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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 Kirkby Overblow.
- 1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities.
- The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.
- 1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Kirkby Overblow Conservation Area was originally designated in March 1994. The boundary was extended on 23 February 2011 following public consultation on the draft Appraisal. This Appraisal aims to describe Kirkby Overblow 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 Kirkby Overblow 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 settlement's special character and interest;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest
- to identify opportunities for enhancement.

## 2 Planning policy framework

2.1 Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as Conservation Areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review Conservation Areas.

2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Statement 5: Planning for the Historic Environment (PPS5) and the accompanying PPS5 Historic Environment Planning Practice Guide. The Practice Guild advises local authorities to compile conservation area character appraisals as a means of gaining a better understanding of the significance of their conservation areas. PPS5 advises that these appraisals should in turn be consulted in determining planning applications which affect conservation areas or their setting.

2.3 In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the Council will give considerable weight to the content of Conservation Area character appraisals. The consideration of proposals in the context of the description contained in these appraisals will be

an important factor in deciding whether a proposal has an adverse affect on the character and appearance of the Conservation Area and, therefore, whether it is contrary to saved Local Plan Policy HD3, which is the key policy for the control of development in Conservation Areas. The scope of Policy HD3 also covers development proposals outside Conservation Areas, which would affect its setting or views into or out of 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 Appendix B details how the local community has been involved and the contribution it has made to this Appraisal.

### 3 Historic development & archaeology

3.1 The name Kirkby Overblow may mean 'the Kirkby of smelters', from the derivation Kirkby-Ore-Blowers, in reference to the prevalence of iron smelting in the area. The village appears in the Domesday Book of 1086 as Cherchebi, in the Curia Regis Rolls of 1211 as Kirkeby Oreblower and in the Episcopal Registers of 1242 as Kirkeby Orbelawer.

3.2 The presence of springs, occurring frequently where Millstone Grit overlies shale, is likely to have been a factor in the settlement of the village. Historically, there is reported to have been over forty springs and wells in the Parish. St. Helen's Well, located to the west of St. Helen's Cottage along Swindon Lane, is an ancient holy well dedicated to St. Helen, possibly dating from the fourth century. Pagan holy wells were often purified and consecrated when Emperor Constantine sanctioned Christianity as the national religion in 312. Well worship was eventually forbidden by canon law under the reign of King Edgar, 959-975. The presence of St. Helen's Well



may have contributed to the location of the early church.

3.3 Although in the Domesday Book no mention is made of a church, the village itself is recorded as Cherchebi, meaning 'the Church village'. The Church was made collegiate prior to 1364 for a provost and four chaplains and the register dates from 1647. The present Church of All Saints, re-constructed in 1780-1781, incorporates a Saxon blocked north doorway near the west end, and a north transept dating from the early fourteenth century. The Reverend Charles Cooper, Rector of the parish, rebuilt the chancel in 1803 and further restoration work was carried out in 1872 by G.E. Street.





## 4 Location & landscape setting

- 4.1 Kirkby Overblow is situated 4 miles south-east of Harrogate and 6 miles north-west of Wetherby, on a high south-facing ridge overlooking Wharfedale and surrounded by open agricultural land. The Church stands 365 feet above sea level and the village is said to be equi-distant between the eastern and western oceans, taken from a line drawn from Bridlington Bay to Morecombe Bay.



- 4.2 The village is approached through surrounding farmland along Follifoot Lane from the north-west, Swindon Lane from the south-west and Barrowby Lane from the south-east. Approaching along Barrowby Lane the buildings of the village, dominated by the Church tower, are visible stretching along the ridge. Unfortunately, this approach is somewhat spoilt by a relatively recent stone and pantile housing development built on an exposed site. The prominence of this development also detracts from the Swindon Lane approach where the overscaled form and the harshness of the materials contrast with the older buildings of the village.

- 4.3 The historic core and focal point of Kirkby Overblow is the group of listed buildings comprising All Saints Church, the Old Rectory and the Rectory Cottages. The village has developed in a T-shaped form, along the intersection of Main Street running north-south, and Barrowby Lane and Swindon Lane running east-west. Although Kirkby Overblow is located on a prominent ridge, the layout of the core of the village itself is relatively flat. All Saints Church occupies the highest point and the village falls away along the three main approaches, gradually to the south-east and north and more dramatically to the west.



- 4.4 The village street is flanked by two storey buildings, the majority of which present the roof slope and eaves, rather than the gable, to the street and are generally tight up to the back of the pavement or set behind small walled front gardens, which give a strong sense of continuity and enclosure. These walls tend to enclose small front gardens, which serve to soften the stone built form and are attractive

in the street scene, providing a source of colour and texture with the changing seasons. The continuity of these strong visual ties is strengthened by the existence of grass verges for much of the length of the Main Street, which adds to the rurality of the village. The deep cutting formed by the road at the north end of the village creates raised, grassed banks with cottages raised above the road level, creating a gently varying roofline and adding to the sense of enclosure.



- 4.5 The centre of the village remains strongly linked to its historical rural surroundings. These links are vital to illustrate Kirkby Overblow'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.
- 4.6 Approaching the village from the north, the road falls and bends gently and this topography, together with high stone walls and the canopies of mature trees, create



a sense of intrigue, limiting views down the main village street and giving a strong sense of enclosure throughout. Similarly, at the south end of the village, the gentle curves in the roads approaching from the east and west, coupled with hedgerows/ boundary walls and rising land, restricts long views into the village thereby creating a sense of enclosure.



4.7 The layout of Kirkby Overblow is that of a linear village, 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 restricts creation of quiet pedestrian areas or amenity open space to serve as

an obvious 'centre', although the Church and its churchyard with a wealth of mature trees do provide visual focus. Furthermore, the Star and Garter triangle, which is defined by three roads, at the south end provides a local focal point in this part village.

- 4.8 The continuous frontages of the built form tight up to the back of the pavement - comprising informal groups of houses, terraces, cottages and former and existing agricultural buildings - along Main Street gives the appearance of a relatively high density. 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.
- 4.9 These gaps and spaces serve to soften the built form and add to the villages' rurality. In addition, there are other privately owned green spaces and fields within and surrounding the Conservation Area which make a special contribution to its rural qualities, aiding the transition from the built form to the open countryside beyond. These green areas are integral to the character of the Conservation Area.
- 4.10 The village is predominantly residential in character and historic building types include larger detached houses with formal frontages such as Thorneycroft and Lawrence House, with former farmhouses such as Laurel Farm House and Sycamore Farm House. Short terraces of characterful cottages are also evident in the village, such as Maltkiln Cottages.



- 4.11 Additionally, there are several former agricultural buildings, which have been converted into houses. Non-residential buildings include the two public houses, the church, the shop, and the school. Some buildings are still in active agricultural use, specifically the barns of Ivy Farm, which is on the edge of the village outside the Conservation Area boundary. These working farms serve to maintain the rural qualities of the village. Other former farm groups are less easily recognized as such because the original buildings have been converted and new buildings have intruded into the original layout.

4.12 Expansion of the village has occurred mostly to the south-east along Barrowby Lane, where the newer developments comprise 2-storey detached and semi-detached houses and bungalows. Wharfe Mews is a newer row of stone terrace houses within the Conservation Area. The style, form and layout of Wharfe Mews attempts to reflect the vernacular, but unfortunately, the stonework of this terrace is a poor match and the PVCu windows, doors and pediments are a poor imitation of their traditional counterparts. The introduction of fascia boards on these properties is also not traditional.

4.13 Furthermore, the development extends the village in an uncharacteristic way, setting the houses well back from the street and

introducing a wide opening to facilitate access to the communal garage block. This serves to erode the established linear form of the village and gives these properties undue prominence. However, the negative impact is softened somewhat by a change in topography as rising land, and a high retaining wall, obscures some of the properties from the Main Street.

4.15 Just outside the Conservation Area, four detached houses now occupy the site of a former quarry on Barrowby Lane as it rises. Built in the 1930s and 1940s the four houses enjoy spectacular views over The Vale of York and as far as The White Horse at Kilburn. These houses

and the piecemeal development beyond the Conservation Area boundary on the north and south sides of Barrowby Lane, lacks cohesion in terms of design, form, materials and layout and does not reflect the locally distinctive properties characteristic of the historic core of the village.



## 5. Landscape character

5.1 This section describes the character of the landscape in and around Kirkby Overblow. It identifies the key landscape characteristics which make the village distinctive. The landscape around Kirkby Overblow is sensitive to change as a result of development and intensive farming practices. Such changes need to be carefully managed.

5.2 Kirkby Overblow occupies an escarpment in an otherwise moderate scale, rolling landform. Small woodland blocks grow on higher ground and enclose and disperse views. There are also some trees scattered along field boundaries.

5.3 Landscape pattern is random due to a diverse mix of landscape management including manicured fields managed for horses with stark post and rail fencing, which contrast with the less noticeable agricultural fields.

5.4 With the exception of the churchyard to All Saints, there are no major public open spaces within the village. The dominant landscape feature of Kirkby Overblow is the setting on the south-facing ridge and the dramatic views of Wharefdale and surrounding countryside.

5.5 Mature trees and stone walls form an important part of the appearance of the Conservation Area. The main group of mature trees is formed by those in the churchyard, and in the grounds of the Old Rectory and Rectory Cottages. Stone walls with stone copings also form an important element of the village defining



the boundaries of the older properties and in some case screening the less attractive newer housing.



5.6 As previously mentioned, springs were an important part of the early history of Kirkby Overblow. St. Helen's Well is located on Swindon Lane in the western corner of the garden to St. Helen's Cottage. Bird Well on the north side of Swindon Lane, is marked by a water-filled stone trough level with the ground.

5.7 There are two areas of landscaping which contribute to the setting of the village. These are Park Wood on the east side

of the Follifoot Lane approach, and to a lesser degree, the two mature trees to a small grassland area on the Barrowby Lane approach



### Key Views

5.8 There are a number of views from within the village, most notably those to the south from the churchyard of All Saints and the carpark of the Star and Garter public house, and views of the fields to the east of the village down laneways off Main Street.

5.9 There is no vista running right through the village, rather views along Main Street are terminated by gentle bends in the road, the topography of the settlement and the enclosure of the built form, together with the boundary measures. Therefore views are largely 'contained' within the village instead of leading down the long vanishing perspective of a straight road.



5.10 At the edges of the village, views outwards are framed by roadside trees, beyond which the countryside opens out. Mature trees and woodland clumps provide a backdrop to the village. Within the village a number of properties are set back with front gardens which add to the quality of the views within the village itself - as does the presence of garden trees and shrubs.

5.11 Views of traditional brick built outbuildings behind frontage properties and out to open countryside beyond, can be glimpsed through gaps and spaces between buildings. These views serve to connect the village with its surrounding landscape and agricultural heritage, adding to the rurality of its setting.

5.12 A significant local focal point within the village, dominating views from both the



north and south, is All Saints Church, set on a knoll which may suggest evidence of an early settlement on the site.

5.13 There are extensive views from Barrowby Lane at the top of the scarp to the east. With such extensive views, and due to the fact that built form is relatively sparse with few woodland blocks, the area has a limited capacity to accept built development without detriment to its character.

### Significant Field Boundaries

5.14 Field pattern and hedge boundaries make an important contribution to the distinctiveness of the area. The area is therefore sensitive to the general decline in hedgerows, which are becoming fragmented through neglect. The area has long been settled and some of the field boundaries are likely to be of historic importance.

5.15 Within the confines of the village the boundaries are characteristically stone walls with stone copings of various styles, but along the roads out of the village, these stone walls are replaced with dense hedgerows, which augment the village's rural setting.

### Landmark Trees & Woodland

5.16 There is little notable woodland in the area except for Riffa Wood and Swindon Woods. Individual trees are sited along boundaries and scattered within fields. However, woodland clumps exist along the line of the wider landscape surrounding the village. This consistent scattering of woodland clumps and trees maintains balance across a simple landscape of

arable fields and occasional improved grass fields.

5.17 The presence of landmark trees and woodland in and around the settlement gives the village an immediate semi-rural appeal, contributing to the rural pastoral setting of the village and its rural character. There is also established tree planting in the churchyard.

### Geology

5.18 The settlement is built on Millstone grit and glacial till drift geology deposited by glacial meltwater giving rise to rounded moraine deposits. The soils are largely slowly-permeable, seasonally waterlogged, loamy over clayey soils with patches of well-drained coarse loamy soils over rock.

### Strategic Pedestrian Routes

5.19 Bitmac footways are laid adjacent to grass verges flanking the Main Street running into the grass verges or up to concrete kerbs. These footways ensure 'walking to school' routes are maintained for the children of the village. In contrast to the use of bitmac and concrete kerbs, which



tend to detract from the appearance of the village, the access and courtyard to the rear of Maltkiln Cottages is paved with cobbles, as is the frontage to the Shoulder of Mutton public house, giving visual interest and texture.

## Boundary Walls



5.20 Walls are a particularly important feature of the village and are built of stone with stone copings. The walls are either simple high walls to farmyards, maintaining the enclosure of the village space, or lower garden walls. The boundary wall to Wharfedale View is ornamented with railings - though these are partially hidden amongst the overgrown garden of this neglected cottage. This network of boundaries adds to the sense of enclosure and forms strong visual ties throughout the village, which are integral to the character of the Conservation Area.

## Grass Verges

5.21 Flanking Main Street grass verges follow the building line. At some points, where the road creates a deep cutting, these verges become raised above the road level. The verges serve to soften the built form and are an important visual feature, contributing to the rural character of the village.



## 6. The form & character of buildings

- 6.1 There are 3 buildings or structures (all Grade II) in the Kirkby Overblow Conservation Area that are included on the Statutory List of Buildings of Special Architectural or Historic Interest:

**Church of All Saints, Swindon Lane**

**The Old Rectory, Main Street**

**1 & 2 Rectory Cottages, Main Street**

- 6.2 The Church of All Saints is predominantly late eighteenth century (1780-81) but the north transept is fourteenth century and the north wall of the building incorporates a Saxon doorway, now blocked and two early fourteenth century windows with plate tracery. The Church was restored in 1872 by GE Street. It is constructed of coursed gritstone with some ashlar and a stone slate roof. The west tower has 3 stages, off-set diagonal buttresses, a perpendicular window, an inscription of 1781, a sundial, battlemented parapet and crocketed finials. The Church has a nave, south aisle of 3 bays with a central porch, north transept and a 2-bay chancel with diagonal buttresses, battlemented parapet and crocketed corner finials. The east window of the chancel has 3 lights with perpendicular tracery.
- 6.3 The Old Rectory dates back to the late eighteenth century with nineteenth century additions. The property is constructed of coursed gritstone with ashlar details and a stone slate roof with ashlar coping stone and shaped kneelers. It is designed on a double-pile plan of 2 storeys with 6 first floor windows. Rich in architectural detailing, this property has: a central

6-panelled door is under a moulded, eared architrave with pulvinated entablature over; a Venetian window with moulded architrave; a large canted bay window with castellated cornice; stringcourse at sill level; and a moulded eaves course. The property has 3 narrow chimneystacks at the left gable and on the ridge and a large external chimneystack at the right gable.

- 6.4 The Rectory Cottages, now a single dwelling, dates back to the mid eighteenth century. It is constructed of coursed gritstone with ashlar details and a stone slate roof with ashlar coping and cyma reversa kneelers. The façade of this property is richly detailed including: stressed quoins; a round-headed, half-glazed door under a round-arched opening with a Gibbs surround; windows with plain sill and lintels with stressed keystones; a squared recessed panel above the door with a Gibbs surround; ashlar stringcourse at first-floor level. The ashlar chimneystacks are at the centre of the ridge and at the right gable.

- 6.5 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 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.

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

### General form

- 6.7 Most of the buildings in Kirkby Overblow are of simple form derived from the local vernacular of stonewalls and stone slate roofs. The majority of the buildings tend to be two-storey with gabled roofs, stone copings and shaped kneelers. The ratio of window to wall is generally low giving the buildings a robust character. Most buildings are orientated eaves, rather than gable, fronting the street. Attempts have been made to assimilate modern buildings into the village using stone but with limited success as unfortunately, the stone doesn't match that of vernacular buildings and the layout erodes the established form of the village.



## Materials

- 6.8 In the Conservation Area a limited palette of materials is evident. The majority of buildings are of gritstone construction and the village is characterised by the notable absence of brick or render. Stone slates or Welsh slates are the predominant roofing material, with a small number of pantile roofs.



## Architectural detailing

- 6.9 The majority of buildings in Kirkby Overblow are not richly decorated, yet there is a distinctive style with detailing typical of vernacular architecture. The Old Rectory and Rectory Cottages are exceptions, with the architectural detailing of their facades demonstrating the status and wealth of the Church at that time.

## Roof detailing

- 6.10 Chimney stacks are generally built within the thickness of the gable wall rather than expressed on the gable wall and there are one or two examples of stacks located elsewhere on the ridge. Stringcourses at the base of chimneys are characteristic, as are stone copings along the verges and eaves dentil courses.



## Windows

- 6.11 Windows on street frontages are usually small paned vertical sliding sashes, the majority of which are set forward with exposed, white-painted frames with stone heads and cills, and stone jambs are also characteristic. The vertical sliding sashes on Stoney Cottage are notable as



1st floor window and detail of the stonework inc. stringcourse, rusticated quoins, shaped kneelers and copings

the individual panes have a horizontal, rather than vertical, emphasis and, on The Lodge, arch headed sashes and lintels are evident. Some cottages have horizontally sliding Yorkshire sashes, for example the first floor windows of Rectory Cottages. Stone mullioned windows are largely absent on domestic properties. Most mid to late twentieth century windows are side-hinged casement windows.

- 6.12 Unfortunately, the character of many houses has been eroded by inappropriate refenestration. Many of the traditional types of window have been replaced by PVCu windows. Those with plastic strips between the double panes of glass are a poor pastiche of the integral glazing bars of traditional windows. These alterations have a detrimental impact on the character and appearance of a building (and on the village) and consideration should be given to installing traditional timber windows of appropriate design and detail.

## Doors

- 6.13 Panel doors, some with fanlights over and pedimented surrounds, are characteristic of the more refined, or imposing vernacular properties in the village such as Thorneycroft, Stoney Cottage, Lawrence House and Valley Cottage. However, evidence of traditional timber doors and associated ironmongery having been replaced by PVCu doors serves to erode the character and appearance of vernacular properties.

## 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 Kirkby Overblow 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:

### Area 1: Historic Core

7.3 The historic core is defined by All Saints Church, The Old Rectory and Rectory Cottages. These properties exhibit rich architectural detailing in their facades, not evident on the majority of the vernacular properties elsewhere in the village, which reflects the status they once held.

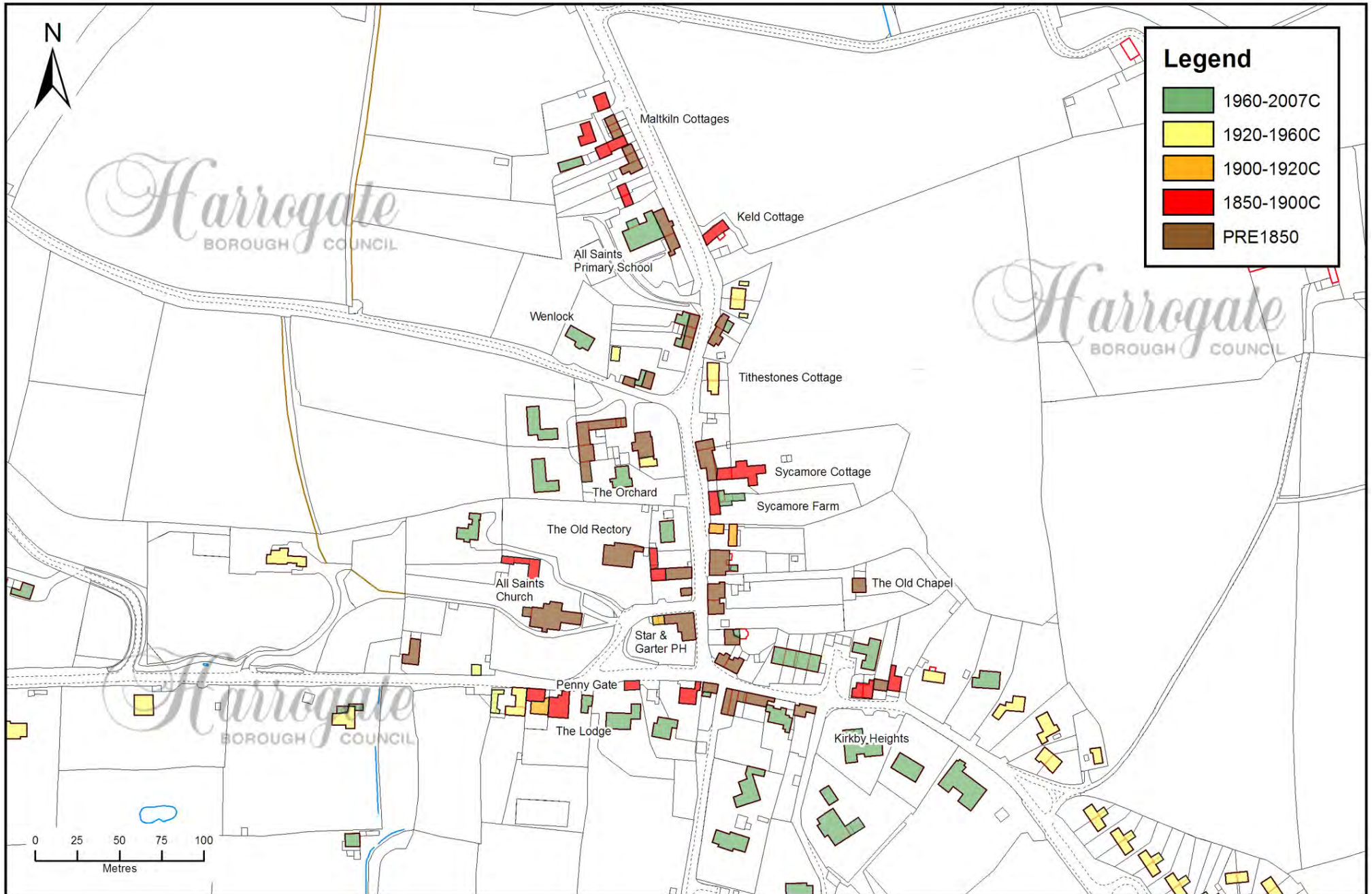
Enclosed behind high stone walls and shielded by the canopies of mature trees, these properties assume austerity and grandeur and evoke a sense of intrigue to the onlooker.

### Area 2: The Village Centre

7.4 This area encompasses the village shop, bus shelter, Parish notice boards and both The Star and Garter and The Shoulder of Mutton public houses, it is also demarcated by the junction of Swindon Lane/Barrowby Lane/ Main Street. As such, this area constitutes the physical and active centre of the village.

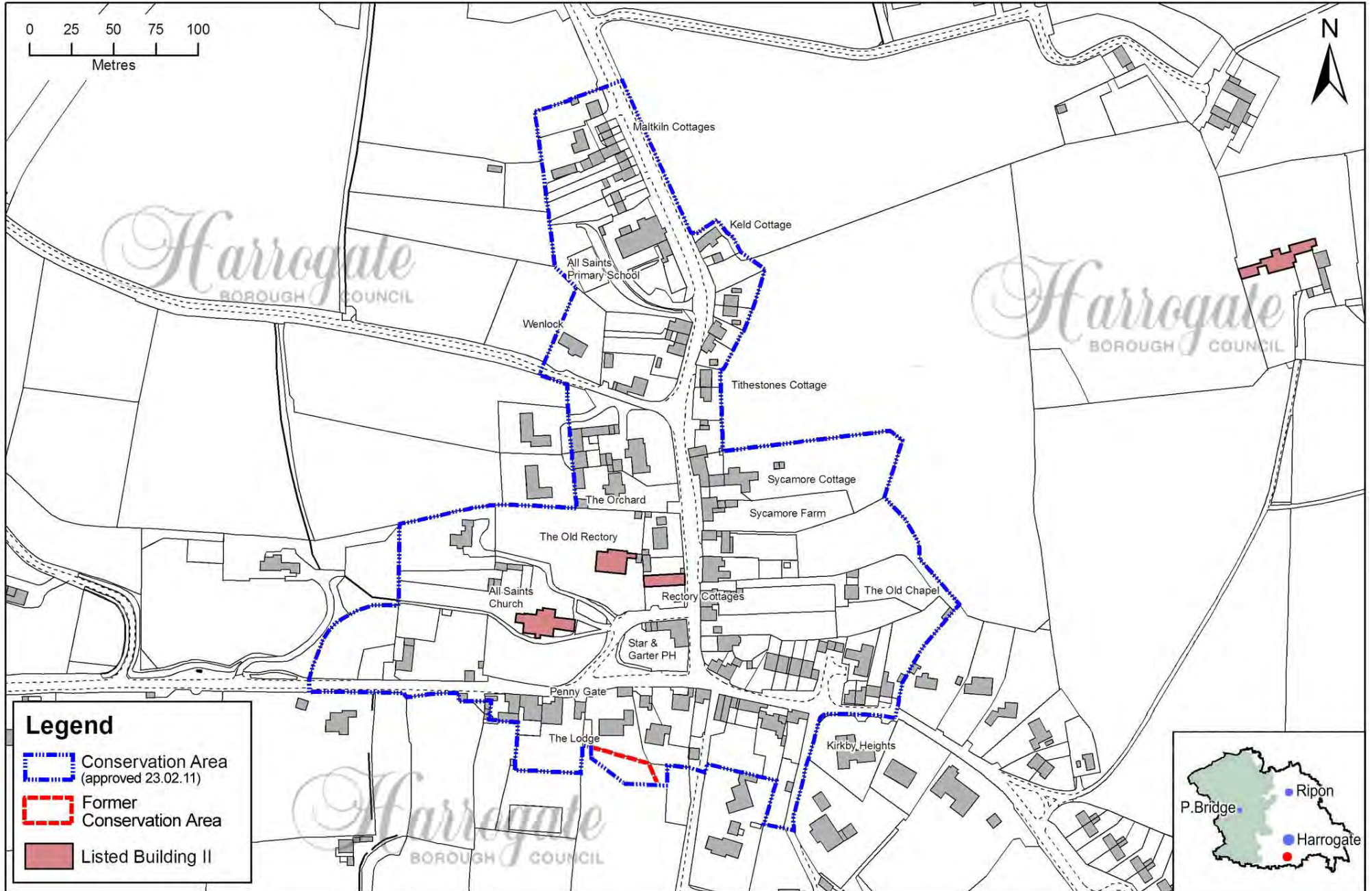


Map 1: Historical development of Kirkby Overblow



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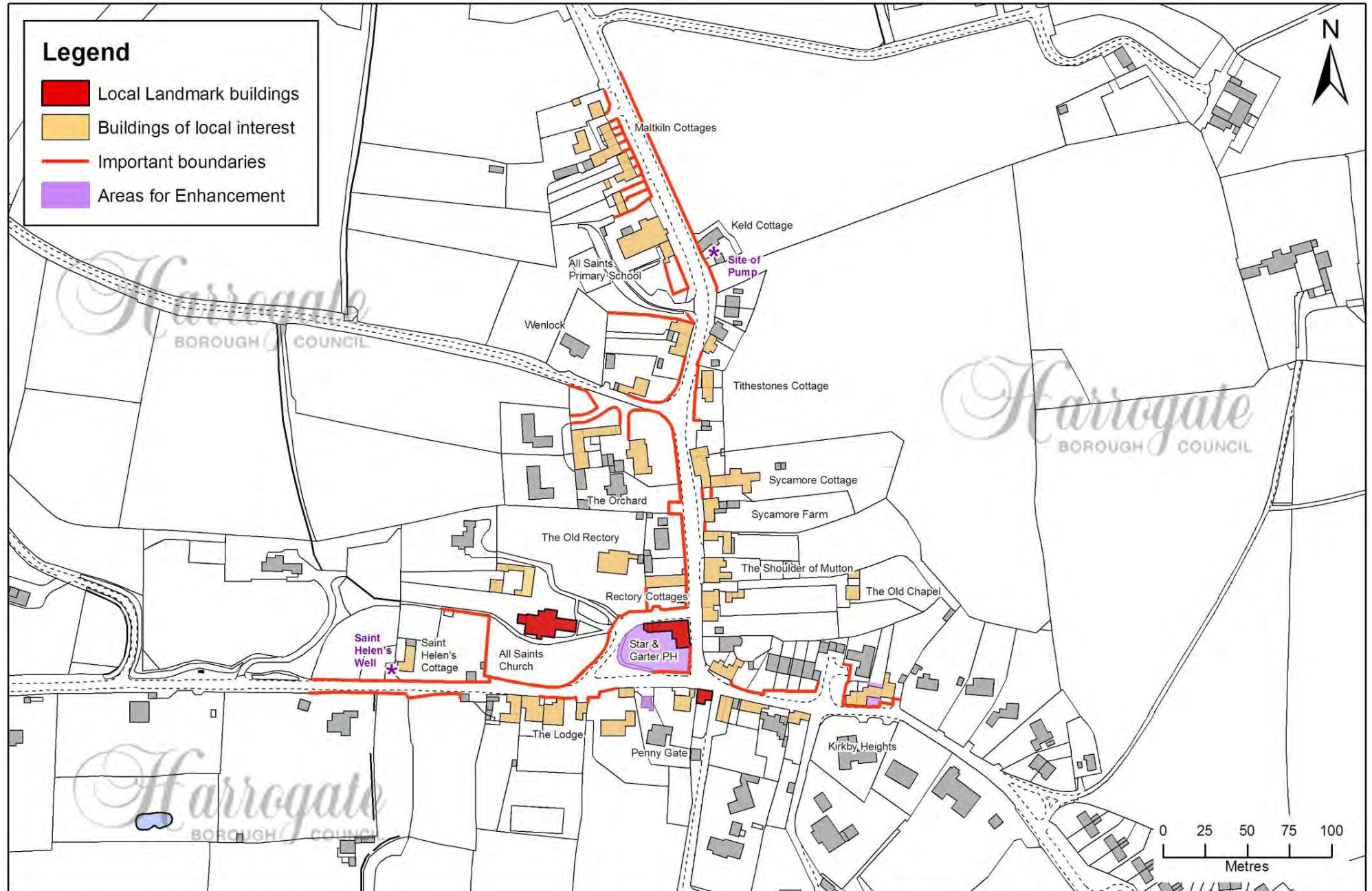
## Map 2: Kirkby Overblow Conservation Area boundary



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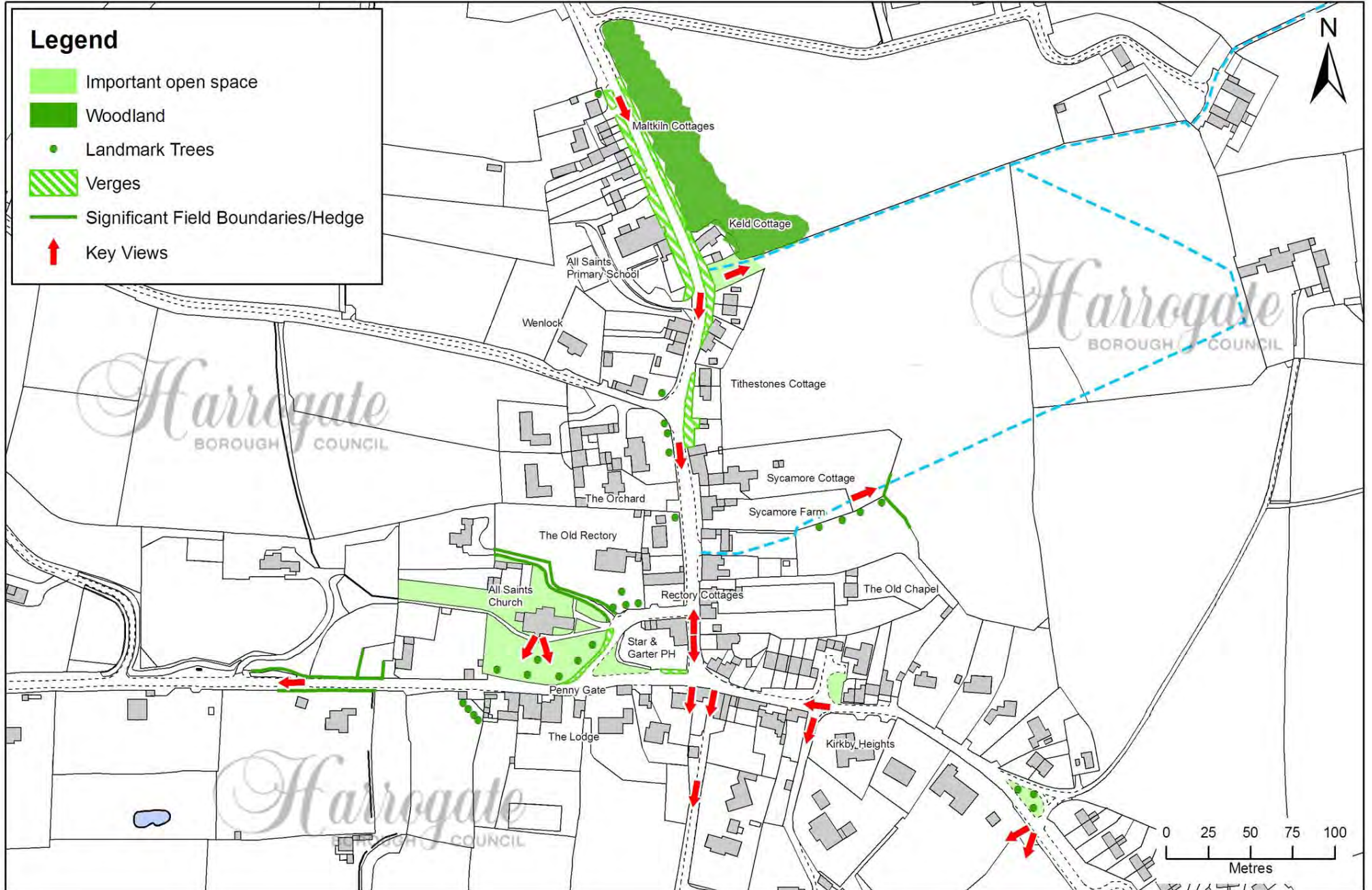
### Map 3: Analysis & concepts



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# Map 4: Landscape 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 Kirkby Overblow Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

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

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

## 2. Monitoring & review

The Borough Council is required to review its conservation areas on a regular basis, this may involve the designation of new Conservation Areas, the de-designation of areas that have lost their special character, or the extension of existing Conservation Areas. The special character of Kirkby Overblow 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 Kirkby Overblow Conservation Area and to ensure the highest quality of design, the Council will:

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

## 4. Conservation Area boundary review

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

4At the workshop, residents proposed extending the Conservation Area boundary to include Brigg Hall. This property is to the north of the existing Conservation Area boundary. Thought to have been the village Almshouses, Brigg Hall was built before 1888. However, today the building has been somewhat altered and is not recognisable as such. Furthermore, the building is sufficiently divorced from the current boundary not to have been included previously. As such, it is considered that the boundary should remain unchanged at this point.



A further change to the boundary was suggested by residents at the workshop, specifically to exclude the Rectory, which was built in the 1990s. Residents consider that this property, which is of modern construction, does not warrant the level of protection afforded by the conservation area designation. Notwithstanding the building's age, it has been designed and constructed in materials that respect the vernacular. Furthermore, the property is situated in a well-treed site and these mature trees provide a backdrop to the church. As such, it is considered that there is sufficient justification to maintain the boundary at this point.

A final suggestion was to include the whole of the garden of Penny Gate within the Conservation Area boundary (the original 1994 Conservation Area) followed the then southern curtilage of this property's garden. It appears since then, that the garden has been extended southwards. To reconcile this anomaly the Conservation Area boundary has been extended south to the natural and now established garden boundary at this point.

## 5. The management of change

The special character and appearance of Kirkby Overblow 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

Kirkby Overblow 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:

- Reinststate windows and doors to their former pattern and detail where use of standardised factory made joinery and PVCu windows and doors has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground.

- Replace items of street furniture and lighting columns with ones of more appropriate design.
- Trees, which make a particular contribution to the conservation area, should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).
- Management of existing trees.
- Repair and maintain boundary walls.

- Rationalise and improve Highway signage at the north end of the village and at the Swindon Lane/ Barrowby Lane/ Main Street junction.



- Village notice boards could be rationalised and relocated inside the bus shelter.

- Rationalise signage at the village shop and the Star and Garter public house.



- Resurface car park and repair dwarf boundary walls associated with the Star and Garter public house.

- Restoration of Wharfedale View, a neglected cottage that encapsulates the village's vernacular, in order to return it to habitable use.

- Repointing of some traditional properties in an appropriate lime based mortar in order to remove hard cement based strap pointing (right), which is both visually and structurally damaging to these buildings.





## Existing buildings

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

### **Design guidance**

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

### **Article 4 Directions**

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

### **Reinstatement of architectural detail**

Quite a number of buildings have been altered, which has changed their architectural form in a way, which conflicts with the distinctive character of Kirkby Overblow - some, to such an extent that the original form and

character is no longer recognisable. The introduction of standardised twentieth century door patterns, PVCu windows and inappropriate mock shutters 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. (Insert either a traditional door or window photo here- see references above- caption to note Traditional joinery characteristic of the vernacular).

### **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 stone work (Insert photo of hard strap pointing here- see references above).

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

## Roof alterations & extensions

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

## Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example the construction of new openings and the consequent breaking up of the continuous brick walls flanking the main streets would be detrimental to the character and appearance of 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 visual detractors in the open landscape. Undergrounding of cables would considerably enhance the character of the village and its setting. 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 Kirkby Overblow were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. In parts of the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

## Important trees

The existing mature trees in the Conservation Area, add to its charm and character. 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.

## Signage

The design, siting and appearance of signage in the village adds to street clutter and needs improvement and rationalisation 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 establish grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not impact on the existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area. Within the above criteria, new development should aim to achieve creative design solutions, whether contemporary or traditional in style.

## Employment & commercial activity

Commercial activity can provide a focus for the community and contribute to the character of the village. The village is fortunate to have some services such as two pubs and a 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 these services provides



a focus for community activity. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and local services.

### Neutral buildings & spaces

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

## 7. Landscape issues

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

The landscape has some capacity to absorb rural development if small in scale, associated with existing settlement/farmsteads and if appropriate planting is used to help integrate development.

Farmstead and barn conversions have resulted in a change to the rural character of the area, which is becoming increasingly more 'manicured' in appearance. Pressure to convert existing buildings is likely to continue because the area's Green Belt designation restricts new built development.

### Tree Planting

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

Woodland management and new woodland and tree planting should be promoted. Trees are important to the setting of the conservation area and require proactive management.

Native woodland and tree planting to respect and highlight landform and landscape features should be promoted, particularly around existing farmsteads and large scale buildings to help integrate buildings in the landscape.

### Village edges

New development should be appropriate to the settlement pattern and in keeping with the local vernacular. Change of use of fields to garden should be avoided as this can impact upon the characteristic field pattern important to the historic setting of the village. Historic features, the settlement and its setting should be protected from inappropriate development and damaging land management practices. Views of important vernacular buildings should be maintained and enhanced by appropriate planting to channel views and avoiding development and tree planting that would impact upon views.

### Footpaths

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

Research into the historic and wildlife importance of hedgerows under the Hedgerow Regulations criteria should be carried out and continued maintenance of hedgerows and hedgerow trees should be continued and encouraged in the interests of conserving the intricate early enclosure field pattern.

Possibilities for the creation of wildlife corridors should be explored, particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village.

## Checklist to manage change

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

- Development should not impinge on the linear form and character of Kirkby Overblow.
- 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.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage, street furniture and road markings.
- Repair and retention of boundary walling.
- Positive management of traditional field boundaries.
- Appropriate repair and maintenance of historic properties using traditional methods and materials.



# 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 Tuesday 7th July 2009 at Kirkby Overblow Primary School. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a leaflet

The format of the workshop included a short presentation on why the Conservation Area 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 Kirkby Overblow special to them. On return to the village hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the town with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

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 document. The draft was the subject of public consultation between 17 May and 28 June 2010. When all comments had been received, appropriate revisions were made and the Conservation Area Appraisal was approved by the Cabinet Member for Planning, Transport and Economic Development on 23 February 2011 and published on the Council's website.

# Appendix C

## Further reading

English Heritage (2006) Guidance on Conservation Area Appraisals

English Heritage (2006) Guidance on the Management of Conservation Areas

Spotlight on Orblauers, A pictorial record of the villages of Kirkby Overblow, Kearby with Netherby and Dunkeswick (2007) Compiled by Peter Darlington.

Orblauers, A History of Kirkby Overblow, Kearby-with-Netherby and Dunkeswick (1995) (Ed.) R. Higginson.