century. The present Church dates from 1878, and was built through the generous financial provision of James Brown of Copgrove Hall.
- 3.2 The red brick Methodist Chapel of 1902 stands at the north side of Low Green and is the latest of three chapels in the village. The first, a Wesleyan Chapel, was built in the early nineteenth century, eventually becoming the village smithy around 1870, while the second chapel, built in 1841, later became St Leonard Hall.
- 3.3 The village economy was long based on agriculture, with several farms lying close to the greens. There was also a domestic flax dressing and hand loom weaving industry in the eighteenth and early nineteenth centuries. Weaving sheds were found on the High Green and in Peter Lane, and in the 1950s, there were some surviving outbuildings associated with this industry in the village. The village had a noted tannery which operated from 1787 but which was disused by 1910 and later redeveloped. It was situated to the rear of Oakwood House.



Looking to High Green.

- 3.4 By the mid-nineteenth century, the village had several public houses, with three surviving into the 1980s. Of these, The Crown has since been demolished and its site redeveloped as housing which complements the village scene. Today, the main local employer is a haulage business located at one of the former farmsteads. However, most residents work in nearby towns and cities, the village's pleasant character attracting incomers and those needing easy access to the major highways, the A61 and the A1.



4 Location & landscape setting

- 4.1 Burton Leonard lies about two miles south east of Wormald Green which is on the A61 Harrogate to Ripon road, some four miles south of Ripon. This main approach is through a pleasant undulating landscape dropping down gradually into the village which is set on an east facing slope well above Stainley Beck. To the east of the village along the parish boundary with Copgrove, blocks of woodland border the low lying Holbeck. Beyond Copgrove are the flat lands around Staveley, Roecliffe and Boroughbridge and the start of the Vale of York.



Low Green.

- 4.2 The most significant and attractive features of Burton Leonard are the three greens which flow into each other and around which most of the older buildings are clustered. Until 1926 these greens were in the ownership of the Duchy of Lancaster when they were purchased by the village for £5. The greens between Scarah Lane and Copgrove Lane may once have been a single open space, but mid-nineteenth century maps show that buildings and gardens had encroached onto the space by then. Most of these

encroachments were later removed, but there remains a clear difference in character between the steeply sloping High Green at the west end of the village, and the level Low Green at the crossroads.



High Green from Peter Lane.

- 4.3 This staggered crossroads forms the centre of the village, with the Church of St Leonard to the north east on an island site, diagonally opposite the triangular open space to the north of Copgrove Terrace which forms part of Low Green. High Green lies to the west, beyond the Old Post Office and south of Station Lane, which leads to Wormald Green.

- 4.4 Two storey gabled stone and rendered cottages and houses frame and contain the greens, with brick buildings being largely absent. Away from the greens, the pattern of development is more fragmented with individual limestone houses and cottages lining each of the approach roads.

- 4.5 The elevated Churchyard on its island site at the east end of the village is bounded by high stone walls and these and the closely packed buildings along Church Lane give

a strong sense of enclosure, reinforced by the mature trees in the Vicarage garden along Straight Lane.

- 4.6 Just off Low Green, between the Methodist Church and the Churchyard, views can be had into the well treed grounds of Burton Hall, a nineteenth century farmhouse with extensive outbuildings and walled gardens, on the site of an older building. Behind the house, the garden of Burton Hall was bounded by a linear pond, now dried up, with the retaining wall now acting as a "ha-ha" for the garden. The hedged pasture fields here give way to open arable fields beyond. The pair of fields adjoining the north side of the village form an important 'green wedge' which can be crossed via a Public Right of Way allowing views south of Burton Hall and the other principal buildings in the area.



Burton Hall.

- 4.7 South of the village along Copgrove Road, the edge of the village is strongly defined by a high cobble wall along the line of the footpath to the west, Dolly Walk, with the farm buildings at Hawber's Farm on the east side forming another firm edge to the village, with open fields beyond.

5. Landscape character

- 5.1 The core of the village lies in a hollow around the junction crossroads and Low Green with its shelter. Views out of the village are limited until the northern and southern fringes are reached. Extensive views southwards over the undulating landscape of arable fields, with scattered blocks of woodland, can be had from Apron Lane and the path towards the old Apron Quarry.



View from Mill Lane.

Key Views

- 5.2 Within the village, the significant views are of the green and its trees. Approaching from the west along Station Lane, the High Green suddenly opens up, before being partially closed by the white painted Old Post Office before opening out onto the lower green with the Church beyond. Entering from the south, the view is of an abrupt transition from the open countryside to the enclosing walls and gardens of the village. From Straight Lane north of Burton Leonard, views can be had of the eastern edges of the village across the narrow hedged fields at Birkhills. Entering
- Burton Leonard from the east, the varied sequence of greens is notable, with the sense of containment at Mill Lane between the Churchyard and buildings opposite suddenly opening out at Low Green before being contained by the Old Post Office, and then opening out once more at High Green before final containment at Station Lane.
- 5.3 Incidental views of the green can be had from Peter Lane, where one of the large trees on the green partially closes the view, and from Front Street past the Old Post Office towards Low Green where the Victorian shelter provides a focal point. The Old Post Office and the houses of The Square enclose a small corner of the Low Green in an attractive manner.
- 5.4 Elsewhere within the village, views of the rear of Burton Hall and the former pond can be had from Low Peter Lane, where there are views over the adjacent pasture land. From Peter Lane, there are views of the Church across the intervening gardens and houses. The garden fronting Burton Hall can be glimpsed from near the Church, and it is along Church Lane and the lanes bounding the Churchyard that the most contained views in the village are found. Narrow lanes bounded by high stone walls and buildings give a strong sense of enclosure not found elsewhere in Burton Leonard.
- 5.5 Due to the topography of the village, there are few viewpoints into the surrounding countryside from the centre. However, there are long views north and north east towards Bishop Monkton from Holber Hill, Mill Lane, and long views over a rolling arable landscape punctuated by blocks of woodland to the south east, southwest and south can be had from the elevated footpath from Mill Lane to Apron Lane.

Significant Field Boundaries

- 5.6 The remaining parts of the three open fields (Shaw Field, Chapel Field and Brier Field) were enclosed in the late eighteenth century, and the hedged landscape around the village was at its greatest extent in the late nineteenth century. In the past 60 years, farm mechanisation has led to an increase in field size and the loss of hedgerows.
- 5.7 Some evidence of the old enclosed hedged landscape can still be seen to the east of Birkhills where a pattern of narrow fields enclosed by hedges with hedgerow trees survives. Elsewhere, hedges define the roadsides at Low and High Peter Lane and to the fields north of Burton Hall.



Limestone wall seen from Copgrove Road.

- 5.8 The southern extent of the village along Copgrove Road is defined by a tall wall of Magnesian limestone blocks running east west and providing a firm edge to the village. Stone and cobble walls are a significant element within the village, but give way to hawthorn hedges on the fringes and in the open countryside.

Prominent Woodland

- 5.9 Within the village, there are few areas of woodland, apart from some groups of trees in the Vicarage grounds, the southern edge of the school grounds and along Copgrove Road. To the south east of the village, distant woodlands at Copgrove Hall frame the view, while to the south west, woodlands clothe the slopes down to Robert Beck.

Landmark Trees

- 5.10 The trees on the village greens form prominent landmark trees in the Conservation Area, particularly the large oak and lime trees on High Green. Most of the lime

trees on the greens were planted in 1873 as a means of “*protecting and improving the village green*”, thanks to James Brown of Copgrove Hall.



Trees on the Green.

- 5.11 Other landmark trees are the groups of Scots pines in Scarah Lane, the beech trees at Prospect House and at The Vicarage and the large sycamore behind St Johns on High Green.



Scots Pine in Scarah Lane.

Strategic Pedestrian Routes.

- 5.12 Several footpaths radiate from the village into the open countryside, especially to the north and west, to Bishop Monkton, Wormald Green and South Stainley. Footpaths also follow Limekiln Lane and lead to Apron Quarry

Wildlife & Nature Conservation

- 5.13 The former Magnesian limestone quarry at Mickle Hill, south of the village, is a Site of Special Scientific Interest (SSSI), while the nearby small wood at Mill Hill is a Site of Interest for Nature Conservation (SINC). While there are no formally recognised sites of wildlife interest within the Conservation Area, the larger gardens and enclosing hedgerows will offer some scope as wildlife habitats.

6. The form & character of buildings

- 6.1 There are seven buildings or features in the Conservation Area that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. 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 are recorded on the concept map. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.
- 6.2 The following buildings (and other structures) in the Conservation Area are included in the list of listed buildings, and all are listed in Grade II:
- **Church of St Leonard;**
 - **Drinking fountain at NW corner of the Churchyard wall;**
 - **Burton Hall Farmhouse;**
 - **Burton Hall, front garden walls;**
 - **Burton Hall, stable and outbuilding;**
 - **Hill Top Farm barn;**
 - **Old Hall.**
- 6.3 The most significant listed buildings and structures, those of the greatest historic and architectural interest and those which

are key features in the Conservation Area are described below.



The Church.

- 6.4 The Church of St Leonard stands on the site of two earlier churches, the first completed by 1242 and rebuilt in 1782. The present Church was designed by C. Hodgson Fowler of Durham and consecrated in November 1878. It was built largely at the expense of Mr James Brown of Copgrove Hall, and received a grant of £60 from the Incorporated Society for Building of Churches in 1877.
- 6.5 The Church comprises a three bay nave with south porch and west bellcote, with a single bell under a pediment, and with a clock at the west end. It is built of ashlar stone, with a plain tiled roof, and has Decorated style traceried windows. While the Church can be glimpsed from several points within the village, the lack of a spire or tower means that it does not form a significant landmark from the surrounding countryside.

- 6.6 Burton Hall Farmhouse and adjacent stable and outbuilding are an important group of ashlar, rubble and cobble buildings with pantiled roofs. The house's listing description states the buildings is early nineteenth century, but it may well be older, as the adjacent stable and outbuilding range contains the remains of a sixteenth century timber framed structure, possibly a barn. The house is framed by front garden walls of squared rubble and cobbles, and these ramp up to a central gateway and ramp up again to meet the house.
- 6.7 Old Hall appears to be the oldest house in the village, of sixteenth to seventeenth century date with eighteenth century alterations and additions and twentieth century restoration. It is built from coursed squared limestone rubble with ashlar dressings, pantiles and stone slates to the roofs. It is one of very few houses in the village where stone mullioned windows can be found.
- 6.8 The house would seem to have been built as a hall with two cross wings, and was possibly completely timber-framed. The timber framing was encased or replaced in stone to the west of a cross passage, at the same time as a large brick chimney stack was inserted into the cross passage position. The right wing was demolished and rebuilt with an eighteenth century façade, possibly at a time when the house was divided into several cottages.

6.9 Unlisted buildings that are of local interest, and which contribute to the character of appearance of the Conservation Area are shown on Map 4 (Analysis & Concepts). A small number of these buildings are of particular local interest, as follows:

6.10 Orchard House is a double fronted house of squared stone blocks, with added bay windows and a central door with an inscribed stone over "WB 1716". This is the only early dated house noted in the village. It has a slate roof with stone verge copings, but no kneelers.



Datestone of Orchard House.

6.11 The Wesleyan Methodist Chapel stands at the north end of Low Green. It is a simple gabled brick building with a slate roof, a 1902 date stone and stone details to windows and quoins. The small Churchyard, which includes the site of the Pinfold, and houses a present day electricity sub station is bounded by a brick wall topped with iron railings along the edge of the green.

6.12 Low Green Shelter - This late nineteenth century timber shelter with a plain tiled roof and brick and stone plinth provides a focal point on Low Green. It was probably built around the time the lime trees were

planted, although nothing is known of its history.

6.13 Royal Oak Inn - the present Royal Oak public house was built in the late nineteenth century in an "English Domestic Revival Style", with lavish use of timber framing and carved joinery details. It is a distinctive building in the village although, at one time, medieval timber-framed buildings would have been present.



Oakwood House.

6.14 Oakwood House is a double fronted stone house forming a visual stop to the varied groups of cottages stepping down the hill in front of High Green. Stylistically, it is a Georgian house with its 16 pane sash windows, central door with doorcase and overlight and shallow pitched slate roof. It may be associated with the now demolished Tannery to the north, which dated from 1787, as the name suggests a link with tanning (oak bark was used in the tanning process).

6.15 The Primitive Methodist Chapel is built gable end onto the road, where Low Green ends, and is one of a small number of nineteenth century buildings using brick in

the Conservation Area (in this case just for the front elevation). It is built in a simple classically-influenced style, with stone



Primitive Methodist Chapel.

cornice to the gabled front, with round headed windows and central door. The front carries an 1841 date stone, and the building is now in use as St Leonards Hall.



The Square.

6.16 The Square - this group of four stone cottages is set back at the south west corner of Low Green and dates back to 1769. The cottages have been altered, with new windows and shaped hood mouldings and door surrounds, all in cast concrete.

6.17 Apart from the above buildings which are of obvious local interest, some of the older houses and cottages which survive are likely to contain evidence of earlier buildings and hidden timber framing.

The general form of Buildings

6.18 Most of the older buildings in the Conservation Area are simply detailed gabled two storey stone or cobble structures, aligned with eaves parallel to the street and of shallow depth. A minority of the houses are built gable end onto the street, and all houses are two storey, although many single storey outbuildings survive.

Materials

6.19 The older buildings in Burton Leonard are predominantly of stone. The local stone is Magnesian limestone, and this is used either as sawn ashlar blocks, roughly dressed blocks or as rubble. Cobbles are widely used, especially for rear elevations, outbuildings and boundary walls, laid to courses and often with stone lacing courses and quoining to provide greater stability.



The Old Smithy.

6.20 Brick building is entirely absent until the mid nineteenth century, the earliest example noted being the former Primitive Methodist Chapel of 1841, and even here, only the front elevation is of brick. Brick is used on three of the nineteenth century terraces; West Terrace was built in three phases with differing coloured bricks, while Vicarage terrace has a stone rubble front and a brick rear, while the terrace at St Leonards Hall has a brick front onto the street, and a stone rear.



St Leonard Hall (former chapel).

6.21 A number of houses and cottages are rendered, presumably to protect rubble or cobbled walls. Pantiles are the main roofing material, with Welsh slate used for nineteenth century buildings. A handful of buildings have stone slate roofs and there are instances of Boroughbridge Roman tiles and plain tiles being used.

Architectural Detailing

6.22 Most of the older buildings in the Conservation Area are very plain, lacking even the most modest detail. Kneelers and stone verge copings are only found on some of

the eighteenth and nineteenth century houses, while stone quoins are a feature of a few of the cobble built houses.

6.23 Some of the nineteenth century buildings display more detail; the terrace of houses next to St Leonards Hall has stone window surrounds with heavy chamfered edges, while St Leonards Hall uses stone detail to good effect around the gable.

6.24 West Terrace has square bay windows with slate pent roofs covering a pair of doorways and bay windows. Few houses have ornate toplights to the doors, Scarah Farm and Oakwood with radial fanlights being exceptions.



North View.

Roof Detailing

6.25 Gabled buildings are almost universal throughout the Conservation Area, the only hip-roofed buildings being some of the farm buildings, as at Hawber's Farm and on the corner of Copgrove Road near the green.

6.26 Dormer windows are almost completely absent, most roofs being plain pitches with plain close verges, no bargeboards nor stone copings, with chimney stacks on the ridge at the gable ends. The few houses with kneelers and stone verge copings are the larger Georgian houses, while the small number of timber bargeboards are a nineteenth century feature.



Walls on Scarah Lane.

External Walls

6.27 Walls are generally of coursed cobbles and rubble or dressed Magnesian limestone blocks. Where rubble and cobble are used, at every tenth course or so a lacing course of larger stones is used to

add stability. Flush stone quoins are also used, and these are also used on walls built from courses of varied thick and thin stone blocks, as at Elm Cottage. Generally, stonework is of dressed stone blocks, roughly rectangular and laid to courses. The stone is of good enough quality not to need quoins in most cases.

6.28 A number of houses and cottages are rendered, obscuring the walling construction. However, at St Johns, an older, thin render coat allows the underlying rubble masonry to be seen. Modern cement-based renders have tended to replace traditional lime-based ones, with unfortunate results in some cases. In recent decades, there has been a fashion for the removal of render to expose the stonework. Unfortunately, this has resulted in the loss of historic finishes, and has exposed inferior stonework which was never intended to be seen. Historic (pre-nineteenth century) brickwork appears to be entirely absent from the Conservation Area.

Boundary Walls

6.29 Boundary walls to front gardens to front gardens and other open areas are a prominent feature of the Conservation Area, and channel the views along the roads entering the centre of the village. Boundary walls create a distinct sense of enclosure near the Church, along Mill Lane and along Scarah Lane.



Trees along Scarah Lane.

6.29 Roadside walls are generally built from magnesian limestone blocks with copings that are variously flat, half round or ridged. In places, flat thick gritstone coping slabs are used. Boundary walls to rear gardens are more usually of cobbles. Some fine examples can be seen off Low Peter Lane forming the boundary walls to the old tannery, and at Burton Hall.



Cobble walls on Peter Lane.

6.30 Historic iron railings are not greatly in evidence in the Conservation Area, and stone walls are the dominant type of boundary. However, surviving historic railings should be retained; good examples of different sorts of railing can be seen at West Terrace, Oakwood House, St Leonards Hall, Roker Villa and the Methodist Church.

Windows

6.31 Many of the historic windows in village buildings have been replaced with modern replacements, often giving an unsatisfactory appearance. But vertical sliding sash windows do survive in places, often 12 or 16 pane windows set into deep reveals or with flush timber reveals and stone window sills. Six pane vertical sliding sash windows are found at "Oakley" and at "Roselea".



Garth Cottage, Hill Rise.

6.32 Horizontally-sliding Yorkshire windows survive in a few buildings, for instance at Royal Oak Cottages and Hill Top House. Historic casement (side-hinged) windows are absent, as are stone mullioned windows except for those at Old Hall, where two and three light mullioned windows survive.



Vertical sliding sashes on Prospect House.

7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail using sub areas to identify the special character of the village and to describe the details and features that help to define the special “sense of place” of Burton Leonard.

7.2 It is the inter-connected village greens which give Burton Leonard its unique sense of place and character. However, the separate greens do have differing characters and these form the basis of distinct sub-areas, as follows:

1. High Green, Station Lane and Scarah Lane

2. Low Green, Copgrove Road and The Square

3. The Church, Mill Lane and Burton Hall

1. High Green

7.3 High Green rises steeply from east to west, from the Old Post Office to Scarah Lane. It has a large oak, lime and sycamore tree which are prominent when entering the village from the west, along Station Lane. The smaller triangle of green to the west has a small hawthorn tree at its centre.

7.4 The green is framed by a continuous frontage of mostly stone built cottages and houses on its north side, detached stone houses on its west side and a looser pattern of houses, cottages and the school on its south side. The eastern side of the

green is partly closed by The Old Post Office and this building creates a pinch point between the High and Low Greens. This separation is reinforced by the row of yew trees along the south side of High Green.

7.5 The north west corner of the High Green begins at the rendered two storey Hill Top Farmhouse, with the former barn set back from the road behind high stone walls. Station Lane skirts the north side of the High Green, descending steeply to Peter Lane, which enters the green as a very narrow opening between stone houses of differing character, Garth Cottage on the left having a shallow stone slate roof, while Hill Rise on the right has a raised gable and roof, and a steeply pitched Welsh slate roof to the front.



Church seen over gardens from West.

7.6 Peter Lane is enclosed by stone cottages, some converted from former outbuildings, giving way to modern houses at the north

end of the lane, beyond the converted Shire’s Barn, a former farm building built of Magnesian limestone rubble. Stone rubble walls provide a strong sense of enclosure along the lane, from which to the east, distant views of the Church can be seen, while the boundary walls and tightly packed buildings frame the view back to the green.

7.7 Descending the hill from Peter Lane, High Green is fronted by a modern house of buff coloured brick (“Country Life”), an older rendered house with a Welsh slate roof (“Torre Garth”) and then a continuous stepped terrace of modern stone houses with a mixture of slate and pantiled roofs. These houses infill former gardens and the housing on the site of the Crown Inn, and create a solid frontage to what previously formed some-thing of a breakpoint between the High and Low Greens, with the Crown Inn (prior to its demolition) and the Old Post Office forming a pinchpoint. The remainder of this frontage relates more closely to Low Green and The Square, and is discussed in that sub-area.



The School.

7.8 The south side of High Green is framed by a row of yew trees extending west to the school. The village school is prominently located on the middle of the south side of High Green. The school dates from 1800, the present building dating back to 1869. This was provided by James Brown of Copgrove Hall, and extended in 1878. A modern flat roofed wing is discretely sited at the rear. The School is built of stone blocks with a bellcote on the gable end facing the green, similar in style to the parish Church. The eastern wing is supported by large stepped brick buttresses.



West side of High Green.

7.9 Between the School and Scarah Lane, set back from the green behind stone walls are two stone houses, "Littlecroft" with a long and varied range of former outbuildings attached to it and "High Green", a smaller stone house.

7.10 The western side of High Green is framed by a varied group of buildings, with Scarah Farm at the south end. This double fronted house with stone gable end chimneys is built from dressed stone blocks laid in irregularly sized courses at the front, but has an added mainly brick nineteenth century rear extension, giving a double pitch roof. The houses on this frontage are set well back from the green behind stone walls. "St Johns", with its

vertical sliding sash windows and Welsh slate roof, appears to be an eighteenth century house built of stone rubble under a thin coat of render. The final house fronting the green, "Hill Top House", appears to be older, a low two-storey house built of coursed stone blocks with Yorkshire sliding windows.

7.11 Station Lane west of Hill Top House has a much more fragmented character, with the north side comprising detached buildings interrupted by Burnett Close, built on the site of Burton Hall Farm. These modern detached houses use pantile roofs and stone walling similar in colour to that of local buildings, but the open fragmented layout and the engineered roadway creates a suburban appearance at odds with the character of the Conservation Area.



Burnett Close.

7.12 Beyond Burnett Close are the remaining buildings of the former Briar Hill Farm. The house is a long low two storey gabled house with end chimney stacks, built of coursed limestone blocks with wide casement windows. The courtyard of stone and pantiled farm buildings to the rear has been converted to housing.

7.13 The south side of Station Lane is also fragmented, with inter-war detached and semi-detached houses giving way to a group of older stone and rendered houses which terminate the Conservation Area. Worthy of note is "North View", a double fronted house with a shallow pitch stone slate roof. It is built of thin courses of small cobbles, with lacing courses of bigger cobbles every tenth course or so, and with large quoins at the gable ends.

7.14 Scarah Lane enters the west end of High Green from the south. A diagonal route across the green towards Scarah Lane focuses on the prominent group of Scots Pine trees in front of the former farm buildings behind Scarah Farm. The lane is constrained by high stone walls at each side, as far as West Terrace.

7.15 West Terrace is unusual in being the only all brick terrace in the Conservation Area. It was built in three phases, with brown brick at the north end, orange brick in the centre and paler red brick for the south end pair. What unifies the terrace is the four pane sash windows at first floor, the square bays with slate roofs over and the distinctive late nineteenth century iron railings.

7.16 The Scarah Lane end of the Conservation Area is terminated by the rendered Prospect house, with a very steep Welsh slate roof, and built gable end onto the road behind high stone walls. The garden contains a prominent copper beech tree, and a belt of Scots Pines which form a visible feature.

2. Low Green, Copgrove Road and The Square

- 7.17 The Old Post Office and the houses along the north side of the road form a pinch point forming a pinch point dividing High Green from Low Green. The buildings around the four sides of the Low Green area form an irregular rectangle with a bulge at the south west corner, fronting The Square. Station Lane descends the hill from the west and forks around the triangular green, to run into Mill Lane and Copgrove Road, with a road running north past the Churchyard. The staggered road junctions here form the centre of the village.
- 7.18 The triangular part of Low Green and the wide verge along the south side of the road contain lime trees planted in 1873 "to protect and improve the village green" by James Brown of Copgrove Hall.



The Shelter.

- 7.19 The small timber-framed shelter and pump house on the green may be part of the same improvements. This is a small but prominent building which forms a local landmark within the village. Views of it can be had from Copgrove Road, Station Lane and the Churchyard, and it can also be seen from Front Street through the gap between The Old Post Office and Roselea.
- 7.20 The northern frontage to Low Green comprises a varied group of buildings, beginning at the west end with Laurel House and Laurel Cottage, a pair of apparently nineteenth century limestone rubble houses with squared bay windows under a pent slate roof. Next door is the much taller and grander Oakwood House, a late eighteenth century double fronted house, built of coursed dressed sandstone blocks, much darker than most of the stone in the village.
- 7.21 St Leonards Hall follows, built gable end onto the road with a classically derived brick front. This former Primitive Methodist Chapel interrupts the established pattern of buildings aligned with eaves to the road.
- 7.22 Station Lane ends with a brick fronted mid to late nineteenth century terrace, which does not have a name. It is characterised by four pane sash windows set into deeply chamfered stone surrounds, and has differing window details which suggests that the terrace was added to or altered at some stage. The rear of this row is built of stone.
- 7.23 To the east of this terrace is an open green, fringed by hawthorn trees and the Churchyard. These areas are discussed

under the final character area. The eastern side of Low Green is bounded by a continuous frontage of rendered and stone two storey buildings, fronted by cobbled walls.

- 7.24 Opposite, on the corner of Copgrove Road and Low Green is Copgrove Terrace, a row of four cottages with an ashlar limestone front and a hipped pantile roof at its north end. The terrace is bounded by a stone wall, but unusually, the individual front gardens are divided by hedges. To the rear, and to the rear of Elm Cottage, is another hip roofed building, a former barn which has been altered with new window openings.



Copgrove Terrace.

- 7.25 Elm Cottage, built of coursed limestone blocks in courses of differing thicknesses, is set well back from the edge of the green behind a walled front garden, whereas its neighbour, the relatively modern rendered "Vailima" sits on the edge of the green, with a curved stone wall linking it to Nos. 1-4 The Square.
- 7.26 Mid nineteenth century Ordnance Survey maps show that the open space forming

The Square was enclosed east of The Old Post office by other buildings since demolished, creating a more regular space.

- 7.27 The four cottages forming the south side of The Square (Nos. 1-4) were built in 1769. They are built from coursed squared limestone blocks with pantiled roofs, and all have been altered and rewindowed. The cottages all have raised window and door surrounds, all in cast concrete.



The Square.

- 7.28 The eastern side of The Square contains three detached houses of differing character; the rendered "East Lea", "Roselea" built gable end onto the green from coursed squared limestone blocks with six pane sash windows and bargeboards. The final building is The Old Post Office, rendered with gable end chimneys, twelve pane sash windows and iron railings fronting the green.
- 7.29 A narrow lane from The Square runs west into Front Street between The Old Post Office and Roselea. Front Street bounds the southern side of High Green, but is separated from it by a row of yew trees. The south side of Front Street is bounded by a row of cottages, rendered with slate and pantiled roofs which step down the hill in an irregular and picturesque manner.

- 7.30 Copgrove Road has on its west side, a fairly continuous frontage of buildings which ends abruptly at "The Smithy", where a prominent high wall of limestone blocks runs west alongside a footpath which becomes Dolly Walk, with open pasture land to the south. The transition between built-up village and open countryside at this point is quite dramatic. The east side of Copgrove Road is much more fragmented, with a scattering of farm buildings ending at the roadside belt of trees fronting Hawber's Farm.



Oakley House.

- 7.31 Buildings worthy of note in Copgrove Road include The Royal Oak, a late nineteenth century timber framed building (noted in paragraph 6.13) and Oakley House, a grade II listed building, built of coursed squared limestone with six pane sash windows. The last building on the west side of the road is The Smithy, which was built in the early nineteenth century as a Wesleyan Chapel, becoming the smithy around 1870. It stands gable end to the road, and has finely shaped kneelers and verge copings, but is so altered that its early history cannot be discerned.

3. The Church, Mill Lane and Burton Hall

- 7.32 The nineteenth century Church stands in an ancient square shaped stone walled Churchyard elevated above the small green to the west. The Churchyard is bounded on all sides by roads, those to the north and east being tightly contained by walls and older buildings. Attached to the north west corner of the Churchyard wall is a mid nineteenth century cast iron drinking fountain, an unusual feature in a village.



The drinking fountain.

- 7.33 To the north of the Church, the late nineteenth century Old Vicarage stands in well wooded grounds which contain some prominent trees, including a copper beech. The stone boundary walls along Church

Lane and Straight Lane are replaced by hawthorn hedges once the edge of the Conservation Area is reached.

7.34 Opposite the Old Vicarage is The Old Hall, of sixteenth and seventeenth century date and possibly the oldest building in the village (described in paragraphs 6.7-6.8). It stands behind high stone walls and only glimpses of the mullioned windows and pantile and slate roofs can be had from the lane.

7.35 Mill Lane climbs away eastwards past the Churchyard. Both sides of the lane are bounded by long stretches of stone wall, and these channel the view back into the village towards the older buildings and trees at the centre. The oldest buildings in Mill Lane are scattered along the north side of the lane, and include Heath Cottage, one of a small number of older brick houses in the village.



The Orchard.

7.36 The south side of Mill Lane away from the crossroads is predominantly developed with modern houses, with a scatter of inter war and post war houses and bungalows towards the top of the hill, and two infill estates at The Orchard and Wigby Close near the Church. These small schemes sit uneasily in the established street scene, and despite efforts to use appropriate materials, the design and layout is of a suburban character.

7.37 To the north west of the Churchyard are the pasture fields surrounding Burton Hall. The fields just north of Burton Hall are bounded by hedges, and stone and cobble walls dominate nearer to the village. Burton Hall is the most prominent listed domestic building in the village, set behind Low Green. It has an ashlar front and is two-storey, gabled with a central door. The front of the house is framed by stone walls, and at the rear, the old retaining wall to the drained moat pond acts as a "ha ha" allowing clear views from the house over the surrounding pasture. The two fields within the Conservation Area form an important 'green wedge' between Straight Lane and Low Peter Lane. This is one of very few areas in Burton Leonard where historic buildings adjoin open countryside, such is the extent of later development and backland infill in the village. The fields are

crossed by a Public Right of Way. From here there are good views of the Hall and northern edge of the village.



Cobble walls off Peter Lane.

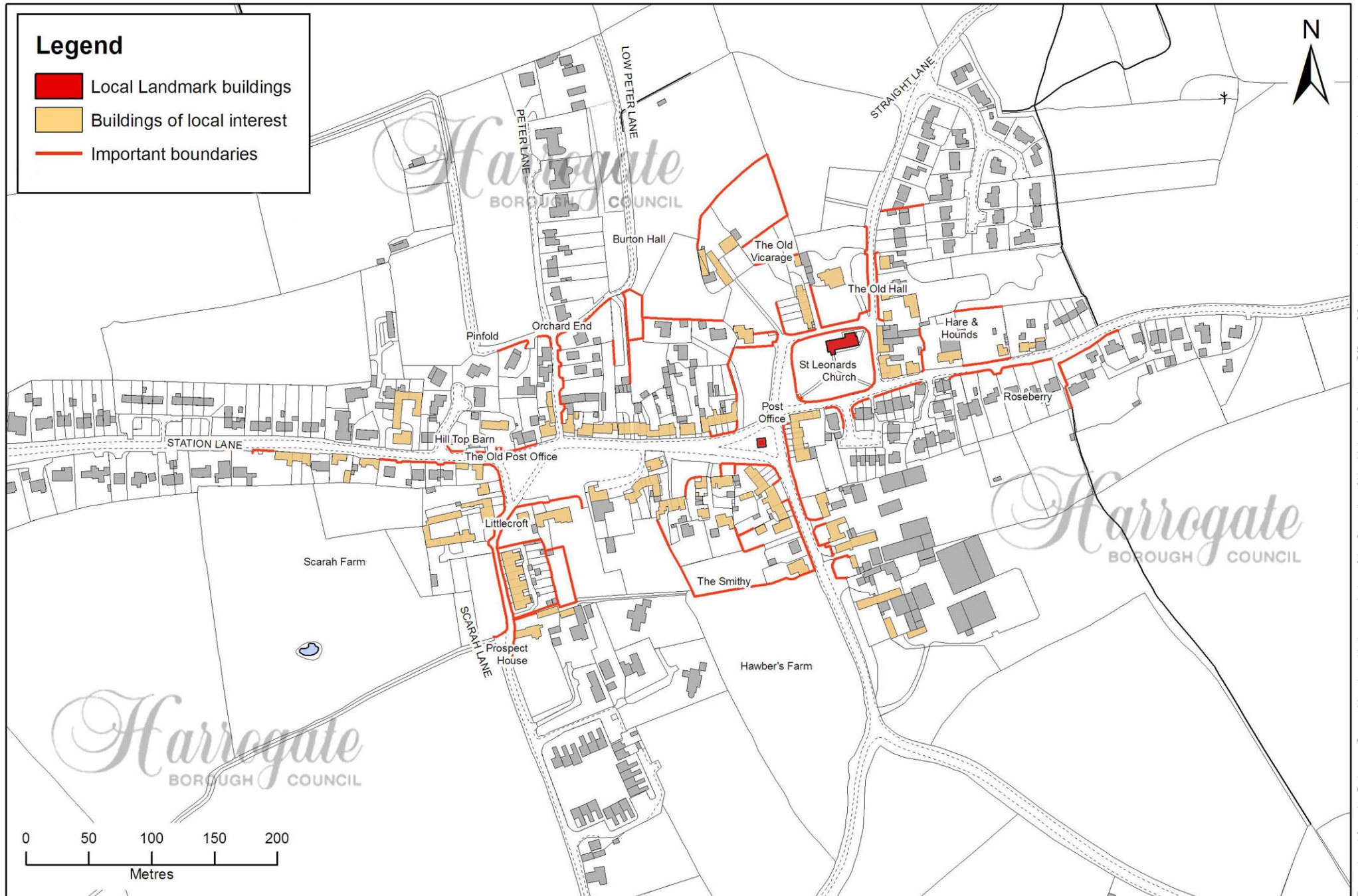
7.38 The tannery lay to the south west of Burton Hall, and the site has been redeveloped with large brick and stone, detached houses. Little trace of the tannery survives, apart from the tall cobble and limestone rubble walls to the rear of the site, which can be seen from Low Peter Lane.

Map 1: Historical development of Burton Leonard



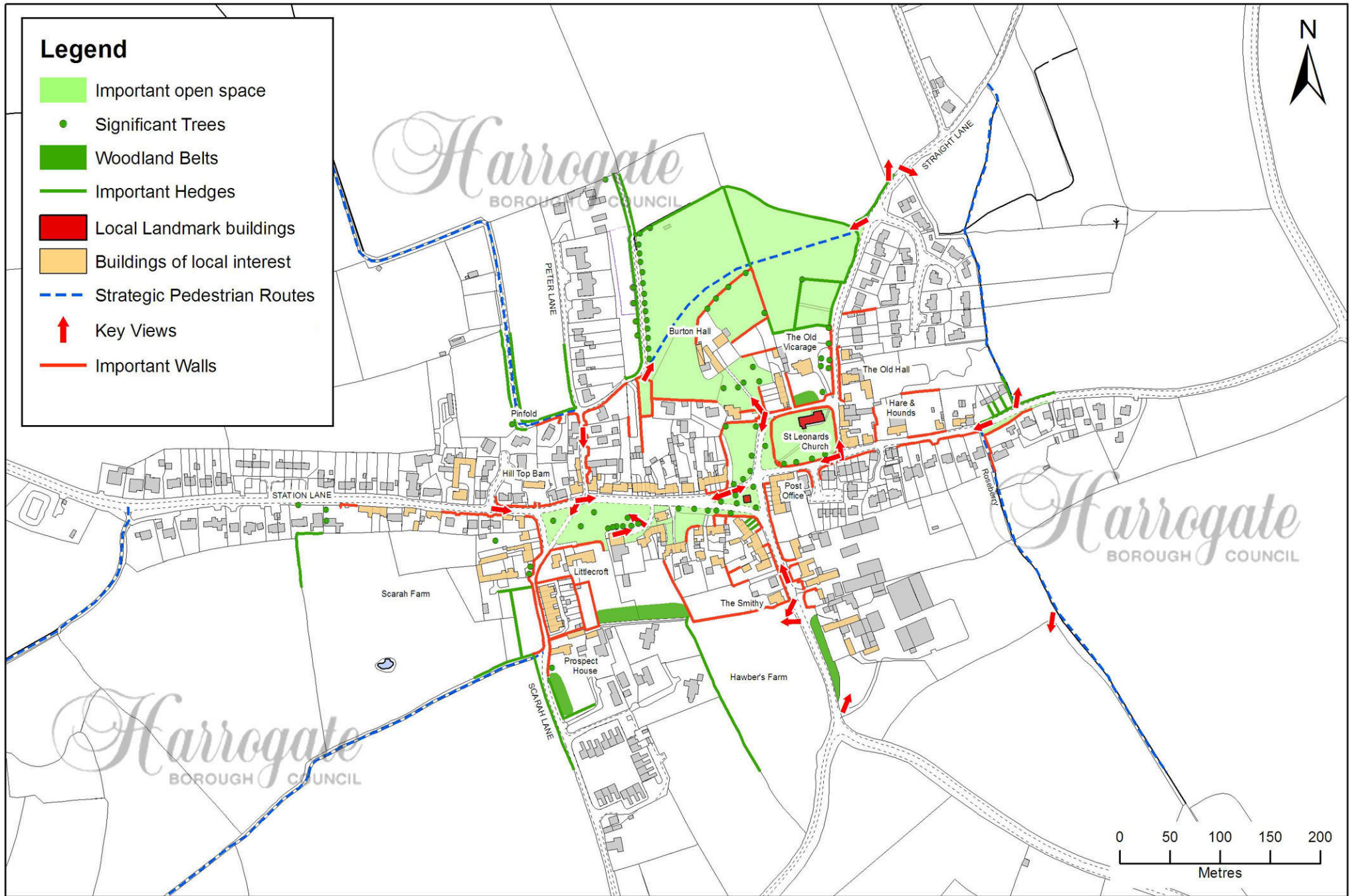
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Map 3: Analysis & concepts



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

Although Burton Leonard is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately, the aims are to:

- (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area, and
- (b) consider how the special character or distinctiveness, as defined in earlier sections of this document, might 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 Burton Leonard 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 Burton Leonard 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 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.

A number of extensions to the Conservation Area were suggested at the workshop event, and the responses to these suggestions are as follows:

- Nos. 1-4 Holber Hill, the terrace of 1960s Rural District Council houses at the edge of the village. This terrace of the standard Ministry of Housing design, and is no different to many others built elsewhere in the country during the post war period. There is nothing that is locally distinctive about these houses,

and although they are not unattractive, they do not have the special architectural or historic interest to merit inclusion in the Conservation Area.

- The detached houses and bungalows of Hillcrest, Holber Hill House, The Bungalow and Glenholme at the top of Mill Lane. These houses and bungalows on Mill Lane are mostly of post-1920 date, and again, do not have any character that is locally distinctive and specific to Burton Leonard. These houses are of standard speculative builder style, of a type to be found throughout the country, and therefore they do not have the necessary “special” architectural or historic interest to merit inclusion in the Conservation Area.
- The sports fields in High Peter Lane. While the sports fields are an important social facility for the village, they do not fulfill the necessary quality of adding to the setting of the Conservation Area. There are no buildings of special merit associated with the sports fields, to warrant inclusion in the Conservation Area.
- The site of the pond opposite Birkhills. This site now forms part of a wider verge, which tends to be used for occasional car parking. The small site at Birkhills is separated by hedges from its surroundings, and all traces of its former use are now lost. This small area does not have the “special” qualities which would merit its inclusion in the Conservation Area.
- Include Welbourne House and Oldfield House, Scarah Lane. These are modern detached houses set well back from Scarah Lane. Welbourne House is particularly well hidden behind Prospect House. These properties do not have the special architectural or historic character to merit inclusion in the Conservation Area.

One area was suggested for exclusion from the Conservation Area:

- The infill development site at The Orchard, built in 2004. The houses fronting Mill Lane are of render and stone blocks, and are aligned to the street frontage, with the stone house set at an angle. This arrangement reflects the irregularity of the houses on the other side of Mill Lane and helps to contain the views to

the west into the village. However, the other four houses of the scheme are built close together of brick, with wide shallow pitched gables and are sited at the end of an engineered road. These factors impart something of an alien urban or suburban character to the scheme. However, some attempt has been made to integrate the houses at the entrance to The Orchard into the street scene. In light of this suggestion and subsequent suggestions during the consultation on the draft of this Appraisal, the boundary has been amended to keep Nos. 1, 2 and 7 The Orchard within the Conservation Area, but to exclude Nos. 2, 3, 4, 5, and 6 The Orchard

The draft Burton Leonard Conservation Area Appraisal, and the proposed Conservation Area boundary, underwent a six-week consultation (details in Appendix B). The consultation resulted in the following boundary extensions being suggested. These are listed along with the response to each suggestion:

- The Village Hall, Station Road. The village hall, dated, 1930, is an important facility in village life. The building itself however, is somewhat utilitarian in appearance and relates more strongly to the contemporary dwellings to the west (outside of the Conservation Area) than the traditional dwellings to the east and south (which are within the Conservation Area). The bright red brick and standard PVCu windows are at odds with the traditional materials and appearance with buildings in the Conservation Area. It would, therefore, be inappropriate to include the Village Hall within the Conservation Area.

The consultation on the draft of this Appraisal also resulted in the following exclusions from the boundary of the Conservation Area being suggested. These are listed along with the response to each suggestion:

- All of the modern houses on the south side of Station Lane. With one exception (Rowan House which is sandwiched between two pre-1850 buildings), there are no post-1960 houses on the south side of Station Lane within the Conservation Area. There is, however, a row of four dwellings (Weston, Briar Bank, Nidus and Top of hill) which dates from 1920-1960. While these inter and post war houses are not of special interest in their own right, they do not unduly stand out in the street scene and have not

been drastically altered. The group is fronted by traditional stone walls. The houses are part of a continuous line of what are mostly traditional buildings. It would make the boundary less logical and less coherent to exclude these properties from the Conservation Area.

- The following properties on Mill Lane: No. 2a, Cherry Trees, Green Gables, Moor View, Ridings and Roseberry. Conservation areas are about places rather than the merits of individual buildings. While this row of houses on Mill Lane does not contain buildings of architectural or historic merit, the consistent cobbled boundary walls, and green spaces in front of the dwellings contribute to the village scene. The appraisal identifies the view west along Mill Lane as a key view, and the gardens and boundaries of these houses contribute to the view. Similarly, the backdrop provided by the trees to the rear of the dwellings gives a good, enclosing edge to the built up area of the village. It would therefore be inappropriate to exclude these properties from the Conservation Area.
- Nos. 1, 2 and 3 The Tannery. This cul-de-sac of modern houses is situated in the heart of the village and is surrounded by buildings and spaces worthy of Conservation Area designation. Excluding these houses would involve removing a building or space of special interest from the Conservation Areas as, it would not be possible for there to be a 'hole' in the area covered by a Conservation Area. While these properties are of no special architectural or historic interest, it would be impossible to exclude them from the Conservation Area without excluding buildings or spaces of special interest.
- Nos. 1-7 (inclusive) The Orchard. This exclusion from the Conservation Area was also suggested at the consultation workshop (see above). It was concluded that Nos. 1, 2 and 7 The Orchard contribute to the street scene of Mill Lane, particularly views along the lane from the east, and should therefore remain in the Conservation Area. However, the other houses in the group are of no special interest and are much more suburban in character and have therefore been excluded from the Conservation Area.

- Burnett Close. In terms of its materials (stone block, clay pantiles), gable pitches and the presence of chimneys in the skyline, the buildings at Burnett Close pay some concession to the character and appearance of the Conservation Area. However, the footprints and detailing of the buildings, coupled with the open plan layout and engineered road give a distinctly suburban character to the Close. But care has been taken with the layout of the site to give a sense of openness, particularly in the manner that there are views into surrounding fields and of nearby trees from the cul-de-sac. It is felt that, on balance, keeping Burnett Close in the Conservation Area provides an effective means of managing change in the area so that its openness is maintained, appropriate materials are used, and the form of any new buildings or extensions relates to the wider village. Burnett Close has therefore not been excluded from the Conservation Area.

- The field on the west side of Straight Lane. The field in question and the adjacent paddock are considered to form an important 'green wedge' on the north side of the village. It is one of very few areas of the village where open fields adjoin historic buildings and their curtilages. For the most part the historic buildings in Burton Leonard have become separated or estranged from their rural setting by later development and backland infill. Furthermore, the fields are crossed by an important local footpath which links Low Peter Lane and Straight Lane. This allows views into the built up part of the Conservation Area, particularly Burton Hall, to be had from these fields. The prevailing open and green character of these fields is fundamental to the experience of walking along the footpath, and providing an appropriate setting to some of the principal historic buildings in the village. They therefore warrant inclusion in the Conservation Area, with the importance of their open, green character justifying their designation as key open spaces.

As part of the boundary review of Burton Leonard Conservation Area, the boundary was scrutinized to ensure that it is readable on the ground, follows physical features, and does not bisect buildings or open spaces.

The following minor adjustments have been made to the boundary in the interest of clarity and achieving a cohesive designation:

- The southern edge of the boundary has been adjusted to follow the property boundary between Prospect House and Welbourne House. The boundary previously bisected the gardens of both of the properties.
- The northwestern edge of the Conservation Area boundary has been adjusted to include all of the buildings and rear gardens at Granary Cottage, Barn Cottage and Swallows Nest. The previous Conservation Area boundary had been drawn before these farm buildings were converted and extended, with new back gardens being formed. Following conversion the boundary bisected the buildings and gardens of these properties.

5. The Management of Change

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

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

6. Opportunities for Enhancement

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

- Retain, where possible any unkerbed grassed areas in their unkerbed state, thus retaining the rural informality of these parts of the village.
- Reinstate windows to their former pattern and detail where use of standardized factory made joinery and PVCu windows has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground, particularly around the High and Low Greens.

- 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).
- Control the erosion of greens and verges by motor vehicles.

Existing Buildings

The survey of the existing buildings within Burton Leonard 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 Burton Leonard could include some or all of the following:

Design Guidance

Additional design guidance, which is more specific to the Burton Leonard Conservation Area could be considered to advise on future alterations, and to encourage the use of materials and design detailing which complement the defined local architectural character. This advice 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 preparing acceptable proposals.

Article 4 Directions

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

the Borough Council, and in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the distinctive character of Burton Leonard. The introduction of standardised twentieth century door patterns and PVCu windows and porches is well established, but much original fabric remains. The use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted.

Grant schemes

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

The erosion of quality & loss of architectural detail

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

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

Roof Alterations & Extensions

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 stone walls flanking the main roads through the village would be detrimental to the character and appearance of the Conservation Area.

Telecommunications Equipment, Satellite & Cable Dishes

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

Overhead wires are not unduly intrusive in the Conservation Area. Most of the electric supply network is carried underground, and telephone wires radiate from isolated poles. However, some poles and wires are insensitively located around High Green, and others affect the setting of listed buildings, as at Old Hall, and should be resited. The undergrounding of all cables would enhance the character of the village, and should be a long term aim in the interests of preserving the character and appearance of the Conservation Area.

Floorscape

It is unlikely that in past times street surfaces in Burton Leonard were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. The edges are often informal and widespread definition of grass verges with modern kerbs should not be encouraged. However, there is evidence of over-running of verges, which is causing some erosion. Where regular over-running is occurring, kerbing stones should be con-

sidered in association with North Yorkshire County Council as Highway Authority. Consideration should be given to the replacement of concrete kerbstones with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

Important Trees

The existing mature trees add greatly to the charm and character of the Conservation Area. Of particular importance are the large mature trees on the greens, the Scots Pines in Scarah Lane, and the copper beech trees at Prospect House and the Old Vicarage. Groups of trees at the Churchyard and Old Vicarage, and hedgerow trees along Mill Lane, Station Lane and High and Low Peter Lane are also of special importance. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.

Outdoor Advertisements & Street Furniture

Burton Leonard is largely free of the clutter of signs and street furniture that disfigure other places. However, the design and appearance of street furniture and advertisements in the village needs careful consideration in order to maintain the character and appearance of the Conservation Area. The railings and steps at the front of the School are awkward and ugly, and merit improvement.

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 existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area.

Within the above criteria, new development should aim to achieve creative design solution, whether contemporary or traditional in style. There are exceptions and these may include new development forming part of, or adjoining, an important architectural set piece of recognised quality, or where a high quality contemporary building would clearly be appropriate.

Neutral Buildings & Spaces

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

Checklist 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 Burton Leonard.
- 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.
- In general new buildings should follow the established building line, with frontage properties set back from the road edge by front gardens enclosed by stone walls.
- New development should not adversely impact on the historic skyline, respecting important features such as the Church.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage and street furniture.
- Repair and retention of stone boundary walls.

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 29 March 2008 at Burton Leonard Village Hall. This consultation took the format of a public meeting and included a walkabout and a workshop session. Prior to the event residents were notified via a leaflet. In addition, a press release appeared in the local newspaper informing residents and consultees that a review of the Conservation Area was taking place and that a workshop had been arranged. This information also appeared in the 'Latest News' section of the Council's planning website.

The format of the workshop included a short presentation on why the Conservation Area is being reviewed, the purpose of the Appraisal and management plans and a brief resumé on the changes that have taken place 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 Burton Leonard special to them. On return to the Hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal. Key issues raised at the event included:

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

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

Local involvement was an essential aspect of the consultation process and local residents were encouraged to comment on the draft document which was the subject of formal consultation between 20 April and 1 June 2009. When all comments had been received, appropriate revisions were made and the Conservation Area Appraisal. It was then approved by the Cabinet Member for Planning and Transport on 24 February 2010 and published on the Council's website.

Appendix C

Further reading

Department of the Environment (1994) Planning Policy Guidance Note 15: *Planning and the Historic Environment*.

Diggle H.F. (1951) *Burton Leonard past and present*.

English Heritage (2006) *Guidance on Conservation Area Appraisals*.

English Heritage (2006) *Guidance on the Management of Conservation Areas*.

Kelly's Directory (1908) *West Riding of Yorkshire Vol 1*.

Wray, Barbara M (1993) *A Tale of Two Villages, Bishop Monkton and Burton Leonard*.

Manuscript sources

Burton Leonard Tithe Map 1847 North Yorkshire County Record Office NYCRO MIC 1790/127

Yorkshire Vernacular Buildings Study Group: Reports on the following buildings:

Hall Farm Barn (Ref 1058)

Hymas' Barn (Ref 1068)

