

# LITTLE OUSEBURN

## 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 Little Ouseburn.
- 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. Although an appraisal aims to be comprehensive, the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Little Ouseburn Conservation Area was originally designated in March 1994. This Appraisal aims to describe Little Ouseburn 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 Little Ouseburn special or distinctive, 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 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 The Villages of Great and Little Ouseburn take their name from the River Ouse which starts as Ouse Gill Beck.

3.2 It is recorded in the Domesday Survey that the King had 12 carucates of land in "Useburn". Much land was later granted to Fountains Abbey. Little Ouseburn was part of the estate latterly named Kirby Hall (owned by William de Kirkeby in 1200). The surviving service wing of Kirby Hall, built by the Thompson family, lies to the east of the village. In the nineteenth century it was still a large estate employing many of the villagers. Most of the Hall was demolished earlier in the twentieth century. Twenty-three members of the Thompson family are buried in the late eighteenth century Mausoleum in the churchyard of Holy Trinity, including Sir Henry Meysey-Thompson, a founder member and president of the Royal Agricultural Society.

3.3 The economy of Little Ouseburn has been based principally on agriculture and the servicing of the estate. The village of Little Ouseburn developed in linear form from Dere Street, the Roman Road running from York to Boroughbridge, which is situated at the western end of the village. The original houses, predominately mid eighteenth to early nineteenth century cottages, lie to either side of the Main Street. Much of the village was owned by the estate until 1921 when most of the houses and small holdings were sold to the tenants.



3.4 The Church of the Holy Trinity is on Church Lane at the northern boundary of Little Ouseburn. The Church is an ancient building of stone, built in the Early Norman and Perpendicular styles, whose western tower is reputed to be of Saxon date. The register dates from the year 1560. The novelist Anne Brontë was engaged as a governess at Thorpe Underwood Hall, is understood to have attended the Church and wrote about the area in her literature.

3.5 Moat Hall, adjacent to the Church, is believed to have been constructed on the foundations of a Roman house and to include stones of Roman origin in its fabric.

## 4 Location & setting

- 4.1 The village of Little Ouseburn is set within designed parkland of the Kirby Hall Estate, surrounded by the typically undulating countryside of the Vale of York with the Howardian Hills forming a distant backdrop to the north. The village, which is 5 miles south east of Boroughbridge and 8 miles north east of Knaresborough, is of a linear form strung out along Main Street. Great Ouseburn is just a mile to the north of Little Ouseburn.



View down Main Street.

- 4.2 The Conservation Area extends to the northern boundary of the village beyond Little Ouseburn Bridge and includes the open field beyond Holy Trinity Church. The area also extends into the parish of Kirby Hall to include New Lodge, the carriage gates and mature planting to Kirby Hall Estate.



## 5. Landscape character

5.1 This section describes the character of the landscape in and around Little Ouseburn. It identifies the key landscape characteristics, which make the village distinctive, and provides guidelines to help manage landscape change in the Conservation Area.

5.2 Historically a farming community, there are working farms around the Conservation Area. The built form of the farm houses, outbuildings, access routes and traditional field patterns contribute to the unique character of this village.

5.3 Little Ouseburn is situated on the boundary of the landscape character area where landform becomes more rolling at the edge of the influence of the Magnesian Limestone ridge to the west. The village is built on soft "New Red Sandstone" which extends in a narrow strip from Bawtry to Boroughbridge from which sand has been dug out for centuries. It also contains a cover of glacial clays, the raw material formerly used for making bricks in the village. The only hard rocks are boulders, transported during the ice age, that are scattered on an otherwise good rich soil for both grass and arable farming.

5.4 The hard boulders, traditionally called field cobbles, were used as a cheap "filler" in brick walls where they were typically "shuttered" in alternating layers in a herring bone pattern.

5.5 The area around Little Ouseburn carries a number of water bodies. The River Ure



Traditional wall patterns

flows through Wensleydale to Masham and then Boroughbridge, where it is joined by the River Swale in the huge floodplain at Myton-on-Swale. Continuing as the Ure, it becomes known as the River Ouse just downstream of Little Ouseburn where the tiny Ouse Gill Beck joins the much larger Ure. A succession of historic towns and the city of York are connected by this wide waterway, with expansive water meadow scenery and a wide variety of wildlife.

5.6 The marshy meadows along side Ouse Gill Beck are designated as a Site of Importance for Nature Conservation. This wetland area extends towards the Church of the Holy Trinity and Little Ouseburn Bridge. Some of the plants found on Ouseburn Carr include Orchids, Woundwort, Vetch and Yarrow.



Ouse Gill Beck

5.7 Boundary walls are an important feature of the village. Of particular note is the wall to the farmyard at Sloethorn Farm, which is of coursed cobble and brick rubble. Soft landscaping contributes greatly to the character of the village and designation gives interim protection to trees. The

foliage combines with grass verges to soften the effects of the walls, offering seasonal colour and variation in the village.

## Key Views

- 5.8 The two significant focal points are the Church of the Holy Trinity and Thompson Mausoleum at the north end of the Conservation Area and the entrance to Kirby Hall at the south-east corner which terminates the eastward view along Main Street.
- 5.9 The Thompson Mausoleum and the Church of the Holy Trinity Church are focal points when viewed from the fields at the eastern side of Main Street and from the lower end of Great Ouseburn Village.
- 5.10 The vista to the carriage gates of Kirby Hall along the gentle slope of Main Street, is a dominant view in the village, which is greatly enhanced by the hedges on either side of Main Street. The backdrop of mature trees alongside Church Lane also makes a notable contribution to the Conservation Area.



Kirby Hall gates and views beyond

- 5.11 The gaps in the built form throughout the village enable a number of long views beyond Little Ouseburn to the surrounding farmland and to Great Ouseburn, to the north west as marked on the Landscape Character Plan.

## Significant Field Boundaries

- 5.12 In contrast with the extended landscape of large, open arable fields, the land immediately around Little Ouseburn still retains a small number of grassland strip fields bound by a strong hedgerow network characterising early enclosures, which provides an important landscape setting.
- 5.13 A number of individual trees lie along these hedge boundaries, which also add depth and wooded cover to the landscape setting of the village. This is evident in a number of places around the village, namely beyond The Paddock and the White House to the south of Main Street and along Carr Elwick Lane.
- 5.14 Whilst some of the hedgerows are of poor condition and some have disappeared altogether, the remaining hedgerows along Back Lane, for example, are likely to be of botanical as well as historic and landscape interest. Some hedges and walls along parish boundaries, old roads and tracks are likely to date back to the medieval period. Most were laid out in successive enclosures from the late Middle Ages through to the nineteenth century. It is therefore important to preserve and enhance the ancient hedge boundaries for their historical and wildlife value.



Church Lane

## Open Spaces

- 5.15 Open spaces in the Conservation Area which add to the character of the village, such as the fields opposite New Lodge and surrounding Church of the Holy Trinity are shown on the Landscape Character Analysis plan. As a rare and historic resource and as a scenic back drop to Holy Trinity Church and the Thompson Mausoleum, its unspoilt character provides a strong sense of place and a unique setting for Little Ouseburn Conservation Area. An extensive network of public footpaths cross these spaces and



Open space and paths near Little Ouseburn Bridge



guarantee its value as a well used public open space both to local residents and visitors to the area. The area is also prized for its ecological wetland habitat near Ouse Gill Beck.

- 5.16 In addition, the orchard at Beech House and the grass verges on Main Street are important open spaces in the village. They have scenic and historical value and contribute to the unique visual qualities that combine with the architecture to give the village a sense of place. A small slightly elevated green outside Typsey Cottage is obstructed by the village notice board; this could otherwise provide a small open meeting or resting space in the Conservation Area. Just outside the Conservation Area boundary, the small green in front of Broomfield Cottages provides an intimate scale space within the village and contributes to the setting of the Conservation Area.



The village noticeboard

## Front Gardens

- 5.17 In contrast with Great Ouseburn very few cottages are close to the road boundary and most have front gardens made private by hedges or garden walls and a number are heavily planted with trees. With the exception of Sloethorn Farm which abuts the Main Street, farmyards are set back either behind their houses or beyond hedges in fields. Boundary walls to front gardens feature strongly in Little Ouseburn and often are of brick or cobble. The cobbled walls coursed with brick and with brick copings are a characteristic feature in common with other nearby villages. A number of properties also have hedges to their front boundaries.
- 5.18 Whilst some of the cottages in the Conservation Area are set back with small front gardens, there are also more substantial front gardens behind taller boundary walls, particularly on the north side of Main Street such as at Hillcrest and Sloethorne Farm.
- 5.19 Garden trees, hedges and shrubs and flowers are important to the general character of the village. They make a contribution along Main Street where mature trees have a strong visual impact on the streetscape and the general character of the Conservation Area, providing seasonal variation giving year round interest.
- 5.20 Typically, garden gates are simple timber structures in Little Ouseburn, although some are of decorative wrought iron design and complement the vernacular architecture adding to the special character of the village. The gates

of the Moat House are very intricate with elaborate painted leaf embellishments.



- 5.21 Properties do not generally have railings either to their boundary walls or free standing. The exceptions to this are the simple upright railings with spear heads at the entrance to the Methodist Church and on the walls at Kirby Hall.



## Grass Verges

- 5.22 Grass verges and banks are common throughout the village. Adjacent to the roads and tracks they provide a natural softening and add to the general rural

character of Main Street, back lanes and Church Lane. The surfaces of many of these verges are susceptible to damage, particularly in wet conditions. The grass verges do not generally have kerb details but, in some areas, where there has been evidence of long-term over running by heavy traffic, some stone or concrete edging has been used to protect against persistent erosion by vehicular movement.

### Prominent Woodland

5.23 There is a mature tree belt to the North, East of Carr Lane track which acts as a screen preventing long views from New and Carr Lanes into the Mausoleum and the Church of the Holy Trinity. In addition there is also a belt of trees at the east of the village which frames views of the carriage gates, piers and walls to Kirby Hall from the junction with New Lane down Main Street. The tree cover in the parkland is characterised by scattered broadleaved trees interspersed with specimen trees rather than prominent woodland. A line of trees follows the field boundary of New Lodge in what was a designed parkland landscape now dominated by farmland.

### Landmark Trees

5.24 Mature Cherry trees along the length of the Main Street from West End Cottages into the Conservation Area boundary form a gateway feature into the village. They were planted by schoolchildren to celebrate the Queen's Coronation in 1953 and have become a cherished feature of the village. As they are not a long-lived species some of these trees are beginning to show signs of disease and old age.

They tend to "suburbanise" the character of this part of the village. Beech trees on the corner of Main Street and Church Lane provide visual interest in addition to the yew trees in the garden of Manor House, which make a significant contribution to the streetscape of the village.



Yew trees outside Manor House

5.25 Mature trees are also important at the entrance to the Conservation Area from Little Ouseburn Bridge along Church Lane. At this more open area of the village, broadleaved trees add colour and form in this gently rolling managed landscape. The mature yew and broadleaved trees around Holy Trinity Churchyard contribute to views and frame the historic buildings.

### Strategic Pedestrian Routes

5.26 Little Ouseburn has a number of rights of way consisting of public footpaths and bridleways. The footpaths from the village are signposted at their starting points next to metalled roads and are subsequently waymarked with arrows fixed to fence posts and stiles along the route. Many of the lanes and tracks into the village provide access into open fields around the village.

5.27 It is understood that Little Ouseburn belongs to an initiative known as the 'Parish Paths Partnership'; this scheme ensures that the public footpaths and bridleways within the parish are kept in order. There are also narrow passages and snickets between and behind housing to open countryside such as opposite the Methodist Chapel on Main Street.

### Road surfaces

5.28 The main route ways through the village are generally finished in tarmac. The access 'roads' to buildings and 'steadings' on either side of Back Lane are characterised by a few simple un-kerbed roads.





## 6. The form & character of buildings

6.1 This section examines the buildings and spaces within the Conservation Area in greater detail looking at sub-areas to identify the special character of each sub-area and to summarise the details and features that are important in providing the special 'sense of place' in Little Ouseburn.

### Listed Buildings

6.2 There are 15 buildings in Little Ouseburn on the Statutory List of Buildings of Special Architectural or Historic Interest. These are buildings of special interest, which warrant every effort being made to preserve them:

**Church of the Holy Trinity  
Church Lane (west side)..... Grade I**

**Thompson Mausoleum,  
Church Lane (west side)..... Grade II\***

**Carriage gates, piers and walls  
to Kirby Hall, Church Lane .... Grade II\***

*the remainder are all Grade II:*

**New Lodge and attached wall,  
Church Lane**

**Moat Hall, Church Lane (west side)**

**Little Ouseburn Bridge, Church Lane**

**Sloethorne Farmhouse, Main St  
(north side)**

**Wall near Sloethorne Farmhouse,  
Main Street (north side)**

**Farm buildings approx 30m north-west  
of Sloethorne Farmhouse, Main Street  
(north side)**

**Farm buildings, threshing barn,  
10 metres east of Manor Farm  
House, Main Street (south side)**

**Broadlands Farmhouse,  
Main Street (north side)**

**Garden wall to Broadlands Farmhouse,  
Main Street (north side)**

**Manor Farm House, Main Street  
(south side)**

**Farm building east of Manor  
Farmhouse, Main Street, (south side)**

**Beech House and Outbuildings,  
Main Street (south side)**

**Village Farm, Main Street (south side)**

6.3 There are no Ancient Monuments in Little Ouseburn.

6.4 Listed buildings of particular note in the village include the Church of the Holy Trinity which is set on a bend in the road on Church Lane and is dominated by its tall, unbuttressed Norman west tower with fifteenth century battlements and pinnacles. Constructed of rubble stone and later, dressed sandstone the church has a stone and timber-framed porch and stone flag roof. This picturesque church has Anglo-Saxon origins connected to St Bega. Roman stones are clearly visible in its unbuttressed Norman tower and west walls.

6.5 In the grounds stands the striking eighteenth century domed Thompson Mausoleum approximately 20 metres south west of the Church. The Mausoleum

is a rotunda with thirteen attached Tuscan columns, frieze and dome. It had been badly neglected for a long time until a local trust was formed to restore the building and, with grant aid from English Heritage, The Heritage Lottery Fund and Harrogate Borough Council, its restoration is now complete.

6.6 The surrounding graveyard is neatly kept, has mown paths, a number of mature trees at its boundary and clipped yew surrounded by a low stone wall.

6.7 Moat Hall, on Church Lane next to the Church, is set behind a high red brick wall with ornate railings. This early-mid eighteenth century house incorporates part of an earlier structure. It has colour-washed rendered exterior walls and a pantile roof with stone slate verge. It has cross-windows with small pane casements throughout, with eighteenth century fielded



shutters to ground floor windows. There is an eighteenth century square sundial set in the exterior wall.



- 6.8 There are 9 listed buildings on Main Street including the eighteenth century Manor Farm with orange-red brick in loose English garden wall bond and pantile roof and Farmbuilding, which is approximately ten metres east of Manor Farm House. This late-eighteenth century farm building with a loft is constructed of coursed cobbles, banded in orange-red brick, with a pantile roof. This two-storey building has an external staircase leading to board loft door beneath a cambered arch.
- 6.9 At the far end of Main Street and on Church Lane stands Kirby Hall Estate's carriage gates and gate piers, screen walls and railings at New Lodge (formerly listed as Gateway at Kirby Hall). The eighteenth century carriage gates were stolen and have been replaced recently. The gate piers are flanked by limestone ashlar screen walls. Replacement wrought iron carriage gates and cast iron pedestrian gates and railings complement the architectural details on the gate. This dominant historical feature is a strong focal point from the axis of Main Street.
- 6.10 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.

- 6.11 Of particular local interest are the Village Hall and the Methodist Church; both have been managed for community assembly since their construction.
- 6.12 The Village Hall is a local landmark building formerly the local village school and situated at the eastern end of Main Street. It is raised on banking which increases its prominence and has an adjacent car park. This two-storey red brick building has a hipped roof at the front. The first floor windows project through the eaves and are surrounded with hipped roofs. There are interesting stone surrounds to the windows incorporating arched heads. The building has a more recent hipped porch which somewhat detracts from its attractive style.
- 6.13 Also of local interest is the former Methodist Chapel, a nineteenth century gable-fronted, red-brick single storey building with a slate roof on Main Street. Above the main entrance double doors is an arched window with an interesting brick surround. The building is set back in a small front garden with low boundary walls, railings and notice board.



Village Hall (there is a photo of the Methodist Church on page 7)

## General form

- 6.14 The houses of Little Ouseburn are generally of simple form, two storey and mostly with eaves to the street. Notable exceptions to this are the former Methodist Church and the White House which is gable on. Dormers are uncommon. The ratio of window to wall is generally low, giving the buildings a robust character. Detailing is unpretentious and consistent throughout.
- 6.15 Outbuildings are single storey with simple pitched roofs. Most buildings are constructed of red brick, generally with pantile roofs. Brick banding is a common feature. A few houses are rendered and some have slate roofs. Chimneys are set on gable ends or ridge lines and generally do not project at the gables. Doorways on the cottages and terraced houses are simple.
- 6.16 Houses do not generally have porches, however a number have been added on cottages on Main Street in recent times and in some cases look out of place with the local vernacular. Chimneystacks are set on gable ends or ridgelines.

## Roof detailing

- 6.17 The survey of existing buildings in Little Ouseburn has clearly identified that there is a distinctive character created by the use of local stone and slates at the eaves are set at a lower pitch than the clay pantiles above. Most of the older houses have brick chimneystacks on the ridge, either at the gable end or part way along the ridge. There are very few eaves overhangs, fascias and bargeboards.

- 6.18 Pantile roofs are characteristic of the village and these have replaced thatch, which was common 200 years ago. Some roofs in the village are now covered with Welsh slate, (which became available, via rail transport, in the mid-eighteenth century). Roofs which were originally thatched have steeper pitches than those constructed specifically for slates.



## Windows

- 6.19 The windows are generally vertical sliding sashes with simple stone cills and a variety of lintel types. There are rubbed brick heads and simple stone lintels. Some windows, such as Yorkshire sliding sashes have no external lintel, the brickwork being



supported on the window frame and an internal lintel. A handful of cottages retain Yorkshire sliding windows in plain openings.



- 6.20 Some larger houses such as the Old Vicarage on Main Street have stone-mullioned windows.
- 6.21 Unfortunately, the character of many houses has been eroded by inappropriate refenestration, especially with PVCu windows. These alterations affect the character and appearance of the buildings and consideration should be given to installing traditional timber windows of appropriate design.

## Outbuildings

- 6.22 Many of the outbuildings have simple pitched pantiled roofs and are built of brick and cobble. A number of the farm buildings and barns have been converted into dwellings along the Back Lane.

## 7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail, using sub areas to identify the special character of each sub area and to summarise the details and features that are important in providing the special “Sense of Place” in Little Ouseburn.

7.2 Little Ouseburn Conservation Area has two distinct sub-areas: the first includes the central and lower sections of the Main Street and its back lanes; the second includes Church Lane with the Kirby Hall Gates, Trinity Church and Thompson Mausoleum, surrounding fields and Little Ouseburn Bridge.

### Main Street & Back Lane

7.3 Once a predominantly agricultural village, along the Main Street and Back Lane there are still a number of former farm buildings and surviving working farms. The Conservation Area is approached from the west on York Road, a Roman Road. There are local landmark buildings and buildings of local interest which serve as a gateway to the village, such as Green Tree Public House, Lilac Cottage and the colourful rendered West End cottages before proceeding along the aging Cherry tree boulevard. Grass verges are either side of the tarmac road combine to provide a distinctive setting for the village.

7.4 There is a mixture of building styles ranging from characterful cottages such as Sun and Ingleborough Cottages, distinctive

former council housing and more modern bungalows and detached houses before entering the area of more consistently distinctive vernacular period buildings in the Conservation Area boundary. The surrounding countryside can be glimpsed through the built form.

7.5 Large detached Victorian houses sit with eighteenth and nineteenth century terraced cottages in a linear form to make up the character of the village. Many of these homes are considered to be buildings of local interest by virtue of their age and vernacular style.

7.6 The glimpses of the Church of the Holy Trinity and the Kirby Hall carriage gates and walls from the lower end of Main Street. This affords the village a strong sense of place and pride, perhaps reflected in the well-maintained and attractive streetscape, enhanced by shrubs and trees in the well-kept front gardens of the village.

7.7 Village life over the years has been affected by the local economy. As servicing of the estate has ceased and some farms have been sold, there is less village activity and Little Ouseburn no longer supports any local shops or businesses along the Main Street. A number of former farmhouses have been extended are now homes for non-farming families. Infill housing and the changing usage of former farm buildings has impacted on the character of Main Street,

despite the fact that modern housing has generally been built with local materials which are sympathetic to the vernacular.



7.8 Back Lane was originally the ‘commercial’ access road serving the steadings that fronted Main Street, presumably allowing the movement of cattle etc., away from the dwellings. In recent years a number of farm buildings have been converted to residential use and this has an impact on the setting and linear character of the development. Twentieth century expansion is a discordant element where it fails to respect the vernacular, affecting both the visual impact of the buildings and the surrounding landscape. However, farm activity is still in evidence along parts of Back Lane, contributing to the rural character of this Conservation Area.



- 7.9 A number of hedge-lined lanes expand out from the Back Lane and are much used now for leisure activities such as rambling and dog walking.



- 7.10 From the western approach, the soft landscaping and the effect of the gentle bend in the road obscure the views of the houses and gives continuity of enclosure of the village. At the junction with Back Lane, Main Street becomes an axial to the carriage drive to Kirby Hall. The lowest end of Main Street progresses past the remaining houses of the enclosed village into the open countryside and character area of Church Lane.

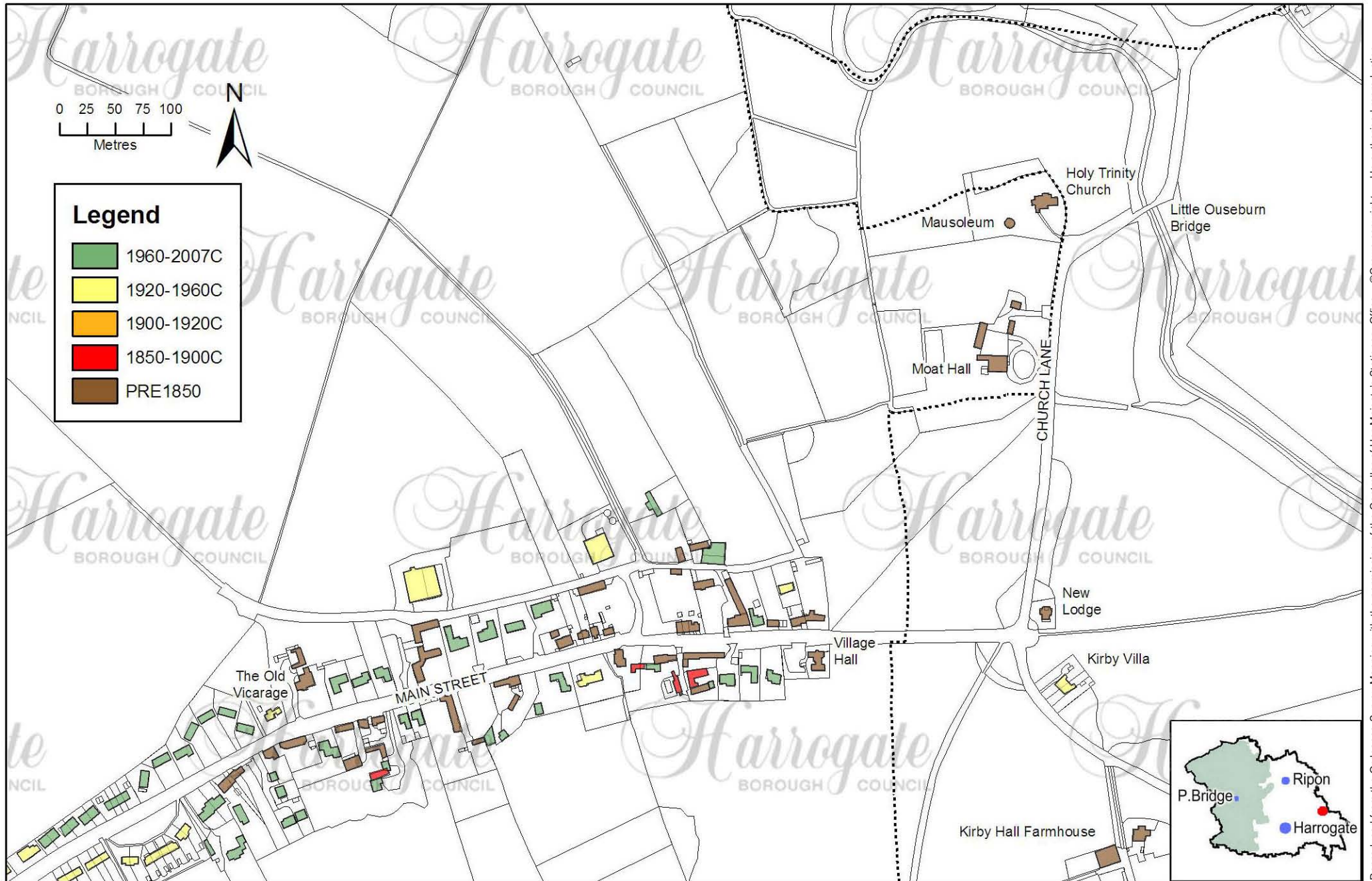


## Church Lane

- 7.11 The winding lane is of a rural charm flanked by mature hedges, walls, and some simple timber fences this character area is very special for both its historical associations and its small number of historic buildings and landmarks which are little changed over recent years. This character area consists primarily of open space, an area of parkland of the old Kirby Hall estate and agricultural land.
- 7.12 Within this setting, the area is dominated by the Church of the Holy Trinity and the Thompson Mausoleum, which are situated on a mound giving a very strong focal point on the northern approach to Little Ouseburn from Great Ouseburn. The entrance into the Conservation Area is further enhanced by passing over the narrow and picturesque three arched bridge spanning Ouse Gill Beck. The mixture of broadleaved trees, at Carr land and Ouse Gill Beck, gives rise to a picturesque managed rural landscape which is the backdrop to the aforementioned listed buildings.



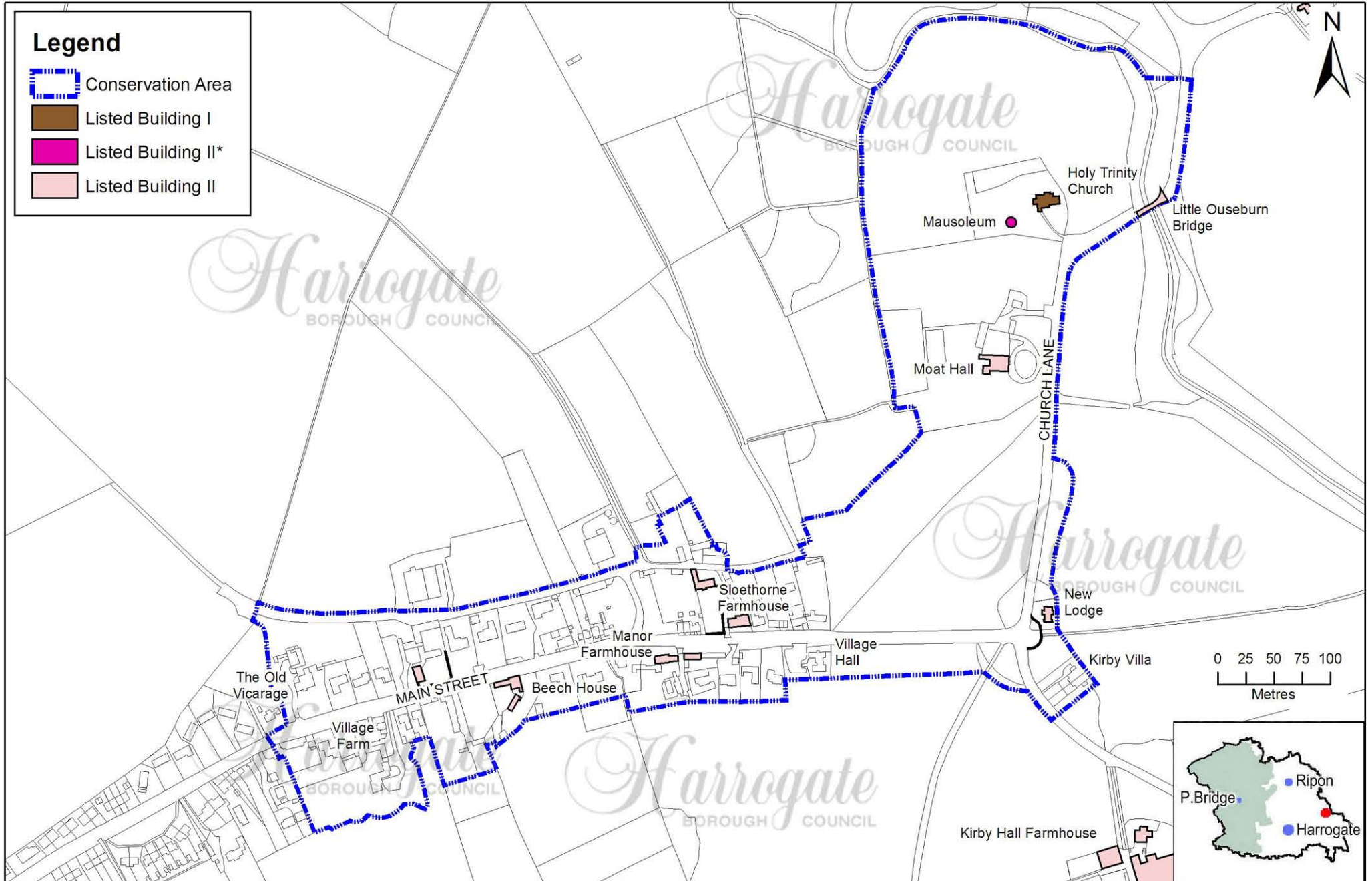
**Map 1: Historical development of Little Ouseburn**



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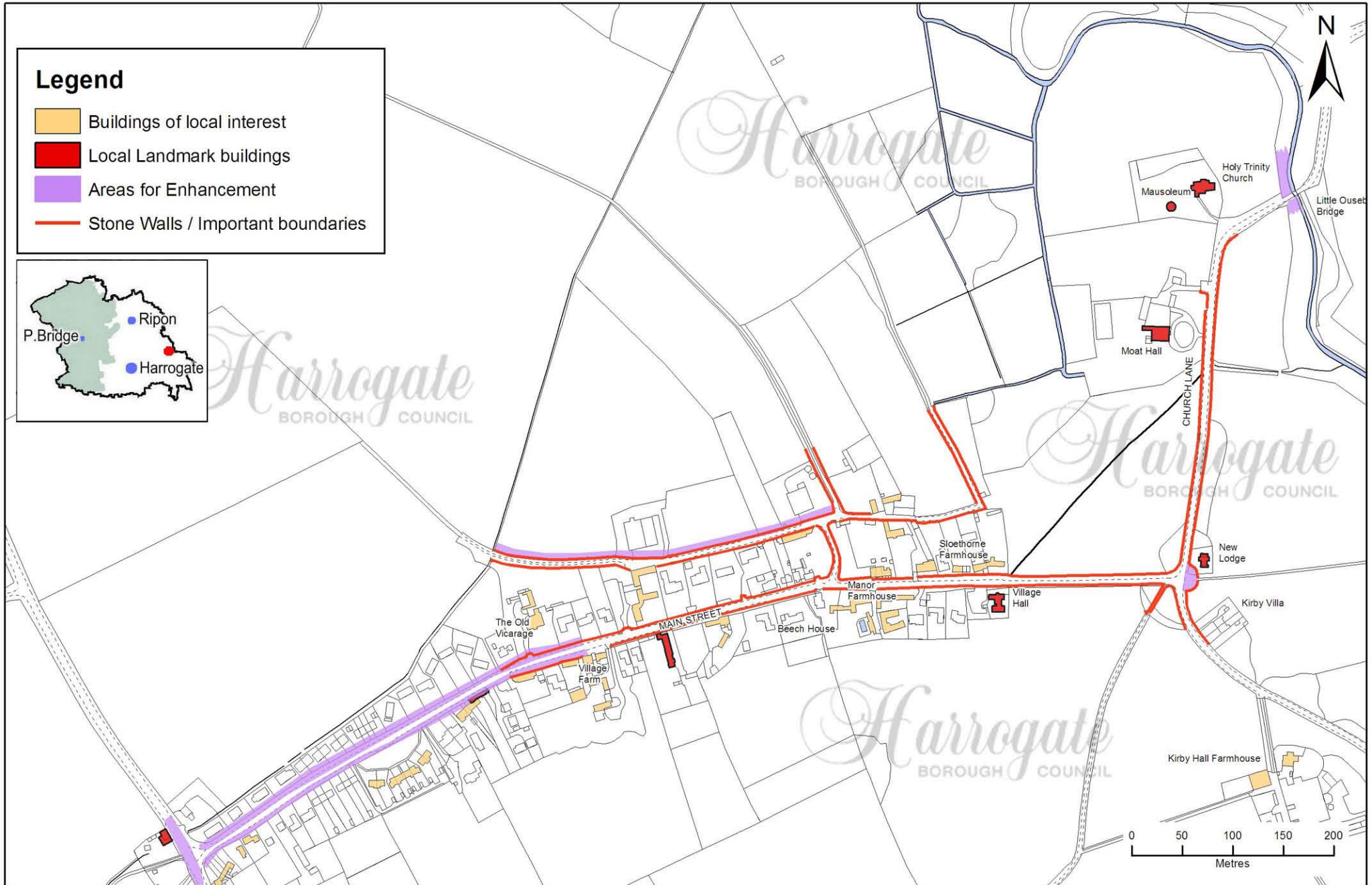
## Map 2: Little Ouseburn Conservation Area boundary



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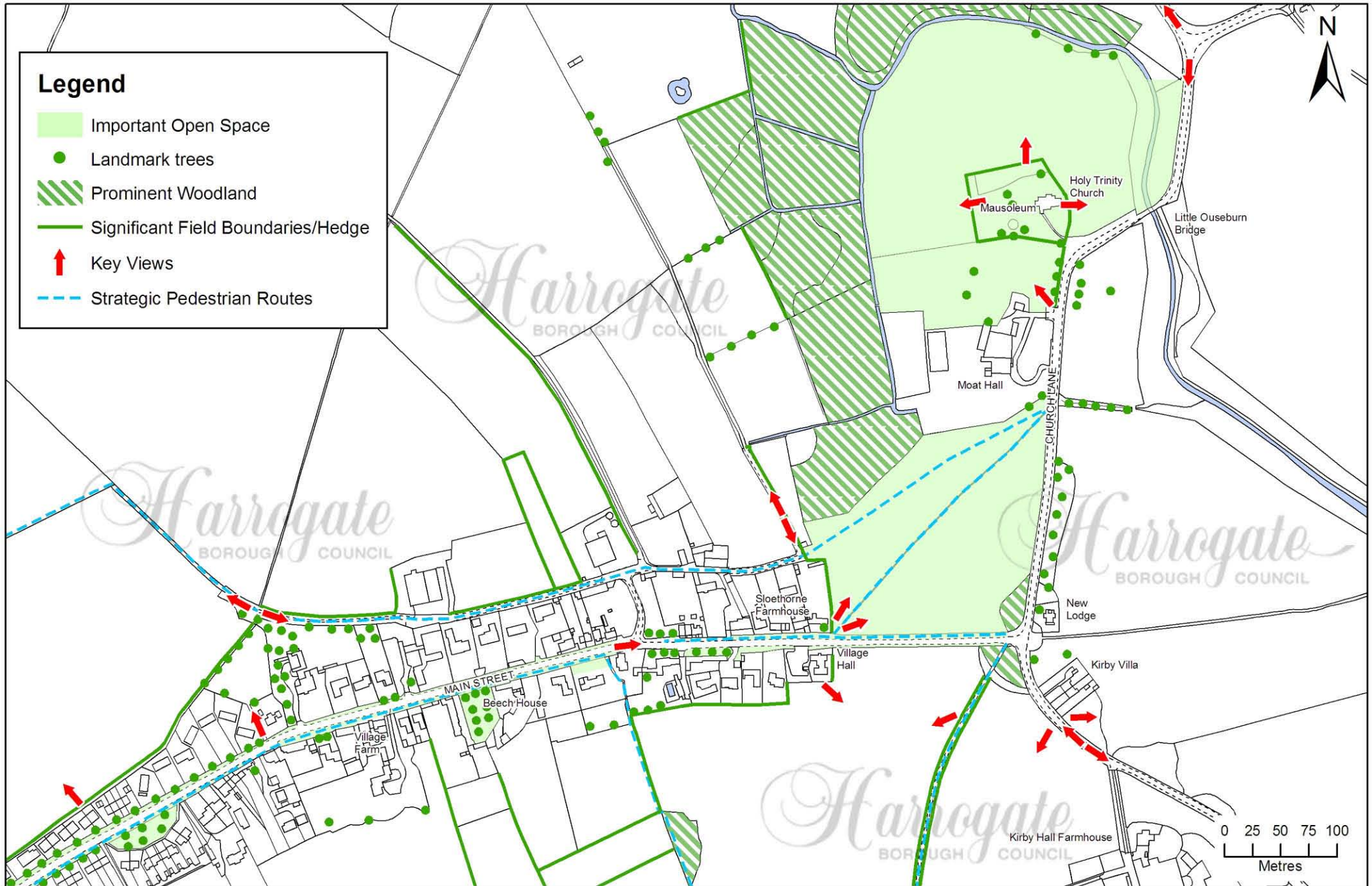


### Map 3: Analysis & concepts



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

Although Little Ouseburn 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 Little Ouseburn 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 Little Ouseburn 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 planning 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 that are an 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 that 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.

Residents were concerned about protecting all approaches to the village from development and particularly mentioned the inclusion of all the properties on the west side of the village to emphasise the linear character of the village. Whilst agreeing that a number of these houses do have some architectural merit, there are a significant number of infill houses and bungalows that are not considered to be of special architectural or historic interest and which would have a detrimental impact on the special character and vernacular of the Conservation Area and views



towards the west would be impaired by their inclusion. This proposed boundary extension was not supported.

It was also suggested that the field next to the Village Hall and Kirby Hall Farm be included. Whilst the farm has a historical connection to the village, its location is well outside the boundary of the Conservation Area. The visual impact of the farm, a Grade II listed building, is screened from view from the village and is already protected as a building of special interest. As such its inclusion was not supported.



The field next to the Village Hall does contribute to the setting of the Conservation Area, allowing open views up Main Street, however it does not fulfil the criteria to be included on the grounds of being either a designated historical landscape, nor does it have a strong distinctive character in its own right. For this reason the inclusion of the fields is not supported. Notwithstanding this, it should be noted that these fields benefit from some additional protection by virtue of being within the setting of the Conservation Area.

Members of the public who attended the workshop also asked that the Old Lodge and the Ice House beyond the boundary of Little Ouseburn village be included and that the Conservation Area boundary be extended beyond Church Lane to facilitate this inclusion.



On historical merit these suggestions are worthy of consideration, however, their inclusion was not supported as the new Conservation Area boundary would extend well beyond the village boundary and this was not considered appropriate.

In summary, no amendments were made to the Conservation Area boundary as a result of this Appraisal.

## 5. The Management of change

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

## 6. Opportunities for enhancement

Little Ouseburn 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:

- Reinstate windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas
- Greater effort should be made to place overhead cables under ground on Main Street
- 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)

- The Cherry trees on Main Street need pruning and, where appropriate, replacement
- Repair the Kirby Hall walls on Church Lane
- Remove obtrusive signage at west end of village and at Kirby Hall gates and replace with more appropriate village signs.
- Grass verges to be maintained regularly, retained without kerbing where ever possible
- Relocate noticeboard at Typsey cottage to create open green space
- Reduce excessive street furniture at Broomfield cottages
- Footpaths need improving at west end of village
- Vegetation needs clearing around Little Ouseburn Bridge



### Design Guidance

Additional design guidance, which is more specific to Little Ouseburn, 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 Details

Quite a number of buildings have been altered, which has changed their architectural form in a way which conflicts with the distinctive character of Little Ouseburn. The introduction of standardised twentieth century door patterns and PVCu windows and porches has undermined the character of many historic areas. The 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. The character and appearance of buildings in the Conservation Area is harmed by the use of inappropriate materials. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of brick and stone work.

### Existing buildings

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

### Grant Schemes

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

### 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. For example, the construction of new openings and the consequent breaking up of the continuous brick walls and hedging flanking the Main Street 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 Little Ouseburn 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.

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 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. New development should respect and not 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 as a working village, rather than a dormitory town. Over the years the shops and many of the farms of the village have closed down or ceased and the function of these buildings have subsequently been turned into homes. The village school is now the Village Hall and the Methodist Church, is for sale although it is designated a premises for community use. The loss of services and businesses impacts on the activity in the village, although Little Ouseburn is fortunate to have some working farms. It also benefits from visitors to the Church of the Holy Trinity and the Thompson Mausoleum ensuring the area has a vibrancy during the daytime and providing a focus for community activity. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and local services

### Neutral buildings & spaces

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

## 7. Landscape 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, particularly in the Back Lane. It is possible to include the planting of native field boundary trees such as oak, ash and field maple and Hawthorn in these hedges for additional wildlife interest and value.

Maintenance of the planting at the Carr and around the Little Ouseburn Bridge is important to maintaining the balance of this wet land habitat. Care should be taken not to isolate the village from its surroundings taking account of characteristic patterns of tree and woodland cover so as not to obscure views of the Church of the Holy Trinity and the Thompson Mausoleum or the Kirby Hall gates at the end of Main Street.

Examine ways of improving the condition of the extensive footpath network in the area and maintain them appropriately. Any new stiles and gateways should be constructed to be sensitive to the existing landscape features to retain the local characteristics continuity of the vernacular in these landscape structures and footpath surfaces should also be kept in a natural state, but improved drainage to minimise erosion and flooding in wet conditions in keeping with the historical considered surfaces of 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

Alongside Ouse Gill Beck parts of the Sites of Importance for Nature Conservation are in the parish, although the majority of the areas are within Great Ouseburn. Possibilities for the creation of wildlife corridors particularly along existing hedgerows and in the wetland area would improve diversity and enhance landscape pattern around the village.

## Checklist to manage change

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

- Development should not impinge on the form and character of Little Ouseburn
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment
- Buildings should be constructed of materials which match or complement local traditional materials
- 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.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context
- New development should not adversely impact on the historic skyline, respecting important features such as the church tower
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained
- Development should not impact upon tree cover
- Positive management of the ageing stock of mature trees.
- Repair and retention of boundary walling
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically
- Minimise clutter of signage, street furniture and road markings

# 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 Little Ouseburn Conservation Area, a public consultation event was held on Saturday 17th November 2007 at the Little Ouseburn Village Hall on Main Street. 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.

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 résumé 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 made Little Ouseburn special to them. On returning to the Village Hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal.

Key issues raised at the event included:

- The preservation of important views;
- Identifying buildings of local interest;
- Suggestions for changes to the extent of the Conservation Area;
- The retention of important boundary walls;

- The retention and management of trees.
- Future development should not be detrimental to the character of the Conservation Area
- Historical open spaces should be retained in the Conservation Area
- Highway signage should not impede on the rural character of the Conservation Area

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.

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 30 June to 15 August 2008. Further, minimal amendments to the text were made following this consultation, and the Conservation Area Assessment adopted by the Council and published on its website.





# Appendix C

## Further reading

English Nature: <http://www.english-nature.org.uk/>

