

FOLLI FOOT

Conservation Area Character Appraisal



Working for you

Contents	Page
1. Introduction.....	1
Objectives	2
2. Planning policy context.....	2
3 Historic development & archaeology	3
4 Location & landscape setting	4
5. Landscape analysis	6
6. The form & character of buildings	9
7. Character area analysis	11
Map 1: Historic development	13
Map 2: Conservation Area boundary	14
Map 3: Analysis & concepts	15
Map 4: Landscape analysis	16
Appendix A:	
1 Management strategy.....	17
2 Monitoring & review.....	17
3 Maintaining quality	17
4 Conservation Area boundary review	17
5 The management of change	18
6 Opportunities for enhancement	18
7 Landscape Project areas	22
Checklist to manage change	23
Appendix B: Public consultation	24
Appendix C: Further reading	25

This and other Planning documents are or will be made available in large copy print, audiocassette, Braille or languages other than English.
If you require the document in one of these formats, please contact us (tel. 01423 556586 or email ldf@harrogate.gov.uk)

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, to form an evidence base for the Local Development Framework (LDF). It is a material consideration when determining applications for development, defending 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 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 that do not necessarily require planning approval. It provides a source of information for property owners, agents, applicants and members of the public who live or work in the village of Follifoot.
- 1.3 The main function of the Conservation Area Appraisal is to enable Harrogate Borough Council and the community to relate planning proposals to the Conservation Area. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether a proposal would be acceptable or appropriate.

- 1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area. The statement of character and appearance in this Appraisal is based on the method of analysis 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. Although an appraisal aims to be comprehensive the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.6 Follifoot Conservation Area was designated on 17 October 1979. The boundary was amended on 1 September 1994 and, following consultation, was amended again on 18 March 2009. This Appraisal aims to describe Follifoot 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 Follifoot special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based upon this understanding of the past and present character of the village. In this way, we can manage future change to ensure that it makes a positive contribution towards preserving or enhancing its special character.



Entrance to the village

Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Follifoot;
- 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 provide guidance to those making land management decisions, e.g. Harrogate Borough Council, Follifoot Parish Council, DEFRA and private landowners;
- 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 development control decisions.
- 2.3 In determining planning applications within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area appraisals. The consideration of proposals in the

context of the content of 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 the Saved Local Plan Policy HD3, which seeks the control of development in conservation areas. The scope of Policy HD3 also covers development proposals outside conservation areas, which would affect the setting or views into or out of the area. Involving the community and raising public awareness is an integral part of the appraisal process.

3 Historic development & archaeology

- 3.1 The name Follifoot is thought to derive from the Norse meaning “Place of a Horse Fight”. This sport was popular in medieval times, and the village was probably a centre for the training of horses and the staging of fights.
- 3.2 The village is not listed in the Domesday Book. The earliest record of Follifoot is as “Pholifet” (twelfth century). Some Saxon remains have been unearthed in Rudding Park and in 1964 a kiln with five or six flues was found at Low Garth, providing definitive evidence of a permanent medieval settlement at Follifoot.
- 3.3 In 1186 it is recorded that Nicolas, son of Hugh, son of Hippolitus de Braam gave one “toft” - a field where a house or building stood, in Folyfait, to Gilbert, son of Thomas Oysel de Plumpton. Gilbert then donated this property to Fountains Abbey.
- 3.4 The Rudding Park Estate is an example of nineteenth century landscaped parkland, forming the setting for a grade I listed country house. Rudding Park was originally part of the forest of Knaresborough and some of the ancient oaks were retained within the parkland. In the early eighteenth century, Rudding was owned

by Mr. Williamson of Wetherby. It was sold and enlarged by succeeding owners. In 1805 the estate was sold to the Hon William Gordon who demolished the old house and began work on the present Regency House on a different site. This house was completed in 1824 and became the home to the Radcliffe family until 1972. The Park is included in the register of Parks and Gardens of Special Historic interest and is one of the early nineteenth century landscaped parks for which Humphrey Repton drew up a Red Book, although the extent to which his design was implemented is unknown. The south gatehouse, a grade II listed building now known as “Rudding Gates”, is a dominant feature of Follifoot Main Street. Many of the villagers were employed directly or indirectly by the estate.

- 3.5 The village was a thriving community in the nineteenth century with a diverse economy including agriculture and allied businesses, the flax industry, tanners, tailors, joiners, a wheelwright, cordwainer and blacksmiths. At this time Knaresborough had a flourishing flax industry and the preparation of flax was carried out in the surrounding countryside.
- 3.6 Although the Church Fenton to Harrogate railway line ran close to the village, there was never a station at Follifoot. However, the property now known as “The Gardens” was originally three cottages built for railway workers. The one at the south end had a bell for announcing news to the village.



4 Location & landscape setting

- 4.1 Follifoot is four miles south of Harrogate and is at a high point in the landscape, at an elevation of 77 metres above sea level, in rolling park and farmland. The hamlet of Plumpton lies two miles from Follifoot, just off the Harrogate to Wetherby road.
- 4.2 Rudding Gates is the highest point in the village and affords good views straight down the high street and beyond. The land also falls away to the east of Follifoot through pastured farmland.
- 4.3 The centre of the village is located at the junction of the Pannal - Knaresborough and the Follifoot - Spofforth Roads, with most of the older houses being found there. Views over the Vale of York include Sutton Bank, York Minster and Tadcaster can be seen from the village.
- 4.4 Follifoot village is “contained” at three points, where the narrowing of the main roads is still evident, at The Priory, the Radcliffe Arms and the Horse Pond Beck.

- 4.5 The focal points of Follifoot are the Saxon cross on the small green at the road junction and the imposing arched gate to Rudding Park which is situated at the highest point of the village.



Saxon cross



Long views from Plumpton Road

- 4.6 The land falls to the south of the village towards a bridge at the Horse Pond Beck. Joining the beck at the Horse Pond is another stream, the Lolburn, which runs beneath the main village street. This was once an open stream running down the side of the street. It was crossed by small bridges giving access to the houses, but it now goes underground near the Cricket Field and emerges under the bus shelter to run into Horse Pond Beck.

5. Landscape analysis

- 5.1 This Chapter identifies and describes those aspects of landscape in and around Follifoot, which make the village distinctive. The scope for landscape enhancement is discussed in Appendix A.

Key views

- 5.2 Pannal Road is dominated by the original high stone boundary wall to Rudding Park and the mature backdrop of trees.
- 5.3 Views tend to be dispersed at the edges of the village. Long views of arable farmland are framed to the south of Pannal Road at the entrance to the village and also off Plompton Road behind the Church of St. Josephs and St. James and south past the Priory. The footpath along Main Street offers long views towards the south and behind the Harewood Arms is a public footpath with open views to the surrounding fields and rolling landscape.
- 5.4 Rudding Gates are a focal point from the lower end of Main Street. In the centre of the village the views are more contained by buildings and the general enclosed form of the village. The gaps between the buildings offer glimpses of small to medium private gardens allowing the village to feel well vegetated, even though there is limited vegetation in the main public spaces.



Rudding Park gates

Front gardens & raised grass verges

- 5.5 As the vast majority of the properties on the Main Street are set back with small front gardens, they contribute to the landscape character of the village. The garden trees, hedges, shrubs and flowers are very important to the character of the Main Street. The robust stone houses would be very severe without the colourful softening of the gardens.
- 5.6 The grass verges on the east side of Main Street and along Plompton Road contribute to the rural character of the village and are considered important visual features within the Conservation Area.
- 5.7 Most properties in the conservation area have stone boundary walls; some like the School have low boundary walls with a

hedge behind and protruding above the wall. Many of the walls are coursed with large coping stones. Historically, a number of the properties had metal railings set in low boundary walls, such as those seen in the Priory. The Church of St. Joseph and St. James and Rudding Gates has wrought iron gates gates, however other than the decorative railings at Brooklands, railings are not generally a dominant feature in the Conservation Area.



Garden walls at Park House



Grass verges and planted walls

Significant field boundaries

- 5.8 Field patterns tend to be smaller scale nearer to the village with relatively larger fields beyond the boundary of the village. Early enclosure field patterns are evident and fields have ancient hedge boundaries in the valley bottom with a mixture of stone wall and ancient hedge boundaries up at the road side along Pannal, Plompton and Spofforth Road.
- 5.9 Individual trees lie along these hedge boundaries which also add depth and wooded cover to the landscape setting of the village.
- 5.10 The field boundaries are important to the landscape setting of the village and are a valuable resource contributing to the character and biodiversity of the landscape and are one of the strongest surviving links to the farming traditions of the past.
- 5.11 Some hedges and walls along parish boundaries, old roads and tracks are likely to date back to the medieval period. Most were laid out in successive waves of enclosure from the late Middle Ages through to the nineteenth century. It is therefore important to preserve and enhance the ancient hedge boundaries for their historical and wildlife value.



Field boundaries

Prominent woodland & landmark trees

- 5.12 There is a mature tree belt to the north of the village in Rudding Park, which forms a backdrop to the view northwards along Main Street behind Radcliffe Arms public house.
- 5.13 Steep valley sides on the Spofforth Road north-facing bank provides some native woodland cover. There is tree plantation to the south west of the village, visible from Hillside. The tree cover in the fields

tend to be characterised by scattered broadleaved trees interspersed with small groups of vegetation and specimen trees, rather than prominent woodlands.

- 5.14 The presence of the busy A658 to the north is barely noticeable due to the screening of the boundary hedges and mature trees to the north of the village.
- 5.15 Landmark trees in front gardens, on the footpaths and in the fields around the village adds value to the village's rural appeal. The character of the village, its key views and landscape setting change with the seasons as the trees grow and shed their leaves. This will be particularly marked along the Pannal Road at the entrance to the village.
- 5.16 The landscape setting of Follifoot is largely agricultural and trees within the village generally serve to frame the countryside. There are places where residential tree planting have obscured views, such as the group of dense conifers, which obscure views to the south and east in Hillside.



Tree cover at the cricket pavilion

Strategic pedestrian routes

- 5.17 There are a number of short historical footpaths around the village in addition to a recently opened permissive path through the Rudding Park estate, which can be accessed near the cricket ground on Pannal Road. Shorter footpaths tend to be routed west and south through the village to cut between stone properties following historical desire lines. Historic lanes such as Fluddersome Lane near the Horse Pond Beck is mentioned in Charters from the thirteenth Century.
- 5.18 There are also narrow passages and snickets between housing and round the back of housing to open countryside such as Tofts Lane track and Inghams Lane at the side of the Methodist Chapel. An unmarked public right of way is located at Springfield House and passes through two gardens to a village well, which is located in the garden of Stonegarth, built in the Paddocks in 1965.
- 5.19 The paths are generally rural in character offering views through fields such as the path behind the Harewood Arms on Main Street down towards Spofforth Lane. Consistent with the topography of the village some paths are rather steep in parts. The path behind the Church of St. Joseph and St. James is directed through open fields with very good views of the surrounding countryside.



Stile and path at the Church of St. Joseph and St. James

- 5.20 Gateway features such as attractive stone stiles are features of the village in addition to the kissing gate on Plompton Road.
- 5.21 Routes away from the village in all directions tend to follow the contours of the rolling countryside, which surrounds the village. There is good access and connectivity between the village and the countryside, which include the paths to Spofforth and Plompton, which follow historical desire lines.

Floorscape

- 5.22 The rural character of some of the routes, such as Fluddersome Lane are unmade roads, which tend to get muddy in wet conditions and foliage needs to be cut back to ensure clear access is maintained.
- 5.23 The major routes through the village are of tarmac. The kerb details are generally replacement concrete.

- 5.24 The grass verges at the side of the roads both to the north and south of the village, add to the rural charm of the village, however pedestrians need to take care on Plompton/Pannal Road where traffic flow tends to be heavier than along the Main Street of the village.



Kissing Gate on Plompton Road

Parkland

- 5.25 To the north, the walled parkland landscape of Rudding Park with its scattered parkland trees and woodland provides a different sort of open landscape, designed to provide a setting for Rudding House. The Harrogate to Knaresborough Southern Bypass (A658), constructed in the early 1990s breached the boundary wall, which ran along Rudding Lane and Pannal Road and cuts across the southern part of the site. A new park wall was constructed along the line of the bypass but the road severs the south drive from the Rudding

Gate in Follifoot Village separating the main body of the park and the lodges from the house.

- 5.26 The parkland provides a contrast to the arable landscape and contributes to the setting of the village. This parkland area is also important in that it provides a visual transition between the village areas and the countryside to the north, whilst providing an important resource for locals who use the permissive footpath as a walk out of the village.

Geology, soils & drainage

- 5.27 This part of the Harrogate District generally contains Millstone grit solid geology. The slowly-permeable soils have a tendency to be, seasonally-waterlogged, loamy over clayey soils with patches of well-drained coarse loamy brown soils.
- 6.1 This section examines the buildings and spaces within the Conservation Area in greater detail looking at sub-areas to identify the special character of each sub area and to summarise the details and features that are important in providing the special “sense of place” in Follifoot.

6. The form & character of buildings

Listed Buildings

6.2 There are twelve Grade II listed buildings of special architectural or historic interest in the Conservation Area, warranting every effort to preserve them. These are:

- Hilltop House, Main Street
- Rudding Gates & Flanking Walls
- Stocks, Main Street
- Park Croft, Plompton Road,
- Park Side, Plompton Road
- Beeholes & garden wall (behind Park Side), Plompton Road
- Hunters Lodge (South View), Plompton Road
- Church of St. Joseph & St. James
- Pound, Plompton Road
- The Priory, Plompton Road
- K6 Telephone Kiosk, Main Street
- Saxon Cross

6.3 The Rudding Gates are a prominent architectural and historic feature of Follifoot. The gateway is early nineteenth century. The central arch has flanking Ionic columns, a plain entablature and dentilled cornice. There are one storey lodges on either side with curved flanking walls to the roadside. The wrought iron gates are thought to have been worked in the blacksmith's forge at Sycamore House

6.4 The Church of St. Joseph and St. James is of gritstone with sandstone dressings and was built in 1848 in a compact Gothic style, without a tower. Set on the edge of open countryside to the north, the church

is a landmark building on Plompton Road with a graveyard and garden which can be approached by public footpath from the north of Follifoot.

6.5 In the grounds of Park Side House, set into a south facing wall, is a row of well preserved "beeholes". Until 1851 honey bees were kept in straw skeps which required some protection from the weather. Square in shape and situated in the cavities of a wall, these boles are relatively rare.

6.6 The stocks situated on Main Street possibly dating from the seventeenth century and restored in 1957 and 2007 are protected by a lean to shelter and railings. The circular pound, or pinfold, of the same era of coursed gritstone rubble is situated along Plompton Road near the Church of St Joseph and St James and was restored in 1975.

6.7 The Priory dates back to the late eighteenth century with nineteenth century elements and a twentieth century pantile roof. The house is tan stone constructed in gritstone. It is thought to have been built as a Roman Catholic School. Its symmetrical frontage and architectural detailing make it distinctive.

6.8 In addition 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:



Pound, Plompton Road

6.9 Properties of local interest include a number of attractive nineteenth century terraced cottages which are situated along the Main Street and parallel to historical pathways and tofts and also handsome buildings such as the 1908 Ivy House with its heavy eaves overhang detail, projecting stone mullions and casement windows.

General form

6.10 The buildings of Follifoot are generally of very simple form. Houses are two storeys,



Ivy House

their form derived from a rectangular plan spanned across the short dimension by dual pitched or gabled roof. The gables are not very deep. In many cases the eaves face onto the street. However, there are specific locations for example at the narrowing of Plompton Road and at the east side of Main Street where buildings are gable on.

- 6.11 Outbuildings are single storey, usually quite shallow on plan and have either dual pitched or lean-to roofs. There are exceptions to the typical vernacular building form, for example the school, the former Wesleyan Chapel and Ivy House.

Materials & architectural detailing

- 6.12 The buildings of Follifoot are constructed in local gritstone. All stonework is coursed and many houses are of tooled or dressed stone and have larger blocks called quoins at the corners. The stone used in outbuildings is rarely dressed and there is a greater variety of course heights giving the stone work a very different appearance. Traditionally mortar is lime based and is bagged and brushed away from the stone face.
- 6.13 The only brick building in the conservation area is the Methodist Church, built in 1879, which is now a house.
- 6.14 The majority of houses have stone slate roofs, but there are also pantiles, welsh slate and westmorland slate to be seen on the Edwardian Houses east of Main Street. Outbuildings in the main have

pantiled roofs. Gables commonly have stone tabling and kneelers. Chimneys are at the ridge ends. Arches forming a courtyard through to the rear are common and simple voussoir blocks are used to form the arch head.

- 6.15 The majority of buildings in Follifoot are not richly decorated, yet there is a distinctive style with detailing typical of vernacular architecture. Many of the newer houses incorporate some stone in their structure and whilst they differ from the vernacular, they blend in with the scene.



Vernacular architecture on Main Street

Roof detailing

- 6.16 The survey of the existing buildings in Follifoot has clearly identified that there is a distinctive character created by the use of local stone and pantiles in a local vernacular manner.
- 6.17 Several houses were known to have thatched roofs, such as Manor Cottages and Park Side House that are now roofed with stone slates, others were reroofed in pantiles a long time ago. These roofs, which were thatched, have steeper pitches

than those originally constructed with slate roofs. Welsh slate was not used in this area until the arrival of the railway, when it was used sometimes to reroof older properties as well on newer houses. This has resulted in a subtle variation in roof pitches in the village. The pantile roofs often have eaves courses of stone slate; however, this local distinctiveness has been eroded to some extent by later insensitive alterations.

Windows

- 6.18 The ratio of window to wall is low, giving the buildings a robust character. Detailing is unpretentious. There are a variety of window types:
- mullioned windows
 - vertical sliding sash windows, both Victorian and Georgian
 - Yorkshire (horizontally) sliding sashes
 - and mid to late twentieth Century windows with side-hinged casements.
- 6.19 The majority of the older houses of Follifoot have vertical sliding sash windows with simple rectangular lintels.
- 6.20 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.

7. Character area analysis

7.1 There are 3 main character sub-areas within the village, as follows:

1. **Pannal Road & Plompton Road**
2. **Main Street**
3. **Hillside**

1. Pannal Road & Plompton Road

7.2 Dominated by the Flanking walls and Gates of Rudding Park and the Church of St. Joseph and St. James. This is a main route into the village from the Harrogate to Knaresborough southern bypass road. Narrowing of the main roads is evident at The Priory and the Radcliffe Arms forming a characteristic pinchpoint in the village at these landmark buildings. Eight listed buildings are situated along Plompton Road and all of these properties face the main road reinforcing the historical character of this corridor. The buildings on Plompton Road are generally substantial detached properties, well spaced with views towards the open countryside.



Methodist Church

7.3 The red brick built Methodist Church is located towards the most easterly point within the village a short distance from the Church of St. Joseph and St. James.

7.4 The long impressive views, combined with the historical buildings and rural setting at the edge of the village define this character and contributes significantly to the unique character and identity of the Follifoot Conservation Area. It is, therefore, considered essential that any future development of this area is very carefully managed



Cricket ground

7.5 The cricket ground and pavilion is located on the Pannal Road beside the Radcliffe Arms Public House, and provides a well used resource for local residents. The picnic area at the rear of this historical Public House borders onto the Rudding Park estate. The surface of this area would benefit from some enhancement and should be kept free of weeds and plant litter.

2. Main Street

7.6 This area encompasses the village Post Office, bus shelter and small village green which holds the heavily restored Saxon cross. The stocks and telephone box are also located towards the top part of the Main Street. With the School, the Post Office (and Village Shop) and the Harewood Arms, this area constitutes the physical and active centre of the village.

7.7 Towards the middle of the Main Street on the grass verge a historic mounting block is located but could perhaps be given a higher profile by enhancing the surrounding landscape.

7.8 Historic maps show that the village developed as a ribbon development along Main Street before meeting the junction at the Rudding Gates. The robust stone houses with their small colourful front gardens and low stone boundary walls compliment the character of the simple stone forms.

7.9 Side streets radiate out from the main street where both old and newer properties sit together. Historic stone terrace cottages follow the Tofts mainly on the east side of the Main Street further reinforcing historical linkages to past farming and landownership patterns and are a distinctive character of the Main Street. A number of the cottages have additions of replacement windows and porches which alter the integrity of these buildings. It is

important that future development in this area respects the historic layout of these properties, to maintain the unique character of the Conservation Area and that their character is not impaired by any further insensitive alterations or new construction.

- 7.10 Currently, newer properties, often with stone walls, do not detract from the overall texture and quality of the Main Street as they are generally well set back on elevated grass verges with low stone walls sensitive to the character of the Conservation Area.



Main Street

- 7.11 New housing has been predominantly built in small estates on the west side of the village at a right angle to Main Street bordered by historical footpaths and rights of ways to village

3. Hillside

- 7.12 Unlike the rest of the housing in the Conservation area, which contains buildings of different periods, this housing development was constructed in the late 1940s, on a steep hill with impressive views of rooftops and the countryside beyond. These substantial, well-proportioned, semi-detached and terraced houses are quite different from the stone properties elsewhere in the village but these rendered buildings are an integral part of the character of the village with mature gardens and small public open space. Bordered by Fluddersome Lane to the west and north this area is enclosed by agricultural land but set on the hill with trees on the skyline.



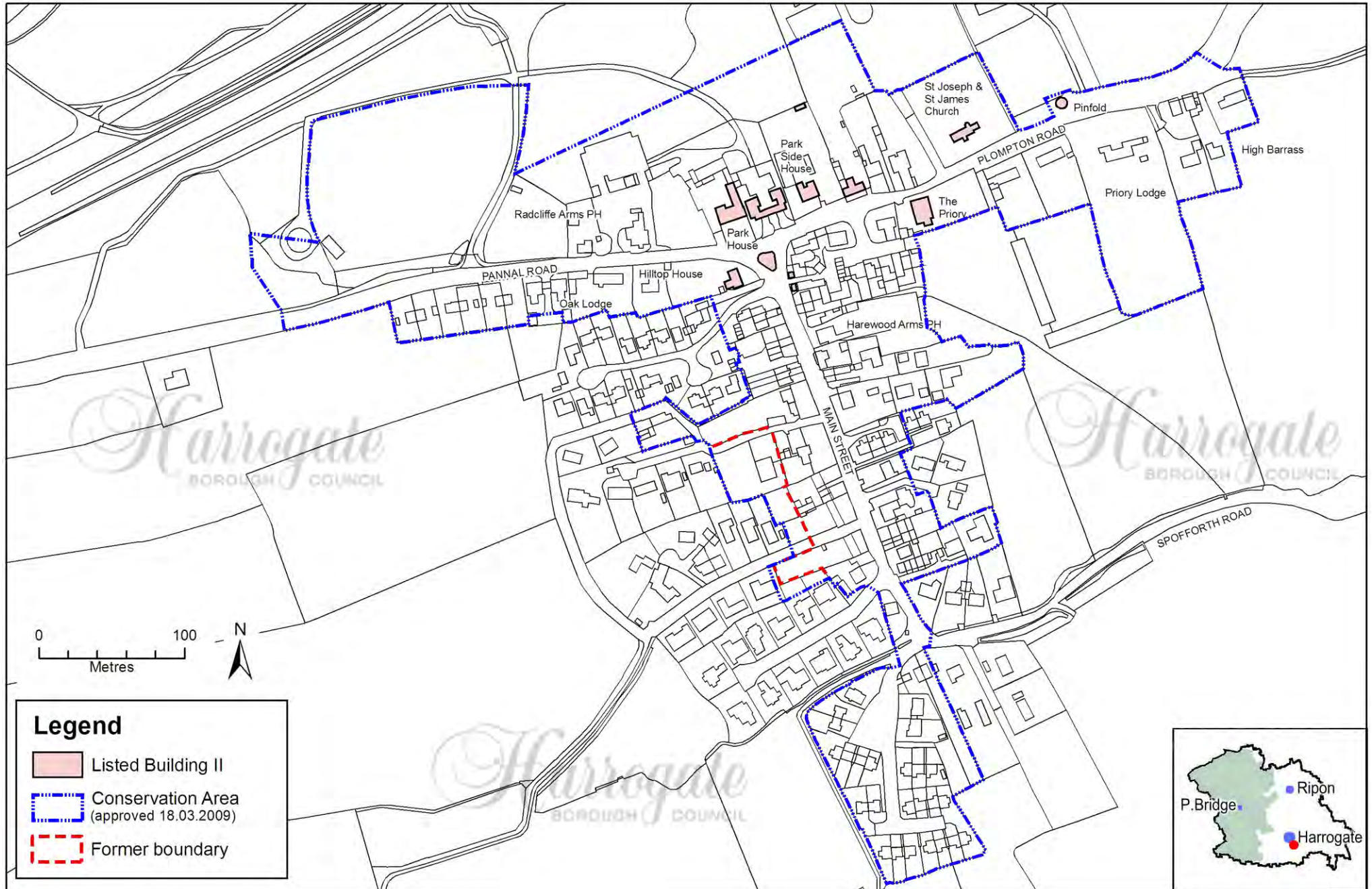
Properties in Hillside

Map 1: Historical development of Follifoot



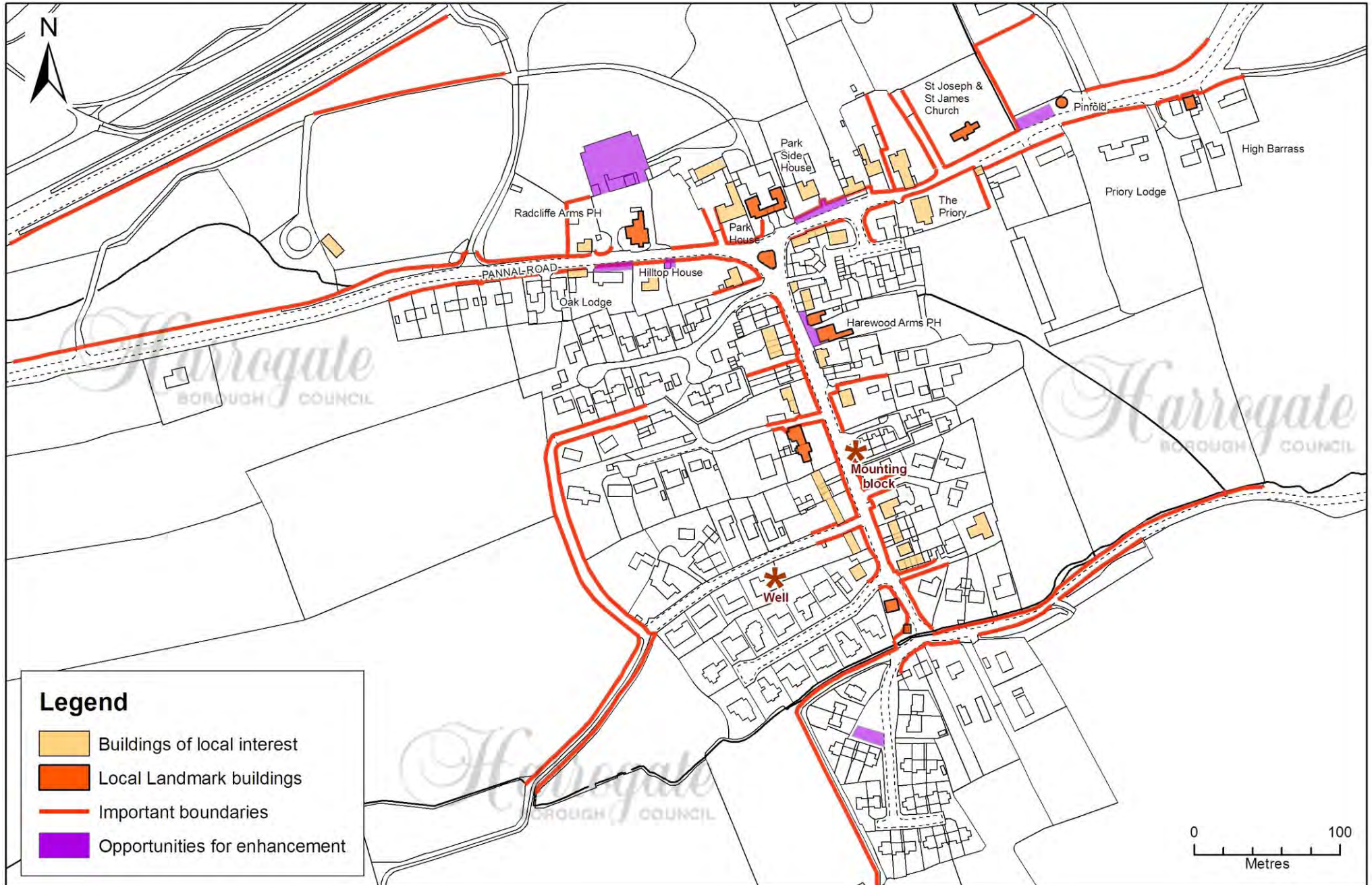
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Harrogate Borough Council 1000 19628 2009
 prosecution or civil proceedings.

Map 2: Follifoot Conservation Area boundary



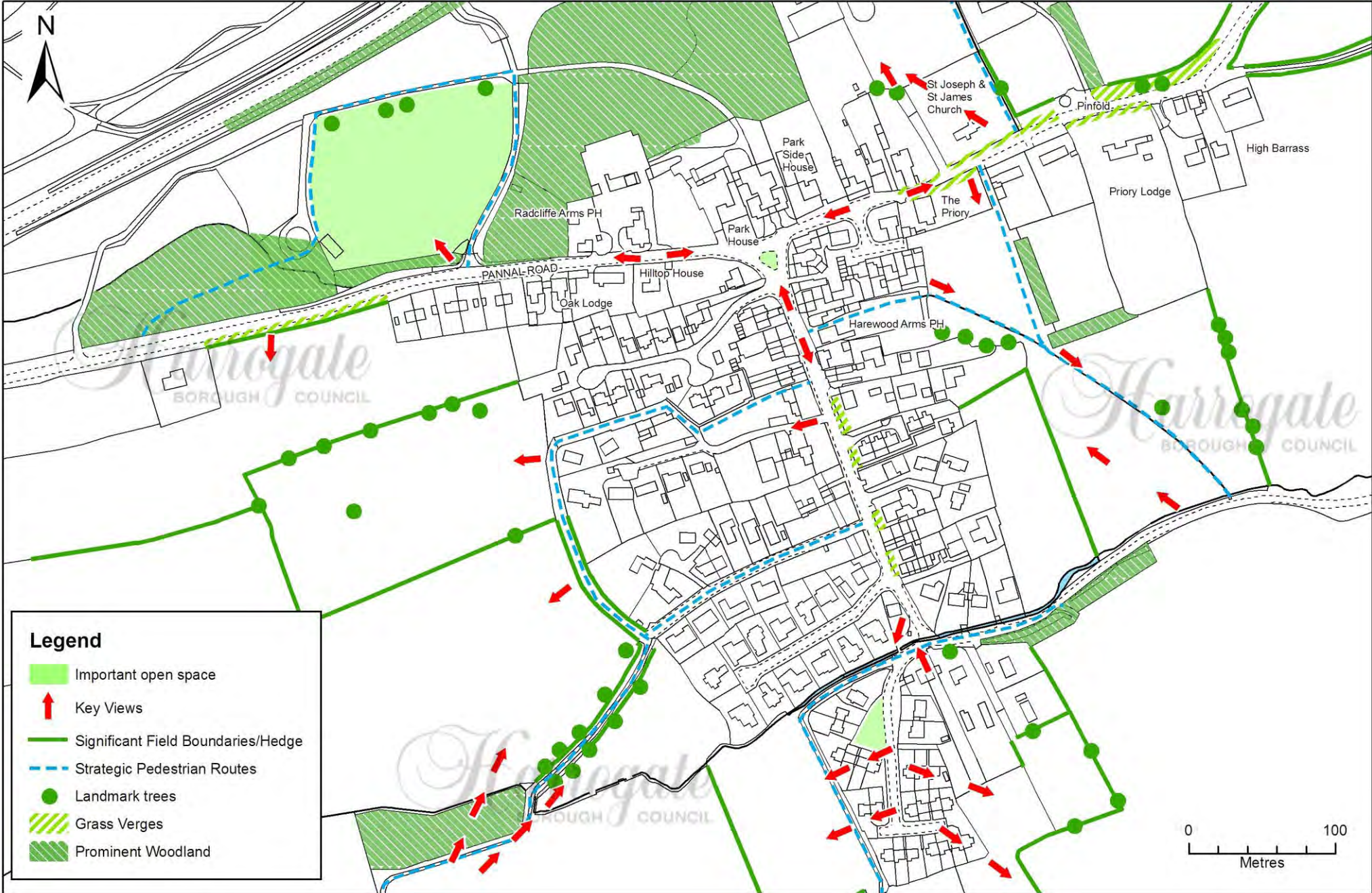
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. ©Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2009

Map 3: Analysis & concepts



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrrogate Borough Council 1000 19628 2009

Map 4: Landscape analysis



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2009

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

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

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

Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to note that individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested. However, they may be encouraged to think about suggestions made, and once the Appraisal has been adopted, the findings and recommendations will be considered by the Borough Council in response to any applications for planning permission, listed building consent, conservation area consent or requests for grant aid.

2. Monitoring & review

The Borough Council is required to review its conservation areas on a regular basis, this may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or the extension of existing conservation areas. The special character of Follifoot has been re-evaluated as part of the process of preparing the Appraisal and this contributes to the overall review.

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

3. Maintaining quality

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

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

4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of positive interest in ways that 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.

It was proposed to include gardens at Rose Cottage, East View cottage and the area around the village hall and open green space below Oakfield House as these open spaces contribute to the character of Tofts Lane. The open space affords good views of the surrounding countryside and softens views in the central part of the Conservation Area and was considered to warrant protection.

It was proposed by one group at the consultation event that the whole of Ivy Close and whole of Forge Green should be included in the boundary, as it would then follow an established line. These additional properties were considered for inclusion but it is considered that the new properties, whilst built of local materials and in a sympathetic style to the Conservation Area, are not of sufficient architectural interest to be included in the special character of the area, which contains more historic properties.

The Village well is considered worthy of inclusion by residents: the common well is accessed from an unmarked public right of way from Springfield House, through 2 further garden gates. The well is located in the garden of Stonegarh, built in The Paddocks in 1965. The water was piped off in 1972 to avoid flooding. It was proposed to slightly alter the boundary to include this historic feature and access to it. This proposal was supported and the Conservation Area boundary altered accordingly.



The village well

The Hillside area was thought by one member of the group not to be worthy of retention in the Conservation Area, however following some debate the majority of the group considered that these properties should be retained within the Conservation Area. These properties offer good views into the surrounding countryside, are well built with an interesting roofline and offer a small public open space justifying their retention in the Conservation Area. They are good examples of public housing of their period and, despite a

number of houses with replacement PVCu windows, are generally little altered. The Conservation Area boundary remains unchanged at this point.

5. Management of change

The special character and appearance of Follifoot 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 of the Conservation Area.

6. Opportunities for enhancement:

Follifoot 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:

- Resurfacing of the forecourt of Harewood Arms with appropriate traditional materials and enhancement of the floorscape and protection and edging of the grassed areas using traditional materials;
- Mounting block on Main Street should be considered for listing and the area around it landscaped;
- The floorscape at the entrance to Tofts Lane and at the rear of the Radcliffe Arms are in need of enhancement and would benefit from being resurfaced with appropriate traditional materials;
- Dissuading householders from the installation of PVCu windows and doors in place of timber ones;
- Reinstate windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of the historic areas;
- Modern street furniture and street lighting should be minimised or removed where style is inappropriate;

- 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);
- Retain where possible, grassed verges in their unkerbed state to retain the rural informality of the village;
- Small old stable at top of Hilltop House (Pannal Road) requires repair;
- Gas valve cabin and phone exchange on Plompton Road could be screened with appropriate hedging species;
- Plompton Road footpaths need repair;
- The timber Kissing gate opposite the Church of St. Joseph and St. James needs general maintenance and repainting;
- Maintain the Horse Pond Beck free of weeds and plant litter;
- Resurface the road leading to the council owned allotments;
- Remove unused sign poles to prevent clutter;
- Removal of conifers along Hillside to open up long views;
- Change security railings at school entrance and replace with appropriate traditional materials.

Existing buildings

The survey of existing buildings in Follifoot 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.



Mounting Block

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 Follifoot could include some or all of the following:

- The Borough Council will consider the need for additional design guidance, which is more specific to Follifoot, for future alterations to direct change towards materials and design detailing which compliments 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.
- It is important to note that in those cases where planning permission or listed building consent is required these conditions may not relate to all alterations or extension.
- To control alterations which are damaging to the character of the Conservation Area, but for which planning permission is not required, an Article 4 Direction taking away permitted development rights may be needed. Permitted development rights are a legal right to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions need to carefully define the types of alteration being brought under control, such as alterations to the roof, rendering of walls or altering windows. It cannot place an embargo on change, but rather brings certain types of development within the within the scope of planning control. Directions, are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State.

Reinstatement of architectural details.

A small number of buildings have been made subject to ill-considered alterations and as a result, have lost much of their architectural character, in some cases to the extent that their original form and character is no longer recognisable. The introduction of standardised twentieth century door patterns and PVCu windows and porches has undermined the

character of many historic areas. The use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the Conservation Area. The reinstatement of windows to their former pattern and detail could be achieved through the use of grant aid where listed buildings are concerned and in those cases where alterations have had a severe impact on the character or appearance of the Conservation Area.

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

Erosion of quality & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example the loss of original sash windows and front doors can have a 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 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.

Rooflines and chimney stacks are important elements in the Conservation Area. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.

Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings.

For example the construction of new openings and the consequent breaking up of the prominent stonewalls 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.

Floorscape

It is unlikely that in past times street surfaces in Follifoot 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.



Foliage, grass verges and stone boundary walls.



Foliage and historical paths contribute to character of Follifoot

However, there is evidence of over-running of verges, which is causing some erosion. Where regular over-running is occurring, kerbing stones should be considered in association with North Yorkshire County Council as Highway Authority. Elsewhere in the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.



Insensitive placement of road signs at the Saxon Cross

Important trees

The existing mature trees, together with stonewalls, railings and hedgerows throughout the Conservation Area, add to its charm and character. The loss, for example of the copse of trees near the cricket green, or along Spofforth Lane on the approach to the village would significantly erode the character. While the hedgerow oaks and ash trees in the small hedged fields at the circumference of the village are important elements in the wider setting of the Conservation Area needs to be retained through effective management, possibly assisted by grant aid.

In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, trees and shrubs should be retained 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

The design and appearance of street furniture and advertisements in the village adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area. The need for additional

street furniture needs to be balanced with the requirement to preserve or enhance the area, specifically the clutter of various road signs at the top end of the village.

Employment & commercial activity & schools

It is important to retain an element of employment use in the village, specifically in the Post Office and Village Store and the two Public Houses, in order to retain its character as a working village rather than a dormitory village. Maintaining the village school also ensures the area has a vibrant feel during the daytime and provides a focus for community activity.



The village post office

Transport route through the village

It is important to retain the relatively low level of traffic through the village to maintain the character of the Main Street and enable safe road crossings. There is a regular bus service into Leeds and Harrogate, which should be retained to encourage a greater use of public transport by residents and cut down or discourage excessive vehicle ownership and parking issues in the village.

New development

The Conservation Area Assessment will provide guidance on the locally distinctive building features and details, which reinforce the particular 'spirit of place' that characterises Follifoot. This will assist in the formulation of proposals for small-scale extensions and 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.

Where larger development schemes are proposed, then it is likely that a site-specific design brief will be required. This will be informed by the Conservation Area Assessment, and would identify those features such as build-ings, trees and boundary walls which would be retained within the redevelopment scheme.



New development should respect the setting of the Conservation Area

New buildings will only be permitted where they respect, rather than compete with the historic skyline setting, 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 established 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 criteria, new development should aim to achieve a creative design solution, whether contemporary or traditional in style.

Neutral project areas

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

7. Landscape project areas

These project area guidelines have been developed in recognition of the landscape sensitivities and pressures which exist within the Follifoot Conservation Area. The landscape has some capacity to absorb rural development if small in scale, associated with existing settlement/ farmsteads and if appropriate planting is used to help integrate development.

Protect & enhance the setting of Rudding Park

- Promote the management of roadside tree planting and links with woodland in the surrounding countryside to improve upon the integration of the southern bypass with the surrounding countryside.
- Encourage the management and replacement of parkland trees outside the designated parkland to maintain and enhance setting.
- Explore opportunities to put overhead wires underground in key areas, particularly within the setting of Rudding Park and the village.

Village edges

The landscape to the north is sensitive to change with strong views towards the village through open fields. Hedgerow boundaries define fields but require replanting and repair to enhance the character at the edge of the village, including the planting of native field boundary species such as hawthorn, ash and field maple.



Deciduous trees & verges at the village edge should be well-maintained

The woodland trees at the entrances to the village should be managed and stone walls kept well-maintained.

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 Follifoot.
- Buildings should be constructed of materials which match or complement local traditional materials and mortars.
- 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 Ridding Park gates.
- 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 should be undertaken.
- Retain important gaps between buildings to ensure that glimpses of trees and views are maintained.
- Minimise clutter of signage and street furniture and overhead wires.
- Management and enhancement of the stone boundary walling
- Resist inappropriate development at the edges of the village where views tend to be dispersed.
- Encourage planting around the village edges to help define development limits and better integrate modern houses with traditional buildings
- Encourage restoration and management of hedgerows along roadsides and field boundaries.
- Encourage tree and woodland planting which follows contours to complement the rolling landform.
- Maintain front gardens to properties along the Main Street, which add to the quality of views within the village

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 Follifoot Conservation Area, a public consultation event was held on 7 August 2007. This consultation took the format of an evening 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. 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 résumé on the changes that have happened since the original designation.

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

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 amendments to the text and to the boundary were made following this consultation, and the Conservation Area Appraisal adopted by the Council and published on its website.



Appendix C

Further Reading

Follifoot: Our Heritage prepared by Follifoot Women's Institute.

To commemorate the European Architectural Heritage Year. 1975

