

# KIRK DEIGHTON

## Conservation Area Character Appraisal



Working for you

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# 1. Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities, which warrant the designation of a Conservation Area. This Appraisal has been adopted by Harrogate Borough Council and forms an evidence base for the Local Development Framework (LDF). It is, therefore, a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It can also form the basis for a subsequent Management Strategy, which will contain issues, proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. It provides a useful source of information for property owners, agents, applicants and members of the public who live or work in the village of Kirk Deighton.
- 1.3 The main function of the Conservation Area Appraisal is to enable Harrogate Borough Council and the community to relate planning proposals to the Conservation Area. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether a proposals would be acceptable or appropriate.
- 1.4 Defining the character of an area is not a straightforward exercise and it is impossible to reach a truly objective view. The statement of character and appearance in this Appraisal is based on various detailed methods of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between built and open spaces. Although an Appraisal aims to be comprehensive, the omission of a particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Kirk Deighton Conservation Area was originally designated in 1979. Following a review of the conservation area in 1991/2, the boundary remained unchanged but at the latest review and public consultation the boundary was amended on the 15th October 2008. This Appraisal aims to describe Kirk Deighton 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 Kirk Deighton special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and present character of the village. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

# Objectives

The principal objectives of the Appraisal are:

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

## 2. Planning policy context

- 2.1 Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.
- 2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 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 for 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 content of these appraisals will be an important factor in deciding whether a proposal has an adverse effect on the character and appearance of the Conservation Area, and therefore, whether it is contrary to 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, the area.

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



### 3. Historic development & archaeology

3.1 The name Kirk Deighton derives from kirk meaning church and the Old English word dic-tun meaning a tun (homestead or village) by a ditch or dike or surrounded by a moat. The village of Diston is recorded in the Domesday Book of 1086. At this time it is recorded that in Diston a pre-Conquest land holder named Merlesuan had 12 carucates of land for geld. There was land for 6 ploughs, and at the date of the survey Ralph Pagenal, or Paynel, had it. A church was there and pasturable wood (land) half (a league) in breadth. In the time of Edward the Confessor it was worth 60 shillings.

3.2 The Church of All Saints is of Norman origin, dating from 1160-1170. It comprises a chancel, with vestry and chapel on the north side; an aisled and clerestoried nave of three bays, with south porch and western tower with spire. Restorations were carried out in 1849 and 1875, the latter by W. Perkin and Son for the Rev. JW Geldart. The burial ground was extended in 1900 on land donated by the Rev. Canon Geldart, entry to which is marked by the Lich Gate. The rectory would have been in the patronage of the manorial lord and its advowson descending with the successive ownerships.



## 4. Location & setting

4.1 Kirk Deighton lies within undulating countryside situated between the valley landscapes of the River Nidd and the River Crimple south of Knaresborough. The village is situated on a bed of Magnesian limestone to the north of Wetherby. It is on the south face of a hill, which slopes gently to the east and more steeply to the north and west. The village is surrounded by farmland, with the A1 running parallel to the east and the town of Wetherby immediately to the south. The village is located at the junction of Mark Lane and Main Street, the latter being the Wetherby-Knaresborough Road, which curves north to south through the village.

4.2 Kirk Deighton is dominated at the north end by the Church of All Saints, situated at the highest point of the village, and the spire is a prominent landmark in the surrounding countryside, visible from numerous vantage points within and approaching the village at varying distances. The village has a linear layout with the majority of the buildings on the west side of Main Street, which rises gently uphill to the church.



The Church of All Saints dominates the landscape.

4.3 Essentially linear in form, the Main Street is the arterial road, off which Marks Lane runs east to join the old A1 and Old Lime Kiln Lane runs to the west and eventually turns into an unmade farm track. Similarly, at the southern end of the village Ashdale Lane, which becomes an unmade farm track, runs south west from Main Street.

4.4 The centre of the village remains strongly linked to its historical rural surroundings, with open land cutting into the core at Crimple View and Lilac Farm. These links are vital to illustrate Kirk Deighton's historic origins. The green gaps and spaces between buildings allow views out to the countryside and provide important links between the village and its surroundings.

4.5 The east side of the south end of Main Street is characterised by a row of stepped two-storey terraced houses while the houses on the west side are predominantly semi-detached or detached. Houses generally present the roof slope and eaves, rather than the gable, to the street. The terraces on the east side are sited on the street frontage whilst those to the west side are set back with gardens behind boundary walls. In a few instances where the properties are raised above street level, the boundary walls become retaining walls. The relative levels of the houses and green banks are an important part of the character of this part of the village.

4.6 Approaching the village from the north, the curve of the road and the high stone walls, together with the canopies of mature trees on either side of the road, create a sense



Green banks alongside Main Street are an important feature.

of intrigue, limiting views down the main village street and giving a stronger sense of enclosure at this north end compared with elsewhere in the village.

4.7 Close proximity to Wetherby has resulted in most expansion occurring in this direction. There are also some new houses along Lime Kiln Lane to the east and Ashdale Lane to the west (outside the Conservation Area).



The Church and its churchyard provide a focus for the village.

4.8 As noted above the layout of Kirk Deighton is linear, and the main street forms the backbone of the village and remains central to the character and appearance of the present Conservation Area. This layout has not allowed for any quiet pedestrian area or amenity open space to serve as an obvious 'centre', although the church and its churchyard do provide visual focus. The grave yard around the church is equally important and gives a suitable setting to this fine building. The garden of Kirk Deighton Hall contributes to the open space and augments the wealth of trees around the church.



The garden of Kirk Deighton Hall.

4.9 Both sides of Main Street are lined with houses, although each side has a different layout and appearance with the west side being more densely built-up. The continuous frontages of the built form - comprising informal groups of houses, terraces and cottages and former and existing agricultural buildings - gives the appearance of a relatively high density,



Houses on Main Street.

particularly on the west side. However, many properties have large rear gardens and driveways, passageways and spaces between buildings giving intriguing views into the open countryside beyond from the main street. These gaps and spaces serve to soften the built form and add to the village's rural appearance. 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, aiding the transition from the built form to the open countryside beyond. These green areas are integral to the character of the Conservation Area. Throughout much of the year the surrounding landscape is occupied by grazing sheep and cattle. In the spring and early summer, the area is enlivened by the sound of lambs and ewes and cows and calves calling to each other.

4.10 The village is mainly residential in character and historic building types are mainly confined to larger detached houses such as Beech House and more modest houses

and cottages such as Hill Crest and Holly Cottage. Rows of terraced houses are particularly characteristic of the village, namely St Mark's Terrace and Park View. Additionally, there are several former agricultural buildings which have been converted into houses, such as The Old Granary and The Barn to the rear of Kirk Deighton House. Non-residential buildings include the public house, the church and the community centre - the latter is outside of the current Conservation Area. Modern infill development is mainly residential, for example, Kirkwood and Thornfield, which are not reflective of vernacular architecture. However, due to the stone boundary wall and the significant change in levels, these properties are reasonably unobtrusive. Other buildings are still in active agricultural use, mainly the barns of St. Marks Farm including modern agricultural sheds, partially screened by high stone walls bordering the Main Street. Residential development at the edges of the village, such as the properties along Old Lime Kiln Lane, Scritan Lane, Wetherby Road and Garth End off Ashdale Lane, are not characteristic of the locally distinctive properties that form the historic core of the village.

4.11 Kirk Deighton is primarily a residential village that is at risk of becoming engulfed by development on the edge of the expanding market town of Wetherby. This would lead to Kirk Deighton becoming a sub-area of the town rather than an independent village settlement.



- 4.12 Although agriculture now has less importance as a primary activity, the village once accommodated a few working farms and the survival of the farm buildings, around a working farmyard, is important in maintaining the rural qualities of the village. St. Marks Farm still operates from the centre of the Conservation Area and provides a valuable link to the rural setting, as does Church Farm on the periphery. Another former farm group around the Old Granary is less easily recognised as such because the original buildings have been converted and new buildings have intruded into the original layout.
- 4.13 The majority of properties in the village are set back from the road by small front gardens that are enclosed by walls, hedges and railings. These front gardens serve to soften the predominantly stone built form and are attractive in the street scene, providing a source of colour and texture with the changing seasons.
- 4.14 The buildings are linked by a network of walls and hedges, which add to the sense of enclosure and form strong visual ties throughout the village. The stone walls vary in type and style providing a rich variety - the various coping stones are of particular note.

## 5. Landscape analysis

- 5.1 The landscape in and around Kirk Deighton has a distinct character. The gently rolling landform and open nature of the landscape combined with uniform land use in random, large fields have resulted in a landscape which is sensitive to change from inappropriate development.

### Key Views

- 5.2 Due to the layout and topography of the village and the nature of the gently curving road that runs through it, views tend to be 'contained' within the village instead of leading down the long vanishing perspective of a straight road. From the church



Main Street curves throughout the settlement enclosing views.

yard there are views of the village, of the farmland to the west and of Wetherby to the south. Views of the surrounding countryside open up along the roads out of the village. The undulating landform is scattered with various blocks of woodland that interrupt views across an otherwise open landscape.

### Significant Field Boundaries

- 5.3 The village is surrounded by fields that are large to accommodate modern and intensive farming practices for cereal production plus some improved grassland for grazing. The amalgamation of smaller fields to create these large fields has led to the removal of hedgerow field boundaries and trees. The fragmented hedging is interspersed with hedgerow trees. These individual trees within hedge boundaries and scattered across the fields add depth and wooded cover to the setting of the village. The field boundaries are important to the landscape setting of the village and are a valuable resource in providing physical and visual connectivity to the countryside.

### Prominent Woodland and Landmark Trees

- 5.4 The presence of trees and blocks of woodland in and around the settlement gives the village an immediate semi-rural appeal.



Mature trees on the northern approach to the village.

- 5.5 Mature trees feature strongly within the village and are very important to its character. The mature trees that line the approach into the village from the north create an intriguing green gateway as the road curves round. Then approaching the church, there are some significant groups of trees. There is a wooded area on the north side of the church and a belt of mature trees in the churchyard, which border the Main Street. The prominence of these trees at the top of the hill is heightened by the topography of the village. Another important belt of trees is that which line the rear of properties in the south western corner of the village, namely The Spinney, The Old Granary and the Barn. These trees are a particular feature, visible from numerous parts of the village and integral to its character. Individual native field boundary trees and hedgerow trees such as Oak, Ash and

Field Maple that punctuate the landscape and field boundaries in the surrounding area complement tree cover within the village.



Main Street has regular traffic travelling to and from Wetherby...

## Strategic Pedestrian Routes

5.6 Public footpaths, bridleways and routes through the village provide links and connectivity between the village and the countryside but this network is not extensive and some routes are unkempt and overgrown. Pedestrian movement across the village street is restricted by the regular flow of vehicular traffic along the Main Street to and from Wetherby. This conflict with moving vehicles and parked cars, which line both sides of Main Street, detrimentally affects pedestrian enjoyment of the village.



... and parked cars affect the appearance of the village.



## 6. The form & character of buildings

6.1 There are four buildings or structures in Kirk Deighton village that are included on the Statutory List of Buildings of Special Architectural or Historic Interest:

- **Church of All Saints, Main Street (east side) .....Grade I**
- **Sundial, Church Yard, Main Street (east side) .....Grade II**
- **Gate Piers, Churchyard, Main Street (east side) .....Grade II**
- **Kirk Deighton Hall, Mark Lane (north side).....Grade II**

6.2 The Church of All Saints dates from the early to mid-fifteenth century with twelfth century remains and was restored in



1849 and 1875 by w. Perkin and Son for the Reverend J.W. Geldart. It is built of coursed squared limestone with a lead and graduated stone slate roof. The west tower has a battlemented parapet, gargoyles, plain pinnacles and an octagonal spire with a weather-vane.

6.3 The sundial, which dates from about 1772, is sited in the churchyard approximately 15 metres south of the church. It stands at 1.5 metres high and has a gritstone base and a limestone baluster shaft octagonal bronze gnomon. The dial has the names of countries and cities cut on it, indicating the time in those places.

6.4 The pair of gate piers punctuate the boundary wall approximately 3 metres south of the gateway to the churchyard and provide access from the Rectory, which is now Kirk Deighton Hall, to the village Main Street and pathway to the church. The ashlar piers date from the mid-eighteenth century and are about 2 metres in height.



Kirk Deighton Hall.

6.5 Kirk Deighton Hall, formerly the Rectory, is a private house. It was built in the latter part of the 18<sup>th</sup> century with mid-nineteenth century alterations, including the addition of a third storey. It is built of coursed limestone and gritstone with a purple slate hipped roof. The central glazed double doors are under a closed porch with Tuscan columns, a deep entablature and cornice.

6.6 In addition, there are a number of unlisted historic buildings, which make a *positive* contribution to the character and appearance of the conservation area and are of particular interest locally. These buildings have been identified during the public consultation are recorded on the concept map. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.7 The majority of buildings in the village are functional rather than decorative. This is not to suggest that they are without quality and charm, having a distinctive vernacular style very much based on local traditions. Generally buildings follow this simple, robust vernacular style being of a modest scale and with simple a detailing.

6.8 The key characteristics of the local architectural style, based on the principal elevation of the remaining unaltered buildings are as follows:

## General form

- 6.9 Buildings are orientated with eaves to the main street and are generally quite narrow (depth) buildings with gabled roofs. Roof pitches tend to be quite steep where covered in Welsh slate but considerably more shallow where covered in stone slates. There are minimal window openings. The majority of buildings are two storey in height and some properties have detached garages and single storey outbuildings or barns to the rear.



## Materials

- 6.10 Coursed stone, both rubble and dressed predominates with a mixture of Magnesian limestone and gritstone. A small amount of render is also in evidence adding variation in colour, specifically the village pub. Slates are the predominant roofing material whilst there are some examples of pantiles with stone slates to the eaves courses.



An example of gritstone.

## Architectural Detailing

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

## Roof Detailing

- 6.12 Roofs are generally gabled with plain close verges or shaped stone kneelers. There are one or two examples of hipped roof buildings. Most domestic buildings have chimney stacks situated at the apex of the roof either at the gable or part way along the ridgeline. They are generally of stone construction, but not always, as brick is also used. The gable flues are built within the thickness of the external wall and not expressed on the gable wall.

## External Walls

- 6.13 Quoins (large corner stones) are a common feature, though in many cases very simple in form. Most windows openings are of simple rectangular form with flush heavy stone lintels and projecting cills.

## Windows

- 6.14 Four basic traditional window types dominate vernacular buildings in the area, being mullions, vertically sliding sashes, horizontally sliding or Yorkshire sashes and casements. Examples of all four types of windows are to be found in Kirk Deighton, with vertically sliding sashes or Yorkshire horizontal sliding sashes being the most common. The prominent



Horizontal sliding sashes.

roof slopes are largely unaffected by features such as dormer windows and rooflights that would otherwise impact on the historic roofscape. Unfortunately, however, a small number of these features are evident on less visible slopes.

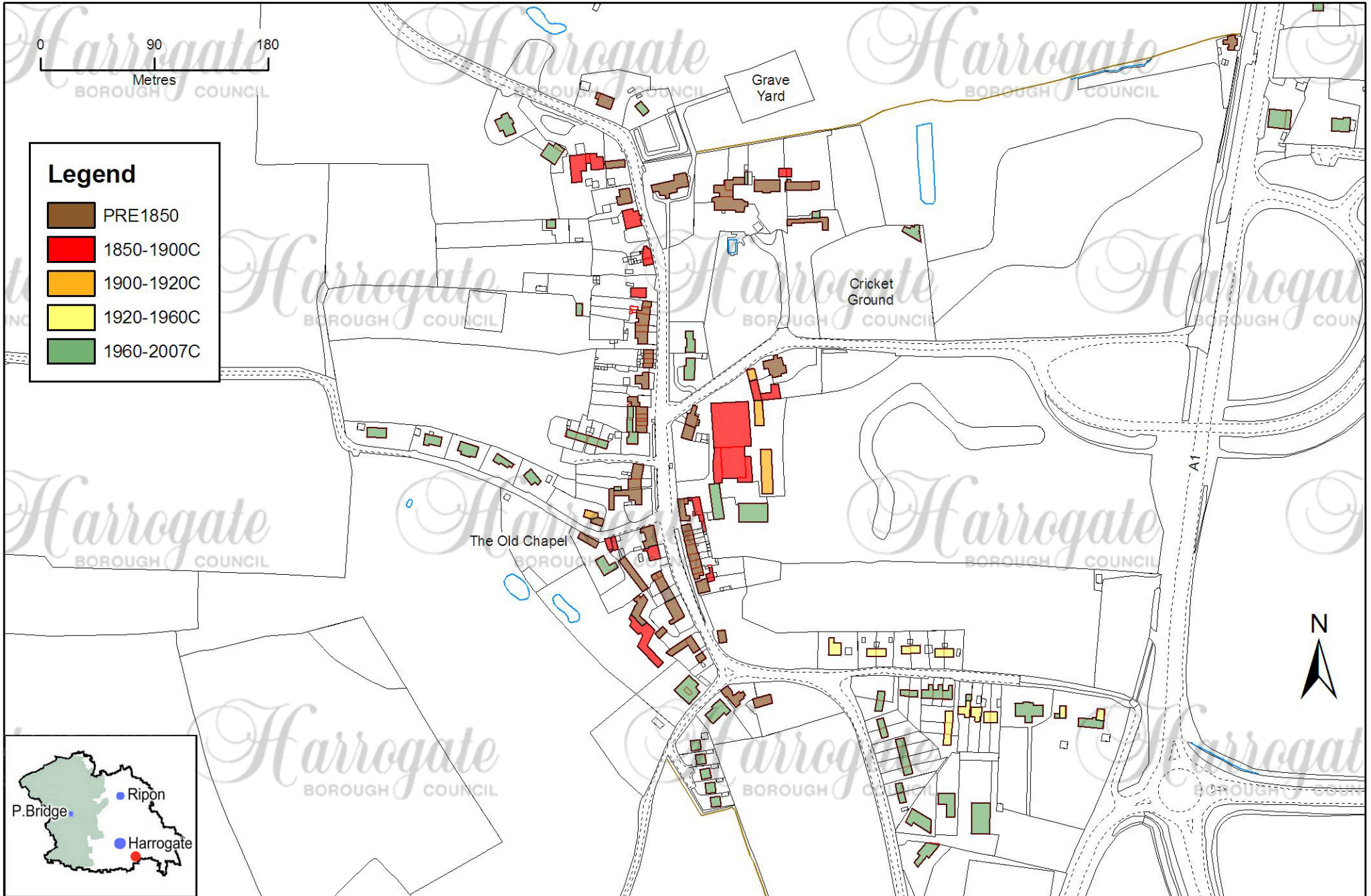
- 6.15 There is also evidence of traditional windows having been replaced by inappropriate PVCu windows in a number of properties. These alterations erode the character and appearance of the village.



An example of ashlar limestone and rooflights.



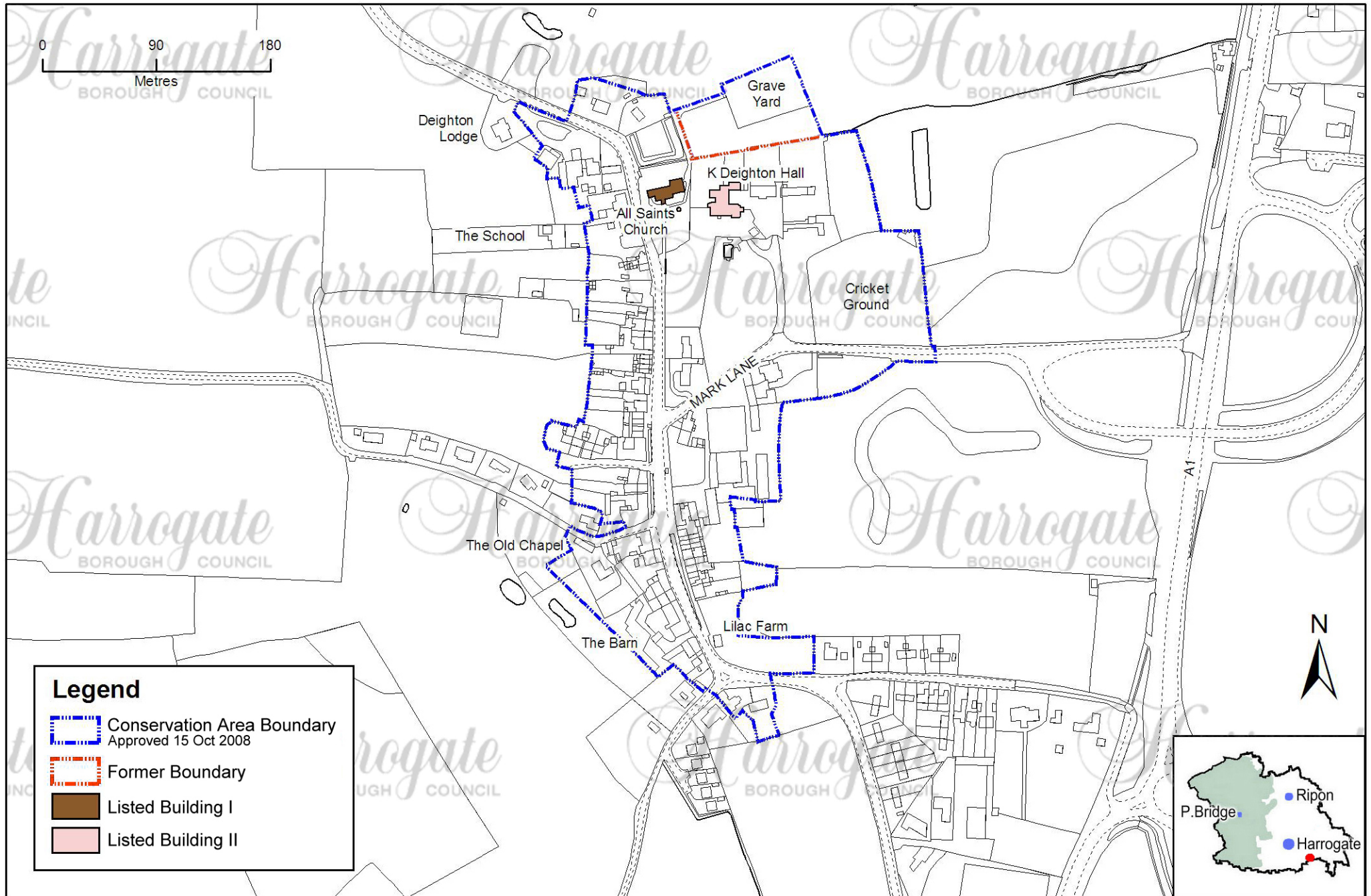
# Map 1: Historical development of Kirk Deighton



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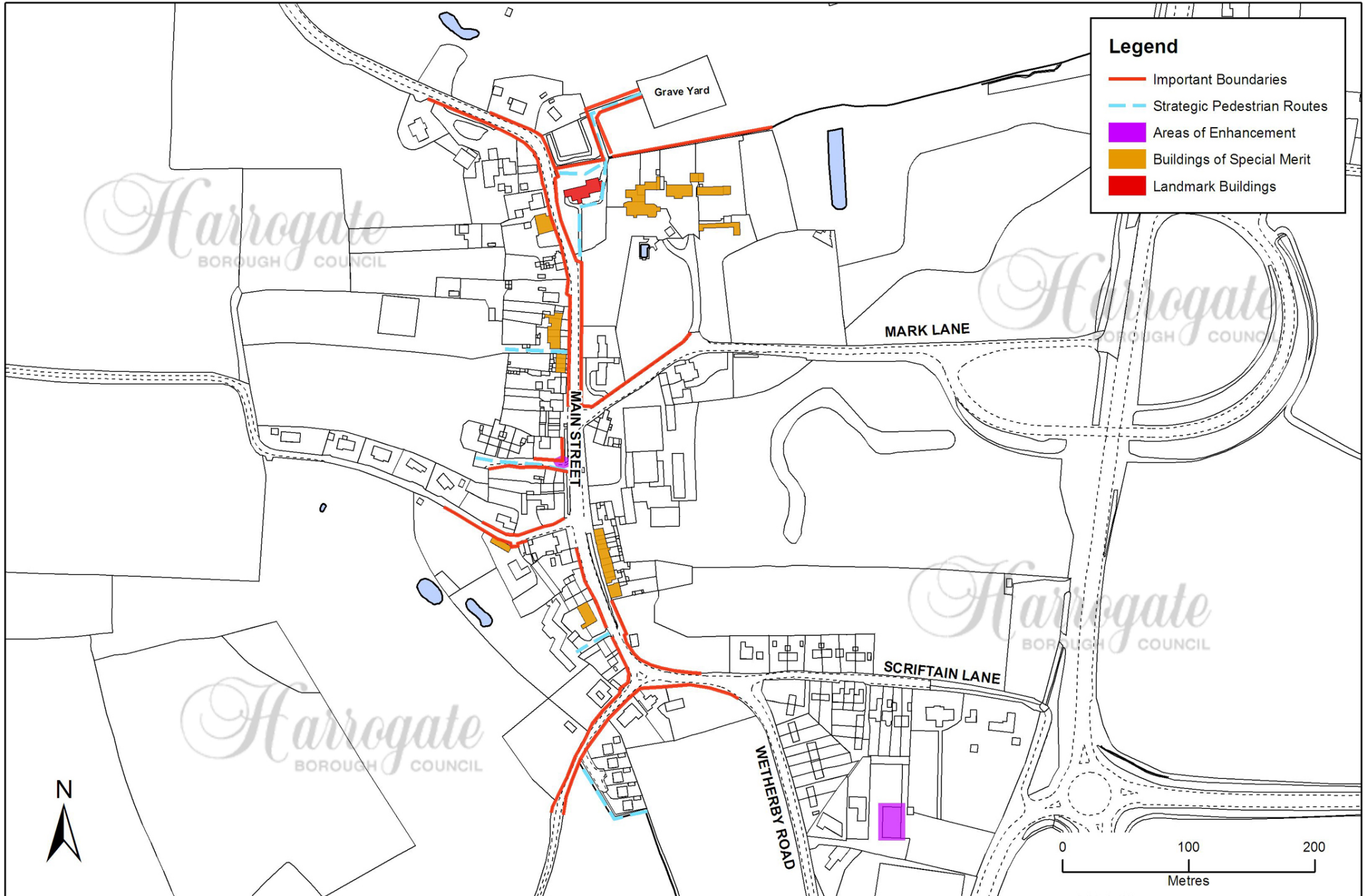
## Map 2: Kirk Deighton Conservation Area boundary

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### Map 3: Analysis and concepts

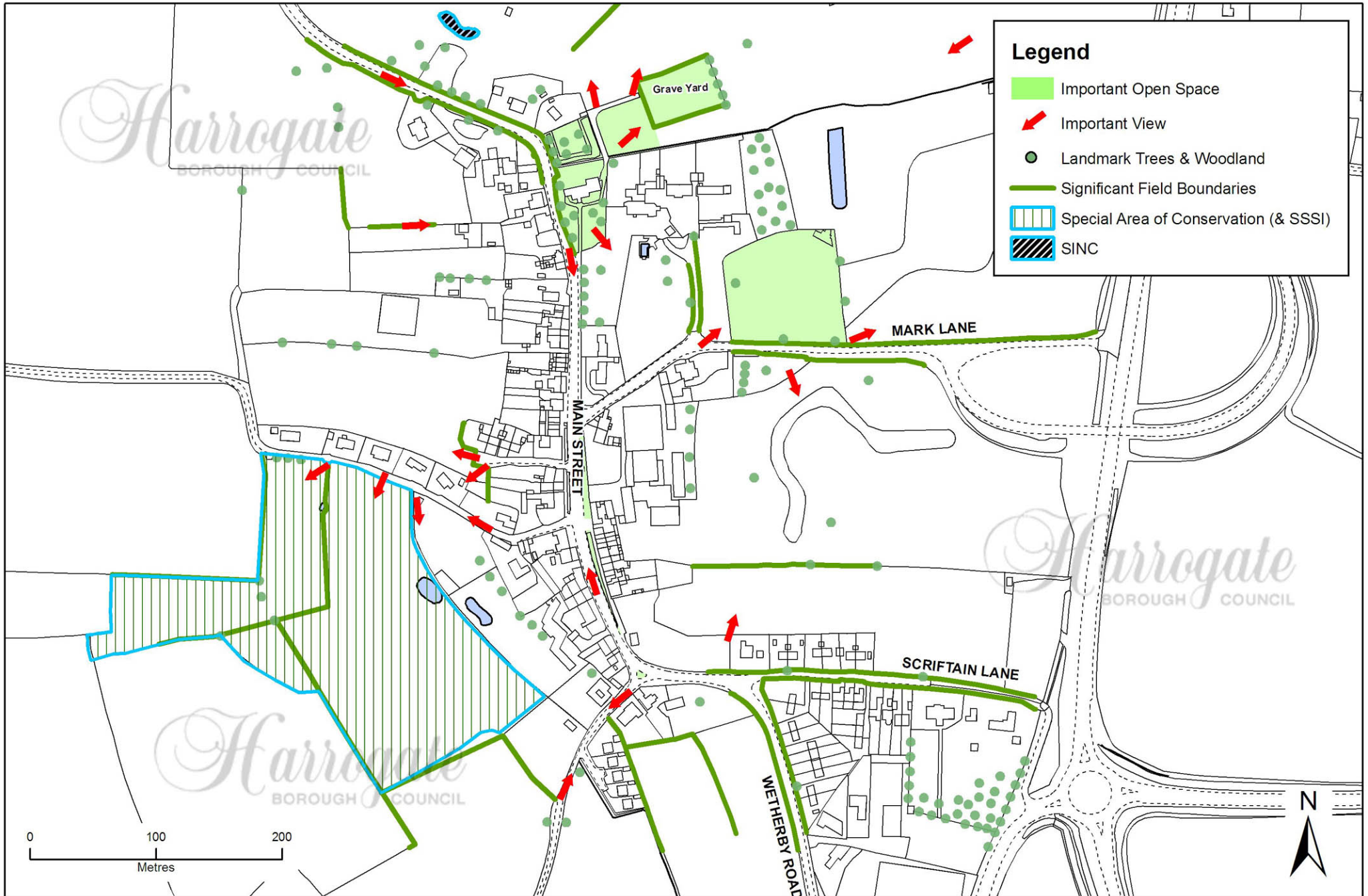


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# Map 4: Landscape character analysis

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# Appendix A

## A1. Management Strategy

- 1.0 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 Kirk Deighton Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.
- 1.1 Although Kirk Deighton 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 (a) to 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.
- 1.2 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.

## A2. Monitoring and Review

- 2.1 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 Kirk Deighton has been re-evaluated as part of the process of preparing the character appraisal and this contributes to the overall review.
- 2.2 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.

## A3. Maintaining Quality

- 3.1 To maintain the recognisable quality of the Kirk Deighton 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.

## A4. Conservation Area Boundary Review

- 4.1 As part of the process of producing the Appraisal, the existing conservation area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of positive interest in ways, which directly relate to the special character of the existing Conservation Area. The inclusion of these areas has been determined on the basis of their “special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance”.
- 4.2 The graveyard to the north east of the church and Rook-garth Hill has been included because these important areas of open space and

the mature trees within them are of merit, they add to the character and appearance of the area and are considered to warrant protection. The grave-yard directly relates to the function of the church and is an attractive area of green space at the north eastern edge of the built form of the village, softening views of the village from this direction.



- 4.3 A further extension proposed by attendees at the workshop includes a green envelope of open countryside surrounding the village in order to identify the village as a separate entity and to prevent the encroachment of development from the edges of Wetherby. Whilst the desire to prevent Kirk Deighton from being engulfed by Wetherby is supported, it is considered that the purpose of conservation area designation is not to be all-encompassing but rather to identify the special character of the area. It is argued that a 'blanket' designation would detract from the areas of particular importance within the village. Furthermore, the countryside outside of the built form of the village benefits from protection by existing planning policy. For these reasons, its inclusion was not supported.

## A5. The Management of Change

- 5.1 The special character and appearance of Kirk Deighton Conservation Area is vulnerable to erosion and significant harm through often well-intentioned, but misguided alterations and inappropriate change.
- 5.2 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.

## A6. Opportunities for Enhancement

- 6.1 Kirk Deighton 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:

- Although not in the Conservation Area, the Leisure Centre building at the south end of the village is a monolithic building that fails to reflect local distinctiveness and is in a poor state of repair. A long term aim should be to redevelop this site for a more appropriately designed facility.



- Repair and refurbish the war memorial and plant flowers in the existing large stone troughs.
- Replace and relocate the Parish notice board to a more appropriate location, e.g. the rear of the bus shelter.



- The Village Institute is in disrepair. A long term aim should be to renovate this property and find a suitable use for the building.
- Retain, where possible, grassed areas in their unkerbed state to retain the rural informality of these parts of the village.
- Reinstate 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).

## Existing Buildings

The survey of the existing buildings within Kirk Deighton 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 that the planning system would 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 Kirk Deighton could include some or all of the following:

- The Borough Council will consider the need for additional design guidance, which is more specific to Kirk Deighton, for future alterations to direct change towards materials and design detailing which compliments the defined local architectural character. Such design guidance would be in the form of non-statutory planning guidance. If adopted by the Borough Council, 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.
- 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 the rights granted by Statute to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions can be designed to be specific to particular types of development, relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of development within the within the scope of planning

control, so the impact of any proposed change can be properly assessed. Article 4 Directions, which are drawn up by the local planning authority, namely the Borough Council, is the only means of applying equal control to all buildings within the Conservation Area. Without such a Direction, alterations will only be subject to control where planning permission or listed building consent is required. Equally, any non-statutory planning guidance will only be capable of being applied in those cases where applications are necessary. 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.

- Promotion of schemes that seek to restore the architectural character of altered buildings. Quite a number of buildings have been altered, which has changed their architectural form in a way which conflicts with the distinctive character of Kirk Deighton. 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. Non-sympathetic alterations should be resisted.
- From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area. These could assist in the reinstatement of original building details. See the Council’s website or enquire at the Planning Department for current information.

## 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 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.

### Gardens & Front Boundary Treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example, the construction of new openings and the consequent breaking up of the continuous stone walls flanking the Main Street 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

The edges to street surfaces in Kirk Deighton are often informal and widespread definition of grass verges with modern kerbs should not be encouraged. However, if regular over-running of verges is occurring,

kerbing stones should be considered in association with North Yorkshire County Council as Highway Authority. Alternatively, "grass-crete" could be considered, providing a firm mesh through which grass can continue to grow. Elsewhere in the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

### Important Trees

The existing mature trees and hedgerows throughout the Conservation Area, add to its charm and character. The loss, for example, of the wooded area to the north of the church, 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. Guidance should encourage tree/shrub planting and management methods that improve wildlife habitats.

### Street Furniture

The design and appearance of street furniture and advertisements in the village adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area. The need for extra street furniture needs to be balanced with the requirement to preserve or enhance 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 established by the church spire, 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.

## 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 buildings of special character or interest. This backcloth is important and needs careful management as a setting for the special elements.

## A7. Landscape Project Areas

These project area guidelines have been developed in recognition of the landscape sensitivities and pressures, which exist within the Kirk Deighton Conservation Area.

### Village edges:

The landscape is sensitive to change, as there are views towards the village from the landscape in the south, north east and west. Hedgerow boundaries are scarce and the replanting and repair of boundaries is

important to the character at the edge of the village, including the planting of native field boundary trees (oak, ash and field maple).

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

Examine ways of improving the footpath network around the village and maintain the existing network; look at ways of improving linkages.



Public footpath alongside the Church wall

### Wildlife & nature conservation:

There are a number of shallow ponds (and surrounding sheep grazed pasture and hedgerows) in the vicinity of the village, which support one of the largest known breeding populations of great crested newt in the UK. They also support a significant number of wintering and breeding birds and have an interesting fringing vegetation of rushes, sedges and flowering plants. These areas are designated as Special Areas of Conservation (SACs) as designated by the European Commission under the Habitat Directive, and as Sites of Special Scientific Interest (SSSIs), which are designated by Natural England as being of national importance. In addition to these areas, there are possibilities for the creation of wildlife corridors particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village.



# Checklist

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

- Development should not impinge on the form and character of Kirk Deighton.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- In general new buildings should follow the established building line, with frontage properties set back from the road edge by front gardens enclosed by stone walls.
- New development should not adversely impact on the historic skyline, respecting important features such as the church spire.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Positive management of the ageing stock of mature trees should be undertaken.
- Retain important gaps between buildings to ensure glimpses of trees and principal views are maintained.
- Minimise clutter of signage and street furniture.
- Repair and retention of stone boundary walling.
- Maintain field pattern through management and repair of field boundaries;
- Maintain individual tree cover along field boundaries and within the village for the long term by promoting the planting of indigenous species. Trees that are not indigenous should be phased out with a managed programme of replacement;
- Resist inappropriate development at the edges of the village where views tend to be more dispersed;
- Encourage planting around the village edges to help define development limits and better integrate and better integrate modern houses with traditional buildings.
- Encourage restoration and management of hedgerows along roadsides and field boundaries.
- Encourage tree and woodland planting which follows contours to complement the rolling landform.
- Maintain front gardens to properties along Main Street, which add to the quality of views within the village.

# Appendix B

## Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Wednesday 18<sup>th</sup> May 2007. This consultation took the format of a public meeting and included a walkabout and a workshop session. Prior to the event residents were notified via a leaflet. In addition, a press release appeared in the local newspaper informing residents and consult-ees that a review of the Conservation Area was taking place and that a workshop had been arranged. This information also appeared in the 'Latest News' section of the Council's planning website.

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

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

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

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

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

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 25 April to 6 June 2008. Further amendments were made following this consultation and the Conservation Area Appraisal adopted by the Council and published on its website