



7.7 The gaps between buildings serve to break up the built form, allowing light and glimpses of gardens and countryside beyond. At the head of Chapel Street is the Church of St. John the Baptist, which is of Anglo-Saxon origin and a landmark in the street scene by virtue of the topography. Opposite the Church, on the south side of the street is Kirk Hammerton Hall, which previously has been a Rectory.



Area 3: Gilsthwaite Lane

7.8 Gilsthwaite Lane is the approach road into the village from the west. The gently curving road obscures long views into the village, creating a sense of intrigue. The view into the village is limited, being framed by dense hedging, hedgerow trees and topography as the road leads

into Chapel Street. On the south side of the lane, dense hedging and hedgerow trees border the road, on the north side properties are on higher ground and enclosed by brick walls. This gives Gilsthwaite Lane an enclosed character.

Area 4: Church Street



Gilsthwaite Lane

7.9 Church Street is enclosed by smaller cottages and terraces on the west side abutting the pavement. Later infill is evident along the street and modern housing developments behind i.e Stanyforth Crescent and Old Church Green Close. Church Street accommodates the village shop and the former Rose and Crown Inn.



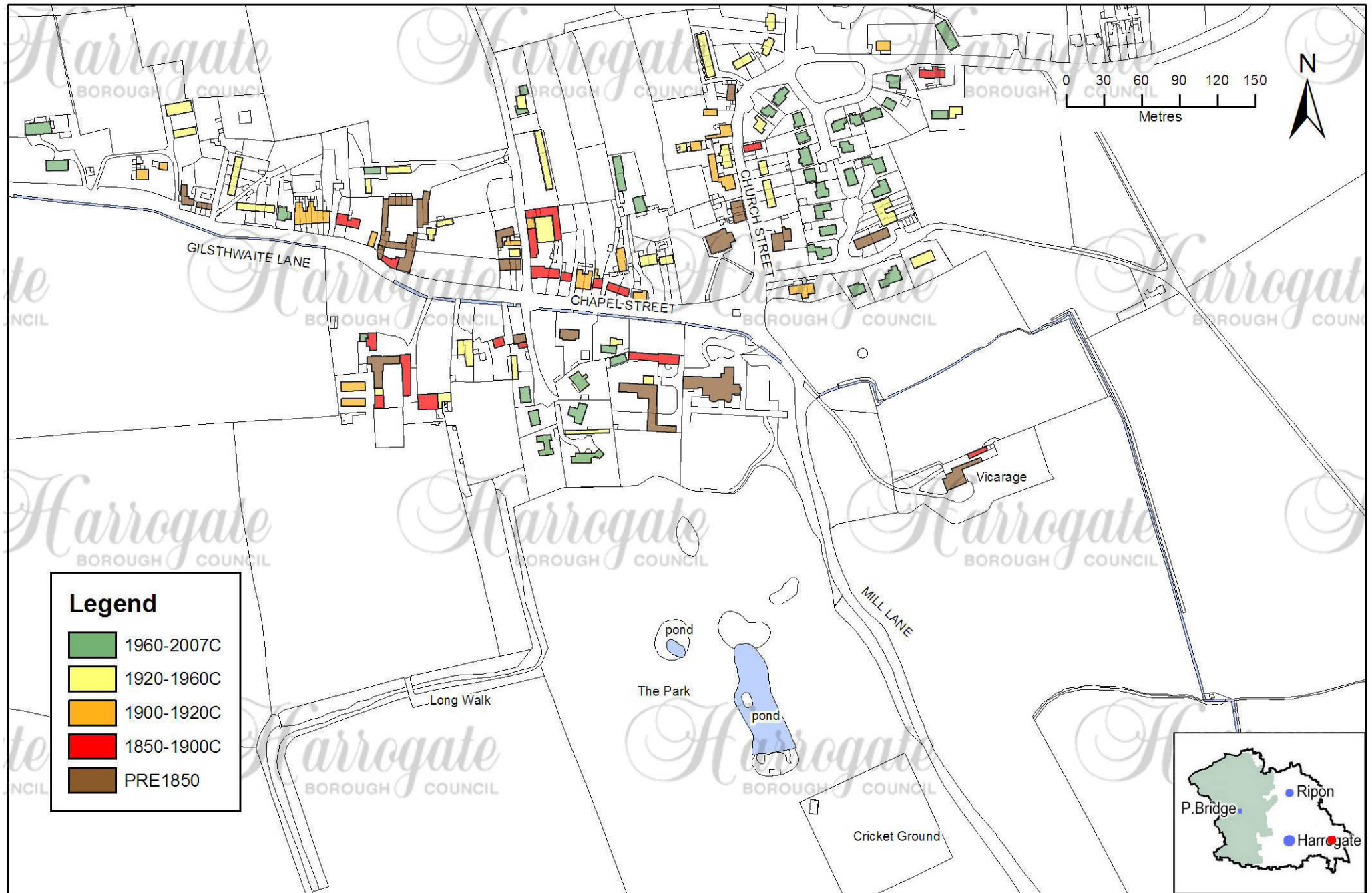
7.10 Adjacent to the Church is Glebe Cottage, which was formerly a school room, prior to the building of the School House on Crooked Lane. Between Glebe Cottage and Eastlea is a cobbled access, which is interesting given that evidence of cobbles in the village is largely absent.



7.11 On the west side and the southern end of Church Street, Glebe Cottage is of note due to its orientation with its gable end fronting the street. For similar reasons a pair of cottages on the east side at the north end are notable: the vast majority of properties in the village have their eaves fronting the road. In contrast, this pair is orientated north to south rather than east to west and, consequently, the gable end of the property fronts the road. Due to the bend in the road, the views out of the village along Church Street are contained.

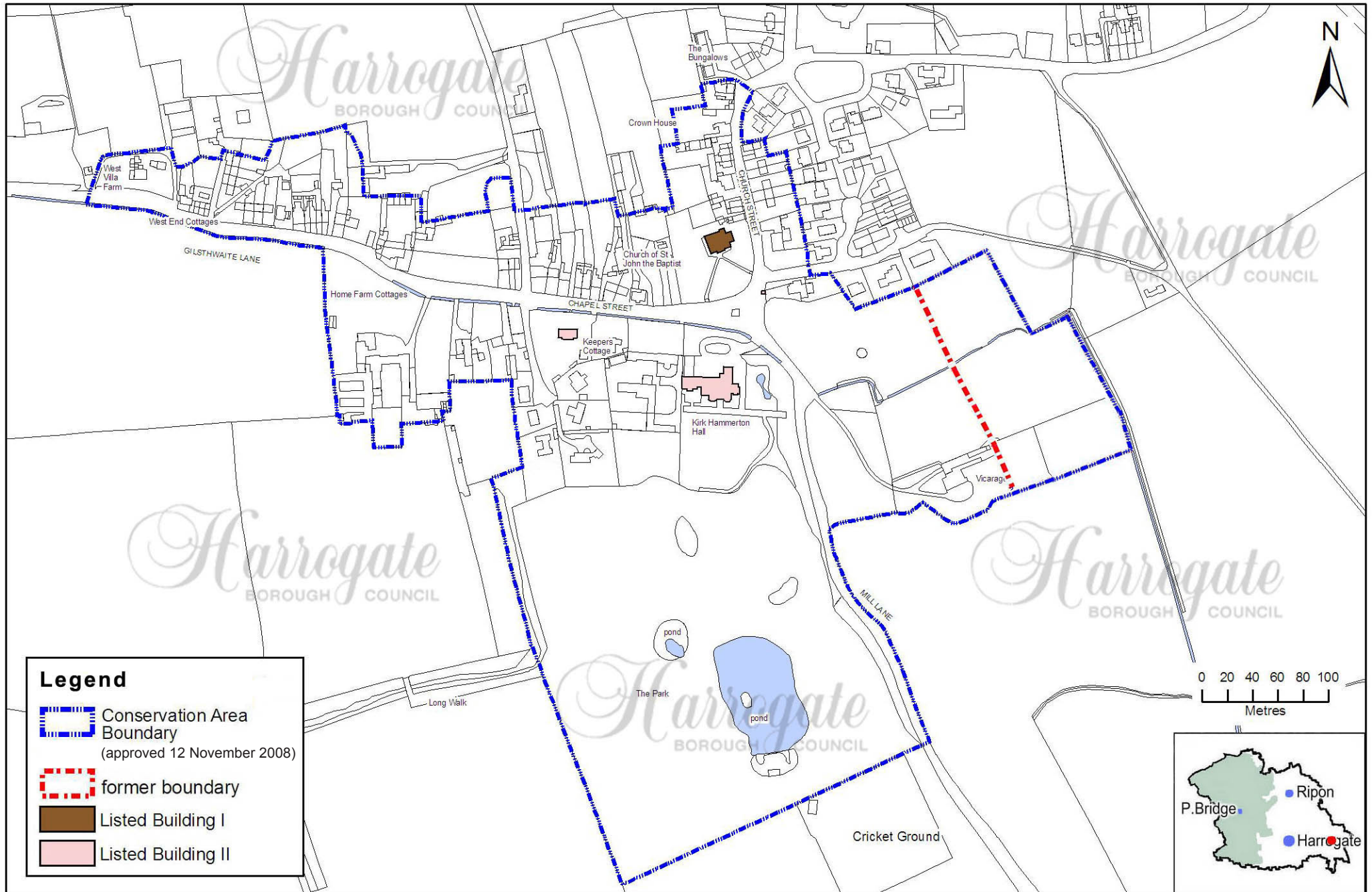


Map 1: Historical development of Kirk Hammerton



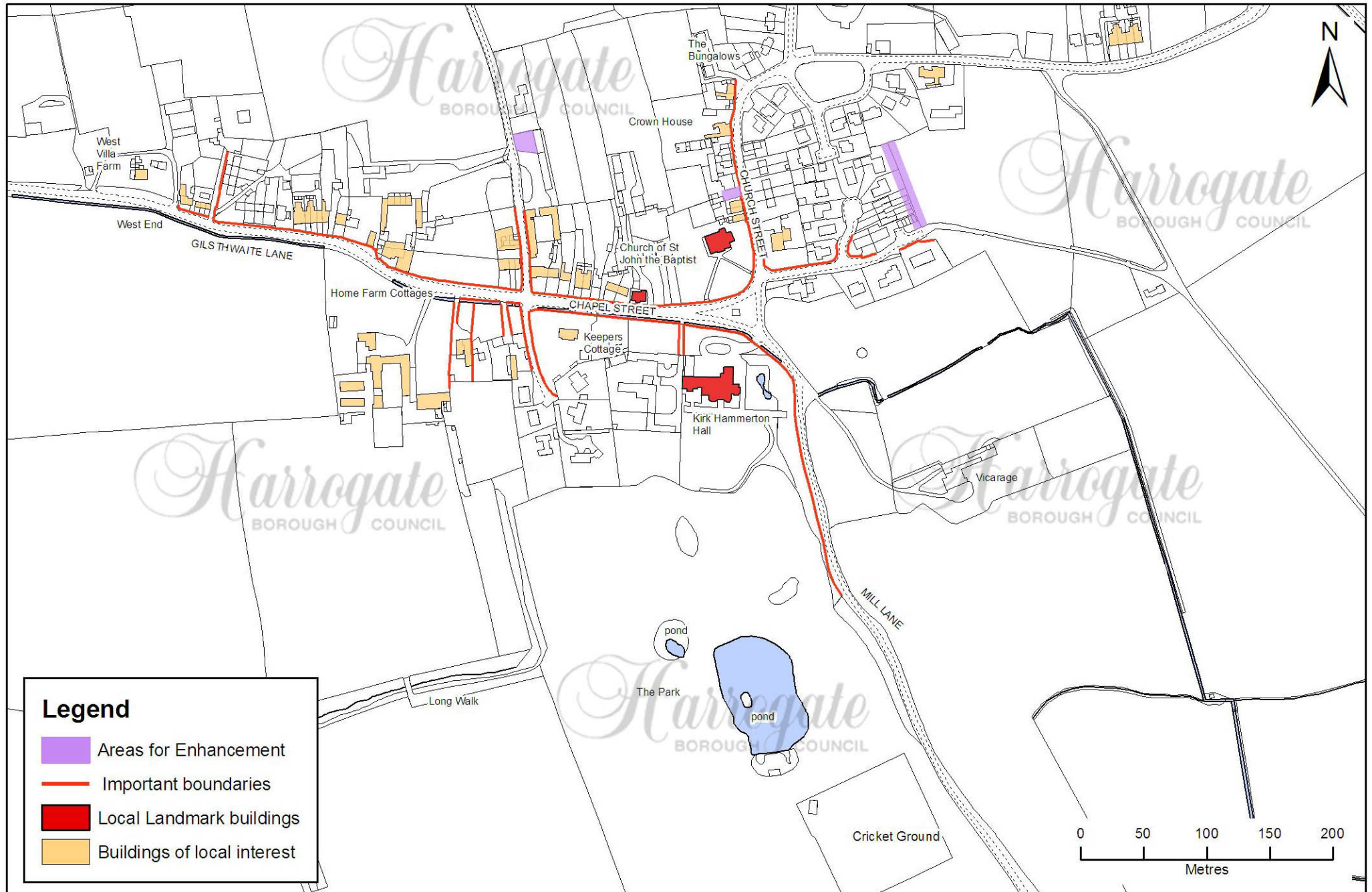
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Map 2: Kirk Hammerton Conservation Area boundary



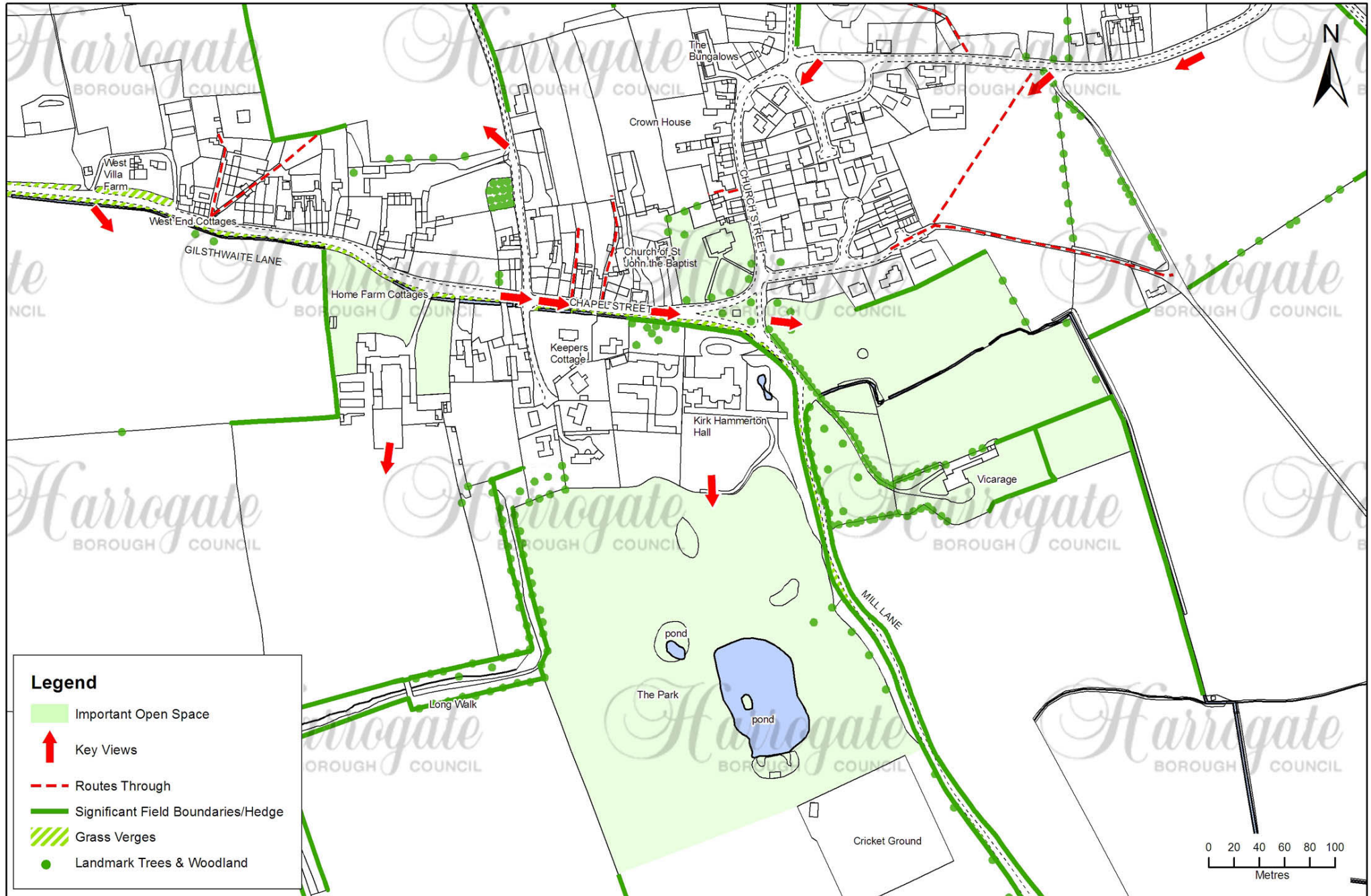
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Map 3: Analysis & concepts



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Map 4: Landscape character analysis



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Appendix A

1. Management strategy

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

Although Kirk Hammerton is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately, the aim is to (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area and (b) to consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best preserved or enhanced.

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

2. Monitoring & review

The Borough Council is required to review its conservation areas on a regular basis, this may involve the designation of new Conservation Areas, the de-designation of areas that have lost their special character, or the extension of existing Conservation Areas. The special character of Kirk Hammerton has been re-evaluated as part of the process of preparing the Character Appraisal and this contributes to the overall review.

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

3. Maintaining quality

To maintain the recognisable quality of the Kirk Hammerton Conservation Area and to ensure the highest quality of design, the Council will:

- from time to time review the character appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- require all 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 inclusion of these areas was determined on the basis of their “special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance”.

It was suggested by residents at the workshop to include the field situated to the rear of the village hall as it is considered to be important to the setting of the old and the new vicarage. The present boundary draws a rather arbitrary line across the parkland and dissects the garden associated with the Vicarage. The parkland has inherent value and is visually important when viewed from within the Conservation Area (and indeed from outside it). For these reasons, inclusion of this site was supported and the

Conservation Area boundary has been extended eastwards up to the natural and established field/parkland boundary.

A further extension suggested at the workshop includes the field to the east of the large detached houses in Old Church Green as it is considered important to protect views from Crooked Lane across this field to the church tower. Furthermore, a well-used footpath across the field reflects a desire line to the playground, sports pavilion and pitches, the school and railway station. Whilst it is acknowledged that this field is of some merit for the reasons stated, to extend the Conservation Area boundary would be to include properties that are not of sufficient architectural or historic interest to warrant inclusion. For this reason, inclusion of this site was not supported. Notwithstanding this, the special landscape setting to the village and the key view of the church tower that this field affords is recognised, as is the distinctive and common character that creates a sense of place. It should be noted that this field benefits from additional protection by virtue of being within the setting of the Conservation Area.

A third boundary extension was suggested by residents, namely the paddock behind Home Farm up to and including Long Walk. It is acknowledged that the group of mature trees that line Long Walk are an important feature in the landscape and are identified as such on the Landscape Character Analysis map. These trees are worthy of protection. However, it is not considered that the paddock itself has intrinsic value. For this reason, extension of the boundary to include this site was not supported.

5. The Management of change

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

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

6. Opportunities for enhancement

Kirk Hammerton 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:

- Reinstatement of 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 and additional native tree planting to soften the impact of modern housing developments, for example Old Church Green.
- Improve the general upkeep and appearance of the modern open-sided agricultural sheds and yard at Close House Farm.
- Repair and maintain the traditional farmstead at Close House Farm, comprising two storey brick built barns with decorative details in the brickwork.
- Repair the area of cobbles between Eastlea and Glebe Cottage on Church Street.
- Repair the estate fencing to the east of the green, between the village hall and the Vicarage.
- Repaint the telephone box.

Existing buildings

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

Design Guidance

Additional design guidance, which is more specific to Conservation Area, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. Such design guidance would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable.

Article 4 Directions

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 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.

Reinstatement of architectural details

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 Hammerton - 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 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.



Historic rooflines and gardens deserve to be retained.

Gardens & Front Boundary Treatments

Front and rear gardens make an important contribution to the streetscape and character of the insert 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 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 Kirk Hammerton were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. 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 throughout the Conservation Area, add to its charm and character. The loss, for example, of trees on the green or the wealth of parkland trees to the south and east, 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.

Outdoor advertisements & street furniture

The design and appearance of street furniture and advertisements in the village adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area.

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 adversely impact on the pattern of 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 & schools

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 a shop, village hall and school. It is important to retain an element of employment use in the village in order to retain its character as a working village rather than a dormitory village. Maintaining the village school also ensures the area has a vibrant feel during the daytime and provides a focus for community activity. 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 buildings of special character or interest. This backcloth is important and needs careful management as a setting for the special elements.

Landscape Project Areas

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

Village edges

The landscape is sensitive to change as there are distant views of the village from the wider landscape. 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 such as oak, ash and field maple.

New structure planting at the edge of the village will help to integrate existing development and provide improved setting in these 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.

Examine ways of improving the footpath network around the village and improving linkages across the landscape. The condition of the existing footpath network in the area should be investigated and maintained.

Wildlife & nature conservation

The area has no designated sites for nature conservation. 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 Hammerton.
- 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 brick walls.
- New development should not adversely impact on the historic skyline, respecting important features such as the church tower.
- 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.

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 13th September 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 consultees that a review of the Conservation Area was taking place and that a workshop had been arranged. This information also appeared in the 'Latest News' section of the Council's planning website.

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

The main activity was a walkabout, which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Kirk Hammerton 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 are encouraged to comment on the draft documents. When all comments have been received, any appropriate revisions will be made before the Conservation Area Appraisal is endorsed by the Council and published on the Council's website. This Appendix will be updated after the full public consultation has been completed.



