

GREEN HAMMERTON

Conservation Area Character Appraisal



Working for you

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1. Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal has been adopted by Harrogate Borough Council and forms an evidence base for the Local Development Framework (LDF). It is, therefore, a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It can also form the basis for a subsequent Management Strategy, which will contain issues, proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal will provide information and guidance to those wishing to carry out works in the Conservation Area that do not necessarily require planning approval. It will therefore be a useful source of information for property owners, agents, applicants and members of the public who live or work in the village of Green Hammerton.
- 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, 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. 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 Green Hammerton Conservation Area was designated on 19 October 1977. The boundary was amended on 1 September 1994 and, following consultation it was amended again on 4 February 2009. This Appraisal aims to describe Green Hammerton 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 Green Hammerton 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 that it makes a positive contribution towards preserving or enhancing its special character.

Objectives

The principal objectives of the Appraisal are:

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

2. Planning policy context

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

2.2 Government guidance on all development affecting Conservation Areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). 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 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 Adopted 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.

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

3. Historic development & archaeology

- 3.1 Archaeological evidence suggests human activity in Green Hammerton dating from early bronze age (c. 2000/1500BC)
- 3.2 Boroughbridge Road sits on the line of the Roman road from York (Eboracum) to Aldborough (Isurium-Brigantum) passing through Green Hammerton. It runs approximately north east - south west and was formerly part of the B6265 until the bypass was built.
- 3.3 Hammerton was included in the Domesday Book, 1086, as “Hanbretone” or “Ambretone”. It was incorporated in the land of Osbern de Arques (Arches) - hence Thorpe Arch - a knight of William the Conqueror. This large holding of fertile land to the west of York passed to his son, William de Arches but overlordship of this and other large estates was granted by King Henry I around 1124 to Nigel d’Aubigny under the title of the “Honour of Mowbray”.
- 3.4 An important feature of Green Hammerton is Coney Garth Hill, west of Kirk Hammerton Lane, which has an elevation of 46m and commands views of York (9 miles) and beyond. It was thought to be used as an observation post by the Romans and a brooch with characteristic patterned edges was found there. A Roman coffin chiselled out of Millstone Grit was unearthed in Green Hammerton in 1970.
- 3.5 The village developed in linear form along the Roman Road and to either side of the Green, which gave access to the Manor. The Manor is long gone: its site was adjacent to Cherry Tree Cottage.



4. Location & setting

- 4.1 Green Hammerton lies a mile north of Kirk Hammerton and is approximately halfway between York and Harrogate. Green Hammerton is now situated at the junction of 3 roads. The A59, Boroughbridge Road and the B6265. The A59 a route which links with the A1 carried nearly 8000 vehicles per day in 1981, through the village, however once the Green Hammerton bypass was opened in 1989, traffic flow through the village has reduced significantly.
- 4.2 The land in Green Hammerton itself and the land surrounding it is generally flat. The Green is a wide public space with views between the houses to the countryside beyond. It is the most important landscape feature, marked as an Important open space on the Landscape Character Analysis plan, and the focus of the village, providing a pleasant setting to the numerous listed

buildings along its length. The Green is enclosed on the east side by dwellings and boundary walls. The west side has an open aspect over the fields of Elm House Farm, broken by mature broadleaved trees.

- 4.3 In contrast, the Boroughbridge Road is enclosed by buildings close to the street, some fronting directly onto the street and others with small front gardens protected by boundary walls. The houses to the south of Boroughbridge Road are built above street level thus providing additional enclosure. The road bends at the junction of the Green and Bernard Lane where buildings terminate the view.
- 4.4 The completion of the bypass was a spur for the construction of houses on Stoneleigh Gate, St Thomas's Way and east of the surgery, and it created a six acre segment of land for the playing field.

- 4.5 New development has taken place further along the Boroughbridge and York roads and as backland development off Back Lane. The modern housing is not, in all cases, built of local materials nor in keeping with the linear grain of the village.



The Bay Horse public house in the heart of the Conservation Area.

5. Landscape analysis

5.1 This section describes the character of the landscape in and around Green Hammerton. It identifies the key landscape characteristics, which make the village distinctive, and provides guidelines to help manage landscape change in the Conservation Area.

5.2 Historically a farming community, working farms remain in and around the Conservation Area. The built form of the farmhouses, outbuildings, access routes and traditional field patterns contribute to the unique character of this village.

5.3 Green Hammerton is situated on the boundary of the landscape character area where landform becomes more rolling at the edge of the influence of the Magnesium Limestone ridge to the west. The village is built on soft “New Red Sandstone” which extends in a narrow strip from Bawtry to Boroughbridge from which sand has been dug out for centuries. It also contains a cover of glacial clays, the raw material formerly used for making bricks in the village. The only hard rocks are boulders, transported during the ice age, that are scattered on an otherwise good rich soil for both grass and arable farming.

5.4 The hard boulders, traditionally called field cobbles, were used as an inexpensive “filler” in brick walls where they were typically “shuttered” in alternating layers in a herring bone pattern.



Key views

5.5 The view from Boroughbridge Road along the village green is key to the unique character of the village. In addition there are the strong views of the ‘open’ countryside from The Green to the west, connecting the village with its surrounding arable landscape. Beyond The Green, at the junction with Water Slack Lane, there are views of open countryside.

5.6 The gaps in the built form throughout the village enable a number of long views beyond Green Hammerton to the surrounding farmland and to Whixley, to the North East as marked on the Landscape Character Analysis map.



Significant field boundaries

5.7 In contrast with the extended landscape of large open, arable fields, the landscape immediately around Green Hammerton has small grassland strip fields bound by a strong hedgerow network characterising early enclosures, which provides an important landscape setting.

5.8 Individual trees lie along these hedge boundaries, which also add depth and wooded cover to the landscape setting of the village. This is evident in a number of places around the village, namely beyond The Green near Cherry Tree Cottage and along the track towards ‘The Park’ and Yule Lane.

5.8 Whilst some of the hedgerows are of poor condition and some have disappeared altogether, the remaining hedgerows along Back Road for example are likely to be of botanical as well as historic and landscape interest. 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 enclosures 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.

5.9 The approaches to Green Hammerton are dominated by hedgerows along the lanes and at field boundaries. The A59 bypass road is screened by mixed woodland planting species, planted into a raised bund offering a defined edge and reduces some of the traffic noise from the bypass road. This was planted during the period of road construction and is now reaching maturity.

5.10 Tree planting and boundary walls along Boroughbridge Road from the B6265, give a distinctive appearance to this approach into the Conservation Area and should be preserved.

Open spaces

5.11 Open spaces in the Conservation Area which add to the character of the village, such as The Green and Elm House Farm are shown on the Landscape Character Analysis plan.

5.12 On the boundary of the Conservation Area, land was purchased for playing fields in 1990s from North Yorkshire

County Council by a village committee. The land was restructured into three tiers and is used as a children's play area and for cricket and tennis. These tiers were constructed somewhat steeply and are visible from the Conservation Area and have created local drainage issues. The low stone boundary wall was damaged during construction and remains in need of repair.

5.13 Within the Conservation Area, seating areas such as the millennium benches in the village centre near opposite the Bay Horse public house provide local interest with its circular stone plinth incorporating a local map.

Front gardens

5.14 A number of the properties in the Conservation Area are set back with small front gardens, which contribute to the general character of the streetscape.



5.15 Boundary walls to front gardens feature strongly in Green Hammerton. They are generally of brick or are cobble walls, such as at Green Farm, which has a brick-on-edge coping. The cobbled walls coursed

with brick and with brick copings are a characteristic feature in common with a number of local villages. Unfortunately many of these walls have been repaired with cement based mortars rather than the original lime mortar.

5.16 Many properties have cast iron railings, either to their low boundary walls or are free standing, these create a strong impression and contribute to the character of the Conservation Area. Those of note face the entrance to the Green at The Butchers, Stamford House and Plum Cottage. The railings are not over ornate but retain an elegant simplicity.

5.17 Garden trees, hedges and shrubs and flowers are important to the general character of the village and the hedges to the boundaries of council built housing on Boroughbridge road are of particular interest both because of their pattern and species.



- 5.18 Timber fences, used where field boundaries abut the Green, are simple four bar fences which contain animals economically yet retain the open aspect over the fields from the Green at High Farm.

Grass verges

- 5.19 There are a significant number of grass verges throughout the village, which add to the general rural character of the back lanes and The Green particularly. Along Back Lane the verges are elevated with no kerb detail as opposed to along Boroughbridge Road where formal paving details and concrete kerb edges are prevalent.

Prominent woodland

- 5.20 There is a mature tree belt to the West of the village on the site where the Manor stood at Green Hammerton Hall and one further north at Ox Close Plantation. The tree cover in the parkland is characterised by scattered broadleaved trees interspersed with specimen trees rather than prominent woodlands. A line of trees follows field boundaries of the old Parkland, north west of the village in what is generally a landscape dominated by arable farming.

Landmark trees

- 5.21 There are large mature trees along the length of the Green and in the curtilage of Hall Close constituting a backdrop to the north. The most notable landmark trees are to be found on and around the village green. Early photographs show that there were considerably more limes on the west side than there are today. At one time there were large mature specimens of



Wych Elm until Dutch Elm Disease killed the elms in the 1980s. The trees to the west of The Green were originally set back close to the field boundary whilst those to the east were planted close to the road, almost as street trees. However, this pattern of planting changed in the 1970s when smaller species such as cherries and birch on the west side close to the road were planted. Where this has been done it gives the appearance that The Green is privately owned and the species used have begun to suburbanise the otherwise rural character of the Green. The copper beech at the southern end of The Green and the horse chestnut at the north end are also landmark trees.



- 5.22 Mature trees are also important at the entrance to the Conservation Area, these include the row opposite St. Thomas's Church, the copper beech at the bend by the village hall and the two beech trees on the north side of Boroughbridge Road. Tree planting on York Road opposite the church marks the transition from the core of the historic village to the southern side of York Road outside the Conservation Area boundary. Trees in Gains House gardens and the mature beech in the garden of Beech House on York Road have a significant impact on the character of the centre.

Strategic pedestrian routes

- 5.23 Green Hammerton has a number of rights of way consisting of Public Footpaths and Bridleways. The footpaths from the village



are signposted at their starting points next to metalled roads and are subsequently waymarked with arrows fixed to fence posts and stiles along the route. Many of the lanes and tracks into the village provide access into open fields around the village.

- 5.24 Notable public footpaths lead across to the small hamlet of Thorpe Underwood, across farmland and alongside woodland and can be used as a circular walk. Green Hammerton belongs to an initiative known as the 'Parish Paths Partnership, this scheme ensures that the Public Footpaths and Bridleways within the Parish are kept in order.

Road surfaces

- 5.25 The main route ways through the village are generally finished in tarmac. The



access 'roads' to buildings and 'steadings' on either side of The Green are characterised by a few simple un-kerbed roads, only two of which have had macadam surfaces. Where kerbs have been added they look out of character with the original.

6. The form & character of buildings

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 Green Hammerton.

Listed Buildings

6.2 There are 8 listed buildings of special architectural or historic interest in the Conservation Area, all Grade II: These are buildings of special interest, which warrant every effort being made to preserve them.

High Farm House & railings to front, Boroughbridge Road

Low Royd, The Green

Hall Farmhouse, The Green

Green Farmhouse & front garden wall, The Green

Jasmine Cottage & house attached to left, The Green

Plum Cottage with front wall, railings & gate, The Green

Stamford House & front railings, The Green

Post Office & two attached houses, York Road

6.3 A Listed building of particular local note is Low Royd on the west side of The Green.

6.4 Low Royd is a house of mid eighteenth

century with nineteenth century and twentieth century alterations. It is situated on the west side of The Green and is built of red-brown brick, with a twentieth century pantile roof with 2 lowest courses of stone slates. The house has two storeys, four bays with a blocked doorway between bays one and two.

6.5 In addition, there are a number of unlisted historic buildings which make a positive contribution to the character and appearance of the Conservation Area, and which



Low Royd

are of particular interest locally. These buildings have been identified during the public consultation process, and, as recommended in PPG15, are shown on the Analysis and Concepts Map as being of local interest. 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. The following buildings are of particular local interest:

6.6 Sir George Gilbert Scott designed the Church of St. Thomas 1874-76 in late thirteenth century style. There is no tower, but a bellcote over the east end of the nave. The walls are of coursed rubble and the roof is of Rosemary tiles.

6.7 The Independent Chapel is built of red-brown brick in 1791 halfway down The Green. It was formerly the Congregational Hall; its interior was reorganised by Derek Walker in 1963 and now serves the Roman Catholic community.

6.8 The Bay Horse Public House, situated in the centre of the village on the Boroughbridge Road is rendered with a pantiled roof and has an unusual exposed stack on the gable.

General form

6.9 The houses of Green Hammerton are two storey, generally with eaves to the street. Dormers are uncommon. Outbuildings are single storey with simple pitched roofs. Most buildings are constructed of red brick, generally with pantiled roofs. A few houses are rendered and some have slate roofs. There are very few eaves overhangs, fascias or bargeboards. Chimneys are on the ridge and generally do not project at the gables. Brick banding is a common feature. Doorways on the cottages and terraced houses are simple, but those on the Green have pediments such as Gains House and The Old Manse on Boroughbridge Road.



A barn conversion

- 6.10 Houses do not generally have porches, however a number have been added in recent times and in some cases look out of keeping with the vernacular.
- 6.11 Amongst this brick and boulder construction of Green Hammerton, any imported stone is conspicuous. St Thomas's Church, built in 1874, is built out of sandstone from the Leeds area, and at the top of The Green, "The Birches" is partly built with limestone similar to that formerly quarried in Knaresborough.

Roof detailing

- 6.12 The survey of the existing buildings in Green Hammerton has clearly identified that there is a distinctive character created



by the use of local stone and tile in a vernacular manner. Most of the older houses have brick chimneystacks on the ridge, either at the gable ends or part way along the ridge.

- 6.13 Pantile roofs are characteristic of the village and these have replaced thatch, which was common 200 years ago. The roofs that were thatched, have steeper pitches than those originally constructed with slate roofs. Some roofs in the village are now covered with Welsh slate imported by rail since its arrival in the village in 1852.
- 6.14 Stone slates are often used at eaves and wall top level on some of the larger houses in Green Hammerton



Sash windows on Garden House

Windows

- 6.15 The windows are generally vertical sliding sashes with simple stone cills and a variety of lintel types. There are rubbed brick heads and simple stone lintels. Some windows have no external lintel, the brickwork being supported on the window frame and an internal timber lintel. A handful of cottages retain Yorkshire sliding windows in plain openings.
- 6.16 Some houses such as The Birches and Gains House have large ground floor bay windows.

- 6.17 Unfortunately, the character of many houses has been eroded by inappropriate new windows, especially PVCu windows. These alterations affect the character and appearance of the buildings and consideration should be given to installing traditional timber windows of appropriate design.

Outbuildings

- 6.18 All but one of the farm outbuildings and barns have been converted into dwellings along Back Lane. Many of the outbuildings have simple pitched roofs and an uneven stone coursing. Some residents expressed some concern regarding the quality of some of the conversions that are unsympathetic to the historic Back Lane and detract from the local vernacular with overly large windows and in some cases inappropriate railings.



Door to The Manse

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 each sub area and to summarise the details and features that are important in providing the special "Sense of Place" in Green Hammerton. The existing Green Hammerton Conservation Area includes The Green and Back Lane, the village centre and most of Boroughbridge Road. Although the Post Office (and Village Shop) along with the Bay Horse public house and the Reading Room, Church and School constitutes the physical and active centre of village, it is The Green, which primarily gives Green Hammerton its unique character and identity.

7.2 The Conservation Area has four distinct elements with different characteristics. These sub-areas are as follows:

- **The Green**
- **Back Lane**
- **Boroughbridge Road**
- **The village centre**

1. The Green

7.3 The Green is a wide public open space characterised by buildings (now exclusively dwellings) of different ages, which are strung out in a discontinuous linear development running north north-east from Boroughbridge Road.

7.4 It has a very peaceful, tranquil character, with little or no through traffic. Not all

buildings have vehicular access across the Green and all future proposals to establish such access will need to be resisted to retain the remaining unbroken characteristics of the village green.

7.5 The Green is asymmetrical in that houses and gardens to the west are set further back from the road than those to the East. Important characteristics are the views of the 'open' countryside to the west and the remaining undeveloped spaces to the east. The latter are largely the result of gardens being alongside rather than behind dwellings. This is an important feature which would be lost if these sites were developed.

7.6 The trees on the village green were, at one time, dominated by large mature specimens, however smaller species have been planted more recently. If this practice persists the rural character of The Green will be eroded.

7.7 Almost all the buildings on The Green are relatively large dwellings, this is partly because smaller cottages have been knocked through to form a larger dwelling and also small cottages have been extended. Examples include Chapel View, which was three cottages until the early 1970s and Lime Tree House and Lime Tree Cottage where two cottages were formed out of three smaller houses. Additionally, at the top of The Green, outbuildings that formed the steading of High Farm, have been converted into dwellings. Until 1970, one of these outbuildings incorporated a village shop.



The Green

2. Back Lane

7.8 Back Lane was originally the 'commercial' access road serving the steadings that fronted on to The Green, presumably allowing the movement of cattle etc., away from the dwellings. Over the last 20 years all but one of these farm steadings has been converted for residential use. For the most part this has retained the scale and pattern of the original buildings but eroded some of the character of Back Lane through small, but inappropriate, detailing. Examples include the use of concrete kerbs in places and a metal paling ('estate' style) fence. Ideally, these intrusions should be removed as they are out of character with the norm, usually with a narrow grass verge.

7.9 The hedge line west of Back Lane provides a clear transition between buildings and fields. It is in poor condition but situated on earth banks it is a historical feature that should be retained and improved.



Banked hedge line on the Back Lane

3. Boroughbridge Road

7.10 Boroughbridge Road has lost more of its original character than The Green, but it continues to be characterised as being a ribbon of development of buildings of different ages in a near unbroken line but with variable set backs from the road. Buildings range in age from Croft Cottage (late sixteenth century) to new build. The buildings to the South are set above the road by approximately 1.5m. The latter includes 1-6 Boroughbridge Road, which was formerly public housing and is a good example of Council housing of the inter-war period. These houses were given generous gardens, the front gardens enclosed with privet hedges that give a distinct character to the development.

7.11 Some residents have expressed concern about a number of porches that have been built onto several houses on Boroughbridge Road and smaller cottages have been combined to create a larger dwelling at Trotwood, eroding the vernacular of this part of the Conservation Area. These properties would not originally have been constructed with such features.

7.12 The Social Club is situated here and whilst it remains a well used and valued resource in the village the character of this pre-1850 building has been eroded by various building extensions and signage over the years. The floorscape around this resource would benefit from some attention to improve the appearance.

7.13 Harland Garden Machinery is situated on the western boundary of the Conservation Area and whilst the appearance of the security fencing and car parking could be improved or screened, the business is a necessary resource which is popular with local residents as it adds to the commercial activity within the village.

7.14 There are three large new houses built outside the western end of Boroughbridge Road and despite being set back appear to be out of scale with the rest of the houses on this road.



View along Boroughbridge Road

4. The central area

7.15 This area is dominated by the enlarged road junction of the former A59 and B6265 which erodes the character of this part of the village. The scale of this junction is

now inappropriate and could be returned to its former character either by extending the pavements or installing an island.

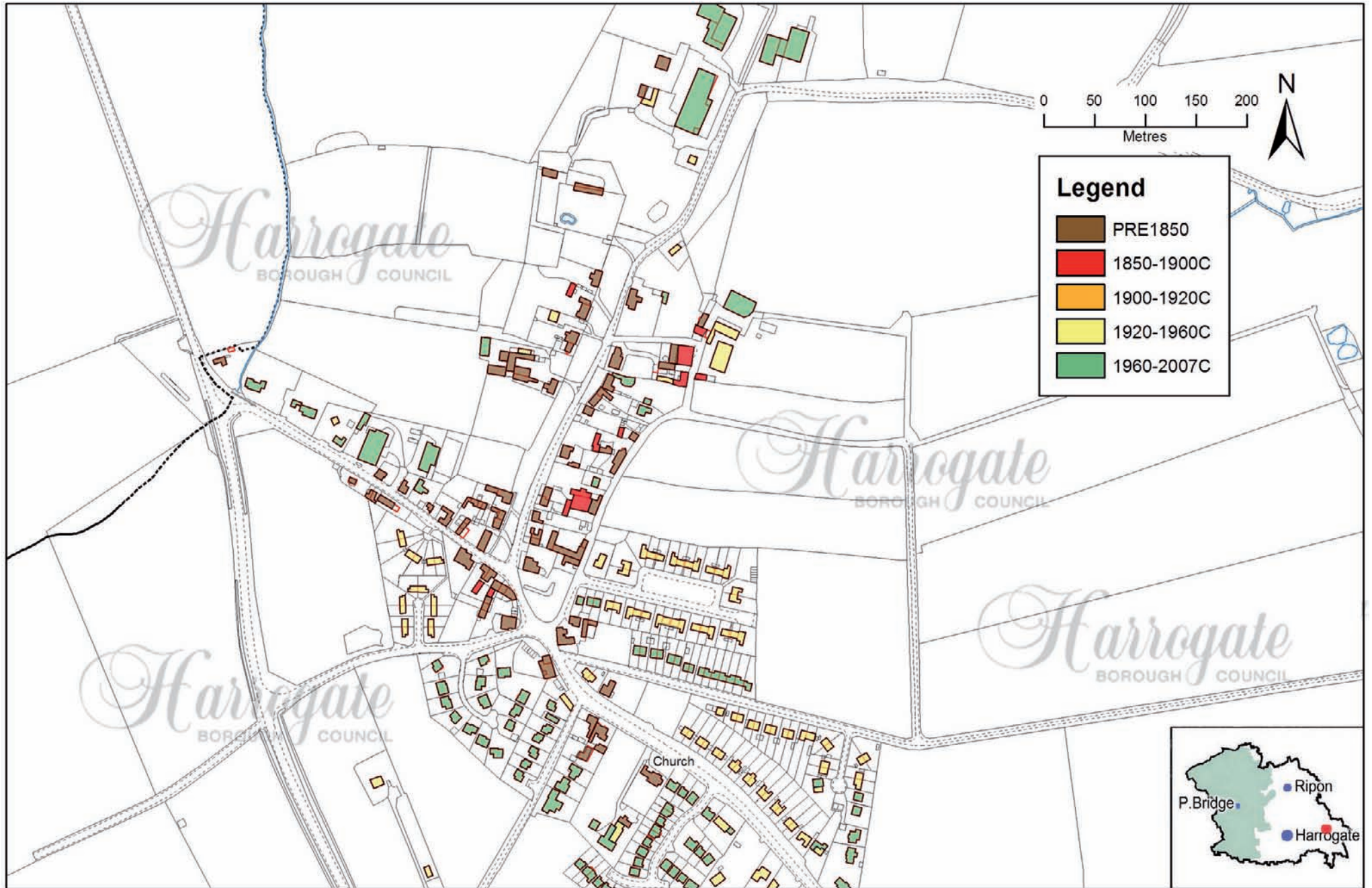
7.16 The Bay Horse public house and the Village shop and Post Office are part of the original Green Hammerton settlement. The Reading Room, Village School and St Thomas's Church on York Road provide a focus for community activity. The modern housing development has somewhat eroded the character of the Harrogate Road and this approach into the village.

7.17 Deciduous street trees on York Road and the Churchyard and graveyards create a green backdrop in this part of the village clearly defining the boundary of the Conservation Area.



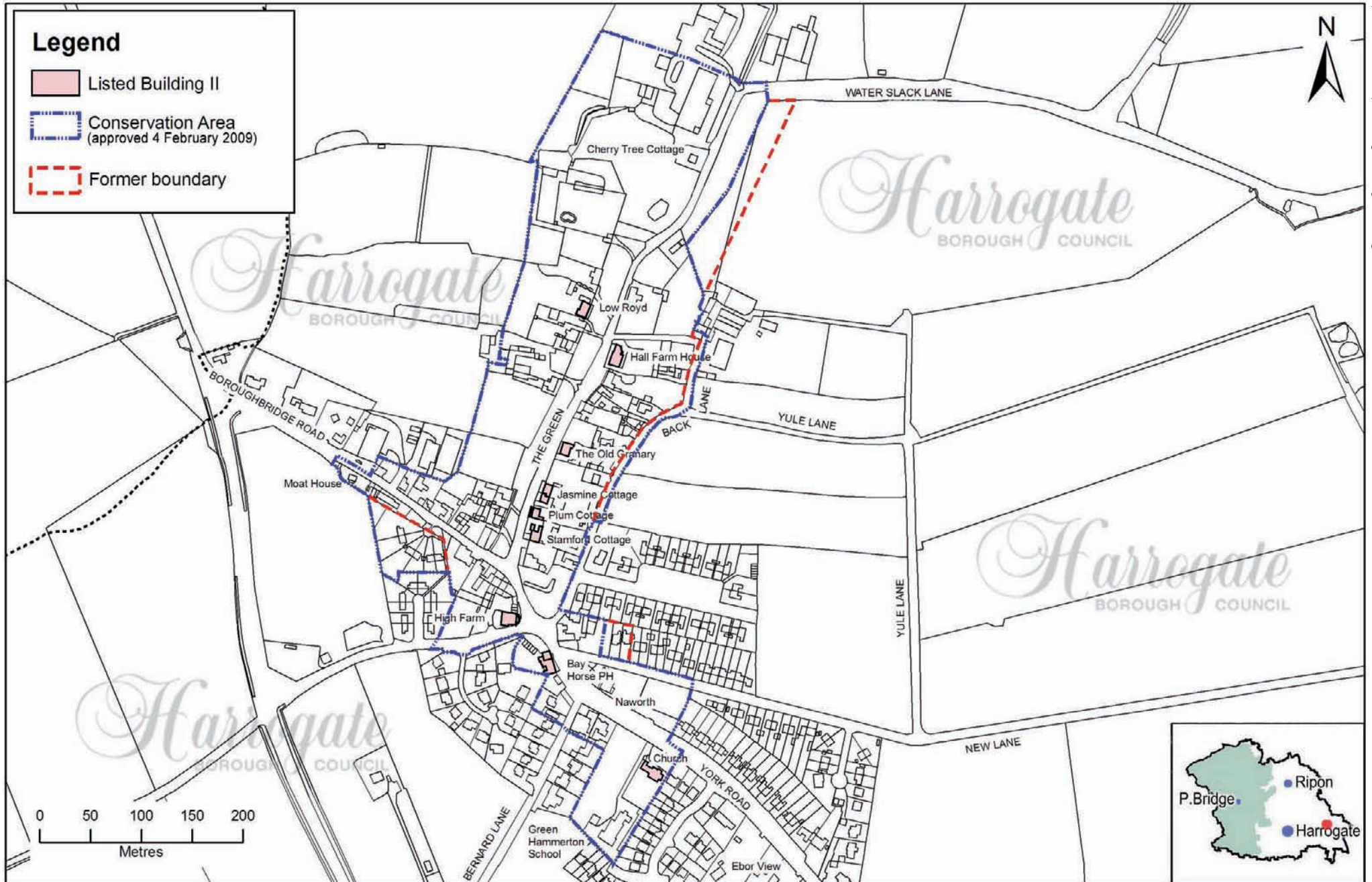
7.18 The millennium seating area containing a circular brick plinth and a local map at the Post Office corner, opposite to the Bay Horse, is an important open space. However, the area is rather exposed and could benefit from some enclosure. The oak trees which were planted in 1978 have an impact on the character of the centre as do trees in the garden of Gains House and the mature beech in the garden of Beech House.

Map 1: Historical development of Green Hammerton



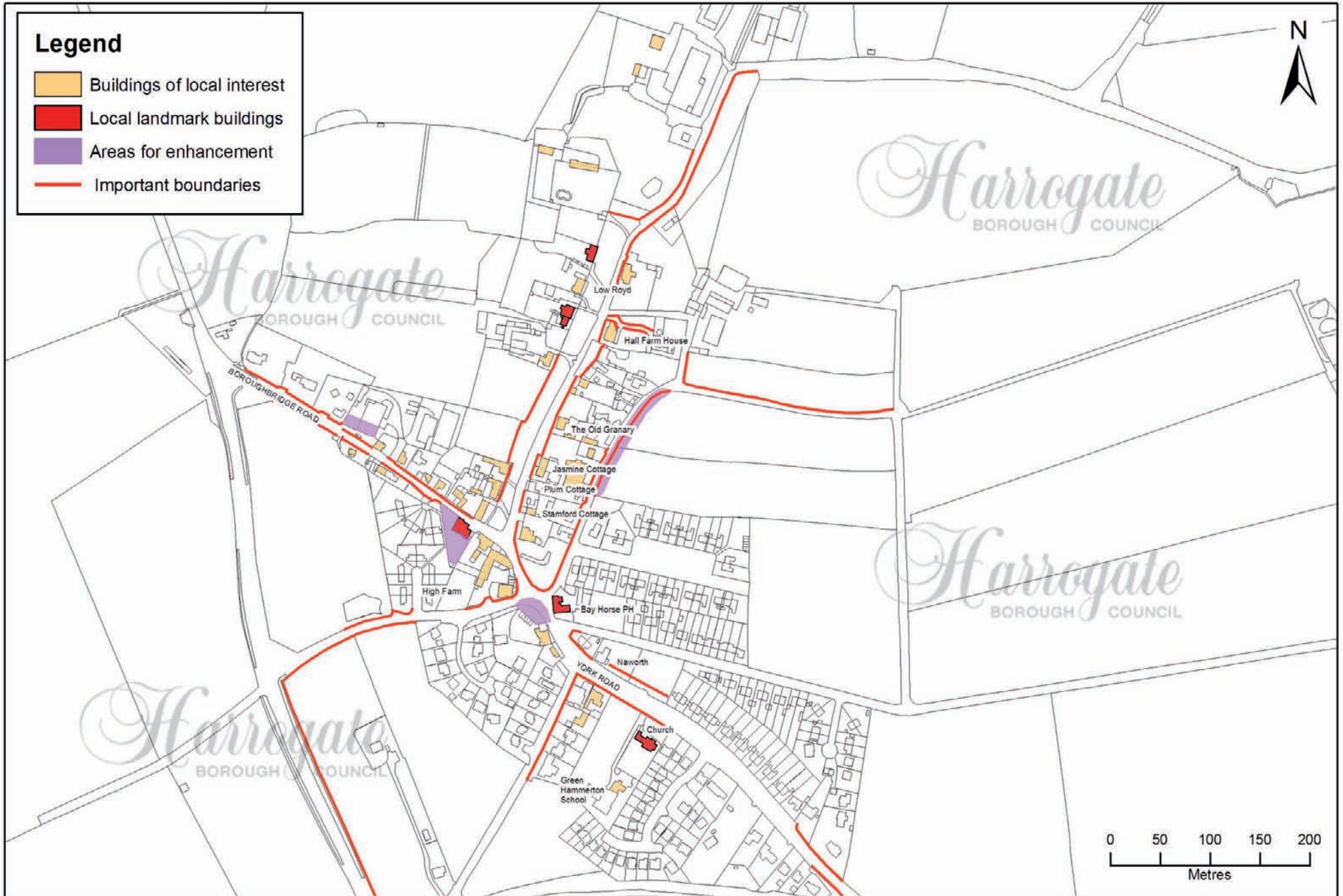
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Map 2: Green Hammerton Conservation Area boundary



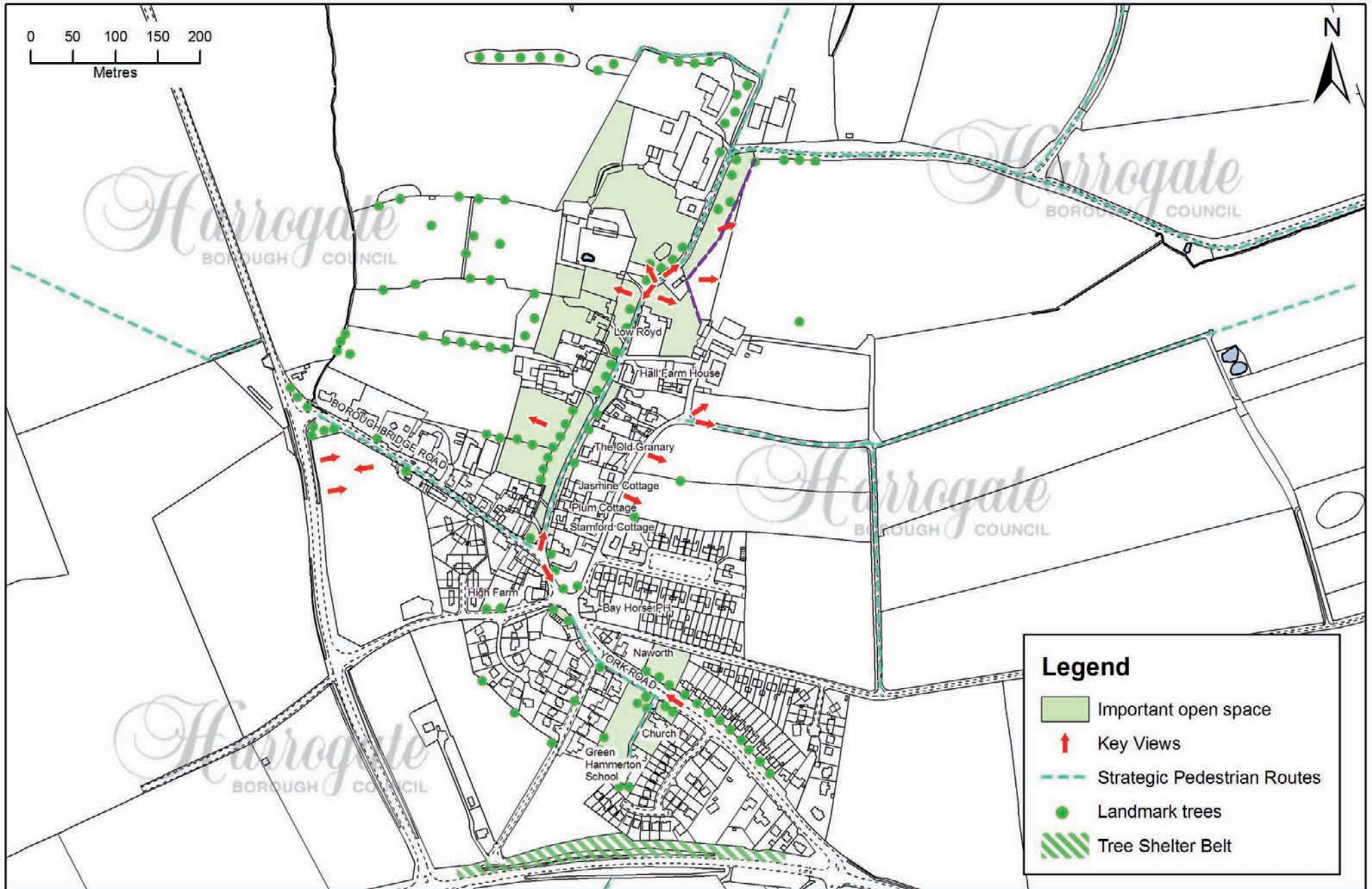
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Map 3: Analysis & concepts



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Map 4: Landscape character analysis



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Appendix A

1. Management strategy

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

Although Green Hammerton 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 Green Hammerton 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 Green Hammerton Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the character appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all planning applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest that contribute positively 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 future inclusion of these areas will be 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.

All groups were concerned about protecting all approaches to the village from further development and particularly mentioned the inclusion of the three new houses on Boroughbridge Road and the field at their rear to include Yon Cottage. Whilst agreeing that Yon Cottage and milepost are considered to be of special architectural or historic interest and views of the village would be impaired both from the Village Green and from B6265 if this field were developed, it was felt that, as the field has no special intrinsic value, the boundary should not include the field despite its contribution to the landscape setting of the village.

The substantial stone houses, set back from the road behind an attractive stone wall were also not considered appropriate for inclusion at the present time as it was felt that they are not of suitable architectural interest and are out of scale with the existing houses on the Boroughbridge Road. They dominate a significant part of the view of the village from the B6265 and of the approach to the village from the Boroughbridge direction.



Yon cottage

It was suggested that the Meadowvale council-built houses and the houses at Stoneleigh Gate also be included in the Conservation Area boundary. After careful consideration it was felt that these properties do not meet the rigorous criteria which defines the special characteristics of the Conservation Area and as such are not included at the present time.



Meadowvale

It was suggested that the playing fields be included within the Conservation Area boundary. Whilst it is acknowledged that these fields provide good amenity value and are recognised as an important open space, contributing to the setting of the Conservation Area, the fields are not of sufficient landscape or historic interest to warrant inclusion. For this reason the inclusion of the playing fields was not supported. Notwithstanding this, it should be noted that these fields benefit from some additional protection by virtue of being within the setting of the Conservation Area.

It was further suggested that the boundary along Back Lane should be extended to include the raised verges and hedgerows. To enhance and protect the historical significance of hedgerow boundaries and protect the integrity of this historical Back Lane, this proposed boundary extension was supported.

It was recommended that the houses at 1-6 Boroughbridge Road be included in the Conservation Area. These houses are well built and are good examples of public housing of their period. With generous front gardens, enclosed with privet hedges, they give a distinct character to the development. This proposed boundary extension was supported.

Omissions to the Conservation Area boundary:

two properties were identified to be excluded from the boundary of the Conservation Area at the rear of Bay Horse public house on New Lane, they are No. 37 and No. 39 New Lane. Historically, the boundary included an open space behind the public house, however the new inset houses are not of sufficient interest to be included in with the Conservation Area.



37 & 39 New Lane

A further change to the Conservation Area boundary was recommended to the field along Water Slack Lane. The line of the 1994 Conservation Area boundary did not follow any logical path and so the boundary has been realigned to the nearest field boundary parallel to The Green. This change has no implications for the views or character of this part of the Conservation Area.

5. Management of change

The special character and appearance of Green Hammerton 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

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

- The enlarged road junction of the former A59 and B6265, is now inappropriate and could be returned to its former character either by extending the pavements or introducing an island.
- The impact of new houses on the approaches to the village could be softened with appropriate deciduous, native tree planting. This would be beneficial on the west side of York Road, from the bypass and on the Harrogate Road.
- It is felt that the floorscape in front of the Bay Horse public house could be improved and that the seating could perhaps be fenced off with a low wall to make a garden area.
- Reduce the amount of signage and road markings in the village, particularly around the bus shelter
- The surface of the Social Club car park could be replaced with a more traditional material, and some thought should be made to repositioning a more sympathetic sign and notice board.
- At the Millennium seating area, the detailing of the paving would benefit from being realigned where it joins the main thoroughfare at a rather steep angle. The inclusion of a low wall would improve enclosure.
- The visual impact of the security gates and fencing at Harlands could be lessened by painting the gates a more natural colour and planting some hedge species as a form of screening.

- Greater effort should be made to place overhead lines underground of overhead wires with removal of poles, particularly around the village green.
- 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 and dissuade householders from the future installation of PVCu windows and doors.
- Modern street furniture and street lighting should be minimised or replaced where possible.
- 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).
- Mature trees on the boundary of Ebor View offer a role in softening and blending the approach into the Conservation Area and should be protected.
- Protect grassed areas in their unkerbed state to retain the rural informality of the village and protect from parking vehicles
- Just outside the Conservation Area the boundary walls of the playing fields need repair and reconstruction.
- The hedges on the east side of Back Lane are in need of repair and replanting where there are large gaps.

Existing Buildings

The survey of the existing buildings within Green Hammerton 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 Green Hammerton could include some or all of the following:

Design Guidance:

The Borough Council will consider the need for additional design guidance, which is more specific to Green Hammerton to encourage any future alterations to use 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.

Article 4 Directions:

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 define carefully 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.

Grants:

From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area. The reinstatement of windows to their former pattern and detail could be achieved with 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.

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 brick and stonework.

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

Roof alterations & extensions

The Conservation Area contains many historic rooflines and chimney stacks, 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 Green would be detrimental to the character and appearance of the Conservation Area.

Grass verges

Some attention needs to be paid to the general character of the verges to ensure that an appropriate maintenance regime can be implemented to guarantee that they retain their intrinsic qualities. For instance, the placing of concrete kerb edges would detrimentally alter the character of The Green.

Telecommunications equipment, satellite and cable dishes

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

Overhead wires are intrusive throughout the Conservation Area, particularly in the vicinity of the village green, and under grounding of cables would considerably enhance the character of the village. This should be a long-term aim in the interests of the character and appearance of the Conservation Area.

Floorscape

It is unlikely that in past times street surfaces in Green Hammerton 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 considered in association with North Yorkshire County Council as Highway Authority. Elsewhere in the village concrete kerbing have been used. It is considered that these should be replaced with more traditional stone kerbing in the interests of the visual amenity of the Conservation Area.

Important trees

The existing mature trees, together with stonewalls, railings and hedges throughout the Conservation Area, add to its charm and character. The loss, for example of the mature of trees on The Green, or along York

Road 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 they do require effective management. 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, possibly assisted by grant aid.

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.

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, the hairdressers and commercial and farming interests, 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.



Transport route through the village

The relief road has succeeded in reducing traffic through the village and it is now important to retain the relatively low level of village traffic to maintain the character of the Village Centre and enable safe road crossings. There is a regular bus service into Ripon, Boroughbridge and York, which should

be retained to encourage a greater use of public transport by residents and cut down or discourage excessive vehicle ownership that causes parking issues in the village.

New development

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

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

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 buildings, trees and boundary walls which would be retained within the redevelopment scheme.

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 above 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 none-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 that exist within the Green Hammerton 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 and enhance the setting of the village green.
- Promote the management of roadside tree planting and links with woodland in the surrounding countryside to improve upon the integration of the bypass with the surrounding countryside.
- Explore opportunities to put overhead wires underground in key areas such as The Green.

Village edges

The landscape surrounding the village is sensitive to change with strong views towards the village through open fields in all directions. 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, particularly along Back Lane.

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

Checklist

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

- Development should not impinge on the form and character of Green Hammerton
- Resist inappropriate development at the edges of the village where views tend to be dispersed.
- 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 of the local character area.
- In general new buildings should follow the established building line, with frontage properties either set back from the road edge by front gardens enclosed by stone walls, except where buildings butt up with the road edge.
- New development should not adversely impact on the historic skyline or views of open countryside, respecting public open spaces such as the village green.
- Retain important gaps between buildings to ensure that glimpses of trees and views are maintained, particularly on the village green.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Minimise clutter of signage and street furniture and overhead wires.
- Management and enhancement of the boundary walling.
- 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 and native species should be used where replanting is considered appropriate.
- 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 landform.
- Maintain front gardens to properties in the Conservation Area, 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 Green Hammerton Conservation Area, a public consultation event was held on the 19 September 2007 at the Green Hammerton Reading Room on York Road. 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. This information also appeared in the 'Latest News' section of the Council's planning website.

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

The main activity was a walkabout, which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Green Hammerton special to them. On returning to the Reading Room, 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.
- future development should not be detrimental to the character of the Conservation Area

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

Green Hammerton A Chronicle 2000 - produced by the residents of Green Hammerton.