

MARTON cum GRAFTON

Conservation Area Character Appraisal



Working for you

approved 2 November 2011

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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 was approved by the Cabinet Member for Planning, Transport and Economic Development on 2 November 2011 and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent management strategy, which will contain 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 Marton cum Grafton.
- 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.



Approach to the green, Marton.

- 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 Marton cum Grafton Conservation Area was originally designated in 1979, amended on 27 October 1994 and, following public consultation on the draft of this Appraisal, further boundary amendments were approved on 2 November 2011. This Appraisal aims to describe Marton cum Grafton as it is today and to 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 Marton cum Grafton 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 the 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.



Town Street, Grafton.

Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Marton cum Grafton;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate 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; and
- to identify opportunities for enhancement.

2. Planning policy context

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

2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Statement 5: Planning for the Historic Environment (PPS5) and its accompanying PPS5 Historic Environment Practice Guide. This Guide 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 character appraisals would be considered when determining planning applications which affect conservation areas of their settings.

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



Redeveloped Town House Farm.

an adverse affect on the character and appearance of a 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 a conservation area which would affect its setting or views into or out of the Conservation 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 was involved and the contribution it has made to this Appraisal.

3. Historic development & archaeology

3.1 Marton cum Grafton consists of the two distinct settlements of Marton and Grafton. The names are derived from Old English “Mere (or Maer) tún” meaning either “the homestead by the lake” or the “homestead near the boundary “ depending on how you interpret ‘Mere’ or ‘Maer’, and “Gráftún” meaning “the homestead in (or by) a grove” or “farmstead in the wood”.

3.2 The boundary between the two settlements runs along the footpath at Hilltop and behind the former Methodist chapel (built in 1816 on land given by John Dawson of Grafton Manor). This boundary follows an east-west route to Dual Cross Hill.

3.3 There has been a village here from early times. An ancient hoe was discovered in 1929, which dates from the Neolithic period. Excavations of the hills above Grafton in 1949 unearthed wall foundations, hearths, tweezers and bronze bracelets. The hills afford extensive views and hence provided an ideal site for the Iron Age fort. Unfortunately, much of the summit has been destroyed by allotments, ploughing and quarrying and in 1998 this ancient monument was de-scheduled.

3.4 The church at Marton was mentioned in Pope Nicholas’s Taxation of 1291. The old church, dedicated to All Saints, and of which some fragments still exist, was erected in the twelfth century. The nave had to be rebuilt after a fire, presumably started by Scottish raiders in 1318. During this period some of the lands of Marton belonged to the Priors at Nun



Christ Church, Marton

Monkton, Fountains Abbey, Healaugh and Malton. There are accounts in 1319 of rents belatedly received due to the Scottish raid the year before that left the people destitute. The Church was disused for three quarters of a century after the Reformation and subsequently fell into ruin. During the following centuries it was repaired in a very indifferent manner and in 1875 was dismantled and a new church was built nearer the village using the old materials at a cost of £2,095. The Reverend John Robert Lunn was vicar and recorded the events in a small book entitled “Marton cum Grafton Church”. The register dates from 1648.

3.5 A major change to the countryside came with the Enclosures Acts of the eighteenth century. The Enclosure Award for Marton, 1799, brought a new field system to the area and was an important factor in increasing wealth within the village. This is evident in some of the farmsteads built or improved at that time.

3.6 Apart from agriculture, a major contribution to the economy of the village has been the various quarrying activities. Gravel pits are still in evidence in the area and the larger quarry is now the village playing field.

3.7 Sir Henry Meysey-Thompson, Bart. of Kirby Hall was the Lord of the Manor and principal landowner. His heirs were killed in the First World War and the family estates were split up. It should be noted that the house known as “ Marton Hall” was formerly the vicarage, not the home of the Lord of the Manor or other major landowner.

3.8 The settlements of Marton cum Grafton were thriving self-contained communities at the end of the nineteenth century. However, many of the traditional tradesmen, and their businesses, have since disappeared.

4. Location & setting

- 4.1 Marton cum Grafton is situated three miles southeast of Boroughbridge and seven miles northeast of Knaresborough. It lies between the Great North Road (the A1 took this route) and the Roman road from York to Aldborough (Dere Street, now B6265).
- 4.2 Grafton is the northern of the two settlements, which are linked by road and also by footpaths that cross the Grafton Hills. The settlements lie on elevated ground between the Vale of York to the east and the higher undulating land towards Knaresborough and Ripon to the west.



Surrounding countryside.

5. Landscape analysis

- 5.1 The Vale of York is a low lying and relatively flat landscape compared to the higher ground further west which is incised by valleys. Local to Marton cum Grafton the landscape has a gentle undulating landform and can be described as rolling arable landscape. The immediate area on which the settlements are situated has a distinct “hummocky” landform that sits within the gentle undulations around. The highpoint of the Conservation Area, near the water tower on Grafton Hills between the two built-up settlements, is 75m above Ordnance Datum (AOD). The low points of Grafton are 35m AOD at the east end of Stockfield Lane and at the drain (or beck) at Beck House Farm. The low points of Marton are 51m AOD at the junction of Reas Lane and Back Lane, and 50m AOD at the southwest of the village. The villages are nestled into the hummocky landform and, consequently, they are never viewed together. The fields between and the bend in the road, which itself is contained with hedges, means the village has two separate and distinct parts.
- 5.2 The land is made mostly of hummocky boulder clay which, locally, is capped with sands and gravels. These gravels were easy to access and resulted in the opening of (now former) gravel pits on the south side of Grafton. A consequence of gravel extraction was a change in the original landform here and, in particular, the loss of the summit.
- 5.3 There are some notable woodland blocks in the area which provide interest in views

out of the village. Within the village the groups of trees on the Grafton Hills form what appears from many aspects as one woodland. Also, within the village there are linear groups - for example, along the path that links the main street of Marton with Back Lane.

- 5.4 The field boundaries are hedges. Most are regularly trimmed, but some have grown out and have become small trees. The tended hedges remain bushy. There are numerous individual trees scattered along field boundaries, which contribute to landscape character.



View from Back Lane.

Main approaches to Marton cum Grafton

- 5.5 There are a number of entrances into the village. One of the main approaches is east from the A168 (the former A1), which follows a winding route between hedgerows and the first sight of the village is the housing known locally as “The Orchards”. The older part of the village is not seen until one turns into the main

street (historically Town Street) and passes the bend. From this point the houses rise up the hill to Hillcrest. It is not until the crest is reached that the village centre of the small greens focussed around the road junctions can be seen.

- 5.6 Another well-used approach to Marton is Reas Lane. Marton Hall, the former vicarage, is seen as an isolated house sheltered by trees. Further up Reas Lane as the road rises and bends, the school building comes into sight on the right and views can be had of Christ Church on the left.



Reas Lane.

- 5.7 Church Lane appears to be less used by vehicles but, nonetheless, it is an important approach to the village. Marton Hall is seen as an isolated dwelling to the right side, but the main focus is Christ Church, which clearly identifies the village's presence.
- 5.8 The approaches to Grafton follow windy routes between hedgerows and until one actually enters the village, it is hardly visible. The entrances are all slightly different; Thorny Hill Lane enters the



Church Lane.

village from the northeast where the road bends and rises; Grafton Lane from the northwest enters at Beck House Farm and focuses on the green at the road junction, and Limebar Lane enters the village at a position where the road is very enclosed before it opens out to the green.

Key views

- 5.9 There are a significant number of key views and these are mainly out towards open countryside. The best of these are from the elevated positions on Grafton Hills looking northwards over the rooftops, which are extensive views. Those to the northeast look out to the Howardian Hills. Similar, but less spectacular due to the reduced level of the road, can be had from Stockfield Lane.



View from Grafton Hills.



View from Stockfield Lane.

- 5.10 Other important views out from Grafton include looking westward along Limebar Lane, and also westward from the lane next to the former Wesleyan Chapel to the undulating countryside that surrounds the village.



View up Limebar Lane.

- 5.11 There are important views within the village, which result mainly from the topography, but also to significant buildings or features. The entrance to the Millfield development is at the crest of Town Street (which leads into Thorneyhill Lane) from which the view downhill in both directions is important, and that to the west is of particular interest because the tall house known as Grafton Manor forms an interesting stop to the vista.



View to Grafton Manor.

5.12 The view from the road adjacent to Appletree Cottage is of particular interest because the road narrows just ahead, but opens out to the green beyond.

5.13 Views out from Marton are not quite as spectacular. There is, however, a good view north-westwards from the path to Grafton behind the Hill Top development. Other views out to the open countryside include westwards from the lane to Grafton as one passes Fairways; from the main street by the Old Smithy looking south-eastwards; looking southwards from the Church; looking eastwards from Reas Lane near the school and also north-eastwards to the water tower.



View to water tower from Reas Lane.

5.14 The water tower provides a focal point for the village when viewed from afar, as well as being prominent in views from both Marton and Grafton. The woods on the hill and the water tower are features of the Conservation Area that can be seen from both settlements.

5.15 Back Lane is within the Conservation Area although outside the village. Views can be had of the rolling countryside south of Marton. Looking back across the fields views can be had of the Church and Marton Hall, and also of the houses stepping up the hill and the farm buildings of Yew Tree Farm.



View from Back Lane.

5.16 Views within the Conservation Area include that up Town Street from next to Orchard Cottage; the views from the crest of the hill (next to Hillcrest) looking downwards in both directions, particularly that looking northwards rest on the small green and village shop; the view from the phone box looking west towards the gin gang of Town House Farm, and; the views to the Church from Church Lane and Reas Lane.

Significant field boundaries

5.17 Nearly all the field boundaries within and around Marton cum Grafton Conservation Area could be classed as significant. The hedges contribute strongly to the character of the village. See the Landscape Map, which identifies those of particular significance. Those that have the greatest visual impact are set up on a bank, such as on Church Lane where the lane is lower than the fields on either side. The hedgerows outside the Conservation Area contribute to the setting, and those alongside The Orchards soften the impact of those houses on the approach to the village.



View up Church Lane.

Prominent woodland

5.18 Of greatest importance to Marton cum Grafton is the deciduous woodland at the top of the hills, which forms a visual backdrop to Grafton but which is an important amenity for both settlements. Within the Conservation Area are groups of trees including a linear deciduous group along the path linking Marton's main street (Town Street) with Back Lane. Also of particular note, because it is an unusual feature, is the circle of coniferous trees in the grounds of Marton Hall.



Circle of trees at Marton Hall.

Landmark trees

- 5.19 There are a great number of individual trees that contribute to the character and appearance of the Conservation Area. Many are hedgerow trees and certain of these are particular landmarks, for example that on the south side of Stockfield Lane at the crest of the hill.
- 5.20 Landmark trees within the village include those on the greens and a few in private gardens such as at the north corner of Limebar Lane and the main street. It has to be said that there are few individual spectacular specimens but, individually and as groups, they are of great amenity value.



Cobble wall – small stones with shallow stone coping..

Boundaries within the built-up confines of the village

- 5.21 As can be seen on the Concept Map, a great number of front boundary walls are



Cobble wall – larger stones laid to course with random coping stones.

of interest. Most domestic properties have low cobbled walls enclosing their front gardens. The topography requires many boundary walls to be retaining walls, some of which are quite high when seen from the street. Some have brick banding to improve structural integrity. There is a variety of coping styles, from large cobble stones set to form mini-castellations to deep overhanging dressed coping stones.



Beech hedge.

- 5.22 Some of the walls have hedges growing just behind to give privacy. Hedge species vary, but there are good examples of beech, which add interest to the street-scene by their colour change with the seasons.



Railings to the village hall.

- 5.23 There are a few good examples of railings set into the coping of low walls, many of which are in coursed stone. The school has very simple railings in contrast to the ornate railings of Grafton Manor. The village hall has railings set on a low brick wall. Other properties with railings include Peacock House, Farm Cottage and Ivy House Farm.

Landscape features

- 5.24 Grafton Hills and its woodland are the primary landscape features of Marton cum Grafton. There are water features such as ponds and small becks, but these do not impact visually on the village.
- 5.25 The small greens at the junction of the roads are an important feature of the village as are the areas of wide or particularly steeply sloping verges that

are visible throughout the village centre. Both Marton and Grafton has a green as its nucleus. The green in Marton is subdivided by the roads such that the individual areas of grass are not large, but they contribute to the spatial and rural character of the village.



Millennium Sundial.

- 5.26 The green in Grafton is quite a large grassed area. A flat area near the road is the site of the Millennium Sundial, which provides an interesting feature to loiter at, particularly on sunny days, for locals and visitors alike.

Strategic pedestrian routes

- 5.27 Whilst the village does not attract huge numbers of walkers from far and wide, as may villages in Nidderdale for example, there are a number of interesting walks in and around the village enjoyed by locals and visitors alike. A popular walk and one that is particularly important to link the communities of both settlements is over Grafton Hills, from where there are spectacular views across the countryside.
- 5.28 Other paths include one from near the water tower to Gallabar Field; between Ivy House Farm and Stonelea which links to Limebar Bank Road or to Grafton across the fields; from Pear Tree Cottage across to Stockfield Lane, and; down to the graveyard on Legram Lane.

Wildlife & nature conservation

- 5.29 The area is rich in biodiversity largely because of the abundant hedgerows and tree cover, although there are no formally designated Sites of Special Scientific Interest (SSSI) in the Conservation Area. There are, however, Sites of Importance for Nature Conservation (SINC) in the area including Marton Carr. the SINC on Limebar Lane noted for its species rich neutral grassland which supports a large population of common spotted orchid. The pond on Wood Hills is on the site of former gravel pits and legally protected Great Crested Newts are known to be present.

6. The form & character of buildings

6.1 There are ten buildings in Marton cum Grafton on the Statutory List of Buildings of Special Architectural or Historic Interest and all are grade II. There are also some unlisted historic buildings which make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. They were identified during the public consultation workshop and are recorded on the Concept Map in this Appraisal. 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.

6.2 The key characteristics of the local architectural style are a result of locally available building materials which are brick and pantiles originally made from local clay. Building forms derive from the tried and trusted means of using these materials, limited structural timber lengths and earlier timber-framed buildings. Some buildings may have timber frames hidden within - for example, Beck Farmhouse has structural timbers of historic interest, but there is no external visual evidence of this. Field cobbles were used for boundary walls, however with differing coping materials and styles.

6.3 The listed buildings in Grafton are:
Beck Farmhouse, Grafton Lane
Corner House, Town Street
Majestic House, Town Street
Prospect Farmhouse, Town Street

6.4 Beck Farmhouse was probably built in the late seventeenth century and has later alterations. The walls at ground floor are coursed cobble and openings have brick dressings. Above this there is a lighter brick of eighteenth century appearance and of irregular bond, which indicates it may have replaced earlier cobbles. There are limestone quoins on the west corner. The roof is pantiled and has raised brick verges. The windows and doors are modern.

6.5 Corner House, which faces north across the green, is an early nineteenth century cottage. It is rendered and has a pantiled roof. The windows are sixteen pane vertical sliding sashes, having shallow arched heads and architraves. The central doorway has a six-panelled door with oblong fanlight over.



Corner House, Grafton.

6.6 The Majestic Farmhouse is a little earlier and is also rendered, but has a hipped Welsh slate roof. It has similar windows to Corner House, but with stone cills. The building appears more pretentious by its wooden doorcase with pilasters and cornice.

6.7 Prospect Farmhouse, of a local reddish-brown brick, has stepped and dentiled eaves and a stepped three-course first floor band. The roof is pantiled, but with two courses of stone slates at the eaves. The windows are mainly sixteen pane sashes in architraves.

6.8 The listed buildings in Marton are:
Christ Church, Church Lane
Orchard Cottage, Church Lane
Dew House, Main Street
Front garden wall of Dew House, Main Street
Punch Bowl Inn, Main Street
Peach Tree Farmhouse, Reas Lane

6.9 Christ Church was built in 1876 incorporating materials from the previous church of the twelfth century, which was partly rebuilt after 1318. The building is of sandstone and has a Welsh slate roof. It is in the early English style. It is not a large building, having a three bay aisle-less nave. The porch is to the north. The feature that is particularly prominent is the open double bellcote to the west gable facing the street, which has a clock mounted above.

- 6.10 Orchard Cottage is eighteenth century. It is rendered and has a swept pantiled roof with raised verges. The eaves are stepped and cogged. The door is of wooden planks and there is a timber gabled porch. There are small, stepped and chamfered fixed window lights to the upper floor and Yorkshire sash windows at ground floor.
- 6.11 Dew House was a farmhouse built in the eighteenth century of the local reddish-brown brick. It has a pantiled roof. The windows are late nineteenth century (Victorian) sashes with gauged brick arches above. The front boundary is a low brick wall (coursed cobble to side walls) with wrought iron railings leaded into the stone copings. The side boundary wall, facing Merrill's Barn, ramps up to approximately 4.5m high.
- 6.12 Peach Tree Farmhouse is earlier, dating from the late seventeenth century. It exhibits a fire insurance sign dated 1824



Peach Tree Farmhouse.

and is of local brick with a Welsh slate roof. Of particular interest is the elliptical arched rusticated brick door surround and projecting gable with raised verge.

- 6.13 The Punch Bowl Inn (now known as Ye Olde Punch Bowl Inn) of the late sixteenth century was probably originally a two-bay house greatly extended in the early eighteenth century. There are modern extensions to the rear and right. The pantile roof has a very steep pitch and has modern dormers. There are Yorkshire sliding sashes to the first floor and squat nineteenth century sashes below.

Buildings of local interest & merit

- 6.14 Buildings of local interest and merit in Grafton include Grafton Manor, which is a local landmark forming a stop to the vista down Town Street. It is three storeys high and is of brick and has a Welsh Slate roof with raised verges. The chimneys are at the ends of the ridge, but have stacks expressed on the gable, unlike most local houses. The windows are vertically sliding sashes; unusually the second floor windows appear to be the same height as the first floor windows. There are square bay windows on either side of the door, which has a doorcase exhibiting a pedimented canopy supported on pilasters. The railings on the front boundary wall are ornate.
- 6.15 Other buildings of local interest include the Old Post Office and attached cottages. These are a small row of three cottages (now two) built right against the footpath. They are of brick with pantiled roofs. The verges are not raised, but pointed. The

upper windows are tall Yorkshire sliding sashes. Of particular interest are two ground floor windows that are based on early shopfronts.



The Old Post Office, Grafton.

- 6.16 There are other buildings of local interest which exemplify the vernacular and which generally retain their original architectural features. An interesting example is Ivy House of the mid-seventeenth century which is rendered over cobble walls.
- 6.17 Givendale on Town Street, formerly known as Wesley House and dated '1876', differs markedly from the vernacular. It has a projecting gable at the front which features a small lancet window to the roof space and employs polychromatic brickwork and stone quoins. The windows are large six-paned sashes (two over four) with white painted rubbed brick heads (it is likely these were of a light coloured brick matching the surround of the lancet window). There is an arched head to the fanlight over the door, the springing of which is supported on brick pilasters. Next to the door is a splay bay window. The roof is pantiled. It is of interest because it differs greatly from the vernacular and,



Givendale, a building of unique style in the village.

furthermore, is untypical of Victorian architecture in many respects.

- 6.18 Another building, a landmark at the entrance to the village, is the former Wesleyan Methodist Chapel, now a house. It is of red brick and has buff coloured brick details including quoins, window surrounds and string courses. The windows have lancet heads and the three on the front gable are particularly prominent. The roof is in Welsh slate and there are eaves and barge boards, although these are not ornate.



Former Wesleyan Chapel, Grafton.

- 6.19 another building of local interest and merit is the house situated between Fairways and Windfalls (and formerly known as Grafton Methodist Chapel). Whilst the west end is of brick, this building unusually is of Magnesian limestone, a building material more commonly seen further west.

- 6.20 Marton Hall, the former vicarage is Victorian. It has a more complex plan form than vernacular housing. It is of brick with stone detailing and has a Welsh slate roof with generous overhangs, eaves and barge boards. Despite the tree cover, this building is a local landmark.



Marton Hall - former vicarage.

- 6.21 The school is an important local building in Marton. The front appears as a school master/mistress' house and the original larger school room/hall was behind. Both elements can be seen on the south front viewed from below on the approach to the village on Reas Lane. The building is in brick. Its elements of form are broken up to reduce its apparent bulk. The expressed gables are relatively narrow and the building has a horizontal emphasis.

The roof is in Welsh slate and has a complex form, there are steeply pitched roofed dormers in addition to the main gables, and it is surmounted by tall chimneys. The timber verge boards are an ornate feature of this building.

- 6.22 Good examples of traditional houses are included as having local value. Also of interest are the gin gangs of Peach Tree and Town House Farm, despite the alterations that have taken place to facilitate conversion, these multifaceted buildings are important features of the agricultural heritage of the village.



Gin gang at Town House Farm.

- 6.23 Gin gangs were added to some barns to allow horse-powered mechanical threshing. The horse or pony was harnessed to the engine and set to walk in a continuous circle. This motion was transferred into power by machinery located in the centre of the gin gang.

Landmark buildings

- 6.24 There are buildings that by virtue of their size or due to their design and prominent location form landmarks, which act as



Marton cum Grafton school.



The Punch Bowl Inn.

strong focal points and immediately identify one's location. These buildings may not be listed and sometimes may not even be of particular architectural merit, but they stand out in the memory. Such buildings include Christ Church, the School, Grafton Manor, the former Wesleyan Chapel and the Punch Bowl Inn.

The vernacular

6.25 The majority of buildings in the village are vernacular in style. They are a product of local building traditions and the use of locally available materials rather than the influence of formal architectural styles or



Typical cottages.

fashions or the capabilities of imported building materials. The key characteristics of the local architectural style, based on the principle elements of buildings (but not recent extensions or alterations) are detailed below.

General form

6.26 Buildings are generally two-storey gable ended with simple plain verges. Chimneys are on the ridge and most often at ridge ends. Houses, more often than not, are detached, but there are examples of short rows of terraced cottages and occasionally, houses abut one another as on Town Street. Buildings have a longer frontage width than gable depth.

6.27 Agricultural buildings and outbuildings are not so tall, apart from the larger barns, but are of the same simple form and building proportions. An exception to this is the form of the gin gang, which results from its function, the plan shape allows a horse to walk in a circle - with no corners there is no wasted space in the construction.

Materials

6.28 The predominant walling material is brick, the older buildings are of the local reddish brown clamp fired brick. Later buildings have a slightly different hue, much dependent on the source of the clay. Cobble was used in conjunction with brick on outbuildings and a few houses (for example Beck Farmhouse). A few buildings are faced in render, notably the Punch Bowl Inn. There are two exceptions in the village; the Church and the former chapel.



Brick walling with projecting floor band.



Outbuilding of brick and cobble with pantile roof.



Rendered house with pantiled roof.

6.29 Roofs are generally finished in clay pantiles although many buildings are roofed in Welsh slate. On the whole these are the later buildings because Welsh slate was brought into the area with the railways in the mid-nineteenth century, but there are examples of earlier buildings that were reroofed in this material.

6.30 Boundary walls are constructed in the main of cobble. Coping materials vary, some are large dressed stone blocks, others have larger cobbles laid vertically (even creating small castellations), and others have brick on edge copings. There are examples of brick walls with stone copings and occasionally coursed stone boundary walls can be seen.

Architectural detailing

6.31 The majority of buildings in the village are not richly decorated, yet there is a distinctive style using detailing typical of the local building traditions. There are buildings, for example Givendale House in Grafton and Marton Hall, which have a different style referred to above. Also there are others, for example Grafton

Manor that have certain features that traditional local buildings do not, but still retain the overall character of the vernacular.

Roof detailing

6.32 The majority of buildings, which include cottages, farm buildings and outbuildings, in the village have pantiled roofs. The roofs have a fairly steep pitch and the majority have simple pointed verges and very little projection at the eaves. Typically gutters are supported on rise and fall brackets and there is no eaves board. Usually ridges are stone.



Typical roof details.

6.33 There are, however, a number of houses that have raised verges with stone tabling, these tend to be of higher quality than the modest cottages seen elsewhere. Very occasionally, there are stone slate courses used at the eaves, this occurs where the pitch is steep and there is a slight reduction in pitch to slow water run-off into the gutter.

6.34 Welsh slate is a common roofing material in the village. There tends to be a greater variety of pitches seen with slate roofs. Older buildings have steeper pitches than those of the mid-nineteenth century

onwards, which were built to accept the material. There are exceptions, non-domestic buildings with decorative roofs, such as the school, vicarage and chapel. Generally, the older houses with Welsh Slate roofs have simple details similar to houses with pantiled roofs. However, there are examples of wider overhangs at the verge and eaves where timber boarding is a particular architectural feature of that building, particularly evident in buildings of the late nineteenth and early twentieth century.

6.35 Most domestic properties have chimney stacks situated at the apex either at the gable or part way along the ridge if there is a wide frontage. These are generally of medium height and of robust appearance.



Town Street showing importance of chimneys and lack of dormers.

6.36 There are very few dormers to be seen in Marton cum Grafton, those to the Punch Bowl Inn and the central dormer on Orchard House are of particular note due to the lack of dormers elsewhere. Similarly there are few rooflights to be seen on houses, although they are evident on agricultural buildings converted into residential use.

External walls

6.37 With exceptions, which are mentioned above, walling is very plain. Lintels over vertical sliding sash windows are rubbed brick voussoirs and so are not prominent on the façade. Typically, these windows have stone cills. The frames of Yorkshire sliding sash windows are robust and hence rarely is a lintel seen, although the wider ones sometimes have rubbed brick relieving arches over, and where there are projecting cills they are of timber. Some buildings have stepped and cogged (sometimes described as dentilled) eaves and banding at first floor level.



Stone cill, rubbed brick voussoirs and stepped and cogged eaves.

Windows & doors

6.38 Most of the remaining traditional windows are vertical sliding sashes, either of 16 panes (eight over eight - often referred to as Georgian Style), or of four panes (two over two - often referred to as Victorian style). Some cottages do retain Yorkshire sliding sashes, and most of these are two lights only. A few of the older buildings have casement windows, notably Peach Tree Farmhouse



Yorkshire sliding sash window.

6.39 Traditionally, cottages have doors with quite a low head, some were of simple vertical boarding, but most were simple four panelled doors. The more polite houses usually had fanlights over the door. The doors typically were six panelled doors. A few houses have door surrounds giving the door much more emphasis.



16 pane vertical sliding sash windows to house.

6.40 Unfortunately, the character of many houses has been eroded by inappropriate new windows and doors, especially in



Simple four panelled cottage door (later concrete lintel).



Panelled door with fanlight over.

PVCu windows. These alterations have affected the character and appearance of traditional buildings and consideration should be given to installing traditional timber windows of appropriate design.

Built Features

6.41 Both settlements have still retained the original telephone kiosks. The kiosk in Marton forms a focal point east of the green, and the kiosk in Grafton is on Town Street by Barn Cottage.

7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail to identify the special character of the village. The aim is to describe the details and features that help define the special “sense of place” of Marton cum Grafton, which remains an unspoilt village that is vibrant and welcoming.

7.3 The settlements of Marton and Grafton are separated by Grafton Hills and the open fields west of the lane which links them. Each is analysed separately. Each has sub-areas of different character within and these are described below:

Grafton:

A: Grafton Green & environs

B: Town Street

C: Stockfield Lane

D: Limebar & Grafton Lanes

E: Grafton Hills

Marton:

F: Lane between Marton & Grafton

G: The green

H: The main street (Town Street)

I: South & east rural approaches

A. Grafton Green & environs

7.4 This green forms a well-defined, but generous space, which forms the nucleus of Grafton. This is celebrated by the construction of the Millennium Sundial,

an interactive feature set on the corner of Grafton Lane and Town Street.

7.5 Whilst the grass area obviously defines the green, the space is defined by the buildings fringing it. Most are set to formally front onto the green and are in the main attractive examples of local building tradition. Grafton Manor, the tallest house, performs an additional function of punctuating the end of Town Street opposite.

7.6 Croft Green Farm was a working farm at the time of the review in 1994, however it has been redeveloped with a small street of houses now known as The Croft. The houses to the east of the green are large and are of quite complex forms compared to the vernacular. They are, however, of materials appropriate to the Conservation Area and help to define the space.



Grafton Green.

B. Town Street

7.7 This street formed the high street of the village. The street runs from east to west, and its crest of the road is at the entrance to a small housing development called Millfield near the path up to the Hills. The road falls quite sharply in both directions; the green is at the low point at its western end and the well and Well House is at the eastern end before the bend into Thorny Hill Lane.

7.8 With few exceptions, the buildings are close to the street, either against the footpath or set back behind small walled front gardens and for much of its length the street is a very enclosed place. The land falls away to the north and there are views out across the open landscape between buildings, particularly next to Prospect Farm House. There are no buildings on the south side of the road beyond the Millfield development but the Hills rise sharply and there is a steep grass verge beside the retaining wall. This wall serves to maintain the strong sense of enclosure to the street and the trees above provide a significant backdrop to the village.

7.9 The Mill House and Givendale are set back from the street, however both are set at higher level than the street and their front boundary walls are retaining the ground behind. There is another break in the street frontage, which is at Prospect Farm, where land next to Amberwood is used for equestrian and agricultural

storage and also the farmhouse garden, which is set down from the road and is in front of the large twentieth century farm buildings. These buildings are mainly clad in Yorkshire (vertical timber) boarding. Their visual impact is mitigated by the low-lying land on which they are situated.

- 7.10 Town Street opens up at either end, the sense of enclosure is abruptly changed between Croft Farm cottage and Majestic House where there are verges and the space opens out into the green. At the other end the increased space is not so impressive because of the lie of the land and the trees on the green space in front of Well House.



Springfield and Well House

- 7.11 The relatively recent housing development of Springbank and houses opposite including Foxgloves and Ashdale are not reflective of the vernacular and are of no historic nor particular architectural interest. However, because of the topography, trees and hedges, they have a reduced visual impact. These features, the hill and the bends in the road give visual interest on this route out of the village, which links with Stockfield Lane.

C. Stockfield Lane

- 7.12 Stockfield Lane forms a back lane loop linking Thorny Hill Lane with Town Street near the green. There are buildings at the western end, but in the main it is a pleasant country lane bounded by hedgerows. The road rises from the east and its main crest is at the bend before the houses, which is marked by a landmark tree. Between gates and at the top of the hill, one can see extensive views of the Howardian Hills to the northeast and, in good weather, to the White Horse at Kilburn.

- 7.13 The backs of some of the houses on Town Street above can be seen from Stockfield Lane together with the farm buildings of Prospect Farm. Thus one does not have a feeling of isolation when walking the lane.

- 7.14 At the bend the houses of The Croft and the bungalow of Grasset How come into view and form an abrupt approach to the village. These do not reflect the vernacular. The buildings at the end of the lane at the junction with Town Street are more in keeping with the traditional village buildings and Atlas is of particular interest.



Approach to village from Stockfield Lane



Views from Stockfield Lane

D. Limebar Lane & Grafton Lane

- 7.15 Both of these lanes form important approaches to Grafton, whilst Limebar Lane is more open than Grafton Lane at the village entrance, both have bends here, hedgerows and trees, which reduce the views of the village buildings from the approaches.



Grafton Lane

- 7.16 The lanes enter the main built up area via pinchpoints; Grafton Lane passes between the buildings of Beck House Farm and Cherry Cottage, then the buildings of Beech House Farm and Beck House before the green opens out. Limebar Lane enters the green via a narrow length

of road, which reduces at Corner House before the space opens quite dramatically out to the green.

E. Grafton Hills

- 7.17 Grafton Hills and Wood Hills form a prominent landscape feature of the village and make a significant contribution to the health and wellbeing of the local community. The playing field is laid on a relatively flat terrace in the central area between Marton and Grafton. The approach from Grafton is through woodland rising up from Town Street and as one passes through, spectacular views to the north are revealed.
- 7.18 The path rises further around the playing field to the high point near the water tower before passing alongside Wood Hills to the path leading to the Punch Bowl Inn. Another important path rises through the trees from Town Street and passes into Marton alongside the fences of the development at Hill Top, where views can be had of the lower lying countryside to the north west.

6. Lane between



View across roofs of Prospect Farm.

Marton & Grafton

- 7.19 The lane from Marton to Grafton (known locally as 'The Cross') is particularly important to the Conservation Area because it passes through land that separates the two settlements. The land falls down from Marton to Grafton and views of Grafton are limited by the hedgerow and hedgerow trees on the east side. The gentle bend in the road focuses one's attention to the open countryside that can be seen over the hedgerow to the west. The lane is very rural in character and should be preserved by the maintenance of hedges and trees and protected against development.



View to Grafton from edge of Marton.

G. Marton Green

- 7.20 The green in Marton is at the junction of roads, however it has a very different character to the green of Grafton. Marton green is expressed as a series of wide grass verges which, including the area of the roads, forms an important open space in the village. The buildings on Main Street front this open space, although other buildings do not relate to it. The verges do contain some of the few trees within the



View over green to shop.

centre of Marton, which contribute to the visual amenity of the open green space.

- 7.21 The village shop has been recently extended and is sited on the island between Reas Lane and the main street (Town Street) along with the village hall. This is an important focal point to village life.

H. The main street (Town Street)

- 7.22 The main street of Marton is Town Street, although it is not in daily use. To avoid confusion with Grafton Town Street, it is referred to in this Appraisal as Main Street). It rises from the southwest up to Hillcrest House and then falls slightly to the green. At the entrance to the village (formerly known as Town End) there are views out to the northwest, but views the other way are contained by the development known as the Orchards. This development of quite well-spaced dwellings does not reflect the vernacular and the buildings provide the first view of the village on the approach from the A1. Trees and hedges help reduce their visual impact.

7.23 In front of Scuttle Pond Cottage, the aspect is of houses rising up the hillside on the left and contained by the trees along the path to Back Lane to the right. However, once beyond the trees the view opens out to the right to the lower lying countryside around the village to the south and southeast.



View from bottom of Main Street.

7.24 At Hillcrest the road is enclosed on both sides for a short section before the east side opens out to a small field of Yew Tree Farm. The field is at a higher level than the road and so views across are limited, nonetheless it is an important open space in the Conservation Area, which maintains its important links with agriculture, particularly as there are no such spaces on the western side of the road. The traditional agricultural buildings, whether converted or in farming use, are important to the rural character of Marton.

7.25 Northwards from Hillcrest one looks over the road junctions to the Inn at the bend near the top of the next hill (or hummock). The Inn, particularly as a result of its function, size and rendered finish, is an important landmark.



The Heights, Main Street.



Yew Tree Farmhouse.

I. South & east rural approaches

7.26 The Conservation Area extends to include Back Lane and Reas Lane. The buildings of Marton, which are at a higher level, can be seen from these approaches across the small field bounded by hedges.

7.27 The farm buildings on the land bounded by Back Lane and Church Lane unfortunately are in a state of disrepair, but are an important part of the agricultural heritage of the village and they provide visual interest.

7.28 Church Lane is set at a lower level than much of the ground on either side and hence the hedgerows provide a greater



Back Lane.

sense of enclosure than on the other rural village lanes. Views of the Church and limited views of Marton Hall between the trees are important to this approach to the village.

7.29 Legram Lane, opposite, gives access to the graveyard which is quite isolated from the village.

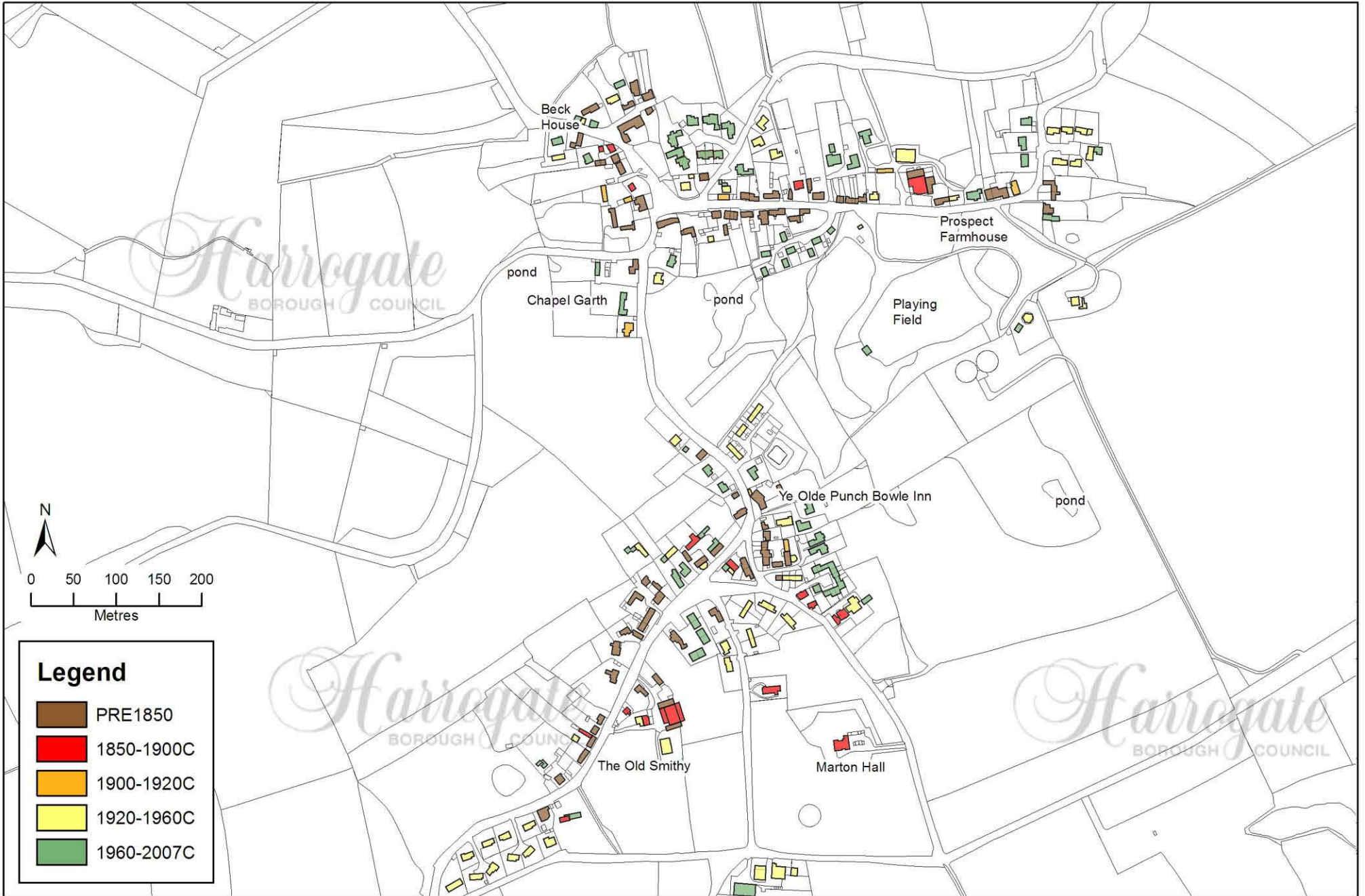
7.30 Reas Lane similarly has views of Marton Hall, but also views of the school once the gentle bend is reached. Reas Lane is bounded by hedgerows, but there are important views of the open countryside to the east and south from this rural corner of the village.



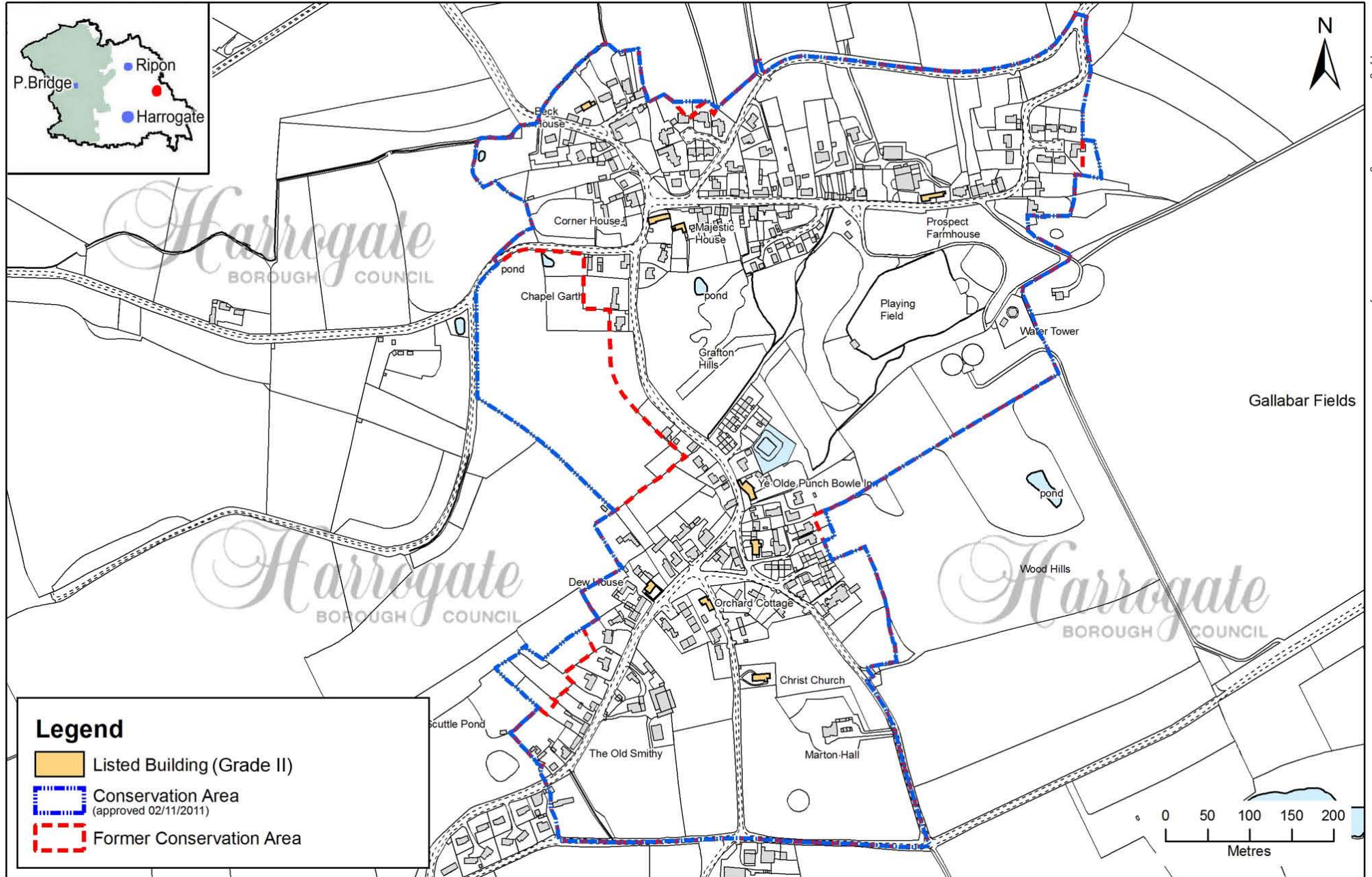
View down Church Lane.

Map 1: Historical development of Marton cum Grafton

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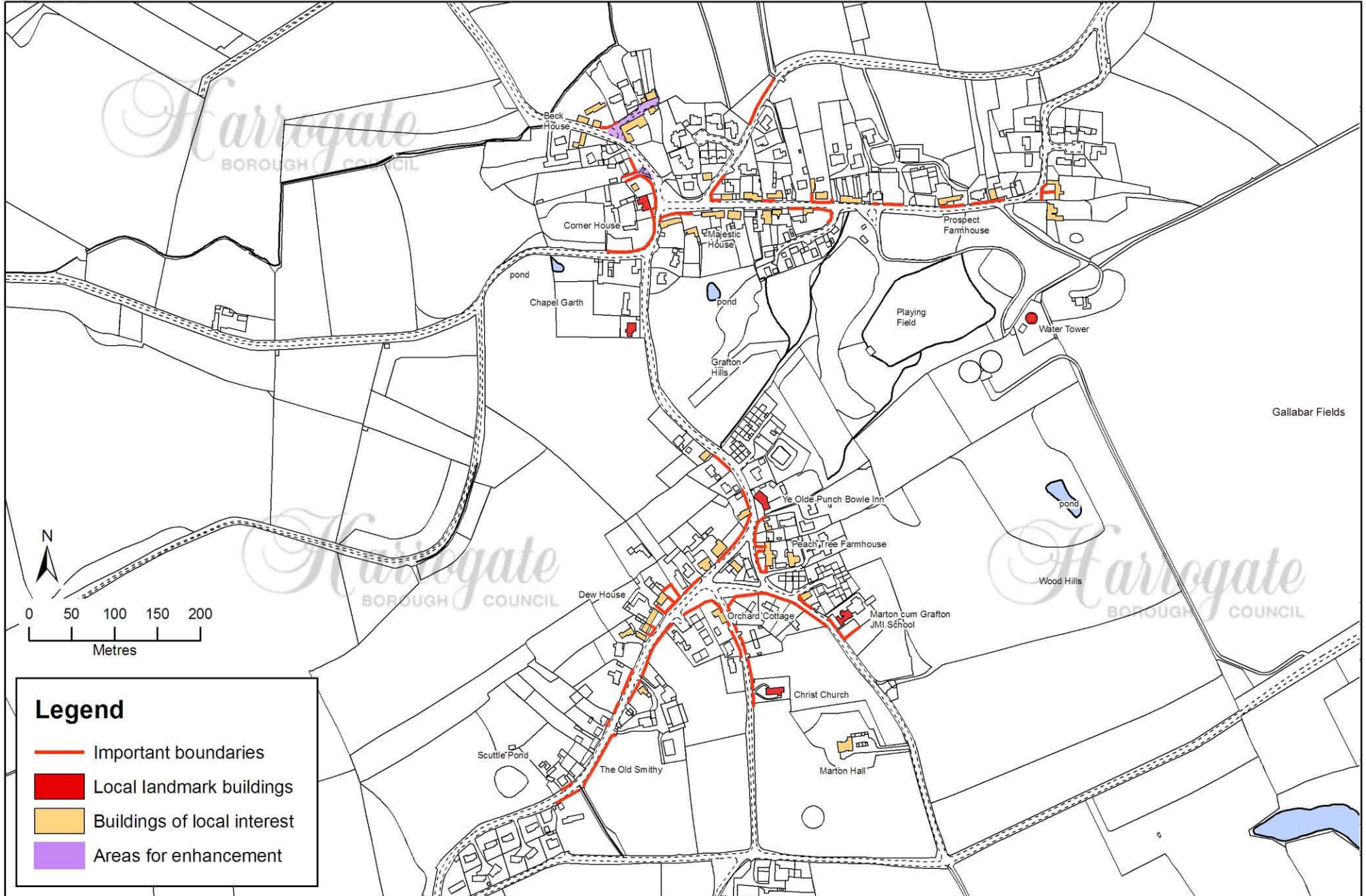


Map 2: Marton cum Grafton Conservation Area boundary

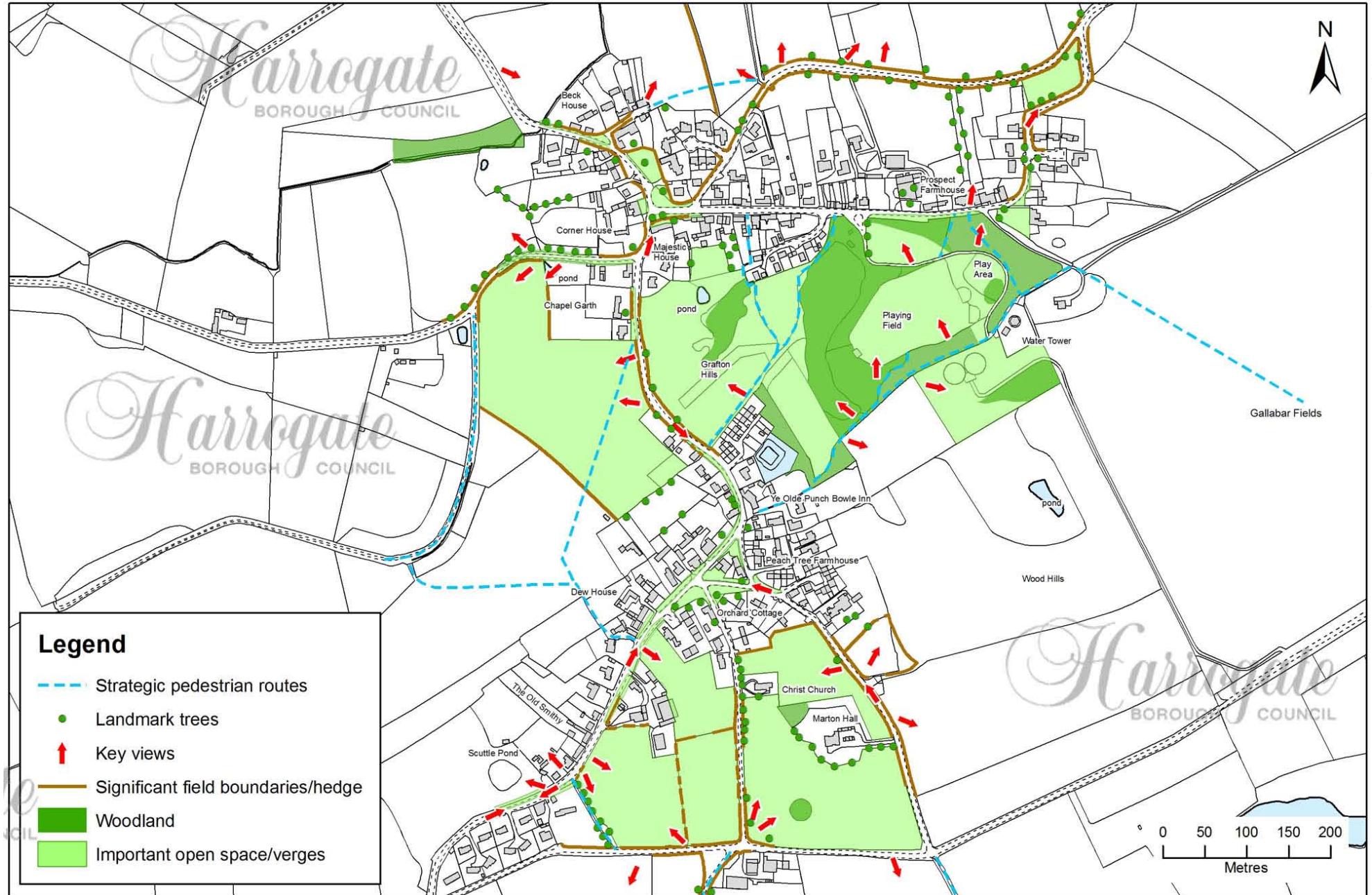


Map 3: Analysis & concepts

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Map 4: Landscape character analysis



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Appendix A

1. Management strategy

The purpose of the Conservation Area Appraisal and management strategy is to provide a clear and structured approach to development and alterations which impact on the Marton cum Grafton Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Marton cum Grafton 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 Marton cum Grafton 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 Marton cum Grafton Conservation Area and to ensure the highest quality of design, the council will:

- refer to the Village Design Statement;
- 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; and
- 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 which directly relate to the special character of the existing Conservation Area. The future inclusion of these areas will be 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.

It was suggested by some residents at the workshop to include the development at the southwest end of Marton known as the Orchards and the field on the opposite side of Main Street. The houses of the Orchards were constructed in the latter third of the twentieth century. They are the

first buildings of the village to be seen on the approach from the A1. Their materials and heights are appropriate, however their form and external appearance do not reflect the vernacular. The buildings are of no historic interest and it is considered that they are not of sufficient architectural merit to warrant their inclusion. The field contains a pond and is bounded by a hedgerow that is not of great interest. The field is important to the character of the village in that the views across the field link the village with the countryside. However, there are no buildings on the land, nor are there any features of particular historic or special interest to warrant the inclusion of the field in the Conservation Area.

A further extension suggested at the workshop included the land behind properties on Main Street including the White House, the Old Smithy and Stonelea. The land behind the Old Smithy continues to have boundaries on the line of the old toft boundaries, however the other such boundaries have been lost. However, the Conservation Area boundary cuts across land within the same ownership and it is considered that there should be rationalisation of the boundary in this area. The former toft to the Old Smithy is incorporated into this extension of the conservation area that rationalises its boundary.

Another proposal incorporated a much larger area of land to the west of Marton to include the smaller areas above discussed and Limebar Field up to Limebar Lane. This area is crossed by popular footpaths and residents consider this land an important area of open space. It provides valuable amenity space and there are important views from the village out to the west over parts of this large area. The land is not considered in itself to have intrinsic value. For this reason, extension of the boundary to include the whole area is not supported. However, the open area between the two settlements of Marton and Grafton is very important to the character of the Conservation Area. The 1994 boundary cut across the field and, although the field does not have intrinsic value, it is considered that it is rational to extend the boundary to incorporate the whole of the field rather than a narrow strip alongside the road.

Similarly, residents at the workshop suggested inclusion of the fields to the north of Grafton to maintain its rural character and protect views. The motivation for this suggestion may be derived from a desire to prevent

development of these green fields. Whilst there is some sympathy with this sentiment, this is not the purpose of Conservation Area designation. Furthermore, the countryside outside of the built form of a village benefits from protection by existing planning policy. The fields are not of any intrinsic interest. For these reasons, inclusion of these fields is not supported and no change has been made to the boundary here.

A fifth boundary extension was suggested by residents, namely inclusion of Thornhill Farm and the graveyard on Legram Lane south of Marton. The farm buildings of Thornhill are of no architectural or historic interest. The farmhouse is of some interest but does not reflect the vernacular as it has an overhanging roof, externally expressed chimney-stacks and post-war windows. The house is not considered to be of sufficient architectural or historic merit to warrant inclusion. The graveyard is of local historic interest, there was a church on the site in the past. However, there are no remains of it and no listed monuments. The site is quite divorced from the village and it is not considered that the historic link with the village is justification to include the graveyard in the Conservation Area. As such, no change has been made to the boundary here.

A final change made to the current Conservation Area boundary constitutes a logical redrawing to include an area partially severed by the (previous) 1994 boundary, specifically the new houses at the rear of Peach Tree Farm, Marton.



Croft Grange seen across Grafton Green.

Consideration has been given to removing the Croft from the Conservation Area. This housing development has been constructed since the designation of the Conservation Area and therefore has no historic value. The buildings are not of great architectural merit and have impacted on the character of the east side of the green, however, because of the materials, the basic forms and style used, the development does not detract from the traditional housing in its context. It is considered that, despite

its recent construction, the development should remain within the Conservation Area. The Conservation Area boundary is to be rationalised to ensure that it coincides with property boundaries.



The Croft from Stockfield Lane.

5. The management of change

The special character and appearance of Marton-cum-Grafton 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

Marton cum Grafton 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 and to reposition badly sited telegraph poles where undergrounding is impracticable;

- 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;
- Retention of stone kerbings and reinstatement where missing;
- Replacement of unsympathetic street lighting with lamps of more appropriate design (those in the more recent developments particularly affect the night sky);
- Renovation of the cottages on Town Street and attached outbuilding;
- Repair of the barn on Town Street and barns to Yew Tree Farm;
- Resurfacing of Lane up to Pear Tree Cottage in traditional materials; and
- Surfacing of the footpath on Back Lane.

Existing buildings

The survey of the existing buildings within Marton cum Grafton 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 plan-



Lane up to Pear Tree Cottage.

ning 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 Marton cum Grafton could include some or all of the following:

Design guidance

The Village Design Guidance offers further guidance. Also, the Borough Council may provide additional design guidance, which is more specific to Marton cum Grafton; this 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. This has changed their architectural form in a way which conflicts with the distinctive character of Marton cum Grafton. For some the change has been so extreme that the original form and character is no longer recognisable. The introduction of standardised twentieth century door patterns and PVCu windows, doors

and, occasionally, porches is well established, but much original fabric remains. Use of non-traditional finishes such as staining of 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.

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. Natural England support less intensive farming methods and the creation of wildlife corridors. Stewardship scheme details are available on their website.

Quality erosion & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows and front doors can have considerable negative impact on the appearance of an historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of brick and stonework.

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

Roof alterations & extensions

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

Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example, the construction of new openings and the consequent breaking up of the continuous brick walls flanking the main streets would be detrimental to the character and appearance of Conservation Area.

Telecommunications equipment, satellite & cable dishes

External telecommunications apparatus including cable runs can harm the appearance of historic buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead wires are intrusive throughout the Conservation Area and undergrounding of cables would considerably enhance the character of the village. This should be a long term aim in the interests of the character and appearance of the Conservation Area.

Floorscape

It is unlikely that in past times street surfaces in Marton cum Grafton 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. The loss of trees in and around the village would significantly erode this character. In accordance with the Borough 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.

Street furniture

The design and appearance of street furniture in the village adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area. The lack of bright street lighting contributes to the rural character at night and any new lighting should be chosen to minimise light-spill.

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 Borough Council will encourage new development that complements the established grain or village 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 contributes to the character of the village. The village is fortunate to have some services such as the pub, village hall, post office and shop, 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 the village hall and shop 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 backcloth 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:

Village edges

The landscape is sensitive to change and the surrounding countryside is an intrinsic part of the character of Marton cum Grafton. Hedgerow boundaries are an important feature of the village and the replanting and repair of its boundaries is important to character, including the planting of native field boundary trees such as oak, ash and field maple. The diversity of the landscape could be enhanced by promoting strengthening of remaining fragmented hedgerows and ensuring that any tree planting introduced into this area is appropriate in scale and location to its valued characteristics, specifically its openness and productivity.

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

buildings are out of character. Care should be taken not to isolate the village from its surroundings taking account of characteristic patterns of tree and woodland cover.

Backland development in Marton cum Grafton has an impact on its settings and linear character and modern development can be a discordant element where it does not respect the vernacular. For these reasons, backland development in this village should be discouraged. New development should be appropriate to the village pattern and in keeping with the vernacular.

The introduction of large-scale prominent buildings in the area should be avoided. Rather, the village pattern should be respected and the vernacular should be valued.

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.

The historic relationship of the village with its landscape setting is important. Land between Marton and Grafton was the site of a hill fort and consideration should be given to recognition of the importance of this site. Elements of the landscape at the time of the fort still exist and should be protected from change. The historic elements that remain in the landscape could be enhanced by providing improved access and interpretation.

Trees & woodland

Ensure that any tree planting introduced into the area is appropriate in scale and location to the valued characteristics of the area, specifically its openness and productivity.

Wildlife & nature conservation

Promote less intensive farming methods and the strengthening of remaining fragmented hedgerows to improve wildlife habitats and create wildlife corridors that add diversity to the uniform landscape. New tree planting should be of indigenous species and, ideally, promote good wildlife habitats.

Checklist

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

- Development should not impinge on the form and character of Marton cum Grafton.
- 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 cobble walls or where appropriate abutting up to the back of the pavement.
- 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.
- Softness of roadside verges should be maintained by avoiding the introduction of tall concrete kerbs where none existed historically. Where over-run cannot be avoided, kerbs should be of stone.
- The ageing stock of mature trees should be positively managed.
- Important gaps between buildings should be retained to ensure glimpses of views are maintained.
- Clutter of signage, street furniture and road markings should be minimised.
- Boundary walling should be repaired and retained.
- Traditional field boundaries should be positively managed.

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 1 March 2008. 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 taken place 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 Marton cum Grafton 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 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; and
- the retention of important boundary walls.

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 during the consultation period, from 16 October to 27 November 2009. Following consultation, amendments and additions were made to the text. The Cabinet Member for Planning, Transport and Economic Development approved the Appraisal on 2 November 2011 and it is published on the Borough Council's website.



Appendix C

Further reading

Marion cum Grafton Village Design Statement, (download from www.marion-cum-grafton.fsnet.co.uk/MarionVDS.pdf in extremis, a copy may be obtained from the Borough Council's website in association with this Conservation Area Appraisal.)

'The two manors at Grafton' by Peter Davidson, pub. 1997.

Building Surveys by the Yorkshire and Cleveland Vernacular Building Society.

