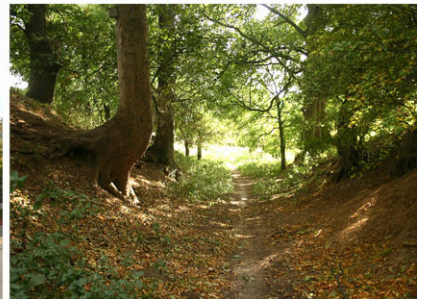


HUNSI NGORE

Conservation Area Character Appraisal



Working for you



Contents	Page
1. Introduction.....	1
Objectives	2
2. Planning policy framework	2
3 Historic development & archaeology.....	3
4 Location & landscape setting	4
5. Landscape character	6
6. The form & character of buildings	8
7. Character area analysis	12
Map 1: Historic development	13
Map 2: Conservation Area boundary	14
Map 3: Analysis & concepts	15
Map 4: Landscape analysis	16
 Appendix A:	
1 Management strategy.....	17
2 Monitoring & review.....	17
3 Maintaining quality	17
4 Conservation Area boundary review	17
5 The management of change	18
6 Opportunities for enhancement	18
7 Landscape Issues	20
 Checklist to manage change	22
 Appendix B: Public consultation	23
 Appendix C: Further reading	23

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

1 Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal has been adopted by Harrogate Borough Council, and forms an “evidence base” for the Local Development Framework (LDF). It is, therefore a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It will also form the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Hunsingore.
- 1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.
- 1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Hunsingore Conservation Area was originally designated in March 1994. This Appraisal aims to describe Hunsingore as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.
- 1.6 By identifying what makes Hunsingore special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and present character of the village. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing Hunsingore's special character.

Objectives

The principal objectives of the Appraisal are:

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

2 Planning policy framework

- 2.1 Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as Conservation Areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review Conservation Areas.
- 2.2 Government guidance on all development affecting Conservation Areas is set out in Planning Policy Statement 5 (PPS5). This advises local authorities to define the elements that make the special character or appearance of Conservation Areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.
- 2.3 In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the council will give considerable weight to the content of Conservation Area character appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether a proposal has an adverse affect on the character and appearance of the Conservation Area, and therefore, whether

it is contrary to saved Local Plan Policy HD3, which is the key policy for the control of development in Conservation Areas. The scope of Policy HD3 also covers development proposals outside Conservation Areas which would affect its setting or views into or out of it.

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

3 Historic development & archaeology

3.1 The meaning of the name Hunsingore is an “ofer or ridge of Hunsinge’s people”. In the Domesday Book of 1086 the village is recorded as Hulsingovre.

3.2 The medieval site of Hunsingore Hall (New House) at the south end of the village is a Scheduled Ancient Monument. It is reputedly the site of a castrum of the Templars and later a hall of the Goodricke family.



Mill Farm, with the knoll of the Scheduled Ancient Monument (right).

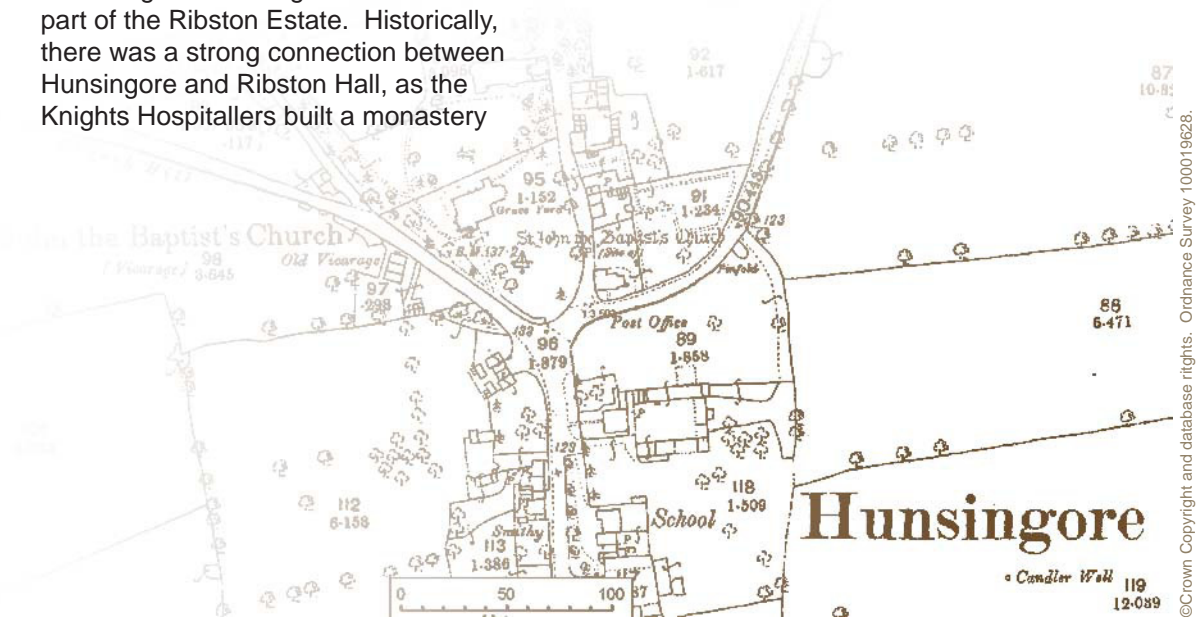
3.3 The Church of St. John the Baptist by Charles Kirk of Sleaford was built in 1867/8 for John Dent of Ribston Hall. St. John’s was built on the site of a previous church and the present lychgate is located against the mound of the old church. As a result, the design of the lychgate allows for a south-west route, instead of the more usual direct south-north one.



The Church of St. John the Baptist

3.4 The village of Hunsingore once formed part of the Ribston Estate. Historically, there was a strong connection between Hunsingore and Ribston Hall, as the Knights Hospitallers built a monastery

on the site where Ribston Hall now stands (in fact the chapel of the monastery is still there). The Abbot of this monastery had a house built for himself called New House on the mound at Hunsingore overlooking the river. Later, the Goodricke family, who owned Ribston Hall and the Estate for three hundred years, lived in the New House at Hunsingore as their main house. It is thought that Cromwell destroyed Ribston Hall and New House, probably after the battle of Marston Moor in 1644 in the reign of Charles I. Ribston Hall was rebuilt in 1674, but New House in Hunsingore was never rebuilt.



4 Location & landscape setting

4.1 The village of Hunsingore is situated on the banks of the River Nidd and is located 15 miles north west of Leeds, 14 miles west of York, four miles north of Wetherby and six and a half miles south east of Knaresborough. Neighbouring villages include Little Ribston and Cowthorpe.

4.2 The village stands on the rise of a hill sloping steeply to the west, and gently to the winding River Nidd to the south.



Creskeld Cottage on Church Hill.

The village lies south of Ox Moor Lane and there is no direct route through the village itself. Approaching from the east along Ox Moor Lane the buildings of the village, dominated by the spire of St. John's Church, are visible rising from the surrounding farmland. On the steeper

western approach from Church Hill the spire is seen over a group of mature trees, with a recent housing development in the foreground

4.3 The village developed in a linear form along Main Street, dominated at the north end on the highest site by the church. Most of the buildings are along Main Street, which slopes gently away to the south towards the River, degenerating into a farm track. There is another row of housing down the lane east of the churchyard, leading to the side of Hunsingore House. Its principal elevation faces north, away from the village.



Hunsingore House.

Buildings are generally set back from the street frontage behind hedges or stone walls and this, together with the large size of the plots, contributes to a feeling of spaciousness within the village.

4.4 The main street is flanked by a sprinkling of single and two storey houses and former farmsteads, interspersed by open spaces in the form of large gardens or open fields.



Manor Farm, enclosed by its boundary whilst the wide grass verges provide continuity.

There are a few recent developments in the Conservation Area, namely brick and pantile bungalows with dormers on the west side of Main Street. Whilst the style, form and design of these bungalows do not reflect local distinctiveness, their impact in the street scene has been reduced by their being set back from the street behind existing cobble boundary walls and dense hedges.

4.5 The boundaries give a sense of continuity and enclosure in an otherwise open, rural settlement. The continuity is strengthened by wide grass verges along much of the length of the Main Street, which also adds to the rural feel of the village. The shallow cutting formed by the road creates raised, grassed banks with cottages raised above the street level creating a gently varying roofline throughout the village. The boundary walls become retaining walls and the relative levels of the houses and green banks are an important part of the character of the village. The generous front gardens associated with the domestic



Main Street looking north.

properties serve to soften the built form and are attractive in the street scene, providing a source of colour and texture with the changing seasons.

- 4.6 Historically, a farming community, the built form of the farm houses, outbuildings, access routes and field patterns contribute to the unique character of the village. The strong link with the farming economy is maintained visually within the village where farmyards and farm buildings flank Main Street. Views from the Main Street into farmyards reveal interesting



Clock Farm.

agricultural architecture such as the principal barn at Clock Farm. Mill House Farm still has the remains of a gin gang (or wheel house) attached to its principal barn (the threshing barn).

- 4.7 Essentially linear in form, Main Street is the arterial road. The centre of the village remains strongly linked to its historical rural surroundings, with open land cutting into



Gin Gang at Mill House.

the core and abutting the street and the south end of the village giving way to the floodplains of the River Nidd. The green gaps and spaces between buildings allow views out to the countryside and provide important links between the village and its surroundings. Most expansion has occurred at the north end of the village along Church Hill, Back Lane and Ox Moor Lane.

5. Landscape character

- 5.1 This section describes the character of the landscape in and around Hunsingore. It identifies key landscape characteristics which make the village distinctive. The landscape around Hunsingore is sensitive to change from development and intensive farming practices. Such changes need to be carefully managed.
- 5.2 Hunsingore is situated to the east of the A1(M) corridor, set in a large-scale, slightly undulating landscape consisting of large fields and several large blocks of woodland creating a partially enclosed character. The wider landscape is complex with villages, scattered farmsteads, roads, the motorway, a golf course and industry. This landscape also accommodates two country estates, namely Allerton Park and Ribston Park.

Key Views

- 5.3 A significant local focal point within the village, visible from both the north and south, is the Church of St. John the Baptist, set on a knoll, which may suggest evidence of an early settlement on the site. The dominance of the spire is a landmark in the surrounding countryside and there are views westwards from the churchyard.
- 5.4 Two key vistas within Hunsingore are northwards along Main Street terminating in the lychgate to the church and southwards from the lychgate and Main Street to the fields beyond the River Nidd.



The lychgate at the north end of Main Street.

- 5.5 Views into and out of the village are terminated by gentle bends in the road, the topography of the settlement and the boundary measures. Within the village properties are set back with front gardens which add to the quality of the views within the village itself - as does the presence of garden trees, shrubs and wide verges.
- 5.6 Views of traditional brick built outbuildings, farmsteads and open countryside beyond, can be glimpsed through gaps and spaces between buildings. These views serve to connect the village with its surrounding landscape and agricultural heritage, adding to the rurality of its setting.

Significant Field Boundaries

- 5.7 Field patterns are organised but, generally, remnants of older field systems have been lost following the amalgamation of smaller fields. But the fields surrounding the village are important to the landscape setting of the village, providing physical and visual connectivity to the countryside.

- 5.8 Many hedgerows have gone, but those that remain are likely to be of botanical, as well as historic and landscape, interest. So, it is important to preserve and enhance them.
- 5.9 Within the village are dense hedges, worthy of retention, some serving to obscure the non-vernacular houses behind.

Landmark Trees & Woodland

- 5.10 There are a few individual trees and hedges along field boundaries. However, several large deciduous woodland blocks, clumps and mixed plantations give the landscape surrounding the village a well-wooded appearance. This consistent scattering of woodland clumps and trees maintains balance across a simple landscape of large grassland and arable fields. Individual trees, such as the mature trees on the land fronting the Old School and the trees in the churchyard, are particularly significant and contribute positively to the village's character.

Geology

- 5.11 The settlement is built on Sherwood sandstone solid geology overlain with sandy till drift, silt and clay geology. The soils are generally deep, fine loamy, slowly-permeable brown soils.

Strategic Pedestrian Routes

5.12 A few public rights of way give reasonable access and connectivity between the village and the surrounding countryside, specifically: a bridlepath extends north westwards towards Whixley from Ox Moor Lane and joins Scate Moor Lane; a footpath extends to the north west over Westfield Bridge, crosses Whixley Lane and reaches the Great North Road near Desmesne Dyke (this footpath also extends southwards down the village street, crosses the River Nidd and links Hunsingore with Cowthorpe and beyond). Bitmac footways are laid along the west side of Main Street running up to concrete kerbs which, unfortunately, tend to detract from the appearance of the village.



Clock Farm wall is composed of various natural and reused materials.



Clock Farm wall by Main Street entrance - cobble construction with flat coping stones.

Boundary Walls

5.13 Walls are a particularly important feature of the village and are built of a variety of materials, including, cobbled walls with brick lacing courses, coursed stone, rubble stone and to a lesser degree, brick with stone copings. The walls are either simple high walls to farmyards, lower garden walls and retaining walls. Some walls are ornamented with railings, specifically at School House and bordering the churchyard to the west. This network of boundaries adds to the sense of enclosure and forms strong visual ties throughout the village, which are integral to the character of the Conservation Area.

Grass Verges

5.14 Along the length of Main Street well-maintained grass verges follow the building line on the east side. At some points, where the road creates a shallow cutting, these verges become raised above the road level. The verges serve to soften the built form and are an important visual feature, contributing to the rural character of the village.

Wildlife

5.15 In the vicinity there is a Site of Interest for Nature Conservation (SINC) at Syke Dike Willows, which comprises marshy grassland. Several springs and ponds are scattered in the area.

5.16 In addition to this locally designated site, the grass verges, trees, woodland and the River Nidd are all significant contributors to the wildlife value of the village and the wider landscape character.

6. The form & character of buildings

- 6.1 There are five buildings or structures in Hunsingore that are included on the Statutory List of Buildings of Special Architectural or Historic Interest, all are Grade II:

**Church of St. John the Baptist,
Church Street**

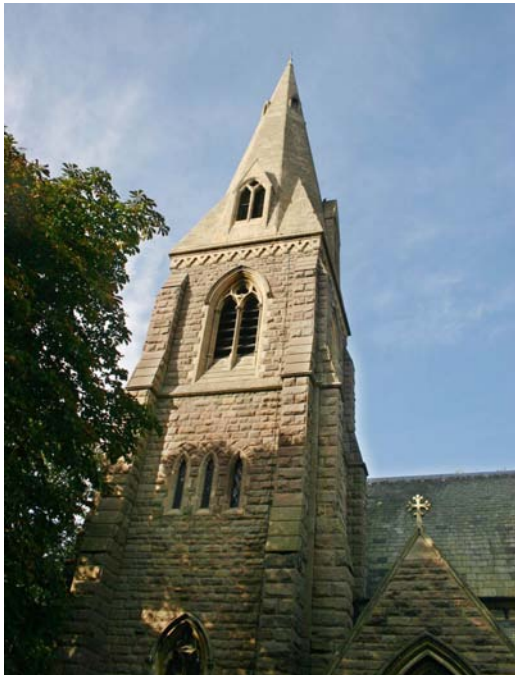
**Lychgate to Church of St. John
the Baptist**

The Cornmill, Main Street

Rose Cottage, Main Street

**Pigeon House (dovecote),
Main Street**

- 6.2 The Church of St. John the Baptist was built in 1867-68 by Charles Kirk of



Sleaford for John Dent of Ribston Hall. It is constructed of pink sandstone and ashlar with a Westmorland slate roof. The church exhibits fourteenth century Gothic style four-bay nave with north and south aisles. The tower, which is at the west end of the south aisle, is of three stages. It has a tall broach spire with lucarnes. The church has a two-bay choir stall and an apsidal chancel with off-set flat buttresses. The south porch has a hood-mould with head stops (thought to represent Queen Victoria and John Dent), and the main door has fine wrought-iron strap hinges. The internal fittings are original throughout.



- 6.3 The Lychgate is contemporary with the church and is thought to have been constructed by Charles Kirk. It is constructed of pink sandstone and ashlar with a steeply-pitched slate roof and ashlar copings. Square in plan and open-sided, it

is Gothic in style with a double-chamfered arch to each side and diagonal buttresses. The interior displays a groined vault and there is a stone bench on the north side. The wrought iron single leaf gate is approximately 1.2m high with pointed bars, short dog-bars and bands of scroll ornament. The church was rebuilt in 1867 and the lychgate is built against a mound of the earlier church. Its design therefore allows for passage through the south and west sides of the structure instead of the usual direct route through south and north.

- 6.4 The former water corn mill, which is positioned on the north bank of the River Nidd, was converted to a house in 1975. Dated 1809, the mill is constructed of coursed squared limestone and gritstone with a Westmorland slate roof, shaped kneelers and copings. The building is two storeys in height with an attic. The north facing gabled front has a twentieth century door to the right of centre, flanked by square twentieth century windows with large plain lintels and two square twentieth century windows above. The projecting stringcourse band linking the eaves of the side walls gives the appearance of a large triangular pediment. There is a circular window in a plain stone surround below a date plaque in the gable. The left bay of this façade is obscured by a single storey extension. To the right is an external stone stair to the first floor. The entrance to the wheel-house is at the rear and contains an under-shot wheel and other nineteenth century fittings. Internally, the main roof timbers and wheel-shaft are intact.



The Old Corn Mill

6.5 Rose Cottage dates back to 1627 (and its brick extension to the mid nineteenth century). It is constructed of coursed limestone rubble and brown brick in English bond. It has a blue slate roof. Built on a T-shaped plan, the one and a half storey cottage comprises a two-bay stone range on the left, which is gable end on to the street, and a two storey, two-bay brick addition to the right. The stone range has a central three-light, 24 pane side-sliding sash window under a stone lintel inscribed 'HG 1672'. Above this opening are two two-light side-sliding sashes with plain lintels of 12 panes to the left and four panes to the right. The brick range has a twentieth century part-glazed door with



Rose Cottage

gabled hood. It has a 12 pane segmental-headed sash window to the right, with a smaller nine pane sash above. Internally, the stone range contains timbering in the north gable, side walls and central cross-wall. The upper floor is supported on a spine beam. In the front room is a large open fireplace, though this has been substantially rebuilt.

6.6 The Pigeon House (dovecote) dates back to the late eighteenth century. It is built of red brick in random bond on a rubble foundation and has a stone slate roof with dentilled and corniced eaves. Square in plan, it has a central stable door in wooden frame on the south side and a small rectangular opening in the end facing gable. There is a small louvre in the centre of the roof.



The Pigeon House, off Main Street, sits in a meadow containing the suggestion of possible footings of many, long since demolished, buildings.

6.7 Additionally, there is a Scheduled Ancient Monument, the site of a medieval Hall (New House) sited on a raised river terrace overlooking the Nidd at the southern end of the village. The monument occupies a knoll, its south and west sides formed by the natural lie of the land, the east side formed by a deep holloway and bounded on the north by the track to the Old Corn



From the bottom of the holloway a terrace edge by the River Nidd can clearly be seen.

Mill. The knoll is steep sided with a flat top measuring 80m east to west by 60m north to south. The foundations of the medieval Hall survive as a sub-rectangular shaped earthwork up to 1.5m high in the centre of the site. To the south of the Hall's foundations, terraces (the remains of the formal gardens) may be seen. There are further earthwork remains of ancillary buildings throughout the site.

6.8 The Hall is thought to have been built on the site of an earlier defensive earthwork or motte commanding the river crossing in ancient times although little is known of the early history of the monument. The manor of Hunsingore was granted to the Knights Templar preceptory at nearby Ribston in 1217 and it may be that the earliest defensive site was a castrum of the order.

6.9 After the dissolution of the preceptory in 1536 the manor was granted to Henry Goodricke. It was some time after the 1540s that the Goodricke family home was built on the site, probably utilising existing buildings. However, the Hall did not last long and it is thought that it was destroyed during the Civil War in the 1640s.

- 6.10 Fortified houses were residences belonging to some of the richest and most powerful members of society. Their design reflects a combination of domestic and military elements. In some instances, the fortifications may be cosmetic additions to an otherwise conventional high status dwelling, giving a military aspect whilst remaining practically indefensible. They are associated with individuals or families of high status and their ostentatious architecture reflects a high level of expenditure. The nature of the fortification varies, but may include moats, curtain walls, a gatehouse and other towers, gunports and crenellated parapets.
- 6.11 Their buildings normally include a hall used as a communal space for domestic and administrative purpose, kitchens, service and storage areas. In later houses the owners had separate private living apartments, these often receiving particular architectural emphasis. In common with castles, some fortified houses had outer courts beyond the main defences in which stables, brew houses, granaries and barns were located.
- 6.12 Significant buried archaeological remains of the medieval fortified house, and of earlier occupation in the village, will be preserved. Consequently, the monument offers potential for the study of medieval life and changes in domestic arrangements over time.
- 6.13 As well as the listed buildings, there are a number of unlisted buildings which make a positive contribution to the character and appearance of the Conservation Area

and are of particular local interest. They were identified during the public workshop and, as recommended in PPG15, are recorded on the Concept Map. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension. One of the more imposing houses worthy of note is the farmhouse associated with Clock Farm, which has a Georgian façade set back from the street with pedimented central doorway and panelled door with a fanlight, sixteen-paned sash windows, eaves dentil coursing and camber-topped dormers with lead cheeks.

- 6.14 The key characteristics of the local architectural style are:

General Form

- 6.15 There is a range of historic building types in Hunsingore comprising the Church, The Old Schoolhouse, Hunsingore House, single and two storey detached and semi-detached dwellings, and agricultural buildings such as barns, stables and a



The Old Schoolhouse, Main Street

Pigeon House. This heterogeneity in building types and styles characterises the village as does the low density, well spaced housing interspersed with open fields and green spaces, which serves to give the village a spacious, rural character.

Materials

- 6.16 In the Conservation Area the local walling materials are red brick or limestone, with one or two examples of render, adding variation in colour and texture to the streetscene. Slates are the predominant roofing material but there is also evidence of pantiles, mainly on the agricultural buildings.

Architectural Detailing

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



Brickwork detailing on the Post Office, Main Street

Roof Detailing

- 6.18 The majority of houses have gabled roofs and plain close verges or parapet gables with shaped stone kneelers. As exceptions, the Old Smithy Cottage on

Main Street and the Old Schoolhouse opposite are steeply pitched double gabled-fronted buildings and the Old Schoolhouse has overhanging eaves and decorative bargeboards. Most buildings have brick chimney stacks situated at the ridge, built within the thickness of the external wall and not expressed on the gable wall.

Windows

6.19 Windows on street frontages are usually white-painted, small paned Yorkshire sliding sashes or vertical sliding sashes with flat brick arches or stone voussoirs



Yorkshire (horizontal) sliding sashes on Jasmine Cottage, Main Street.

and stone sills. The stone buildings tend to have stone lintels and sills. Most mid to late twentieth century windows are side-hinged casement windows.

6.20 Unfortunately, the character of some houses has been eroded by inappropriate refenestration. Some of the traditional types of window have been replaced by PVCu windows. These alterations have a detrimental impact on the character and appearance of the building, and of the village, and consideration should be given to installing traditional timber windows of appropriate design and detail.

7. Character area analysis

The Church & its Environs

7.1 The Church of St. John the Baptist dominates the village and the surrounding landscape. Situated at the northern end of the village, the church and its churchyard are surrounded by houses, cottages and mature trees, giving a strong sense of enclosure. Approaching the village from the north west, the road rises gently and the high stone walls, together with the canopies of mature trees, create a sense of intrigue, limiting views into the centre of the village and giving a strong sense of enclosure at this north west end.



Back Lane.

7.2 Back Lane is very narrow and bordered by the high coursed stone wall and dense hedging of Hunsingore House on the east side and dense twentieth century housing on the west side. Similarly, approaching the village from the north east, the gently curving road, flanked by tall dense hedges, creates a sense of enclosure in contrast to the wide, open Main Street at the village centre. On the north east side of the churchyard, cottages line the semi-private lane up to the rear entrance of Hunsingore House.

The Floodplains

7.3 At the south end of the village, the village street slopes away towards the River Nidd and terminates in a farm track. There is also a 'green corridor', known as Mill Bank footpath, providing direct access to the river. The bends in the track, coupled with hedgerows and the rising land of the site of the former Hall, restricts views down to the river but rather focuses views



Mill Bank footpath in the holloway leading to the river.

firstly towards the farmstead of Mill House Farm and then latterly the Old Corn Mill and its barn. This part of the village is characterised by the open floodplains of the River Nidd and intermittent hedgerows. The south side of the river is lined with mature trees.

Main Street & the Village Centre

7.4 Main Street forms the backbone of the village and remains central to the character and appearance of the present Conservation Area. Historically, this area encompassed the village shop and post office, the joiner's shop, the public house, the school, access to the church and,

further down Main Street, the Reading Room. Today some of these services no longer exist: the public house has been closed for over 50 years and is currently a dwelling and the former school is now offices. However, this area, demarcated by the junction of three roads, arguably constitutes the physical and active centre of the village.

7.5 The driveways, passageways and spaces between buildings along Main Street give intriguing views into the open countryside beyond and soften the built form, adding to the village's rurality. In addition, there are other privately owned green spaces and fields within and surrounding the Conservation Area which make a special contribution to its rural qualities, forming the transition between the built form and open countryside.



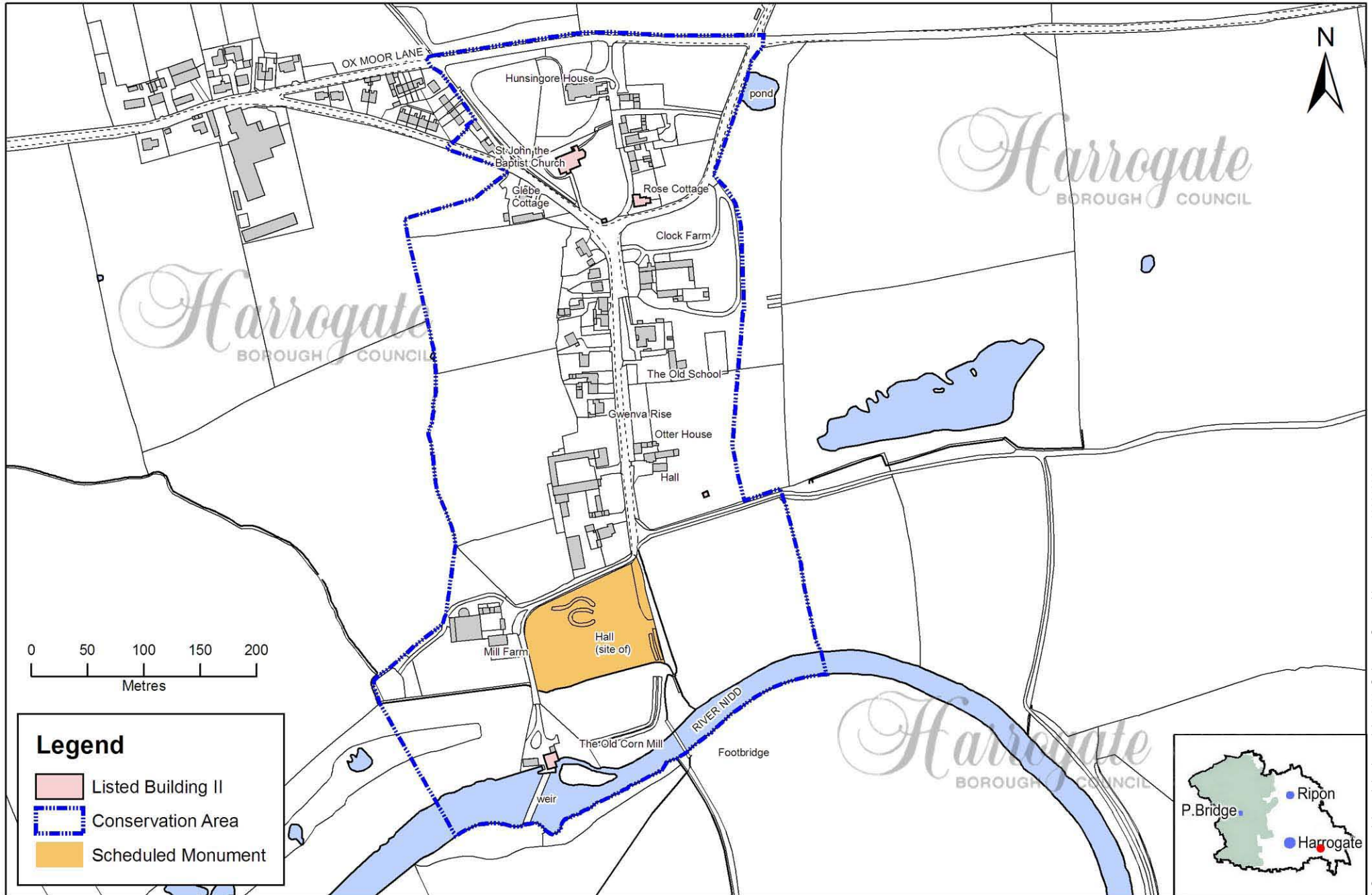
Track off Main Street by the side of the Post Office.

Map 1: Historical development of Hunsingore



© Crown copyright and database right 2011. Ordnance Survey Licence number 100019628.

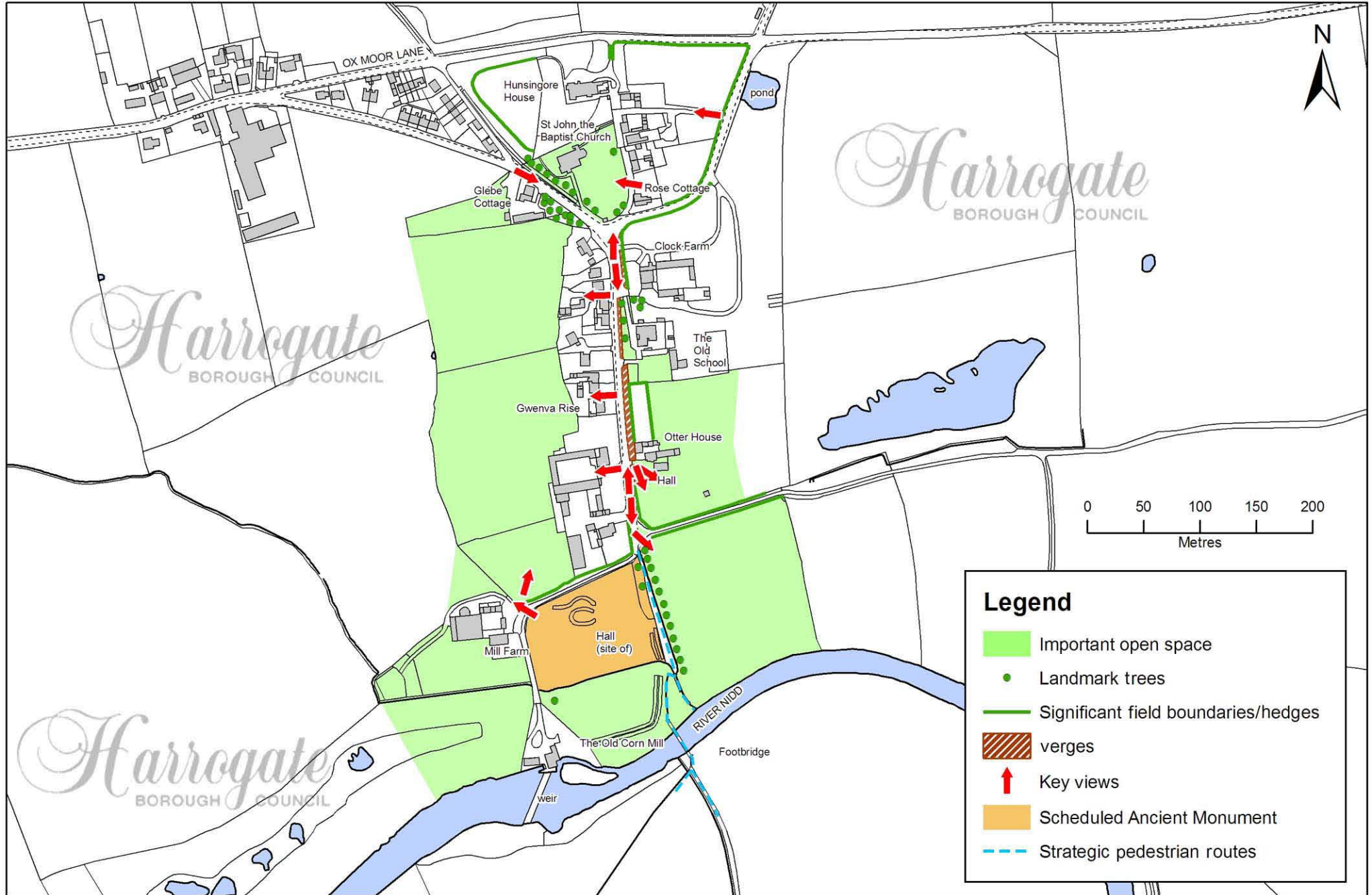
Map 2: Hunsingore Conservation Area boundary



Map 3: Analysis & concepts



Map 4: Landscape analysis



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

Although Hunsingore is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aim is to: (a) explore whether there are any buildings or areas, which are at odds with or spoil the character of the Conservation Area and (b) 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 Hunsingore has been re-evaluated as part of the process of preparing the character appraisal and this contributes to the overall review.

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

3. Maintaining quality

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

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

4. Conservation Area boundary review

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

At the workshop, residents proposed extending the Conservation Area boundary to include the pond to the east of the existing Conservation Area. This pond is fed from an old well and it attracts wildfowl. However, it is not a historic pond, rather it was created about 15 years ago. It does not therefore relate to the historic settlement layout. On this basis it is not considered appropriate to extend the Conservation Area boundary to include the pond as it does not have intrinsic architectural or historic interest or merit. With regard to the nature conservation interest of this pond,

there may be potential to explore its interest and value, but this is not the purpose of the Conservation Area designation, which seeks to preserve and enhance built heritage. For these reasons, inclusion of this pond was not supported.

5. The management of change

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

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

6. Opportunities for enhancement

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

- Reinstall windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground.
- Replace items of street furniture and lighting with ones of more appropriate design.
- Trees which make a particular contribution to the Conservation Area should be protected by Tree Preservation Orders (trees in Conservation Areas have a degree of protection).
- Management of existing trees.
- Repair and maintain boundary walls.
- Redevelop the post-war village hall building (right).



- Repair the water trough along Back Lane.

Existing buildings

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

Design Guidance

Additional design guidance, which is more specific to Hunsingore, 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.

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 legal rights to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions can be designed to be specific to particular types of development relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of development within the scope of planning control. Article 4 Directions are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

Reinstatement of Architectural Detail

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

Grant Schemes

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

Quality Erosion & Loss of Architectural Detail

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

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

Roof Alterations & Extensions

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

Gardens & Front Boundary Treatments

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

Telecommunications Equipment, Satellite & Cable Dishes

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

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

Floorscape

It is unlikely that in past times street surfaces in Hunsingore were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. In parts of the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

Important Trees

The existing mature trees in the Conservation Area, add to its charm and character. The loss, for example, of trees on the lawn fronting the Old School, or in the churchyard, would significantly erode the character. In accordance with the council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, trees and shrubs should be preserved and repaired through managed planting and maintenance.

In considering both of these areas, guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.

Street Furniture

The design and appearance of street furniture in the village can add to street clutter and needs to be carefully considered in order to visually enhance the character and appearance of the area.

New Development

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

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the appraisal. The council will encourage new development that complements the 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

Commercial activity can provide a focus for the community and contribute to the character of the village. The village is fortunate to have some services such as the village hall and church. It is important to retain an element of employment use in the village, such as the offices located in the Old School, to retain its character as a working, rather than a dormitory, village. Maintaining the village hall provides a focus for community activity. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and local services.

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 backcloth is important and needs careful management as a setting for the special elements.

7. Landscape issues

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

Tree Planting

New structure planting at the edge of the village will help to integrate existing development and provide improved setting in those areas where buildings are out of character. Care should be taken not to isolate the village from its surroundings taking account of characteristic patterns of tree and woodland cover.

Village Edges

Backland development in Hunsingore would have an impact on its settings and linear character and modern development can be a discordant element where it doesn't respect the vernacular. For these reasons, backland development in this linear village should be discouraged. New development should be appropriate to the settlement pattern and in keeping with the local vernacular. Change of use of fields to garden should be avoided as this can impact upon the characteristic field pattern important to the historic setting of the village.

Footpaths

Whilst there are a number of footpaths in the vicinity of the village, there are very few circular walks and limited access to the River Nidd. Ways of improving the footpath network around the village should be examined

along with improving linkages across the landscape. The condition of the existing footpath network in the area should be investigated and maintained.

Wildlife & Nature Conservation

Wetland habitats are important to the area and their continued management is important to the landscape character. Opportunities to create additional wetland habitats along the Nidd corridor would benefit wildlife links and contribute to the distinctive nature of the river. Possibilities for the creation of wildlife corridors should be explored, particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village.

Checklist to manage change

In managing change in the Conservation Area, regard should be paid to the following:

- Development should not impinge on the linear form and character of Hunsingore.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- Development should not impact upon tree cover.
- In general, new buildings should follow the established building line, with frontage properties set back from the road edge by front gardens enclosed by walls and hedges.
- New development should not adversely impact on the historic skyline.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage, street furniture and road markings.
- Repair and retention of boundary walling.
- Positive management of traditional field boundaries.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Thursday 1 October 2009. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a leaflet.

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

The main activity was a walkabout which involved dividing into groups to walk around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Hunsingore special to them. On return to the village hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

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

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

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

Local involvement is an essential aspect of the consultation process and local residents are encouraged to comment on the draft documents. The draft document was subject to public consultation between 17 May and 28 June 2011. Comments have been considered, appropriate revisions were made and the Conservation Area Appraisal was adopted by the Cabinet Member for Planning, Transport and Economic Development on 21 September 2011 and published on the council's website.

Appendix C

Further reading

Hainsworth, L.M. (Ed.) (1995) 'By The River, Memories of the Yorkshire Villages of Hunsingore, Cattal, Cowthorpe and Walshford', pub. Hunsingore, Wetherby: West Yorkshire.

