

Wetherby Road was diverted eastwards north of St. John's Well to enable the present roundabout to be constructed. The original route has been retained as a footpath, leading directly to Church Square. Whenever any grassed area is



One of the many paths across the Stray (this, from Skipton Rd to Regent Parade).

taken for highway or other purposes, the Stray Act requires this to be compensated from elsewhere, so that the full 200 acres of 'open and unenclosed' land is maintained. A particularly important pedestrian link is from Knaresborough Road, via the northern corner of Church Square, to Walker's Passage and hence via Kingsway and Park View to the town centre.



A winter 'bare tree' view of routes across The Stray, with Wetherby road traffic in the background.

Roads & streets

11.22 The grassed Stray within this character area is bounded by Knaresborough Road, Regent Parade/Park Parade and Devonshire Place/Granby Road, and intersected by Skipton Road, Coach Road, and the roads serving and connecting Christ Church and Church Square. There are also footpaths connecting Regent Parade to Skipton Road, Skipton Road to Church Square, Park Parade to Granby Court, Knaresborough Road via Church Square and other minor links. Most roads and footpaths are bordered by trees, which increase their attractiveness but which, particularly in the summer, may limit views.

Landmark trees

11.23 Although trees play a very important role in the Character Area, as elsewhere in the Conservation Area, it is difficult to single out ones of particular importance, the exception being two trees in the triangle between Devonshire Place, Skipton Road and Claro Road.

Hard spaces in need of repair or enhancement

11.24 No particular hard spaces in need of repair or enhancement have been identified, though there may be some scope for reducing and rationalising the number of roads across this part of the Stray, whilst taking account of the need to provide convenient access to properties and the requirements of traffic circulation.

Green spaces in need of repair or enhancement

11.25 This part of the Stray, as elsewhere, is well maintained, and enhanced by being planted up with spring flowers. It is difficult to identify any particular area in need of repair or enhancement, although some areas would benefit from better drainage.

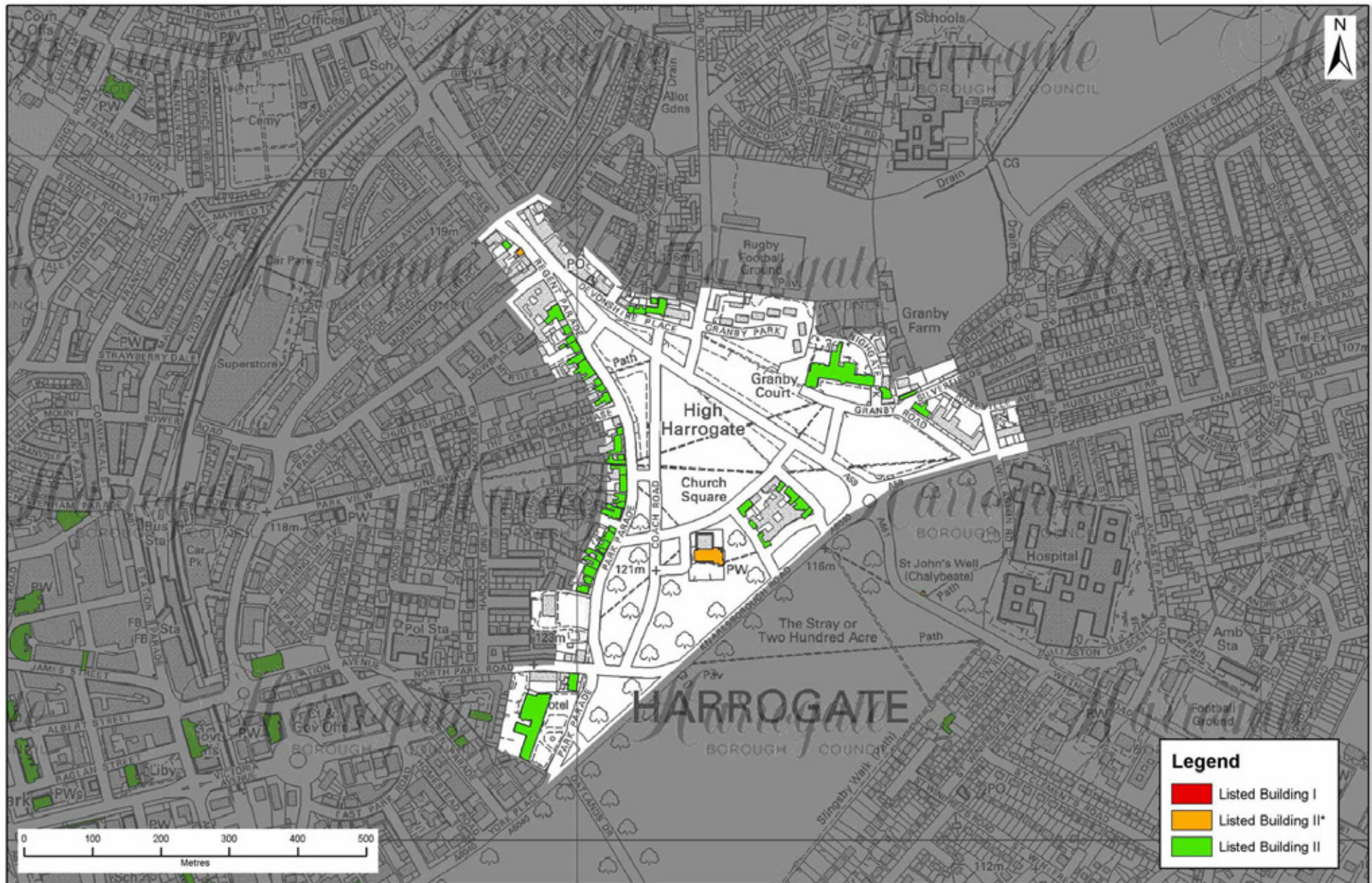
Space between & around buildings/ surface treatment & materials

11.26 The majority of buildings on Regent Parade/Park Parade and on the northern section of Devonshire Place front directly onto the footway. Elsewhere, buildings are fronted by low walls, hedges and occasional railings, with small front gardens which are generally well maintained. Footpaths and footways are generally surfaced in bitmac.



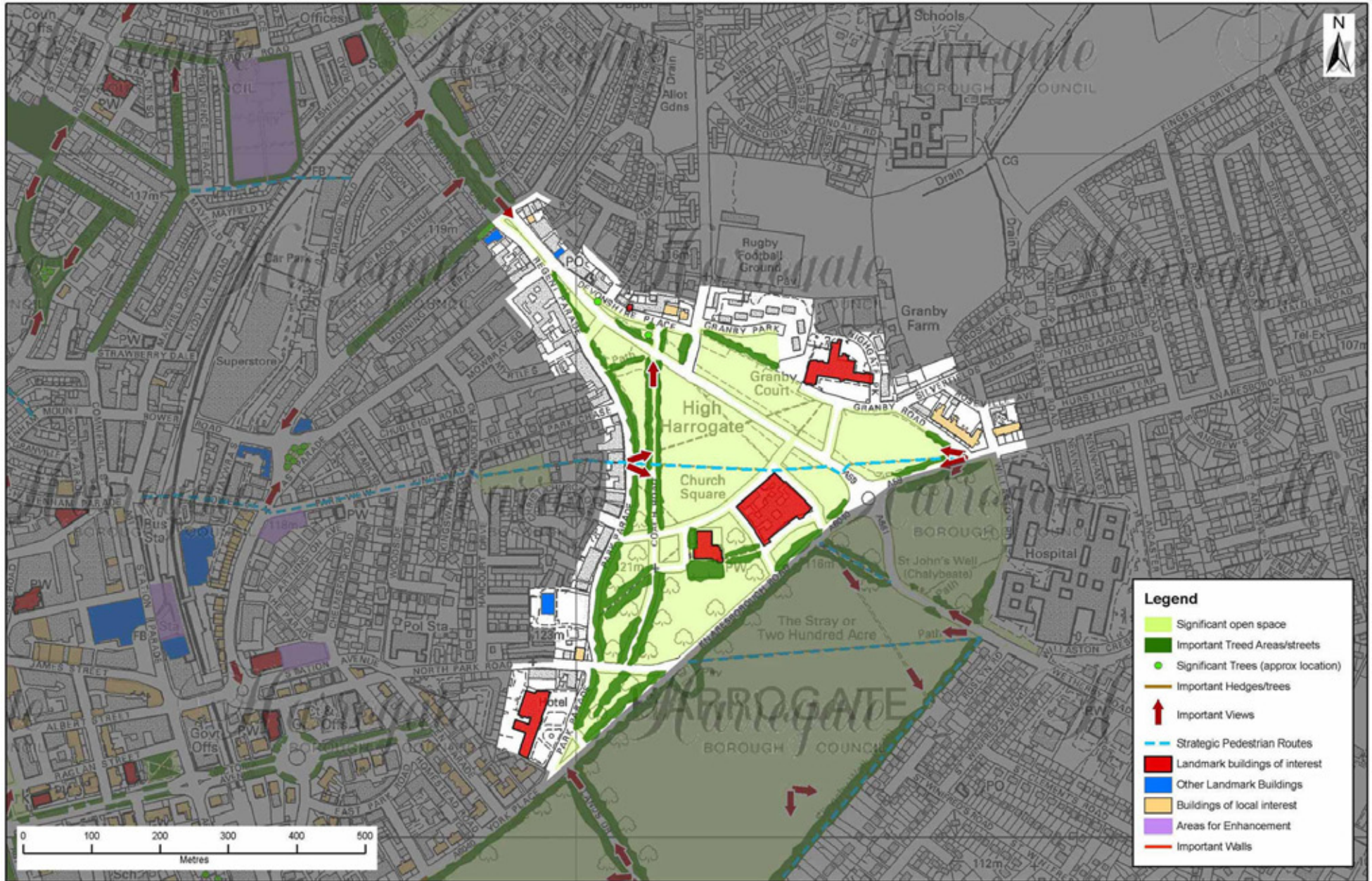
Many properties on Regent Parade front directly onto the footway.

Map 9. Listed Buildings in Character Area D



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Map 10. Analysis, concepts & Landscape in Character Area D



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12. Character Area E: The Stray



12.1 The Stray is Harrogate's most notable and iconic feature. Its origin and purpose, which was to ensure the right of free public access to Harrogate's mineral springs, is described in Section 3.0 Historic Development & Archaeology. Comprising an open space of some 200 acres, it extends in a great arc around the Town Centre and the southern part of the North-East Residential Area, separating them from the outer residential areas of the town, and is Harrogate's principal landscape feature. The articulation of the different parts of Harrogate, more than anything else, is responsible for giving the town its distinctive character. The Stray is vital to the life and appearance of the town.

12.2 That north-eastern part of the Stray, north of Knaresborough Road, has

been considered under Character Area (D) – The High Harrogate Triangle. The remainder of the Stray makes up Character Area (E) and is considered in this section of the Appraisal.

12.3 As well as providing a visual demarcation between different areas of Harrogate, the Stray fulfils a valuable recreational function, catering for strollers, joggers and



participants in sporting activities such as football, for temporary events such as funfairs and circuses, and, in the past, religious revival meetings and the like. During the Second World War, much of it was dug up for growing vegetables. It provides a highly desirable outlook for those properties which front onto it and, conversely, the views from it of these attractive buildings does much to enhance the character of the Stray itself.

12.4 These buildings are dealt with as part of the individual Character Areas in which they are located, but particularly attractive groups of buildings fronting onto the Stray are (clockwise) Montpellier Parade, Prospect Place, York Place, Park Parade, Regent Parade, part of Devonshire Place, Granby Road, part of Leeds Road, Trinity Road, Otley Road and part of Beech Grove. Those buildings fronting the south side of the Stray between Knaresborough and Leeds Roads are of more recent date and, apart from Wedderburn House and one of the buildings of St. Aidan's School, of less interest.

Form & character of buildings

12.5 The form and character of buildings cannot be generalised as there are only two historic buildings on the Stray, together with some public lavatories and a changing pavilion at the junction of Knaresborough Road and North Park Road, and two or three Edwardian timber shelters on West Park. Two footbridges cross the railway line between York Place and Slingsby Walk.

Listed buildings

12.6 There are three listed buildings in the Character Area (one of which is a structure):

Tewit Well, off Tewit Well Road Grade II* This was the earliest of Harrogate's chalybeate springs, discovered by William Slingsby in 1571, and thus the origin of Harrogate as a spa. The original well cover was replaced by the present tempietto (of c.1807-8) when it was transferred from the Old Sulphur Well c.1842, being itself replaced there by the Royal Pump Room. It consists of a sandstone colonnade of 12 Tuscan columns, the dome having been replaced in the C20 in fibreglass, when infill walls with door and windows of C.1842 were also removed.

St. John's Well, Wetherby Road Grade II* The chalybeate spring of St. John's Well was discovered and described by Michael Stanhope in 1631. The building of c.1842, which replaced an earlier well head of c.1786 is an octagonal sandstone pavilion with pilasters surmounted by a cornice. Arched windows and doorway alternate with plain panelled sides.



St Johns Well.

Stone pillar near SE corner of West Park Stray Grade II Rough-hewn gritstone monolith erected in 1778 to mark the boundary of two turnpike trusts on the Leeds – Ripon turnpike road.

Buildings of local interest & merit

12.7 Buildings of Local Interest and Merit which front onto the Stray are dealt with under the individual Character Area in which they are located. The Edwardian shelters are attractive structures of some interest, but would probably not warrant inclusion as Buildings of Local Interest and Merit. The shelter between Montpellier Hill and the Esplanade was removed from the Royal Bath Hospital when that site was redeveloped, the decorative cast ironwork was refurbished and it now provides an attractive coach shelter on the Stray.

Landmark buildings

12.8 The following Landmark Buildings fall within adjacent Character Areas, but nevertheless have a particular impact on the Stray and are therefore also mentioned here:

Tall residential apartment blocks on Beech Grove, Victoria Road, The Esplanade and Park Parade (which have a generally negative impact mainly because they are visible from across the stray above the tree canopies)

The War Memorial

United Reformed Church

Prince of Wales Mansions

The Cedar Court Hotel (formerly the Queen Hotel)



Prince of Wales Mansions.

Christ Church

Church Square

Granby Court (formerly the Granby Hotel)

Trinity Church



Trinity Church.

Buildings in need of significant repair or enhancement

12.9 No buildings in need of repair or enhancement have been identified. Those on the Stray are the responsibility of the Council as its 'guardian' and all are reasonably well maintained. The timber shelters are, of course, particularly liable to decay, vulnerable to vandalism and require regular repair and repainting.

Landscape character, topography & views

Topography & views

12.10 The land covered by the Stray is generally flat, apart the most northerly part of West Park which descends towards the Low Harrogate roundabout.

12.11 There are the following notable views:

- Looking downhill from West Park Stray near the top of Montpellier Hill towards Montpellier Parade.
- Looking northwards from West Park Stray south of Beech Grove towards the United Reformed Church and the War Memorial.
- Looking westwards over the main body of the Stray and southwards over West Park Stray towards the prominent spire of Trinity Church.
- Looking northwards along Oatlands Drive towards the Cedar Court Hotel.
- Looking north-westwards from Wetherby Road at Slingsby Walk towards Christ Church and Church Square, and northwards towards Granby Court.

- Looking westwards from Knarborough Road at Willaston Road towards Church Square.
- Looking southwards from Knarborough Road in the vicinity of Church Square along the former carriage drive towards Wedderburn House.

Roads & streets

12.12 Excluding Character Area (D) – The High Harrogate Triangle, the greater part of the Stray is bounded or traversed by main roads – Otley Road, Leeds Road, West Park, York Place, Oatlands Drive, Knarborough Road and Wetherby Road – and by the more minor roads of The Esplanade, Montpellier Hill, Beech Grove, Trinity Road, Stray Rein and Willaston Road, as well as by the railway. It is also criss-crossed by a number of footpaths, particularly west of the railway line and on West Park.

12.13 The only significant length of Stray not bordered by a road is the south side between Stray Road and Wetherby Road. Some houses bordering the Stray front onto it, some back onto it, but the only buildings of note are Wedderburn House (served by its own carriage drive across the Stray) and the original part of St. Aidan's School (both listed). A footpath, Slingsby Walk, follows the southern edge of the Stray from the southern footbridge over the railway to Wetherby Road.

12.14 The most important pedestrian routes are:

- The path across West Park Stray linking Otley Road at its junction with Beech Grove to West Park at its junction with Victoria Avenue.

- The path from the northern corner of Stray Road, close to Tewit Well, to the junction of York Place and Station Parade.
- The path from Wetherby Road at Slingsby Walk to North Park Road.



Path across West Park Stray from Otley Road/Park Avenue to West Park/Victoria Avenue.

Landmark trees

12.15 The perimeter, the roads, and some of the footpaths which cross it are bordered by rows of trees of varying maturity, as is the railway which crosses the Stray discreetly in a shallow cutting. These trees, lining the various roads and footpaths which border and cross the Stray, are of great importance in contributing to its character and amenity value, which would be severely diminished without them. The Council, as 'guardian' of the Stray, is responsible for their maintenance.

12.16 Notwithstanding the importance of trees in general, it is difficult to identify any trees as being of particular individual significance.

Space between & around buildings/ surface treatment and materials

12.17 The seasons are beautifully presented

by the variety of trees and spring flowers which contribute greatly to the attractiveness of The Stray.

12.18 The few buildings that there are situated on the Stray front directly onto it without any fences, railings, hedges or curtilages. Buildings facing the Stray are fronted by low walls, hedges and occasional railings (many of which are quite tall), with small front gardens which are generally well maintained.



As winter ends, crocuses form carpets of colour on the fringes of many parts of The Stray.

12.19 Footpaths are of bitmac with concrete kerbs. They are maintained to a reasonable standard.

12.20 In recent years, trees have been planted alongside footpaths which will create vistas and change views. Future plantings should reinforce the character of the Stray.



As spring approaches, but before the trees are in leaf, daffodils take over from crocus to colour The Stray's edges.



Long shadows of summer evenings with The Stray's trees in full leaf.

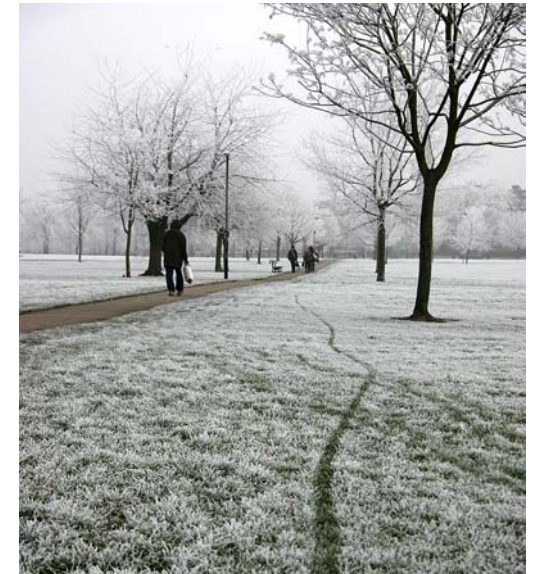


Shades of Autumn

Spaces in need of repair or enhancement

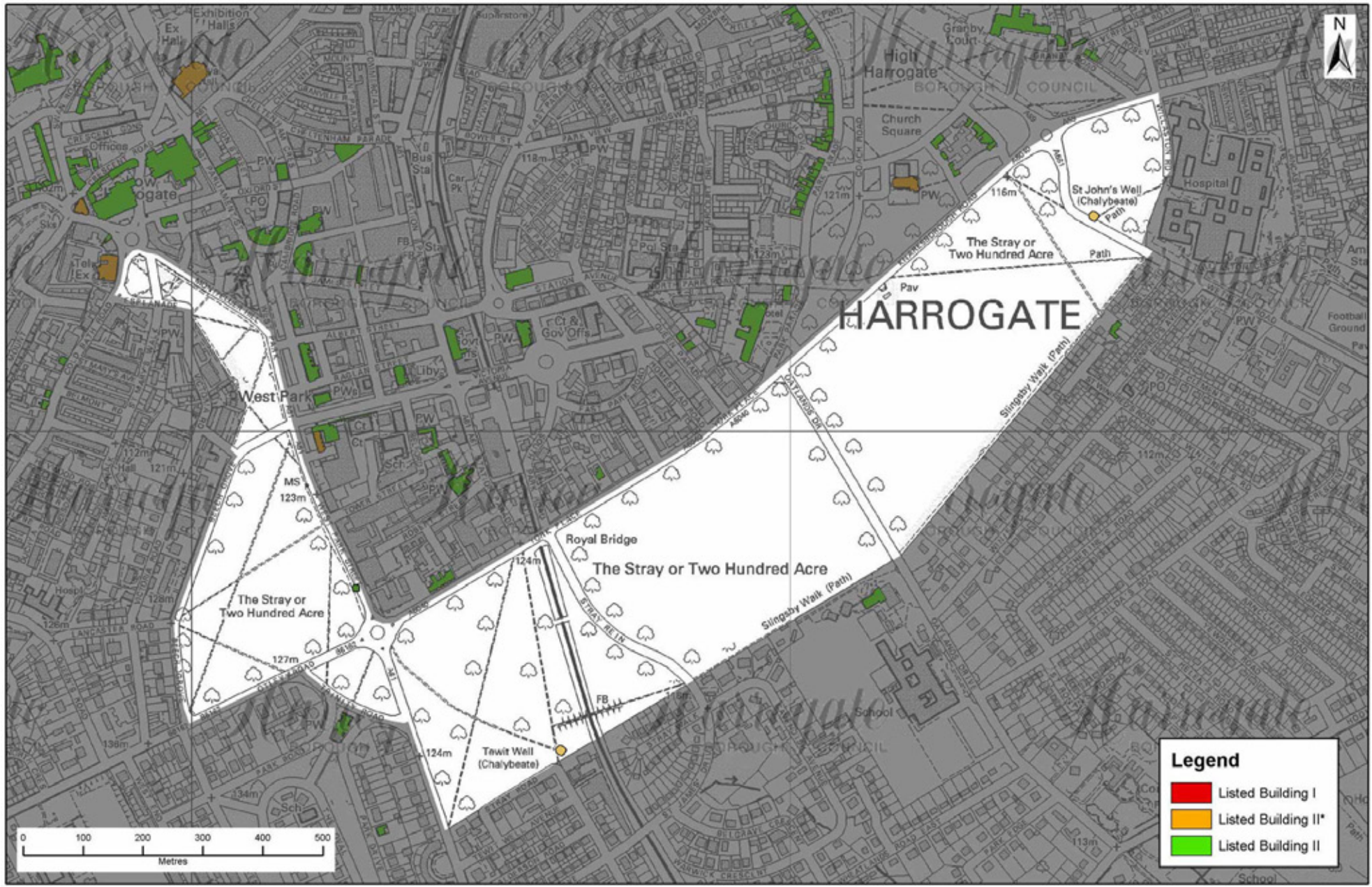
12.21 The temporary barriers next to Royal Bridge are visual detractors and should be removed.

12.22 Area of the Stray could benefit from better drainage, particularly at Slingsby Walk.



A frosty morning in Winter.

Map 11. Listed Buildings in Character Area E



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13. Character Area F: Valley Gardens & the Cold Bath Road area



Three storey terraced properties on Harlow Moor Drive, with Valley Gardens on the left.

- 13.1 Land use in the area is predominantly residential, although the length of Cold Bath Road between The Esplanade and Cold Bath Place features sporadic stretches of shops (some of them with canopies), with small-scale industrial or commercial uses in some of the 'backland' areas off it. The Valley Gardens is included in this area because it is an essential feature to Harlow Moor Road and Valley Drive, whereas housing in the Duchy on the north side do not front the gardens.



Four storey terraced buildings on Valley Drive.

- 13.2 The Character Area may be divided into a number of sub-areas, each exhibiting its own distinct character, as follows:

- The Valley Gardens (a Grade II Historic Park/Garden), Bogs Field and the Pine Woods to the west are, of course, quite distinct in character from the developed areas of the Duchy Estate to the north and the Cold Bath Road/Harlow area to the south, but have been included with Cold Bath Road as it is felt that they relate more to this area than to the Duchy Estate. The Gardens, together with the Stray, are vital to the life and appearance of Harrogate.
- Valley Drive, its continuation, Harlow Moor Drive, and the mews-like Valley Mount were built in the early C20. Valley Gardens and Harlow Moor Drive were built clearly to take advantage of the open views over the Valley Gardens to the north.
- Cold Bath Road itself is the main axis of the area and originated as a link between the Sulphur Well at Low Harrogate with the Cold Bath in the



For much of its length, Cold Bath Road is a mixture of residential and retail.

Pavilion Square/Beechwood Crescent area. Much of it was developed before 1850. It follows a meandering route, unlike the consciously laid out estate roads in the area which are straight or more regularly curved. There are also rather curious older residential enclaves tucked away behind the western frontage of Cold Bath Road, e.g. Wellington Square.

- The Westcliffe Grove area (apart from the gault brick terraces of Harlow Terrace which are earlier, dating from the later C19) was built in the early C20. St. Mary's Church was built at this time to serve this and the wider area.



An example of one of the terraces off Cold Bath Road.

- The terraces to the east of, and mainly at right angles to, Cold Bath Road, dating from the early C20.
- Predominantly inter-war houses on St. Mary's Walk and Victoria Road.
- Terraces, semis and villas on Beech Grove, overlooking West Park Stray

and dating from the later C19. Many were demolished in the post-war period and replaced by tall and anonymous blocks of flats. The southern side of The Esplanade is also home to post-war blocks of flats, overlooking the bottom of West Park Stray and the Low Harrogate roundabout.

- The 'First' Duchy Estate, built during the later C19 and centred on Queens Road and Lancaster Road.

13.3 In recent years there has not been a significant amount of development in the area. Two recent developments in the area, which have reinforced local character are:

- Royal Gardens on the former tennis club site on Victoria Road reflects the general form and scale of the adjacent Oak Terrace.
- Particularly sympathetic to the adjacent terrace, of which they are a good copy, are 6 – 12 Harlow Moor Road, where four new houses occupy the same space as the two original ones.

Form & character of buildings

General form & materials

13.4 The older buildings in the Character Area are constructed uniformly of sandstone with Welsh slate roofs. Early C20 buildings often incorporate rendered and half-timbered gables and other timber features. Bays are mainly constructed of stone, but timber bays are also found. However, there are also a number of inter-war semi-detached houses and many unique buildings about which it is difficult to generalise.



Stone and half timbered effect - further up the street, brick is used.

13.5 There are also a considerable number of modern intrusions which are out of harmony with the predominant character of the area, e.g. 34a – 34f Cold Bath Road, 67 – 73 Cold Bath Road (Sainsbury's Local), Beechwood Court on the corner of Cold Bath Road and Queens Road, and the various blocks of flats fronting the Stray, to name the most prominent.

13.6 Surviving pre-1850 buildings on Cold Bath Road are generally detached or semi-detached, and later development generally takes the form of terraces. The majority of buildings developed in the south of the Character Area by the Duchy of Lancaster consist predominantly of short terraces or are semi-detached. There are notable terraces on the east side of Cold Bath Road, opposite Westcliffe Grove, and on the corner of Beech Grove and Otley Road.



The terrace on Otley Road and the corner of Beech Grove.

13.7 The following streets are predominantly terraced:

Valley Drive, Harlow Moor Drive, Valley Mount, Valley Road, Cold Bath Place (south side), Harlow Terrace (north side), Westcliffe Terrace (south side), St. Mary's Avenue, Belmont Road, Glebe Avenue, Heywood Road, Glebe Road, Duchy



The gault brick terraces of Harlow Terrace

Grove, Duchy Avenue, Treesdale Road (east side) and Beechwood Crescent.

13.8 Whilst the majority of terraced houses are fairly modest, being designed for the lower middle class, this clearly does not apply in the case of Valley Drive and Harlow Moor Drive where tall and imposing houses were built to take advantage of the views to the north-west over the Valley Gardens and Bogs Field. Most of those in Valley Drive are now converted into hotels or flats, but the trend in recent years has been away from hotels to residential use.

13.9 It is difficult to generalise about the buildings of the Character Area in view of its heterogeneity. The tallest buildings are those on Valley Drive, which (including semi-basements) are four and a half storeys high. Their continuation south of the junction with Harlow Moor Drive and on Harlow Moor Drive itself are of three to three and a half storeys. Elsewhere,



An early C19 pair with bow windows on Cold Bath Road.

most buildings are between two and three storeys in height, apart from modern blocks of flats which average out at six to seven storeys.

- 13.10 Earlier to mid-C19 terraces present their eaves to the street and are generally gabled at each end. They may be flat fronted or feature ground floor canted bays, which may be of stone or timber, and timber doorcases. Two of the houses of Oak Terrace have two storey square stone bays, which are clearly later additions and look rather incongruous. Original windows



Terrace on Harlow Moor Drive featuring typical architectural details.

are either four or two paned sashes. Unfortunately, in some cases, e.g. 133 – 141 Cold Bath Road, refenestration and inappropriately designed dormers detract considerably from a terrace that might otherwise have been listed.

- 13.11 The greater part of the later C19/early C20 terraces present projecting gables (or gabled dormers) to the street and, if not flat fronted, often feature one or two storey square stone bays. Many of the more modest terraced houses have lean-to roofs covering ground floor bays and adjacent front doors. Most have timber eaves and bargeboards, sometimes with timber ‘ties’ and ‘king posts’. In some cases gables are rendered and/or half-timbered. Later C19 villas or semis are usually hipped, often with heavy stone or timber cornices. Windows usually have plain stone dressings and are frequently grouped in pairs.

- 13.12 Perhaps the most consistently attractive part of the Character Area is the ‘first’ Duchy Estate, a quadrilateral bounded by the rears of 4 – 34 Queens Road and 2 – 18 Lancaster Road, Beech Grove and Otley Road, which present a particularly verdant and unspoiled appearance. Duchy Court, at the corner of Queens Road and Otley Road, is a recent redevelopment but, largely due the use of stone (and because it conforms to the well-set back building line on Queens Road) it avoids excessive intrusion into the surrounding late C19 development. One or two houses have unusual semicircular stone bays and there are one or two circular corner towers. Circular stone gate posts resembling pillar boxes are another

interesting feature. Although they are not particularly distinguished, Beechwood Crescent is attractive by virtue of the fact that its houses overlook an open space and a well-treed frontage to Cold Bath Road. Stone gateposts survive from the time when it was a ‘gated community’.



Beechwood Crescent.

Windows

- 13.13 As everywhere, some buildings have suffered from inappropriate refenestration under Permitted Development, but overall the Character Area has largely retained its original two or four paned timber sash windows. One or two older buildings on Cold Bath Road have retained the multi-paned sashes appropriate to the date of their construction.

Listed buildings

- 13.14 There are 13 listed buildings in the Character Area, a list is included at Appendix D. The most important being St. Mary’s Church. The others are early C19 houses on Cold Bath Road, buildings associated with the Cold Bath and two buildings in the Valley Gardens. Two particularly interesting buildings are:
St. Mary’s Church, Westcliffe Grove Grade II* C.1916 by Walter Tapper in C14 style and a notable local landmark.

Unfortunately, Tapper chose Weldon stone for its construction which has not proved durable. The congregation have moved their services to the Church Hall and the future of the church is uncertain.

Refreshment Kiosk, Valley Gardens
Grade II Built 1895 as the Magnesia Well New Pump Room. Octagonal domed structure surmounted by octagonal fleche and with a bronze fishtail roof carried by fluted Corinthian columns. Surrounded by cast-iron arcade with barley-sugar columns and a glazed roof. Extensively restored in the late C20 following a fire.



An unusual view of the Valley Gardens' refreshment kiosk from the model boating pond behind the kiosk.

Buildings of local interest & merit

13.15 As is general in Harrogate, it is difficult to identify specific unlisted buildings as being of greater interest than many others, as there are many very attractive houses, particularly on the 'first' Duchy Estate and among the recently refurbished buildings on Valley Drive, but on consideration the following have been identified as Buildings of Local Interest and Merit, taking into account the combination of architectural

quality, prominent location and the relative absence of undesirable alterations:

Beech Grove: 6, 7, 10, 16, 19 - 24

Cold Bath Road: The Adelphi (original building only), 62, New Inn PH

The Esplanade: 1, 2

Valley Gardens: The Sun Pavilion and Colonnades



Sun Pavilion in the Valley Gardens.

Landmark buildings

13.16 The following are considered to be Landmark Buildings (in some cases for negative reasons) and are shown on the Landscape & Concepts Map:

Beech Grove: Byron Court, Wentworth, Grayson, Beech Grove, Beech Grove Court

Cold Bath Road: 4, Wellington House, Western Primary School, The Adelphi, 62

The Esplanade: Esplanade Court

Harlow Terrace: St. Mary's Church

Valley Gardens: The Sun Pavilion

Victoria Road: Strayside Court

Buildings in need of significant repair or enhancement

13.17 Buildings in the Character Area are generally well maintained, but the following have been identified as detracting in some degree from the area:

- Replacement of original sash windows with windows of modern design in timber or PVCu, though this has not been as extensive as in some other parts of the Conservation Area.
- The shopfront at 26 Cold Bath Road, although not badly designed per se, projects considerably forward of the building's façade and by its presence detracts from the symmetry of this pair of listed buildings.
- 16 Cold Bath Road appears rather neglected and may be unoccupied.
- 34a – 34f and 67 – 73 Cold Bath Road are modern buildings out of scale and character with the area.
- The scale of the extensions permitted to the Adelphi, although enabling demolition to be avoided, now dominate the original building which it was sought to preserve.
- Some shopfronts on the central section of Cold Bath Road are poorly designed and/or somewhat garishly painted. The painting white of the façade of 150/152 Valley Drive on the corner with Cold Bath Road is detrimental.
- Some of the commercial buildings in the 'backlands' are often rather scruffy, but do not impinge on the area as a whole.

- In the southern and eastern part of the Character Area, buildings out of scale and character with the area include Beechwood Court, the single storey extension to the private hospital (formerly Duchy Nuffield) on Queens Road, and the blocks of flats fronting the Stray.
- Tree planting should be extended along the northern frontage at the corner of Queens Road/Lancaster Road to screen the single storey extension to the private hospital.

Landscape character, topography & views

Topography & views

- 13.18 The land in the area rises up from Low Harrogate and the declivity of the Valley Gardens towards Harlow Moor and Harlow Hill. The Valley Gardens themselves also rise to the west towards Bogs Field and the Pine Woods, to the north to Cornwall Road and to the south-east to Valley Drive. To begin with, the north-eastern ends of Valley Drive and Cold Bath Road rise quite steeply from Low Harrogate. St. Mary's Walk is also in a valley, to which the land descends from Cold Bath Road and Victoria Road on either side. There are the following views:
- From The Esplanade and Beech Grove towards Montpellier Hill and West Park and vice versa. (Unfortunately, looking towards the Character Area, they are mainly of blocks of flats, though the attractive houses of 1 and 2 The Esplanade with their unusual mansard roofs are also particularly prominent.)



The Royal Pump Room Museum seen from the Valley Gardens.

- From the Valley Gardens south-eastwards over the trees to the upper parts of the houses on Valley Drive, as well as northwards towards Windsor House on Cornwall Road.
- From the north-eastern end of the Valley Gardens there are short-distance views of the Royal Pump Room Museum and other buildings in Low Harrogate.
- From the more westerly part of the Valley Gardens, where the miniature golf course used to be, there are views over Low Harrogate towards the HIC/Holiday Inn and The Exchange (formerly Copthall Tower).
- Along the impressive frontage of 1 – 44 Harlow Moor Drive. (The view along the frontage of Valley Drive would be even more impressive were this not frustrated by its steep rise from Low Harrogate and its slight convexity on plan.)
- Looking towards St. Mary's Church from Westcliffe Grove at its junction with Cold Bath Road.

- 13.19 The meandering course of Cold Bath Road inhibits significant views along it.

Open spaces

- 13.20 After the Stray, the Valley Gardens are the most important space within the Conservation Area and forms Harrogate's only formal public park. Formerly called Bogs Field, the eastern part of the Valley Gardens is legally part of the Stray. The Valley Gardens are included in English Heritage's Register of Historic Parks and Gardens. (This confers no statutory protection but is intended to bring the importance of HPGs to the attention of landowners and local authorities.)
- 13.21 The principal natural feature of the Gardens is a series of springs which drain Harlow Moor and disappear underground in the vicinity of the War Memorial on the Moor and then reappear as the Coppice Beck just near the model boat pond and Magnesia Well Café, from where it flows north-eastwards before it disappears again just before reaching the eastern extremity of the Gardens.
- 13.22 The Gardens may be divided into a number of areas, each with a different character:



The Sun Colonnade.

- East of the Magnesia Well Café, the Gardens are essential linear, with three east-west paths – an upper path beneath the Colonnade, an intermediate path and a lower path next to the Coppice Beck – taking the form of terraces separated by grassy and floral slopes. The southernmost walk runs along the bottom of the valley beside the stream which runs over miniature cascades and forms small pools against a background of rising slopes and rockwork which are planted with a variety of shrubs, including many evergreen varieties.



The central flower bed with radial paths.

- To the west of the Sun Pavilion, Bandstand and Magnesia Well Café, the land becomes more level and is laid out with intersecting circular and radial paths. This is Bogs Field proper where there are a number of capped wells to be seen, some of them described on an explanatory plaque. It should perhaps be explained that the mineral waters originate deep underground and have nothing to do with the Coppice Beck. The well heads were demolished and the wells sealed off in 1973 (2 replica well heads were erected in 2000).

- West of Bogs Field, the Valley Gardens are given over to sport and recreation, with a paddling pool and children's playground, tennis courts and, further west, a bowling green. The tennis courts and the bowling green each have their own pavilions. The corner of the Gardens between Bogs Field and Florin Walk is characterised by meandering paths and shrubberies, which serve to conceal both the discreetly located public conveniences and the building (below) constructed to house the Magnesia Well.
- West of the children's playground and tennis courts and south of the bowling green, the gardens take on more of a parkland quality with dispersed trees on land formerly laid out as a miniature golf course, and where the stepping of the land to create tees and greens is still evident. This leads on to a much more densely wooded area known as the Pine Woods which extend up to and beyond Harlow Moor Road, which forms the boundary of the Conservation Area.

13.23 A north-south path extends in almost a straight line through the Gardens from the end of Florin Walk in the north to the junction of Valley Drive and Harlow Moor Drive in the south, whilst a major east-west path connects Bogs Field and the bowling green, via the Pine Woods, with the Council Nurseries and Harlow Hill. To the north of this path, two more minor paths diverge from it close to the War Memorial and traverse the Pine Woods, before meeting up again and leading to Crag Lane and Harlow Car Gardens. In addition to the main entrance at Low

Harrogate, where there is a set of stone gate piers flanked by low stone walls and hedges, there are additional entrances from Cornwall Road in the north and one to the south-east, half way along Valley Drive, giving access to the Magnesia Well Café. Strategic pedestrian links are shown on the Landscape Map. There are few such links in the developed part of the Character Area, indeed there is a noticeable absence of them, apart from a short length of footpath on the edge of the Conservation Area linking Margaret Road and Harlow Terrace. This provides at least a pedestrian access to and from the Westcliffe area which would otherwise be a cul-de-sac.

13.24 East of the former Royal Baths Hospital and of the Valley Drive/Harlow Moor Road junction, the Gardens are at a lower level than the surrounding roads, from which they are separated by railings and hedges. The southern boundary of the Gardens north of Harlow Moor Drive and western boundary east of Harlow Moor Road are unenclosed.

13.25 The most important buildings in the Valley Gardens are the Sun Pavilion and the



Sun Pavilion with Windsor House (Cornwall Road) behind.

Magnesia Well Café. The Sun Pavilion and the Colonnade, extending to the east, was originally conceived of as part of a link between the Pump Room at Low Harrogate and the Royal Baths Hospital, but it was not completed until 1933. In the later C20, the Sun Pavilion fell into decay but was restored and reopened in 1998 and is now used for meetings and events. The Magnesia Well Café was built in 1895 as the Magnesia Well New Pump Room. Converted to a refreshment room, it also fell somewhat into decay until repaired and reopened in the late C20.

- 13.26 To the east of the Character Area, West Park Stray makes an important contribution to the setting of the buildings which front onto it, though unfortunately the original buildings are in a minority here.
- 13.27 Besides the Valley Gardens, the only significant open space within the area is that lying to the south of Beechwood Crescent which provides an attractive setting for the houses which border onto it.

Roads & streets

- 13.28 The main roads and streets in the Character Area run in a generally north-east to south-west direction. These are Valley Drive/Harlow Moor Drive, Cold Bath Road, St. Mary's Walk, Victoria Road and Beech Grove. Whilst there are several links between the north-eastern stretches of Cold Bath Road and St. Mary's Walk – St. Mary's Avenue, Belmont Road and Glebe Avenue – elsewhere links between these main roads are limited. For example, there is no link – vehicular or pedestrian – from Victoria Road to St. Mary's Walk between The Esplanade and

Lancaster Road, a distance of some 600m. This may account for roads such as these being relatively quiet and traffic-free.

Landmark trees

- 13.29 Tree cover in the Character Area is not overly extensive, apart from in the Valley Gardens and adjacent to it on West Park Stray, at the southern end of the Character Area on Cold Bath Road, Beechwood Crescent and the 'first' Duchy Estate. There are a large number of mature trees on private land between St. Mary's Walk and Victoria Road, but they have less impact on the public domain.
- 13.30 Trees are a notable component of the character of the 'first' Duchy Estate but it is difficult to single out any others as being of particular importance. The only trees in the Character Area which have been identified as Landmark trees are:
- those located at the southern end of Cold Bath Road in the vicinity of Beechwood Crescent.
 - those in the front curtilage of Esplanade Court which help to screen and soften this rather intrusive building when viewed from Montpellier Hill.

Space between & around buildings/ surface treatment & materials

- 13.31 Most buildings, other than those which front directly onto the footway, have low front stone walls and hedges, largely replacing the original railings, though these remain in places. Taller hedges are found particularly at the southern end of Cold Bath Road and on the 'first' Duchy Estate. There has been little loss of front gardens.

In one case on Beech Grove, a wide opening to the frontage has been created to provide access and off-street parking for the property concerned. Although this has been well executed in York stone flags and setts, it nevertheless represents some loss of character to the frontage concerned. Footways in the Character Area are generally of bitmac with concrete kerbs.

Hard spaces in need of repair or enhancement

- 13.32 None has been identified.

Green spaces in need of repair or enhancement

- 13.33 The main entrance to the Valley Gardens from Low Harrogate would be enhanced by the reinstatement of well-designed gates and railings, extending over the open length of frontage in this area until such points as enclosure is provided by hedges and shrubs.



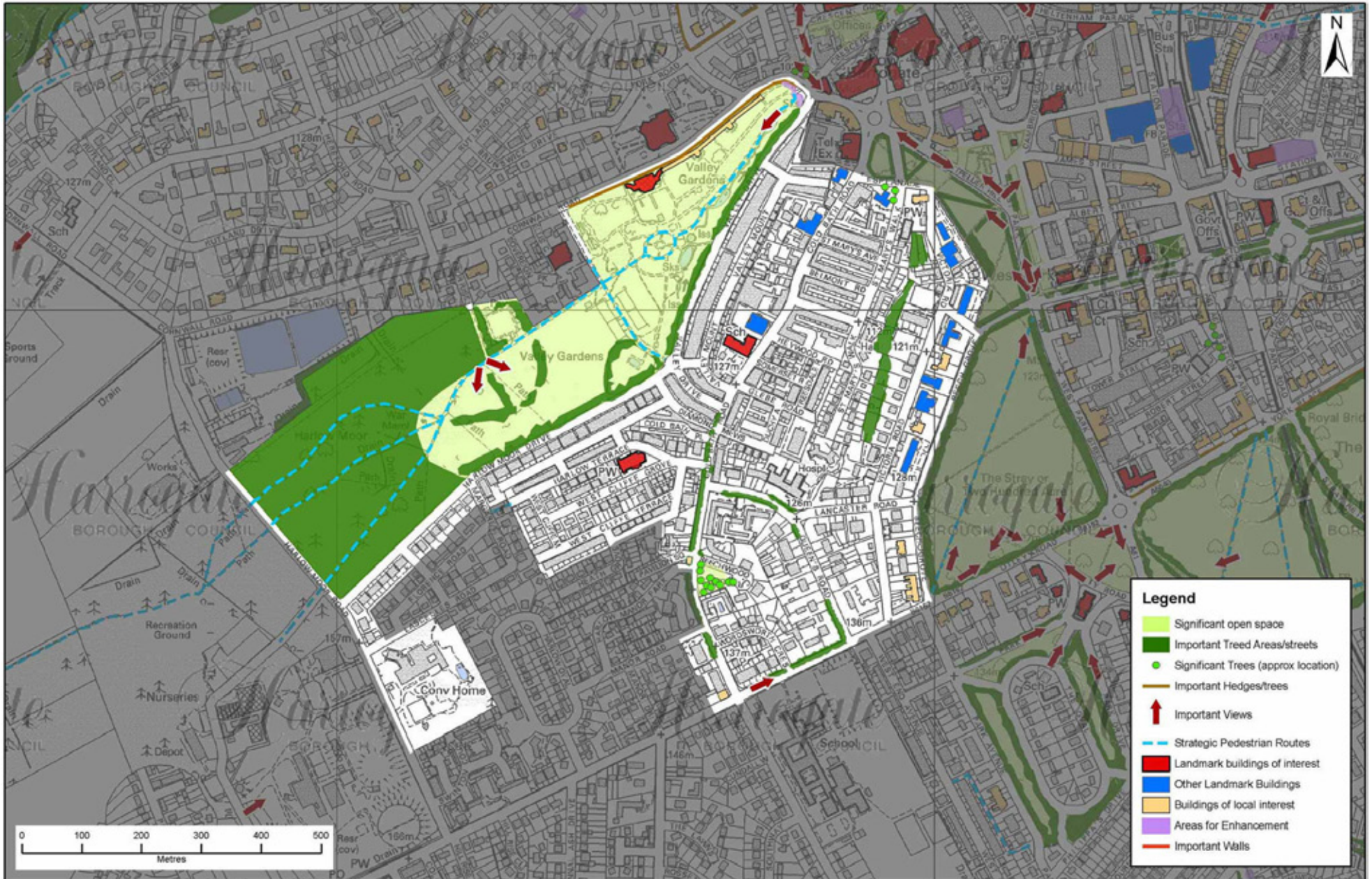
- 13.34 There may be scope to further enhance the open, grassed area in front of Beechwood Crescent with additional tree and/or shrub planting.

Map 13. Listed Buildings in Character Area F



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Map 14. Analysis, Concepts & Landscape in Character Area F



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14. Character Area G: The West End Park estate

- 14.1 This very attractive development began from about 1867 onwards, when the West End Park Company was set up to develop land, at least part of which had been owned by the York and North Midland Railway and was the site of the Brunswick Station, before this became redundant. It is not known exactly where the station was located, but it is thought to have been on or close to the present Trinity Church. There is a plaque in the vicinity commemorating the station. It is thought that the very unusual layout of the Estate was the result of a commission given to J H Hirst, but that many of the houses were actually designed by a local architect, H E Bown. The layout of the Estate is clearly shown on Walker's map of 1878.



Houses on Leeds Road facing The Stray.

- 14.2 Being bordered on two sides by the Stray, the most impressive houses of the estate look outwards to take advantage of it. Houses backing onto them look inwards onto open ground, beyond which

there are the houses of The Oval. This well-treed space contributes significantly to the appearance of the area. The roads at the outer edge of the open space – Park Avenue, Park Road, Park Drive and Philippa's Drive – are connected at each corner by diagonal roads linking to The Oval. At the north-east corner of the Estate is Trinity Church which forms an important viewpoint from both arms of the Stray.

- 14.3 Unfortunately, the take up of plots on the Estate appears to have been slow, since the northern, western and southern sides of The Oval were not completed until the inter-war and even the post-war period. The same applies to the north-west facing houses on the south-east side of the open space, Philippa's Drive. The smaller scale and modern appearance of these buildings detract from the architectural unity and overall character of the Estate. On West End Avenue there have also been one or two modern blocks of flats erected which also have a negative effect.

Form & character of buildings

General form & materials

- 14.4 Over most of the Estate, most buildings are detached or semi-detached, but there are terraces at the southern end of Park Drive and on West End Avenue. The long terraces fronting West End Avenue, although still very attractive, seem to have been designed for purchasers lower down in the social scale than elsewhere on the



Large houses on Park Drive, with Trinity Church in the background.

Estate. Some of the grander houses, mainly fronting Otley Road and Leeds Road, were built with small mews cottages to the rear. Many of the larger houses have been divided into flats.

- 14.5 The older houses are generally of two to four storeys (including basements and rooms in the attic). Most are built of punch dressed or pitched sandstone, typical of Harrogate, but a few of the more imposing houses are of ashlar, e.g. 3 Otley Road which has classically rusticated stonework (with recessed horizontal 'V's between the courses of ashlar) to the ground floor and quoins above. Openings usually have stone dressings. There are one or two houses built of brick, notably 14 Leeds Road and the listed 17 Park Drive. Most houses have Welsh slate roofs. Some houses have half-timbered and rendered gables.
- 14.6 Many of the terraced or semi-detached houses have steep roofs with prominent projecting gables and bargeboards, as



Welsh slate roof with projecting gables and robust stone detailing on this building allied to Trinity Church.

found elsewhere in Harrogate, sometimes with 'bracing' timbers. Bay windows, usually canted but sometimes square, are more often of stone but sometimes of timber. Unusually, on Park Drive there is a full three storey height bay with the top storey incorporated into a dormer. The grandest, detached houses fronting the Stray are often Italianate in character with shallower pitched roofs and pedimented or semi-pedimented gables, sometimes facing in different directions. These houses often incorporate towers or corner turrets.

Windows

14.7 The majority of the older buildings retain their original timber sash windows, usually 2 over 2 paned, though the long two-storey terraces on West End Avenue have four-paned sashes. On the taller, gabled houses, windows are usually grouped in pairs or threes. Some stone-framed windows are of mullion and transom type with casements. There has been very little replacement of original fenestration with modern timber or PVCu windows. More

recent C20 houses and purpose-built flats exhibit a variety of window types, usually casements.

Listed buildings

14.8 There are two listed buildings in the West End Park Character Area:

Trinity Methodist Church Grade II

c.1879 in the Gothic style of rusticated gritstone ashlar and a slate roof. Its most imposing feature is the tall broach spire, added in 1889, which makes it an important landmark. Included for group value.

17 Park Drive Grade II An unusual 'Arts and Crafts' house of 1892 with C20 alterations, designed and built for himself by John Tweedale, a local architect. Red brick with moulded brick dressings, slate roof and ornate terra cotta ridge tiles. Three tall brick chimney stacks. Two storeys.



Royal Crescent is screened from Leeds Road by mature trees.

Buildings of local interest & merit

14.9 The following buildings have been identified as being of Local Interest and Merit:

Leeds Road: 2, 4, 6, 20/22, 24/26 [20/22 and 24/26 Leeds Road are part of Royal Crescent]

Otley Road: 1 – 13

Park Avenue: 26 - 32

Park Road: 1*, 2

Trinity Road: 1*, Stray Lodge

*1 Park Road and 1 Trinity Road are almost identical buildings and were clearly designed to make a symmetrical composition with Trinity Church when viewed from the Prince of Wales Roundabout.

Royal Crescent: 3 – 16

14.10 Although its houses are not of exceptional interest individually, it is considered that, as Harrogate's only Victorian crescent, the buildings of Royal Crescent clearly merit identification as of Local Interest and Merit.



Large villas on Leeds Road.

Landmark buildings

14.11 The following have been identified as Landmark Buildings:

Leeds Road (Royal Crescent): 20/22, 24/26, 30 (with 47 Park Drive)

Park Drive: 47 (with 30 Leeds Road)

Park Road: 1

Trinity Road: 1, Trinity Church,
Stray Lodge

Buildings in need of significant repair or enhancement

14.12 Buildings in the Character Area are generally well maintained.



Radlyn Oval, Park Avenue facing The Oval.

14.13 Two recent buildings, the design of which should be commended, are:

- 4 The Oval: A three and a half storey block of flats which, although somewhat taller than its immediate neighbours, aims to reflect the character of existing buildings in the area.
- 20 Park Avenue (Radlyn Oval): A long block of flats which is in scale with its neighbours and has been well articulated and broken up with projecting gable ends to the street to reflect the rhythm of traditional houses of the area.

Landscape character, topography & views

Topography & views

14.14 The topography of the Character Area is generally flat. There are attractive views of the area from the main body of the Stray towards the grand houses on Leeds Road and from West Park Stray towards the even grander houses on Otley Road. In particular, there is the symmetrical view from the Prince of Wales Roundabout of Trinity Church flanked by 1 Trinity Road and 1 Park Road. There are also oblique views of the Church looking eastwards along Park Road and northwards long Park Drive, as well as a direct view of Trinity House (the manse) and the south-west gable of the Church from 2 The Oval. However, the densely treed open space surrounding The Oval tends to inhibit most views other than directly along the adjacent roads.

Open spaces

14.15 The principal open spaces are the four areas of land of varying widths surrounding The Oval. This is a privately owned area known as Oval Gardens. It is this that gives the area its distinctive character. These are extremely well treed, though it is difficult to identify any particular tree as being of such individual importance as to merit identification as a Landmark Tree. However, many trees here are protected by Tree Preservation Orders. On some sides they are enclosed by low hedges with shrubs behind; elsewhere they flow into the surrounding roads. This



Trees on Oval Gardens.

ensures that all the houses fronting The Oval, Park Avenue, Park Road, Park Drive and Philippa's Drive have an attractive verdant outlook and makes the Estate a very pleasant place to live. Similarly, the houses fronting Otley Road, Trinity Road and Leeds Road enjoy their views over the Stray. The other open space is the communal garden to the front of Royal Crescent, which greatly contributes to the setting and amenity of the houses which surround it.

14.16 There is little in the way of strategic pedestrian routes. However, the back lane running between 22 – 44 Park Avenue and 39 – 85 West End Avenue with links to West End Avenue north of 39 and to Park Avenue south of 44, provides the only, if not exactly direct, link between the two roads between Park Road in the north and St. George's Road in the south and is commonly used by local schoolchildren.

Roads & streets

14.17 Roads and streets in the Character Area are generally wide and straight, apart from a slight dog-leg where Park Avenue

becomes Park Avenue South on the edge of the Conservation Area and the southern part of Park Drive forms a gentle curve. The northern and southern ends of The Oval, the eastern end of Park Road and the northern end of Park Drive form convex semicircles, the last two where they flow into Trinity Road. Several of the roads have a wide grass verge between the carriageway and footway, usually planted with rows of trees.



Low stone wall to front boundary set behind mature trees on highway verge.

Landmark trees

14.18 Trees are a prominent and important feature of the West End Park Estate, but, as usual in Harrogate, it is difficult to identify any as being of Landmark status. Perhaps the only ones which fall into this category are those in front of Royal Crescent, which act as a foil to the buildings behind.

Hard spaces in need of enhancement

14.19 None has been identified.

Green spaces in need of enhancement

14.20 It is difficult to make any positive suggestions in regard to the green spaces which surround The Oval without knowing the uses to which they are put. As most houses have extensive private gardens, they are probably not much used for sitting out. Their importance appears to be essentially visual, though one suspects that they may be mainly used by dog walkers. In some places drainage might be improved and there might be scope for enhancing them with spring bulbs and a greater variety of shrubs.

Space between & around buildings/ surface treatment & materials

14.21 Front gardens in the Character Area are generally well maintained and there has been little if any paving over and loss of front walls/hedges to facilitate off-street car parking. Most properties are fronted by low walls with gate piers, behind which are hedges of varying height, but usually fairly low. In one or two cases, houses have retained their railings and a long length of railings was recently restored

at Stray Lodge on the corner of Trinity Road and Otley Road. Footways are generally of bitmac with concrete kerbs but in some places wide stone kerbs survive. The eastern side of Park Avenue is surfaced with pre-cast concrete flags.



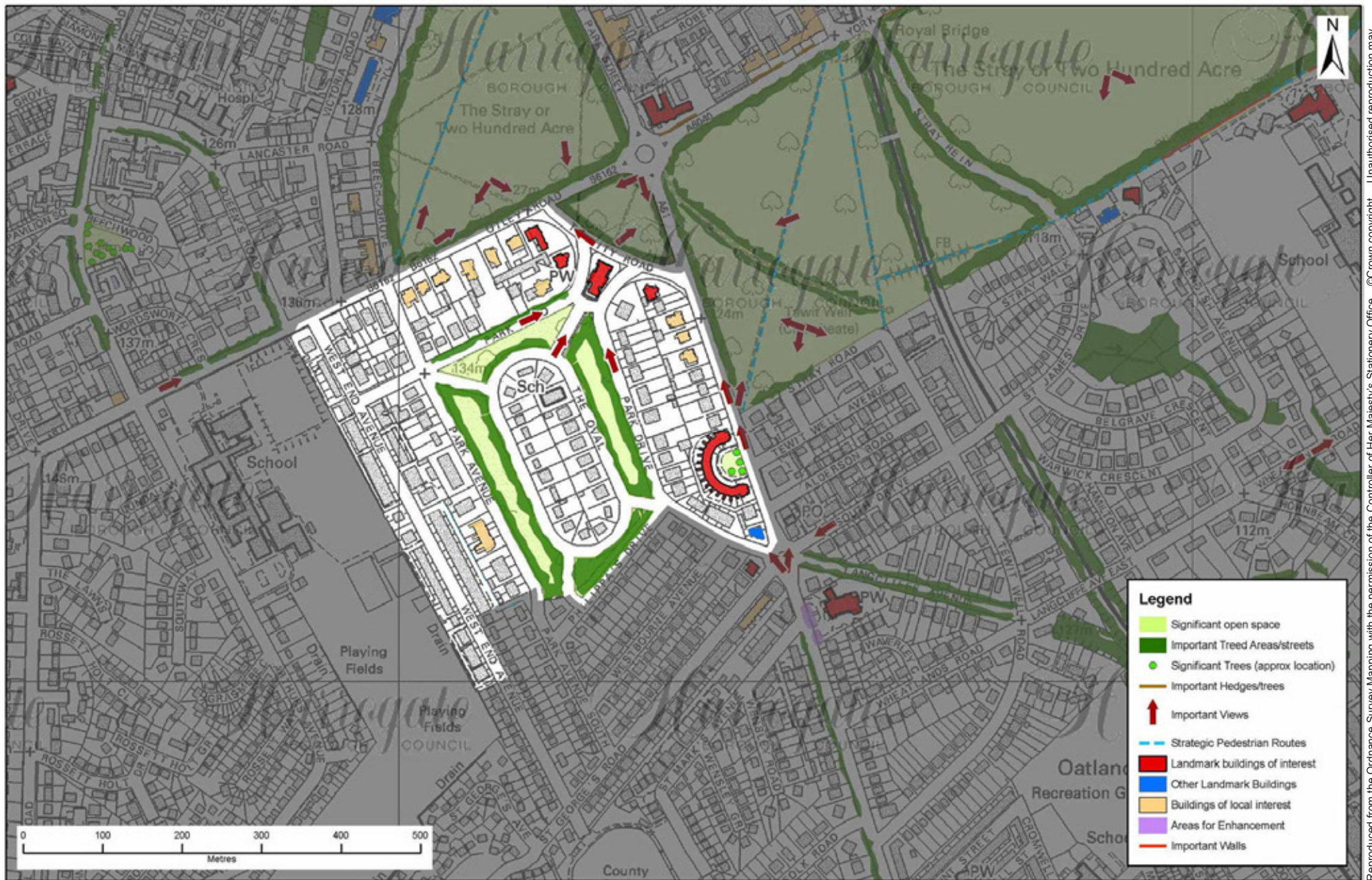
Park Avenue on the edge of The Oval.

Map 15. Listed Buildings in Character Area G



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Map 16. Analysis, Concepts & Landscape in Character Area G



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15. Character Area H: The Leeds Road area (South of the Stray & west of the railway)

15.1 This Character Area, which runs from the southern boundary of the Stray to just south of the Leeds Road/Hookstone Road/Leadhall Lane junction and is bordered to the east by the railway line, was mainly developed in the earlier part of the C20.

15.2 Most of the Character Area was developed before the First World War, though the southern stretch of Leeds Road itself dates from the inter-war period. The north-eastern end of St. George's Road was developed earlier than this, in the later C19.



Pre-First World War housing on Leeds Road.



Leeds Road inter-war housing.

15.3 The White House Estate (Norfolk Road, Carlton Road, Vernon Road and Kenilworth Avenue) was developed in isolation and slightly before the properties fronting Leeds Road, though obviously the road itself existed long before.

15.4 A recent development on St. Mark's Avenue has taken the form of a terrace, which has been quite sensitively designed and filled an uncharacteristic gap in the streetscene.

15.6 The area is predominantly residential although there is a cluster of shops around the northern roundabout. There is a more extensive shopping parade on the east side of Leeds Road just outside the Conservation Area.

Form & character of buildings

General form & materials

15.7 Houses throughout the area are of very varying type, size, materials and details. Mostly, they average two and a half storeys in height, the top storey usually wholly or partly within a projecting gable. They are terraced along much of St. George's Road and St. Mark's Avenue. Elsewhere, they are mainly detached or semi-detached, though sometimes set so closely together that they give the impression of a terrace, e.g. on the northern part of the western side of Leeds Road, immediately south of St. Mark's Avenue.

15.8 Facing materials include stone, brick, render and tile hanging, often with half-timbering to gables. Roofs, which tend to be of Welsh slates on older houses and Rosemary tiles on the more recent, may be gable ended or hipped, sometimes with decorated ridge tiles and finials. Some houses, particularly those facing the Stray on Stray Road have roofs concealed behind castellated parapets. Stone houses generally have a rusticated finish and stone surrounds to window and door openings. Bays may be square or canted. One pair of houses on South Drive has a rather curious arrangement whereby the bays extend through three storeys, becoming in effect gabled dormers at the top.



3-17 St Georges Road, off Leeds Road..

15.9 One of the oldest and most attractive and unspoilt terraces, 3 – 17 St. George's Road, is of three storeys with a hipped



Different materials used in the area.

roof and two-storey canted timber bays and presents its eaves to the street. It is of similar design to 2 St. George's Road/30a Park Drive on the corner with the roundabout. Most of the older houses follow the common Harrogate form of presenting gables to the street. The houses on western side of Leeds Road between St. Mark's Road and Wheatlands Road are particularly attractive. The later houses in the Character Area are very heterogeneous in design and difficult to summarise.



A domestic revival style rendered house on Leeds Road.

15.10 Recent infill developments have generally been designed with reasonable competence, but there are some post-war blocks of flats which are not well-related to the area, e.g. overlooking the Stray on Stray Road, and on Leeds Road opposite

Royal Crescent. The long block of flats at 68 Leeds Road, between Carlton Road and Vernon Road, which replaced Carlton Lodge, a former nursing home, was contentious when built but now seems to integrate quite well with other frontage buildings on this part of Leeds Road.

Windows

15.11 Most houses in the Character Area have retained their original windows – two (or occasionally four) paned sashes in the case of the older houses, timber casements in the case of the more recent ones. Generally, upper and lower sashes are of equal height, but some houses have smaller upper sashes and larger lower ones.



Two-paned sashes separated by stone mullions, on St Georges Road.

Listed buildings

15.12 There are two listed buildings in the Character Area:

St. Mark's Church Grade II Parish church c.1898, completed c.1920 and designed by J Oldrid Scott. Of coursed rubble with ashlar dressings and plain tiled roofs. The church was extended and re-ordered in



St Mark's Church, Leeds Road facade.

the late C20. This was controversial at the time but is now generally acknowledged to have been successfully achieved without detriment to the building.

36/38 Leeds Road Grade II A pair of asymmetrical semi-detached stone houses of 1898 by George B Clegg of Morley. Listed principally for their internal features. Converted into flats around the millennium.

Buildings of local interest & merit

St. Georges Road: 2 (with 30 Leeds Road), 3-17

Leeds Road: 30a (with 2 St. Georges Road)

Landmark buildings

15.13 The following have been identified as Landmark Buildings:

Leeds Road: St. Mark's Church

Buildings in need of significant repair or enhancement

15.14 Buildings in the area are generally well maintained. Perhaps particular mention

should be made of the terrace 3 - 17 St. George's Road where the residents have taken care to maintain a common painting scheme for joinery and to retain original doors and windows.

- 15.15 Two buildings in need of refurbishment
Government guidance on all development affecting conservation areas is set out in Planning Policy Statement 5: Planning for the Historic Environment (PPS5) and the accompanying guide PPS5 Historic Environment Planning Practice Guide. This practice guide advises Local Planning Authorities to compile Conservation Area Appraisals as a means of gaining a better understanding of the significance of their conservation areas. PPS5 advises that these character appraisals should in turn be consulted in determining planning applications for development that would affect conservation areas or their setting are 17 South Drive and 2 Carlton Road.

Landscape character, topography & views

Topography & views

- 15.16 The Character Area is generally flat and there are no significant gradients. Views are accordingly limited, but the following have been identified:
- Southwards from the Stray towards the frontage buildings between the Railway and Leeds Road and from Stray Road northwards towards the buildings of York Place.
 - From the eastern end of St. Mark's Avenue towards the west end of St. Mark's Church.

- Northwards from Leeds Road across the roundabout towards 9 – 13a Leeds Road and 30 Leeds Road/47 Park Drive, taller than average buildings abutting its northern corners.
- Westwards along South Drive towards 2 St. George's Road/30a Leeds Road.

Open spaces

- 15.17 There are no significant open spaces in the Character Area. The Stray is to the north of the area. The Church of St. Marks enjoys an open frontage, which contributes to the streetscene. There is a bowling green on the eastern side of Tewit Well Road, which has little visual impact on the area.
- 15.18 Other than the footpaths across the Stray from its corner with Leeds Road and from the corner of Stray Road and Tewit Well Road, there are no strategic pedestrian routes to, from or through the Character Area.

Roads & streets

- 15.19 Apart from the sweeping curve of Tewit Well Road from South Drive to Leeds Road and Firs Crescent at the Conservation Area's southern end, roads and streets are straight, dominated by Leeds Road which runs in a straight line from the top of Almsford Bank to the Prince of Wales Roundabout. Whilst Leeds Road and Hookstone Road/Leadhall Lane are old roads traversing the Royal Forest of Knaresborough, the remainder were laid out as part of the development of the area. Langcliffe Avenue is built over the tunnel form which the York & North Midland

Railway emerged just west of Leeds Road en-route to its terminus at the Brunswick Station. Langcliffe Tunnel was abandoned when the railway was diverted onto its present route across the Stray and in the C20 has been used at different times as an air raid shelter and for growing mushrooms. It is now walled up at its south-eastern end.

- 15.20 Leeds Road, Langcliffe Avenue and St. George's Road are particularly wide and spacious roads and street trees are an important component of the character



Langcliffe Avenue

of the area. The tall trees on Langcliffe Avenue make this a particularly attractive road. Some of the wider roads have grass verges between the footway and the carriageway.

Landmark trees

- 15.21 Whilst trees are an important component of the character of the area, particularly on the western side of Leeds Road and along Langcliffe Avenue, it is difficult to identify any particular trees as Landmark Trees.

Space between & around buildings/ surface treatment & materials

15.22 Most houses are bordered by low stone boundary walls, usually in front of hedges of varying height. A few have railings and occasionally timber fences, which are detrimental to the streetscene. The low stone walls sometimes terminate in gate piers, but sometimes not. Where there is no wall but only a hedge, there may be timber gate posts, but there are few gates. There has been little, if any, opening up of frontages to facilitate additional off-street parking. Only in the case of one property on St. George's Road has the normal vehicular access been considerably



Low stone walls front the property boundary on a tree-line avenue.

widened to reveal a combined front curtilage laid to bitmac.

15.23 Footways in the area are of bitmac with concrete kerbs.

Hard spaces in need of enhancement

15.24 There may be some scope for additional shrub planting to improve the screening to the area in front of St. Mark's Church which is used for parking by parishioners without significantly obscuring the view of the Church itself, though the possibility may be limited by visibility considerations. No other hard spaces in need of enhancement have been identified.

Green spaces in need of enhancement

15.25 None has been identified.

Map 18. Analysis, Concepts & Landscape in Character Area H



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16. Character Area I: Oatlands Drive/Wheatlands Road East (south of the Stray & east of the railway)

- 16.1 This roughly square-shaped Character Area, with a thin 'panhandle' to the north-east to take in properties fronting or backing onto Slingsby Walk and the Stray as far as Wetherby Road, is otherwise bounded by the Stray to the north, the railway line to the west, Hookstone Road to the south and to the east by the rear of properties fronting onto the east side of Oatlands Drive.
- 16.2 Apart from one or two older buildings and much of the east side of Cavendish Avenue which was developed before the First World War, most of the area was developed in the inter-war period, with a good deal of subsequent post-war infill of previously undeveloped plots.
- 16.3 Almost a quarter of the area is taken up by St. Aidan's C of E High School and its playing fields, whilst to the south-east of the area the former Convent of the Holy Child is also set in extensive grounds. There have been a number of new buildings erected in the school



A large property in Oatlands.

grounds in the recent past. Additionally, the Conservation Area takes in the forecourt of St. John Fisher RC High School, principally to protect trees, although the front façade of the School is an attractive one.

- 16.4 The area is drained by the Hookstone Beck which emerges above ground adjacent to 5 St. James' Drive and flows through the area in a south-easterly direction to join the Crimple Beck. The course of the Hookstone Beck is reflected in the large gardens and extensive tree cover of adjoining properties.
- 16.5 The older buildings north and east of Cavendish Avenue are of particular interest and many buildings of good architectural quality contribute to the character of the area. This is augmented by the generous roads, boundary walls, hedges, trees and original lampposts in this pleasant inter-war suburb.

Form & character of buildings

General form & materials

- 16.6 Apart from the two schools already mentioned and a nursing/retirement home at 31 Oatlands Drive, the area is almost entirely residential in character. The overwhelming majority of buildings are detached houses but there are some older pairs of semis, e.g. 3-9 Belgrave Crescent and 4-10 Hamilton Avenue. There are

purpose-built blocks of flats off Cavendish Road, e.g. Slingsby Court, Windsor Court and Cavendish Court, and it is likely that a number of the larger properties in the area have been subdivided into flats. Windsor Court and Cavendish Court are not very sympathetic to the area.

- 16.7 Walling materials in the area are a mixture of stone, brick, render or pebbledash. Some of the older houses have Welsh slate roofs but the majority have Rosemary or (in the case of more recent houses) concrete tiles. Roofs are generally hipped. One or two houses, e.g. 31/33 Wheatlands Road East, have tall chimneys with a moulded stone coping instead of a cement flaunching.
- 16.8 Immediately to the south of Hookstone Road at its junction with Oatlands Drive, White Lodge is a Modern Movement house of some interest, but rather spoiled by refenestration.

Windows

- 16.9 Many houses in the Character Area have retained their original timber windows, but there has also been considerable replacement with PVCu. Most windows are casements, as would be expected from the date of their development, often

with tall side-hung or fixed lower lights and smaller top-opening lights above. Bay windows are a common design feature on many houses.

Listed buildings

16.10 There are two listed buildings in the Character Area:

Bede House, Slingsby Walk Grade II (part of St. Aidan's School) Early C19, originally a house. 2 storeys, 5 bay frontage, with projecting three-window



The Clocktower of St Aidens School on Oatlands Road.

wing at north-east end. Grit stone ashlar with cornice and parapet. Slate roof. Sash windows with glazing bars and shutters. Later additions at rear incorporate former stable clock tower.

Wedderburn House, Slingsby Walk Grade II House of c.1786, for Alexander

Wedderburn, Lord Loughborough, possibly by Carr of York. Stone ashlar with parapet. Slate roof. Sash windows with glazing bars. The interior was altered when the building was converted into flats but retains its original staircase.



Former gate lodge to the Convent of the Holy Child

Buildings of local interest & merit

16.11 There are many pleasant houses in the Character Area but only one or two can be considered as being of Local Interest and Merit if consistency is to be maintained across the Conservation Area. The following have been identified:

Cavendish Avenue, Strayside House

Hookstone Drive, 1 (former gate lodge to the Convent of the Holy Child)

Oatlands Drive, 35 (former Convent of the Holy Child) [original building]

Landmark buildings

There are few real Landmark Buildings in the area and only the following have been identified:

Cavendish Avenue, Slingsby Court, Strayside House, Windsor Court

(Strayside House is a large mansion, now converted into flats; Slingsby Court is a new, sympathetically designed, block of flats; Windsor Court is a purpose-built post-war block of flats which is out of character with the area. All, by their height and bulk, impact both on Cavendish Avenue and on the Stray.)

Oatlands Drive Bede House clock tower is a notable feature when viewed from Oatlands Drive

Bede House itself (part of St. Aidan's School) and Wedderburn House, although listed, do not have any great visual impact when viewed from the Stray.

Buildings in need of significant repair or enhancement

16.12 A building in need of refurbishment (at December 2010) is 21 Oatlands Drive.

Landscape character, topography & views

Topography & views

16.13 The Character Area is relatively flat but drops down slightly from north to south towards the Crimble Beck. It also drops down slightly from both west and east towards the Hookstone Beck which flows in a generally south-easterly direction to meet the Crimble Beck beyond the Conservation Area.

16.14 There are extensive views of the Stray from the numerous properties which front or back onto Slingsby Walk, though somewhat obstructed by the row of trees on the southern edge of the Stray. Apart from Wedderburn House, few of these houses are of particular interest but are included in the Conservation Area to ensure that any future proposals for redevelopment are given the careful consideration which their location overlooking the Stray requires.



Slingsby Walk, part of a footpath which connects Tewit Well Road with Wetherby Road.

16.15 From the northern part of Oatlands Drive there is a view across the Stray towards the Cedar Court Hotel. The long length of Wheatlands Road East affords an extensive east-west view, though unfortunately without any very notable terminal vista.

Open spaces

16.16 The main open space within the Character Area is the playing field of St. Aidan's School, though, apart from providing a break in the Stray frontage, it has little impact on the public domain. Some parts

of the land through which the Hookstone Beck flows do not appear to belong to adjacent properties and have some visual amenity value, though there does not appear to be any public access to them. Mostly the Beck flows through the large private gardens of adjacent properties. The former Convent of the Holy Child, currently being developed, is set in extensive grounds with a formal layout of paths and a pond to the south. However, it is bordered by extensive tree and shrub planting and thus neither the building nor its grounds have any very significant impact on the public domain. The forecourt of St. John Fisher School is also a notable semi-public space.

16.17 No strategic pedestrian routes have been identified within the Character Area, but Slingsby Walk is an important pedestrian route immediately to the north, linking Wetherby Road to St. James' Drive/Stray Rein and thence, via a bridge over the railway and a slight dog-leg via Tewit Well, to the Prince of Wales Roundabout. To the south of the area, a bridlepath connects Oatlands Drive to the Crimple Valley and Railway Road.



Wheatlands Road East.

Road & streets

16.18 The principal roads of the Character Area are Oatlands Drive and Wheatlands Road East. Oatlands Drive changes direction slightly at its junction with Wheatlands Road East, but is essentially straight. As well as serving the two schools already mentioned, it is quite heavily trafficked, serving as part of an alternative route to and from the town centre. It is extensively tree-lined over most of its length.

16.19 Wheatlands Road East, which continues westwards as Langcliffe Avenue East and Wheatlands Road, runs east-west in a straight line and provides an important local link between Oatlands Drive and Leeds Road. It is also well treed, though less impressively than Oatlands Drive.

16.20 Other roads (or sections of them) are curved, e.g. St. James' Drive, Belgrave Crescent, Warwick Crescent, Rayleigh Road and Hornbeam Crescent, giving a more informal and picturesque feel to the area. The oldest houses are on Cavendish Avenue, which is generally straight but curves sharply at its northern and southern ends. All streets have grass verges and street trees and a large number of old Harrogate street lamps remain, though unfortunately surmounted by modern swan-neck fittings rather than their original lanterns.

Landmark trees

16.21 As elsewhere in Harrogate, trees play a very important part in the character of the area, which would be considerably less



Trees at St John Fisher School.

interesting without them. Because of their sheer number, it is difficult to single particular trees out as Landmark Trees, but there are important concentrations on:

- Oatlands Drive (and especially in the grounds of 4 Wheatlands Road East);
- To the frontages of the former Convent of the Holy Child and St. John Fisher School on both sides of Hookstone Drive;

- In the vicinity of Hookstone Beck to the south-east of St. James' Drive and to the rear of the properties to the east of Hornbeam Crescent;
- Bordering the railway line and in the triangle which it forms with Rayleigh Road and Hookstone Road.

Space between & around buildings/ surface treatment & materials

16.22 Houses in the Character Area stand on plots of vary varying size, some quite modest, others of considerable extent. Front gardens are particularly long on the eastern side of Oatlands Drive. Curtilages are fronted mainly by low walls and hedges, but there are also a considerable number of close-boarded fences which have a stark and unwelcoming appearance. These are particularly

prevalent in the case of properties backing onto Slingsby Walk between Oatlands Drive and Wetherby Road. West of Oatlands Drive, apart from the frontage to Bede House where a low stone wall is surmounted by railings, a stone wall of medium height borders Slingsby Walk for a considerable distance. Footways in the Character Area are surfaced in bitmac with concrete kerbs.

Spaces in need of enhancement

16.23 No hard or green spaces in need of enhancement have been identified.

Map 19. Listed Buildings in Character Area I



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

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

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

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

2. Monitoring & review

The Borough Council is required to review its conservation areas on a regular basis, this may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or the extension of existing conservation areas. The special character of Harrogate 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 Harrogate 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 future inclusion of these areas has been 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.

Some Duchy residents suggested that consideration be given to extending the Conservation Area to include Oakdale Glen a later C20 development. Whilst this is a pleasant residential area that has a backdrop of trees on the golf course boundary, it is considered by officers that the houses are not of sufficient historic or architectural interest to include. Generally gardens are much smaller than those of the remainder of the Duchy Estate and as a result there are very few trees within gardens of a scale sufficient to impact

on the streetscene and is therefore not consistent with the character of the Duchy.

It was proposed that Philippa's Drive, bordering the open space surrounding The Oval, is included in the Conservation Area. However officers note it dates only from the inter-war years and is of no particular distinction. For similar reasons, it is not proposed to include Westbourne Avenue, as proposed during preliminary consultation. 36 – 50 Park Drive is currently included in the Conservation Area in the West End Park Estate Character Area, but its houses are little different in quality or character from those in Philippa's Drive or Westbourne Avenue. For reasons of consistency, they are excluded from the Conservation Area.

A re-examination by officers has shown that there are zones within the Character Area B, the North East Residential Area, that have few buildings of special architectural or historic interest to include in the Conservation Area. Also many of the buildings, which have some interest, have been reduced in value by alterations. It was proposed that the following areas are no longer included in the Conservation Area:

- a) The area including a zone east of Skipton Road north of Woodfield Road, and the predominantly industrial/commercial zone west of Skipton Road between Grove Road and Skipton Street.
- b) The area of Woodfield Square, Woodfield House and Fox Court to the east of the grounds of Grove House.
- c) The area occupied by the 'Regents' and the 'Groves'.

However, the omission of the Regents and the Groves was not supported by consultees and hence the boundary here is unchanged.

South of Lascelles Road in Character Area F, Valley Gardens and the Cold Bath Road Area, is the Police Convalescent Home. Although the original building is a pleasant symmetrical stone building, it has had a large number of modern extensions. It was proposed by officers to exclude it from the Conservation Area, but there was local objection to this. As such it will remain in the Conservation Area.

In the Leeds Road Area, it is not clear why some of the area in the southwest of the Conservation Area is included in the Conservation Area. This is an area of pleasant suburban development, but not out of the ordinary. The housing on the northern side of Leadhall Lane currently included is of architectural interest and should remain in the Conservation Area. The following areas are no longer included in the Conservation Area:

- a) The area which includes Cedar Grange, Leadhall Gardens and Leadhall Drive
- b) The area including Leadhall Crescent and 11-25 Leadhall Lane

A major amendment has been made to the boundary to include all the buildings relate to the Paris Pavillion.

The revised boundary proposed is shown on Map 2.

5. The management of change

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

There are sites that have a negative impact on the Conservation Area. Sensitive development of the following sites is encouraged; a) the Spa buildings fronting Kings Road at Cheltenham Crescent, b) the site at Station Parade north of The Exchange (formerly Copthall Tower), c) the former Majestic Hotel garage site on Springfield Avenue, and d) the site east of the Prince of Wales Mansions,

There is also scope for enhancement by redevelopment of certain buildings, which do not positively contribute to the character or appearance of the Conservation Area, although these are not considered to have a wholly negative impact on the character of the Conservation Area

6. Opportunities for enhancement

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

- 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;
- Reinstating glazed canopies, particularly along Parliament Street, Royal Parade and the north side of James Street;
- Replacement of whole or part of shopfronts that are inappropriate to the building on which they are a part, and that hence are detrimental to the streetscene;
- The removal of paint from building facades, particularly in James Street;
- Modern street furniture and street lighting should be minimised or removed where style is inappropriate;
- The introduction of water features to give emphasis to the importance of the spa;
- Dissuading paving over of front gardens to provide additional off-street car parking and, where consent is required, preventing the removal of front boundary walls and railings
- Dissuading householders from removing or replacing traditional gates, setting back gates from the frontage and construction of flanking walls to such recesses in unsuitable materials, and from painting of gateposts (these are particular detractors in the Duchy)
- Trees which make a particular contribution to the Conservation Area should be protected by Tree Preservation Orders (trees in

conservation areas have a high degree of protection. Additionally the Borough Council is responsible for the trees on Stray land and, acting as agents for North Yorkshire County Council, on highways);

- The planting of trees in certain locations in the town to soften the appearance of harsh environments;
- Resurfacing in key areas with traditional stone paving and setts, also the removal of tarmac laid over setts and making good.

Existing buildings

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

Design Guidance

Additional design guidance, which is more specific to the Conservation Area, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. This would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable. Guidance could also be provided by local associations, for example the Duchy Residents Association, to educate residents in applying greater sensitivity when carrying out alterations.

Article 4 Directions

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction which removes permitted development rights. These are rights granted by Statute, within strict limitations, to alter dwellings without the need for planning permission. Article 4 Directions can be designed to be specific to particular types of development relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of development within the scope of planning control. Article 4 Directions are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change. An Article 4 Direction is in place in Harrogate that removes rights to paint the external walls of buildings in the town (note, the area covered by the Article 4 Direction is not the same as the Conservation Area Boundary. You can download the Article 4 including a map from our website: www.harrogate.gov.uk/pdf/DS_P_Article4PaintingBuildingsC.pdf

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the settlement's distinctive character. The introduction of standardised C20 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 town and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Unsympathetic alterations should be resisted.

Reinstatement or Erection of Cast Iron Canopies

A special feature of the town centre is the presence of decorative cast iron canopies. Rather than repairing canopies in the past, it was common to remove them and their reinstatement is encouraged. Other buildings have not had canopies in the past, however they would contribute to the visitor experience and be a positive enhancement to the historic environment of Harrogate.

Grant schemes

From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area. Contact the Heritage & Design Section in the Planning Division for details.

Quality erosion & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows and front doors can have considerable negative impact on the appearance of an historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of brick and stone work (an area of Harrogate is protected by an Article 4 preventing the painting of 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, 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.

Shopfronts, outdoor advertisements & street furniture

Shopfronts represent an important element in the town's built environment and as such should be to a high standard of design. High quality traditional shopfronts should be retained and new shopfronts should be well related to the building of which it forms part, being of good proportions, appropriate

detailing and traditional materials. Existing shopfronts with over-deep fascias, plate-glass windows and unsympathetic materials, or indeed, poorly detailed contemporary shopfronts should be redesigned.

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

Gardens & front boundary treatments

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

Telecommunications equipment, satellite & cable dishes

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

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

Important trees

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

New development

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

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and, where appropriate, 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 creative design solutions, whether contemporary or traditional in style.

Employment & commercial activity

Unlike its near neighbour Knaresborough, Harrogate has not suffered particularly from poor investment. However the town has become increasingly reliant on its conference trade in addition to tourism and is therefore not immune to economic recessions.

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

Neutral buildings & spaces

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

Registered park & garden

Inclusion of Valley Gardens on the register does not confer statutory protection, however the Borough Council are responsible for the gardens and will ensure there is no development where it would adversely affect the character or setting of this important area.

7. Landscape Project Areas

The open space on the corner of Kings Road and Coppice Drive could be made into a much more attractive amenity space for visitors and residents to use. Improved access and the reinstatement of gravestones to their upright position in Grove Road Cemetery would make it a positive attraction as a place of quiet contemplation.

Car parks in the town, particularly that to the Cinema, the coach park behind Asda and on the corner of East Parade would benefit from landscape improvements.

Reinstatement of boundary walls & railings

Many properties would benefit from the reinstatement of railings and gates, those of particular note are St. Wilfrid's Church and Valley Gardens at its main entrance,

Tree planting

There is a lack of new planting to succeed existing mature planting. New tree planting will help to improve the setting of the town and help to diversify the age structure of trees.

Checklist to manage change

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

- Development should not impinge on the form nor detrimentally impact upon the character of its context.
- To maintain and enhance the overall character of Harrogate Town Centre as a spa town and high quality shopping area.
- In the Duchy in particular, to resist pressures for the over-development of development which would upset the present relationship between mature landscape and building bulk.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment, except where the existing building detracts from the character of the Conservation Area.
- The proper maintenance of older buildings is encouraged, together with the restoration of original features including doors, windows and shopfronts.
- Replacement shopfronts should be of high quality design.
- Canopies should be reinstated, those which survive should be repaired and retained.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should respect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- Replacement of original doors, windows or other building features will be resisted. Where appropriate, replacements should be sympathetic to the character of the building.
- In general new buildings should follow the established building line.
- New development should not adversely impact on the historic skyline. There are certain streets where eaves levels are relatively consistent, however elsewhere there is variety of eaves levels, which is important to the street-scene, and new development should maintain this interest without creating disharmony.
- Retain important gaps between buildings to ensure glimpses of trees and important views are maintained.
- Where buildings are set back from the street, front boundaries (walls, hedges or railings) should reflect existing traditional boundaries in the immediate vicinity.
- Development should not impact upon tree cover.
- Rationalisation of intrusive shop signage. Advertisements should be discrete and well related to the building and street scene (banners will rarely be acceptable).
- Positive management of the ageing stock of mature trees.
- Boundary walls (usually of stone) are an important feature of many parts of the Conservation Area and should be repaired and retained.
- Railings should be reinstated, those which survive should be repaired and retained.
- Minimise clutter of street furniture, road signage and markings.
- Existing historic paving should be kept in good repair and traditional materials extended to the most sensitive locations.
- New landscaping, both hard and soft, should be sensitive to its context.
- External lighting should be sensitive to its surroundings, light intensity should be the minimum to serve its function, overspill light should be avoided.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a series of public consultation events were planned. It was not viable to write to every address in the town and despite some local advertising including on the Council's website, which proved not very effective, there was very little interest.

The first planned consultation event was held on Saturday 20th September 2009 in the Duchy. This consultation took the form of a public meeting including a walkabout and a workshop session. 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 Duchy. The groups were encouraged to make notes and take photographs to identify what makes the area special to them. On return to St. Wilfrids Church Hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the town with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

As a consequence of the low number of attendees at the first workshop, it was decided to change the consultation format and two exhibitions were held; the first on Saturday morning 18th October 2008 in St. Mark's Church Hall and the other in the evening on Tuesday 21st October 2008 in the Council Offices at Crescent Gardens. These were advertised in the local

press. There was a display at each venue to explain what a conservation area is and the appraisal process. Officers were available to discuss conservation issues with members of the public, to explain how they could contribute to the process and also maps were made available for people to mark up buildings, trees and spaces that are important to them, or any proposed amendments to the Conservation Area boundary.

The outcome of the consultation events 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 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).

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 16 October - 27 November 2009. Following consultation, amendments and additions were made to the text. The Cabinet member for Planning and Transport approved the Appraisal on 16 December 2010 and it is published on the council's website.

Appendix C

Further reading

The Decorative Ironwork of Harrogate – M.G.Neesam

A History of Harrogate - T Lambert

Bygone Harrogate - M G Neesam

Harrogate (Tempus History & Guide) - M G Neesam

Armstrong Directories (various years)

The account of Harrogate's history in this Appraisal owes a great debt, here gratefully acknowledged, to Malcolm Neesam, the contemporary historian of Harrogate, whose various books have provided much of the material for this section on the historical development of the town.

Appendix D

Listed Buildings (by Character Area) as at Dec 2010

A: The Town centre (inc. Low Harrogate & the Victoria Park estate)

	<i>Address</i>	<i>Easting</i>	<i>Northing</i>				
Grade I:				1/12/176	33 Swan Road	429801	455435
0				1/12/34	1 Crescent Road (Hales Bars) & 35 to 39 (odd) Swan Road	429809	455418
Grade II*:				1/12/88	1 to 2 Crown Place	429832	455391
1/13/166	Royal Hall (Kursaal)	429997	455591	1/12/79	formerly 2 to 6 (even) Crescent Road	429837	455408
1/12/29	Royal Pump Room Museum	429815	455374	1/12/87	Crown Hotel	429874	455386
1/12/39	White Hart Hotel	429860	455273	1/12/80	formerly 8 to 12 (even) Crescent Gardens	429851	455422
1/25/37	1 to 4 West Park	430212	454982	1/12/81	formerly 14 to 24 (even) Crescent Road	429886	455440
Grade II:				1/12/33	12 Promenade Square	429758	455415
1/11/177	Old Swan Hotel	429743	455605	1/11/33	16 to 30 (even) Swan Road	429755	455466
1/11/194	12 Swan Road	429803	455624	1/12/120	1 to 4 Montpellier Gardens	429961	455353
1/11/174	27 & 29 Swan Road	429815	455544	1/12/130	The White Cottage	429924	455360
1/11/173	3 to 25 (odd) Swan Road	429840	455591	1/14/63	1 to 12 Cambridge Crescent	430127	455327
1/13/151	54 & 56 Parliament Street	430021	455504	1/14/64	Church of St. Peter	430197	455346
1/13/112	2 & 4 Kings Road & 58 Parliament Street	430010	455510	1/14/156	1 to 10 Prospect Crescent	430186	455288
1/12/152	7 Promenade Square	429725	455408	1/14/148	1 To 5 (odd) Parliament Street	430076	455303
1/12/153	8 & 9 Promenade Square	429735	455409	1/14/157	12 to 15 Prospect Place	430173	455188
1/12/155	11 Promenade Square	429751	455411	1/14/24	2 to 9 Prospect Place (hotel)	430195	455115
1/12/154	10 Promenade Square	429744	455410	1/14/181	United Reformed Church	430217	455055
1/12/10	Promenade Court Flats 1 to 4	429724	455395	1/14/184A	Wall & gateway, Belvedere House	430269	455023
1/12/175	31 Swan Road (The Old town Hall)	429809	455450	1/14/182	Public Library	430348	455093
				1/14/58	1 to 12 Roger's Almshouses	430398	454987
				1/14/171	63 to 81 (odd) Station Parade	430437	455147
				1/14/170	Jubilee Memorial	430381	455240
				1/14/110	24 & 26 James Street	430279	455262

1/14/133	Grand Opera House & 1 to 6 Garrick Building	430258	455469
1/14/134	Wesley Chapel	430151	455434
1/14/150	50 & 52 Parliament Street	430020	455491
1/14/149	32 Parliament Street (Westminster Arcade)	430058	455444
1/14/184	Belvedere House	430226	454999
1/16/158	11 & 13a & 13b Queen Parade	430824	455150
1/16/183	Harrogate Baptist Church	430555	455165
1/25/188	6 to 12 York Place	430416	454751
1/25/51	1 to 7 Albert Terrace	430428	454948
700-/25/ 10027	St Roberts Church Presbytery & Repository	430448	454915
1/26/192	29 & 29a York Place	430681	454929
1/12/77	Pavillion	429838	455448
1/12/82	Royal Baths	429969	455452
1/12/10036	4 Royal Parade (St Julien)	429858	455321

B: North East Residential area

Grade I:

7/3/23	Church of St. Mary	438437	456094
1/10/97	Church of St. Wilfred	429411	455556
2/1/42	Obelisk	431216	471269
2/1/1	Ripon Minster	431447	471128
6/4/67	Church of St. John the Baptist	446524	455525
16/2/24	Church of Saint Mary	451153	457928
17/4/2	Church of Saint Helen	447604	450381
2/1/23	Chapel of the Hospital of St. Mary Magdalene	431726	471779

Grade II*:

1/7/169	Grove House	430714	456295
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Grade II:

1/7/187	Royal Stables	430743	456404
1/7/113	Ex Church of St. Luke now flats	430328	456098
1/16/184	Odeon Cinema	430546	455256

C: The Duchy Estate (& the area north of Springfield Avenue)

Grade I:

1/10/97	Church of St. Wilfred	429411	455556
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Grade II*:

0

Grade II:

1/10/7	Irongate Bridge	428538	455548
1/13/10014	2 Spring Grove & 9 Springfield Avenue	430055	455840
1/10/6	Oakdale Bridge	428133	455135

D: High Harrogate (the "triangle")

Grade I:

0

Grade II*:

1/15/28	29 & 30 Regent Parade	430916	455859
1/18/1	Parish Church of Christchurch	431193	455415

Grade II:

1/15/163	10 10a 11 & 11a Regent Parade	430996	455721
1/15/162	9 Regent Parade	430998	455702
1/15/164	12 & 13 Regent Parade	430990	455731

1/15/26	15 Regent Parade	430985	455746	1/18/43	1 to 3 Church Square	431245	455485
1/15/27	17 to 19 regent Parade	430966	455768	1/18/67	11 & 12 Church Square	431335	455478
1/15/200	13a Regent Parade	430978	455721	1/17/21	23 Park Parade (The Old Parsonage)	431062	455500
1/16/136	50 North Park Road & 1&2 Park Parade	430993	455231	1/18/20	22 Park Parade	431064	455490
1/16/137	8 Park Parade	431008	455367	1/18/18	20 Park Parade	431051	455453
1/17/105	10 & 11 Granby Road	431503	455629	1/18/17	18 & 19 Park Parade	431045	455443
1/17/106	12 Granby Road	431451	455653	1/18/142	15 Park Parade	431034	455424
1/17/168	1 & 3 Silverfields Road	431483	455650	1/18/143	16 & 17 Park Parade	431038	455432
1/17/12	Granby Hotel	431379	455684	1/18/138	9 Park Parade	431016	455380
1/17/9	8 (Mansfield House) 9 (Mansfield Cottage) & 9a (Mews Co	431313	455504	1/18/141	13 Park Parade	431026	455417
1/17/65	7 Church Square	431297	455516	1/18/140	11 & 12 Park Parade	431022	455405
1/17/66	The Empress Hotel	431327	455490	1/18/139	10 Park Parade	431018	455392
1/17/11	County Hotel	431118	455777	1/17/			
1/17/96	29 to 31 Devonshire Place	431091	455774	10039	Spirit Safe at the County Hotel	431112	455788
1/17/95	28 Devonshire Place	431078	455775	700/0/			
1/17/25	1 Regent Parade	431039	455644	10044	35 Regent Parade	430896	455869
1/17/159	1a Regent Parade (Library House)	431034	455660	E: The Stray			
1/17/160	2 2a & 3 Regent Parade	431029	455668	Grade I:			
1/17/23	32 & 33 Park Parade	431062	455598	0			
1/17/22	31 Park Parade (Bilton House)	431058	455577	Grade II*:			
1/17/144	24 to 26 Park Parade	431067	455521	1/20/15	St. John's Well	431505	455359
1/17/145	27 & 28 Park Parade	431063	455541	1/27/35	Tewit Well	430618	454467
1/17/147	30 Park Parade	431063	455559	Grade II:			
1/18/68	15 to 20 Church Square	431273	455437	1/25/38	Stone Pillar	430274	454739
1/18/69	21 & 22 Church Square	431256	455461				

F: Cold Bath Road & Valley Gardens

Grade I:

0

Grade II*:

1/24/108	Church of St. Mary	429492	454746
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Grade II:

1/10/180	Magnesia Well Building	429448	455086
1/12/70	12 & 14 Cold Bath Road	429784	455119
1/12/71	22 & 24 Cold Bath Road	429759	455063
1/12/72	26 & 28 Cold Bath Road	429753	455045
1/12/179	Refreshment Kiosk	429592	455121
700-/24/			
10030	56a Cold bath Road	429557	454614
10031	60 Cold Bath Road	429577	454599
10032	Paris Pavillion, Cold Bath Road	429547	454600
10033	Washouse off Cold Bath Road	429535	454590

G: West End Park estate

Grade I:

0

Grade II*:

0

Grade II:

1/25/178	Trinity Methodist Church	430250	454505
700/0/			
10042	17 Park Drive	430316	454334

H: Leeds Road area (South of the Stray & west of the railway)

Grade I:

0

Grade II*:

0

Grade II:

1/27/31	36 & 38 Leeds Road	430500	454032
1/27/10000	St. Mark's Church	430559	454096

I: Oatlands Drive and Wheatlands Road East (south of the Stray & east of the railway)

Grade I:

0

Grade II*:

0

Grade II:

1/20/31	1 to 3 Slingsby Walk (Wedderburn House)	431542	455171
1/27/30	Constance Green Hall (was Oatlands)	431140	454721

