

KIRK HAMMERTON

Conservation Area Character Appraisal



Working for you

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1. Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal has been adopted by Harrogate Borough Council and forms an evidence base for the Local Development Framework (LDF). It is, therefore, a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It can also form the basis for a subsequent Management Strategy, which will contain issues, proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal 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 Kirk Hammerton.
- 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 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 different qualities are looked at including: historical development, building materials, and relationships between built 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 Kirk Hammerton Conservation Area was originally designated in October 1977. This Appraisal aims to describe Kirk Hammerton as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.
- 1.5.1 By identifying what makes Kirk Hammerton special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and present character of the village. In this way, we can manage future change to ensure 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 Hammerton;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest;
- to identify opportunities for enhancement.

2. Planning policy context

- 2.1 Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review Conservation Areas.
- 2.2 Government guidance on all development affecting Conservation Areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). 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 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 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 Hammerton is derived from 'tun' and 'hamor', meaning 'the homestead by a hill'. Kirk Hammerton is the Hammerton with a church. Hammerton was included in the Domesday survey as 'Hanbreton' or 'Ambreton' under the lands of Osbern de Arches. His land included the mill and fishery and was considered to have a high value.

3.2 The Roman road from York to Borough-bridge ran just north of the village. The North East Railway line runs through the village and the York to Knaresborough road, the A59, runs parallel with it to the north outside of the village limits.

3.3 The Church is of Saxon origin. The exact date of its construction is uncertain but was probably around AD 950. The Saxons did not normally build in stone but some of the enormous stones at the base of the tower show signs of Roman tooling. The church was greatly extended on its north side in the nineteenth century. Its siting on a high Knoll is definitive evidence of an early settlement. The register dates from 1714.

3.4 The village must have been involved in the Battle of Marston Moor (1644), which took place only a few miles away. Tradition has it that many of those slain were interred in pits in the churchyard and many skeletons were unearthed in 1926 and are believed to be contemporary with the Battle.



Kirk Hammerton Church

3.5 An important economic influence on the development of the village was Kirk Hammerton Hall, built in the mid eighteenth century. It is a large brick building situated opposite the church. Since it was built, it has been greatly enlarged and improved. The current influence of Kirk Hammerton Hall is mainly visual, due to its mature parkland. The rear elevation overlooks the parkland, which once extended to about 100 acres and was bounded on the south by the Nidd. The front of the property is bounded by a running brook outside the boundary wall.



Kirk Hammerton Hall

3.6 There was a bridge across the river linking the village of Kirk Hammerton and Tockwith and strong efforts are being made to have this rebuilt. The river contains trout, grayling with coarse fish, making Kirk Hammerton a favoured spot for anglers.

3.7 The Wesleyan Chapel is a small brick building, dated 1821. The National School, which is now a dwelling, is brick built and dates from 1875. It was a mixed school and was built to accommodate 72 pupils.



Wesleyan Chapel

3.8 In 1897, the owners of Kirk Hammerton Hall, Mr. and Mrs. Stanyforth, built the village hall to celebrate the Diamond Jubilee of Queen Victoria. The Stanyforths continued to maintain the building until 1946 when the hall was handed over to the control of the Parish Council.



The village hall

3.9 In 1861, there were four pubs in the village: the Sun, the Railway Tavern, the Rose and Crown Inn and the Victoria. Furthermore, the Hammerton Hotel was built for Bentley Breweries in the early 1930s as a road house. It was bought by the Bensons in 1992 and converted into a retail furniture establishment. The Rose and Crown Inn was the last pub to close in December 1993, but the licensed sports pavilion opened that year.

4. Location & setting

4.1 Kirk Hammerton is approximately halfway between York and Harrogate within the plain of the river Nidd. It is 1 mile south of Green Hammerton, 7 miles north-east of Wetherby and 8 miles east of Knaresborough. It is situated close to the river Nidd, over which is a bridge of three arches, called Skip Bridge, about a mile from the village. It is also situated on the Harrogate to York railway line with two stations in the parish. The parish is well wooded, the land largely arable and the soil rich.

4.2 The village has developed in a linear manner along the roads radiating from the church and originally had little back-land development. The village green is at the junction of the main roads into the village. In the past the road to Tockwith, which is now only a farm track, would have been of greater importance. New development has taken place to the north-east of the village.

5. Landscape analysis

- 5.11 The landscape in and around Kirk Hammerton has a distinct character. The village is situated in a gently undulating landform, the focal point of which is the Saxon church around which the village has developed. The rural pastoral setting of the village is sensitive to change from inappropriate development in the form of intensification of land management or extension of domestic gardens into open countryside and expansion of built development.

Key Views

- 5.2 In the centre of the village the views are more contained by buildings, bends in the road, boundary walls and mature trees. The vast majority of properties in the village are set back with front gardens which add to the quality of the views within the village itself, as do the presence of garden trees and shrubs. Due to the topography, the churchyard affords distant views over roof tops and garden walls, and the parkland to the east affords more dispersed views into open countryside beyond. Views of the surrounding countryside open up along the roads out of the village.
- 5.3 On the approaching the village from the north east along Crooked Lane there is an important view of the church tower visible across open fields and over the rooftops of housing at the edge of the built form. Any further development on the edge of the village in this direction needs to preserve this view. The Church Tower is glimpsed

again on passing the green at the entrance to Stanyforth Crescent. In winter months attractive views of the village may be seen from trains approaching from the east.

Significant Field Boundaries

- 5.4 The settlement of Kirk Hammerton is well wooded and intimate, edged with small grassland fields managed for grazing and horses. In contrast, the surrounding farmland is more open due to a lack of woodland and the large arable field pattern, typical of parliamentary enclosure that creates a regular pattern on the landscape. However, some of this regularity may be the result of the amalgamation of early enclosure fields. Field hedge boundaries are neglected and often severely trimmed resulting in fragmentation and limited impact on landscape pattern. Despite this, the field boundaries are important to the landscape setting of the village, providing physical and visual connectivity to the countryside.
- 5.5 Fences are used to contain farm animals rather than screening gardens and generally consist of simple timber rails or chestnut fencing. Simple 'estate' railings,



parts of which are in disrepair, form the boundary of the parkland.

Geology

- 5.6 The settlement is built on Sherwood sandstone solid geology overlain with till and sandy till drift geology. The soils are generally deep, well-drained, coarse, loamy, slowly-permeable brown soils with some slight, seasonal waterlogging.

Landmark Trees & Woodland

- 5.7 There are a small number of particularly important trees because of their location at key points within the Conservation Area. The main landscape features of Kirk Hammerton are the mature deciduous parkland trees to the south and east of the Hall and the mature trees on the green. There are also some mature copper beeches to the west of Beech Cottage, which contribute to the street scene, together with the protected trees, of mixed species, west of Daisy Cottage.



Mature copper beeches contribute to the streetscene.



Trees around the village green

5.8 The presence of landmark trees and woodland in or adjacent to the main public spaces gives the village an immediate semi-rural appeal. Tree cover is good around the settlement with patches of individual trees scattered along field boundaries all contributing to the rural pastoral setting of the village.

5.9 The low-lying nature of the village and the presence of these trees assist the setting of the village and help the buildings recede into the landscape. In general, built form relates very well to its partially wooded setting.

Parkland

5.10 To the east, the open parkland with its scattered parkland trees and hedgerow boundary trees provides a different sort of open landscape, designed to provide a setting for Kirk Hammerton Hall. The parkland provides a contrast to the arable landscape and contributes to the setting of the village. This parkland area is also important in that it provides a visual transition between the village areas and the countryside to the east.

5.11 The view of the parkland from the public areas is of mature trees giving a very dense low canopy to the grassland. The vicarage can scarcely be seen through its very heavy tree cover.

Strategic Pedestrian Routes

5.12 There is good access and connectivity between the village and the countryside. A principal route, and one that is well trodden by the local residents, is that which crosses the field (see photo below) at the eastern end of Old Church Green linking up to Crooked Lane. This footpath creates a shortcut to the park, football pitch and sports pavilion and the village school. It is also a well-used shortcut to and from the railway station.



5.13 The footpaths are of bitmac with pre-cast concrete kerbs. Patched repairs can be seen and the whole is detrimental to the streetscene.

Boundary Walls

5.14 Boundary walls are a prominent feature. These are of brick with stone copings or brick on edge with a tiled undercloak. Garden walls vary in height; the boundary wall to the Hall is notably higher than the other boundaries in the village. Another boundary treatment is exemplified by the mature hedgerow, which borders the south side of Gilsthwaite Lane. This network of boundaries adds to the sense of enclosure and forms strong visual ties throughout the village.



Grass Verges



- 5.15 Along the length of Chapel Street on the south side a discontinuous sequence of grass verges follows the course of Kirk Hammerton Beck, over which there are bridges to the properties beyond with parapet walls of brick. These verges are an important visual feature and contribute to the rural character of the village.



6. The form & character of buildings

- 6.1 There are 5 buildings in Kirk Hammerton that are included on the Statutory List of Buildings of Special Architectural or Historic Interest.

Church of St. John the Baptist, Church Street Grade I

Skip Bridge carrying Old York Road over River Nidd, off the A59 on the south side Grade II

Kirk Hammerton Hall, Chapel Street Grade II

Keepers Cottage, Chapel Street Grade II

K6 Telephone Kiosk, Chapel Street Grade II

- 6.2 The Church of St. John the Baptist is believed to date from the eleventh century or possibly even earlier. Since this time the church has been altered and extended in the early thirteenth century then in 1834 and 1890-91 by Mr H. Fowler of Durham for E.W. Stanyforth of Kirk Hammerton Hall. The earliest part of the church is constructed of large squared gritstone blocks and a stone slate roof. The nineteenth century addition is coursed gritstone with a tiled roof. The Anglo-Saxon tower is of two stages with two round-headed light belfry windows with colonette. The church of 1890-91 is composed of the north aisle, nave and chancel all with windows that are perpendicular in style. Internally, this part of the church has an arched brace which is richly painted as are the walls.

- 6.3 Skip Bridge, which is outside of the designated Conservation Area, is early nineteenth century and constructed in ashlar stone. It has three round arches with rounded cut-waters against two central piers carried up as pedestrian retreats at road level. The square-section pilasters are carried up the shallow pointed coping. The bridge has now been replaced by a modern structure downstream and the old road now serves as a lay-by.

- 6.4 Kirk Hammerton Hall is a rural mansion parts of which date from the mid-eighteenth century with late-nineteenth alterations and additions. It is constructed of red brick in Flemish bond and with ashlar dressings including sills and first floor bands. The hipped roof is



Kirk Hammerton Hall

Westmorland slate with dentilled eaves. The building is two storey in scale with 3 bays and a 2 bay wing to the rear. The

principal entrance is a central glazed double door with margin lights flanked by Doric pilasters carrying fluted entablature. Above the door there is a tall 15 pane sash with margin lights fronted by wrought iron railings. The windows have flat, gauged brick arches. To the left, a single storey 'gun room' was added in 1890.

- 6.5 Keepers Cottage dates to the late eighteenth century. It is constructed of brown brick with a stone slate roof, which is hipped on the side wings. The central range is two storeys with 3 bays and has flanking, slightly recessed lower two storey, single bay wings. It has a central panelled door set in a plain wooded doorcase with cornice. The sash windows have flush wood architraves with gauged brick arches and are 16 panes to each of the windows on the central range and 12 panes to those on the wings.



Keepers Cottage

6.6 The K6 telephone kiosk, which is sited on the east side of the green, is as designed by Sir Giles Gilbert Scott. It is a cast iron, square kiosk with a domed roof.



6.7 However, 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 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.

6.8 The key characteristics of the local architectural style are:

General form

6.9 Buildings are mainly aligned with main frontages parallel to the street (apart from some modern housing developments) and are generally quite narrow (depth) buildings with steep gabled pantile roofs. Some houses with shallower roof pitches are covered with stone slates rather than pantiles. There are a few Welsh slate roofs with bargeboards but these are in the minority. Roofs have little eaves overhang and no fascias with the exception of the long, low farm buildings of Home Farm, which have decorative overhanging eaves and bargeboard



Home Farm

6.10 These details are unusual for the area and as such add interest to the streetscene. Verges are pointed. A few properties have hipped roofs, namely The Lodge and Glebe Cottage. Buildings are mainly two storeys of brick, simple in form and with little decorative detail though there are some string or eaves courses of dog-tooth brickwork.



Materials

- 6.11 Red clamp brick and pantiles are the dominant materials in the village. There is also evidence of render adding variation in colour and texture to the street scene. Stone is largely absent, with the exception of the Church. There is some evidence of welsh slate and stone slate.



Architectural Detailing

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

Roof Detailing

- 6.13 Most houses have brick chimney stacks situated at the ridge, either at the gable end or part way along the ridgeline. The gable chimneys are built within the thickness of the external wall and not expressed on the gable wall. A visually prominent exception to this rule is the very tall external chimney stack at The Lodge on Gilsthwaite Lane. This chimney projects out from the roof of a single storey wing and extends beyond the

ridge height of the principal building, the roof of which is hipped so the chimney has metal straps and ties for stability.



Windows

- 6.14 Many cottages and houses have simply detailed windows with vertical sliding sashes in elongated openings under rubbed brick arches or stone lintel window heads with plain stone sills. Some cottages have horizontally sliding Yorkshire sashes, generally without external lintel or sills. Stone mullioned windows are largely



absent on domestic properties. Most mid to late twentieth century windows are side-hinged casement windows. Many of the traditional types of window have been replaced by PVCu windows. These alterations erode the character and appearance of the building, and of the village, and consideration should be given to installing traditional timber windows of appropriate design and detail.



7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail looking at sub-areas. The aim is to identify the special character of the area that provides Kirk Hammerton with its particular 'sense of place' and to summarise the details and features that are important. The sub-areas can be defined according to historical development, building form and uses and location. These areas are:

- 1: The Village Green & its environs
- 2: Chapel Street
- 3: Gilsthwaite Lane
- 4: Church Street

Area 1: The Village Green & its Environs



7.2 Triangular in shape, the village green provides a local focal point in this part village. The Green is well-defined by the three roads and enclosed by buildings with the exception of the east side, which is

open parkland and grassland for grazing. There is evidence of over running of the edges of The Green particularly on the east side, which is a direct result of erosion from vehicular movements, specifically vehicles associated with the Village Hall. There are three mature trees on The Green which provide valuable tree cover and add to the rural character of the village.

7.3 The Green also accommodates the war memorial, and a bench, which enables residents and visitors alike to enjoy the views to the countryside and the tranquility of this area. The Green is at the heart of the village and its community and is central to active village life. On the north side of The Green is the Anglican church of St. John the Baptist and its churchyard, the boundary walls of which become retaining walls due to the topography. This is typical of traditional village greens, which usually have a pub, shop or church within the immediate vicinity.

7.4 To the eastern side of The Green is open parkland, which provides a visual transition between the built form and the open countryside. To the south is Kirk Hammerton Hall, behind which is more parkland. The Green and its environs are fundamental to the character and form of the village and significant to the character and appearance of the Conservation Area.

Area 2: Chapel Street

7.5 On approach into the village from the west, Gilsthwaite Lane leads into Chapel Street. From this direction, long views open out eastwards towards the village green and out into open parkland beyond. In contrast to Gilsthwaite Lane, Chapel Street has a more open character, which is enhanced by the existence of wide verges on the south side accommodating the course of Kirk Hammerton Beck and adding to the village's rurality.



7.6 Properties on both sides of Chapel Street are set back from the street by front gardens, which serve to soften the built form and are attractive in the streetscene, providing a source of colour and texture with the changing seasons. This set back is notable on the south side of the street, where properties are set in large, well spaced plots accessed via bridges over the beck and across the verge.