

NORTH DEIGHTON

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 North Deighton.

1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals

would have on the Conservation Area and whether these are acceptable and/or appropriate.

1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.5 North Deighton Conservation Area was originally designated in March 1994. This Appraisal describes North Deighton as it is today and identifies the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal examines whether opportunities exist to protect and enhance its character.

1.6 By identifying what makes North Deighton 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 settlement. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.



Objectives

The principal objectives of the Appraisal are:

- to define and record the settlement's special character and interest;
- to raise public awareness of the aims and objectives of the conservation area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest
- to identify opportunities for enhancement.

2 Planning policy framework

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

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

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

factor in deciding whether a proposal has an adverse affect on the character and appearance of 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 the appendix, details how the local community was involved and the contribution it has made to this Appraisal.

3 Historic development & archaeology

- 3.1 The name Deighton is from the old English 'Dic-tun', which means the settlement by the ditch or dike. There is evidence of a very early settlement in North Deighton just outside the Conservation Area: Green Howe Round Barrow is a prehistoric earthwork probably of late Neolithic or early Bronze Age. To the east of the conservation area is Howe Hill Motte and Bailey, which was possibly the site of the original manor.
- 3.2 Deighton, then 'Distone' in the Borgescire' region of 'Eurvicscire' (Yorkshire) is listed in the Domesday Survey under 'Land of Erneis de Bruen'.
- 3.3 North Deighton was part of the Ripley Estate owned by the Ingilbys of Ripley Castle. Now a separate entity, North Deighton Estate comprises 7 farms, although not all of these farms are within the conservation area boundary. The economy of North Deighton has been based on agriculture and the servicing of the estate.
- 3.4 Howe Hill is thought to be the burial place of the soldiers killed at Marston Moor in General Howe's regiment, the soil being carted from Marston Pond, which is situated at Westgate Farm. Marston Moor is designated as a Historic Battlefield.
- 3.3 There are two Scheduled Ancient Monuments in North Deighton, both outside the Conservation Area:
- 3.4 **Howe Hill** is a Motte and bailey castle, which was possibly the site of the original manor house of the Percy family, received by them at the time of the Norman Conquest. Although the earthworks of the bailey are somewhat degraded, the motte mound of Howe Hill motte and bailey castle still survives in good condition, and retains masonry of the original tower on its summit.
- 3.5 Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprise a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In the majority of examples, an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and in many cases as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and baileys generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. These monuments are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the eleventh to the thirteenth centuries, after which they were superseded by other types of castles.
- 3.6 **Green Howe** is a Bronze Age bowl barrow situated 280mm south of Bank House and Westgate Farm. The barrow mound survives to a height of about 2.5m and has an overall diameter of nearly 20m. The barrow was partly excavated between 1938 and 1942, providing evidence of the original ground level beneath the mound, together with burnt cobbles, flints, a polished greenstone axe, pottery and the remains of six interments.
- 3.7 Bowl barrows, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500BC. They were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials. They occur either in isolation or grouped as cemeteries and often acted as burials for later periods. Often superficially similar, although differing widely in size, they exhibit regional variations in form although differing widely in size, they exhibit regional variations in form and a diversity of burial practices. Bowl barrows are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities.

4 Location & landscape setting

- 4.1 North Deighton is a mile north of Kirk Deighton and is near the top of rolling hills, which rise up from the River Nidd. The surrounding open countryside comprises large fields enclosed with hedgerows and a few stunted wind damaged trees. The exception to this is Deighton Spring, a Nature Conservation Area, which is an ancient and semi-natural woodland to the west of the Old Hall and is an important feature on the approach from Spofforth.
- 4.2 The village is set around the green, which is at the junction of the road from Spofforth and the Knaresborough to Wetherby Road.
- 4.3 The village green is the focal point of the village and, although large, is enclosed by the boundary walls of the farms and the labourers' cottages to the south. Therefore it is reasonably well sheltered from the winds, which affect the open hillsides outside the village.



- 4.4 All approaches to the village are through open countryside into a narrow stretch of road between boundary walls and then passing into the open village green.
- 4.5 One of the main characteristics of the village is the juxtaposition of the dwellings and farm buildings, which together with the walls, complete the enclosure to the village.
- 4.6 The village is within the Royal Forest of Knaresborough, a former medieval hunting park.
- 4.7 North Deighton is situated between the valley landscapes of the River Nidd and the River Crimple south of Knaresborough. The undulating landform is scattered with various blocks of woodland that disperse views across an otherwise



open landscape. Fields are large to accommodate modern and intensive farming practices for cereal production plus some improved grassland for grazing. The amalgamation of smaller fields to create these large fields has led to the dissolution of some hedgerow field boundaries and trees (those that do survive along the roadsides often appear neglected). However, there is evidence of hedgerow restoration and tree planting within the village and the surrounding landscape.



5. Landscape character

- 5.1 There are four major landscape features outside the conservation area which are of importance to the village: Deighton Spring, an area of mature woodland in what is otherwise quite an exposed landscape; Marston Pond with its surrounding copse (in need of management); and the two ancient mounds. Green Howe is visible from the road as a grassed mound, but Howe Hill is hidden by heavy tree planting around its base.
- 5.2 There is a good grouping of mature trees in the grounds to the Manor, which not only complete the enclosure to the green, they provide a focus from the surrounding countryside. Regrettably a few of these mature trees have been felled in recent times due to disease. There are two mature trees on the green, one of which is in poor condition. Several saplings have been planted on the green and major tree planting was carried out in the grounds of the Old Hall in recent years.
- 5.3 The hedgerows, which are dominant on the approaches to the village, are in contrast to the stonewalls within the village. The walls are an important feature of the Conservation Area and are of basic stone construction with simple flat copings, with the exception of the walls and piers flanking the entrance to the Manor which are more ornate. The V.R. post box is set within the wall to Westgate Farm and its antiquity in keeping with the character of the village.

- 5.4 The floorscape is fairly uninspiring, but fortunately other features draw the onlookers attention and the grass of the Green and verges is dominant in the centre of the village.
- 5.5 The site of the village well on Spofforth Lane now houses the village pump with an enclosing stone wall.



- 5.6 The bus shelters are physical evidence of the requirement for enclosure to give protection from the wind. These are constructed in stone with stone slate roofs in keeping with the other structures of the village.
- 5.7 The gently rolling landform and open nature of the landscape combined with uniform land use in random, large fields have resulted in a landscape which is sensitive to change from inappropriate development.
- 5.8 The historic elements of this long settled area are at risk of being lost to modern farming practices resulting in the loss of field pattern and associated hedgerows. However, it is noted that a good 'patchwork quilt' of field pattern is still evident.

The Village

- 5.9 The landscape in and around North Deighton has a distinct character. The village is situated in a gently undulating landform. The rural pastoral setting of the village is sensitive to change from inappropriate development in the form of intensification of land management or extension of domestic gardens into open countryside and expansion of built development.

Key Views

- 5.10 In the centre of the village the views are more contained by buildings, bends in the road, boundary walls and mature trees. Gardens add to the quality of the views within the village itself, as do the presence of garden trees and shrubs. There are more dispersed views into open countryside beyond. Views of the surrounding countryside open up along the roads out of the village.



Significant Field Boundaries

- 5.11 The settlement of North Deighton is well wooded. In contrast, the surrounding farmland is more open due to the large arable field pattern, typical of parliamentary enclosure that creates a regular pattern on the landscape. However, some of this regularity may be the result of the amalgamation of early enclosure fields. Field hedge boundaries are neglected and often severely trimmed resulting in fragmentation and limited impact on landscape pattern. Despite this, the field boundaries are important to the landscape setting of the village, providing physical and visual connectivity to the countryside. The importance of these field boundaries has been recognised in recent years through agri-environmental schemes such as 'Countryside Stewardship' schemes.
- 5.12 Fences are used to contain farm animals rather than screening gardens and generally consist of simple timber rails or chestnut fencing.

Geology

- 5.13 The settlement is built on Magnesian limestone and glacial till drift geology. The soils are a combination of deep and



shallow soils, fine to coarse loamy, some over clayey, slowly permeable and well-drained, seasonally-waterlogged brown soils.

Landmark Trees & Woodland

- 5.14 There are a small number of trees of particular importance because of their location at key points within the Conservation Area. These include the mature trees in the grounds of the Old Hall and North Deighton Manor and the mature trees on the green which contribute positively to the street scene. There are small woodland blocks on higher ground and infrequent hedgerow trees elsewhere.

Strategic Pedestrian Routes

- 5.15 There are several public footpaths and bridleways provide links but this network is not extensive. Pedestrian movement across the village street is restricted by the regular flow of traffic. This conflict with moving, and parked, vehicles has a detrimental effect on pedestrians' enjoyment of the village.

Wildlife & Nature Conservation

- 5.16 While the woodlands and mature trees in the grounds of Old Hall and North Deighton Manor do not enjoy any statutory designation as being of nature conservation value, there is no doubt that these areas along with the ponds such as Marston Pond will form islands of ecological interest in an intensive arable landscape. Less intensive farming methods need to be promoted to improve

wildlife habitats and create wildlife corridors that add diversity to the uniform landscape.

Boundary Walls

- 5.17 Walls are a particularly important feature of the village, built of stone with flat, or half moon stone copings. This network of boundary walls adds to the sense of enclosure and forms strong visual ties throughout the village, which are integral to the character of the Conservation Area.



Grass Verges

- 5.18 The main street is flanked by grass verges on both sides, as is the Knaresborough to Wetherby Road. These verges are an important visual feature and contribute to the rural character of the village.



6. The form & character of buildings

- 6.1 There are 7 buildings in North Deighton included on the Statutory List of Buildings of Special Architectural or Historic Interest, all of which are grade II listed:

**Dovecote Farmhouse,
Knaresborough Road**

Old Hall, Spofforth Lane

**Water Pump, north eastern corner
of Old Hall**

Outbuildings, east of Old Hall

Dovecote west of Old Hall

The Manor, Spofforth Lane

**Gate piers and walls, south of
the Manor.**

- 6.2 Dovecote Farmhouse is of early nineteenth century construction. Built in coursed squared grey limestone with a graduated stone slate roof that is furnished with shaped kneelers and gable copings. The chimney stacks are set within the thickness of the gable ends. The building is two storey in height. The property has a central glazed door with overlight in ashlar surround with pilasters, entablature and cornice and the windows are 16-panes vertically sliding sashes set in flush wood architraves.
- 6.3 Old Hall Farm on the Spofforth Road is probably the oldest property in the village with a long and complex building history. The building was constructed in the seventeenth century with late eighteenth century re-fenestration and subsequent alteration in the 1980s. There are some original mullioned windows at



the rear. The property is constructed in coursed squared limestone with a plinth and a graduated stone slate roof. It is two storey in height with 7 uneven bays punctuated by a twentieth century glazed door and porch between bays 3 and 4. The windows are small pane sashes set in flush wood architraves. There is a projecting stringcourse at first floor and a large multiple-flue ridge chimney stack between bays 3 and 4 and a secondary stack to the left.

- 6.4 There is a water pump inscribed with the date 'W.B. 1836' against the north east corner of Old Hall. It is constructed of lead, iron and wood. The pump stands at approximately 1.2 metres high with the spout on the north side and the handle on the west side.
- 6.5 The outbuilding to the east of the Old Hall, which dates back to the seventeenth century, is known as the Dormitory suggesting its use as sleeping quarters for itinerant farm workers in the nineteenth and early twentieth centuries. The building is constructed in coursed, squared limestone,



with ashlar dressings, a deep chamfered plinth and a graduated stone slate roof and stone gable copings. The stump of a large chimney stack to the left remains. It is two storeys high with 5 bays. At ground floor level the plank doors are hung in arched doorways and the windows are recessed and chamfered mullions all with a drip mould detail. At first floor, 3-light recessed and chamfered mullion windows are equally spaced. On the left hand gable end, external stone steps to a centered arched first floor door with the remains of an external brick bread oven below survive. At the right hand end rectangular recesses to the ground floor are possibly the remains of bee boles.



- 6.6 In the grounds associated with the Old Hall there is an eighteenth century dovecote. It is single storey, constructed of coursed, squared limestone with a plinth and graduated pyramidal stone slate roof, with the remains of a wooden lantern at the apex. The boarded door is in the east facing elevation.



- 6.7 The Manor dates to the early-mid nineteenth century with twentieth and twenty-first century additions. It is rendered and has a purple slate hipped roof. The property is two storey with a rear service wing. The central bay on the principal elevation projects slightly. It accommodates the central 6-panel door with fanlight under an Ionic porch, which is a later addition. Flanking the entrance, the windows are 8-pane vertically sliding sashes with projecting sills, elsewhere the remainder are 16-pane sashes.



- 6.8 The Manor is set well back from the mature trees of its grounds and its boundary walls which are themselves listed. These flanking walls and gate piers probably date back to the late eighteenth century, though they were remodeled in the early-mid nineteenth century. Constructed in rusticated ashlar and gritstone with a plinth, the walls are approximately 2 metres high and 15 metres long overall. The piers are of rusticated ashlar and have a moulded cornice and ball and cushion finial. The curved walls linking the piers have a slightly projecting flat coping.



- 6.9 There are also a number of un-listed 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 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.
- 6.10 The key characteristics of the local architectural style are:

General form

- 6.11 Buildings bound the road running alongside the village green. Those opposite the Manor, now named after the various farms, are the only evidence of deliberate planning in the village. The east and west cottages were two storey and the inner block single storey with a feature gable to the centre. All are of stone walling of typical detail but with hipped purple slate roofs with large untypical eaves overhangs. These properties were converted into fewer dwellings with modern facilities by extending to two storey at the rear in the 1950s.

Materials

- 6.12 The original buildings of North Deighton are of coursed squared magnesium limestone and gritstone with stone slate roofs. They are of simple form with very few refined details; the lintels are of large plain cut stone sitting comfortably

over fairly narrow sash windows. The gardens associated with the properties are enclosed by high coursed stone walls with flat or half moon stone coping sections.

Architectural detailing

6.13 The majority of buildings in North Deighton are not richly decorated, yet there is a distinctive style with detailing typical of vernacular architecture.

Roof detailing

6.14 Roofs are generally hipped or gabled with plain close verges or shaped stone kneelers. Most domestic buildings have chimney stacks situated at the apex of the roof either at the gable or part way along the ridgeline. Stacks are centered on hipped roofs. They are generally of



stone construction. The gable flues are built within the thickness of the external wall and not expressed on the gable wall. The ridge tiles and verge copings are stone. Stone slates are the predominant roofing material, with the exception of the purple slate evident on the estate workers cottages.



External walls

6.15 Characteristically, houses are constructed in dressed, coursed stonework. Unfortunately, the more recent housing on West View and Knaresborough Road is not in keeping with the locally distinct vernacular architecture in massing, design or materials.

Windows

6.16 Window openings are rectangular in shape and are always taller than they are wide, giving a vertical emphasis. Windows are well recessed in the masonry openings to protect them from the elements. Vertically sliding sashes are the dominant window types in the village together with Yorkshire horizontal sliding sashes and small paned



casements. Windows have flush stone lintels and cills. The prominent roof slopes are largely unaffected by unsightly features such as dormer windows and rooflights, though some are evident on less visible roofslopes and these impact on the historic roofscape.



6.17 There is also evidence of traditional windows having been replaced by inappropriate PVCu windows in a number of properties. These alterations erode the character and appearance of the village.



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 area that provides North Deighton with its particular 'sense of place' and to summarise the detail and features that are important. This section makes reference to historical development, building form and uses and location.

The Village Green & environs



- 7.2 The village green is the focal point of the village around which the houses and farm buildings are arranged. Spofforth Road runs alongside and parallel with the road in a westerly direction and Knaresborough Road borders the green running north-south. North Deighton is an estate village comprising estate owned farmsteads, houses and estate workers cottages. As such the village has a cohesive character, akin to that of a 'planned' settlement.
- 7.3 This planned community exemplifies the village's social and agricultural history and is integral to the character of the village. In order to preserve this planned settlement, it is vital that each element and particular



features there of, are safeguarded from incremental alterations and development.

- 7.4 The green and its environs are fundamental to the character and form of the village and significant to the character and appearance of the Conservation Area.
- 7.5 Historic estate cottages and farmsteads line the main street further reinforcing historical linkages to past farming and landownership patterns and are a distinctive character of the village. A number of the cottages have had replacement windows, doors, porches and other alterations and extensions, which alter the integrity of these buildings. This



type of development should be actively discouraged in the interests of preserving the character and appearance of the Conservation Area.

- 7.6 The continuous frontages of the built form-comprising informal groups of houses, terraces and cottages and former and existing agricultural buildings creates enclosure to the village. However, many properties have large rear gardens and driveways, passageways, yards and spaces between buildings giving intriguing views into the open countryside beyond



from the main street. These gaps and spaces serve to soften the built form and add to the village's rural appearance. In addition, there are other privately owned green spaces and fields within and surrounding the Conservation Area which make a special contribution to its rural qualities, aiding the transition from the built form to the open countryside beyond. These green areas are integral to the character of the Conservation Area.

- 7.7 The character of the village is rural, with outbuildings scattered throughout. Although agriculture now has less importance as a primary activity, this estate village once accommodated seven working farms. The survival of the farm buildings around working farmyards is important in maintaining the rural qualities of the village. Howe Hill Farm, Westgate Farm and Manor Farm still operate from the centre of the Conservation Area and provide a valuable link to the rural

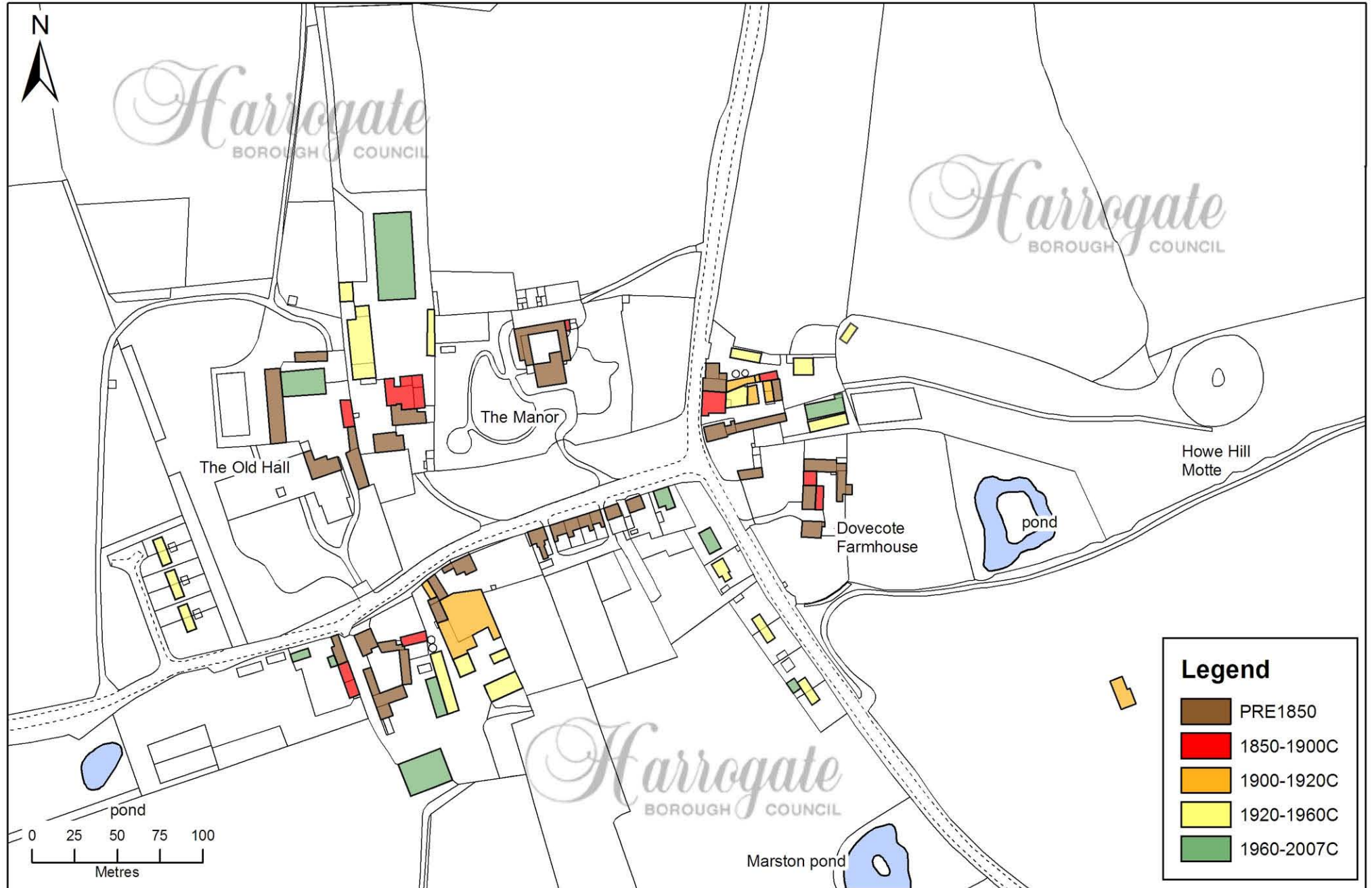
setting. Another former farm group around Dovecote Farmhouse is recognizable as such, but the original buildings are redundant and are soon to be converted into residential use.

- 7.8 The network of walls in the village adds to the sense of enclosure and forms strong visual ties throughout the village. Estate workers cottages and farm groups tight up to the street frontage accentuates the sense of enclosure.



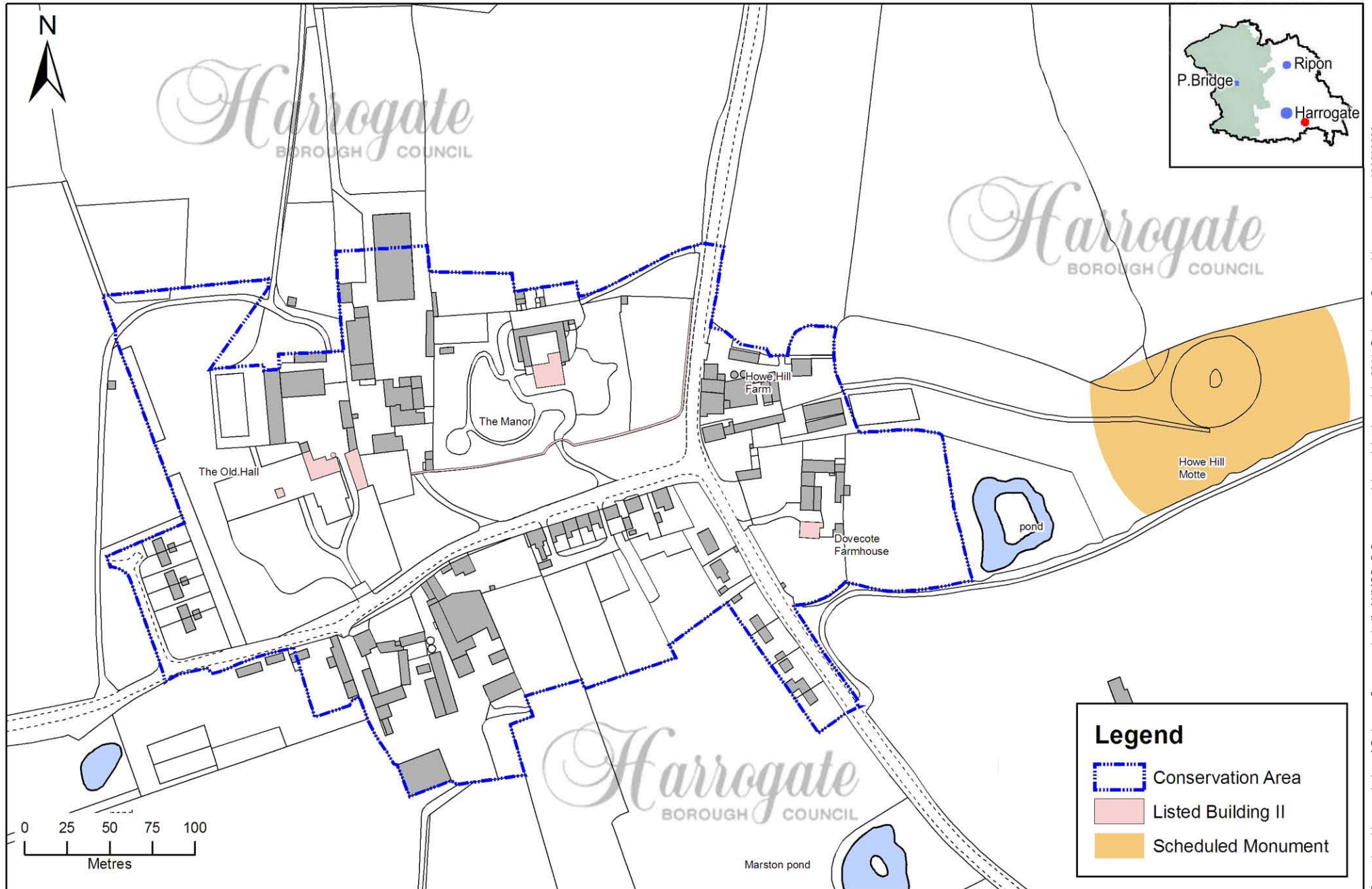
- 7.9 Modern infill development at the villages edges is not reflective of the vernacular architectural style and materials. Rather the more recent housing introduces brick and render into an otherwise wholly stone built village. The design, massing and materials of these more recent properties is not characteristic of the locally distinctive properties that form the historic core of the village. This serves to attribute undue prominence to these buildings.

Map 1: Historical development of North Deighton



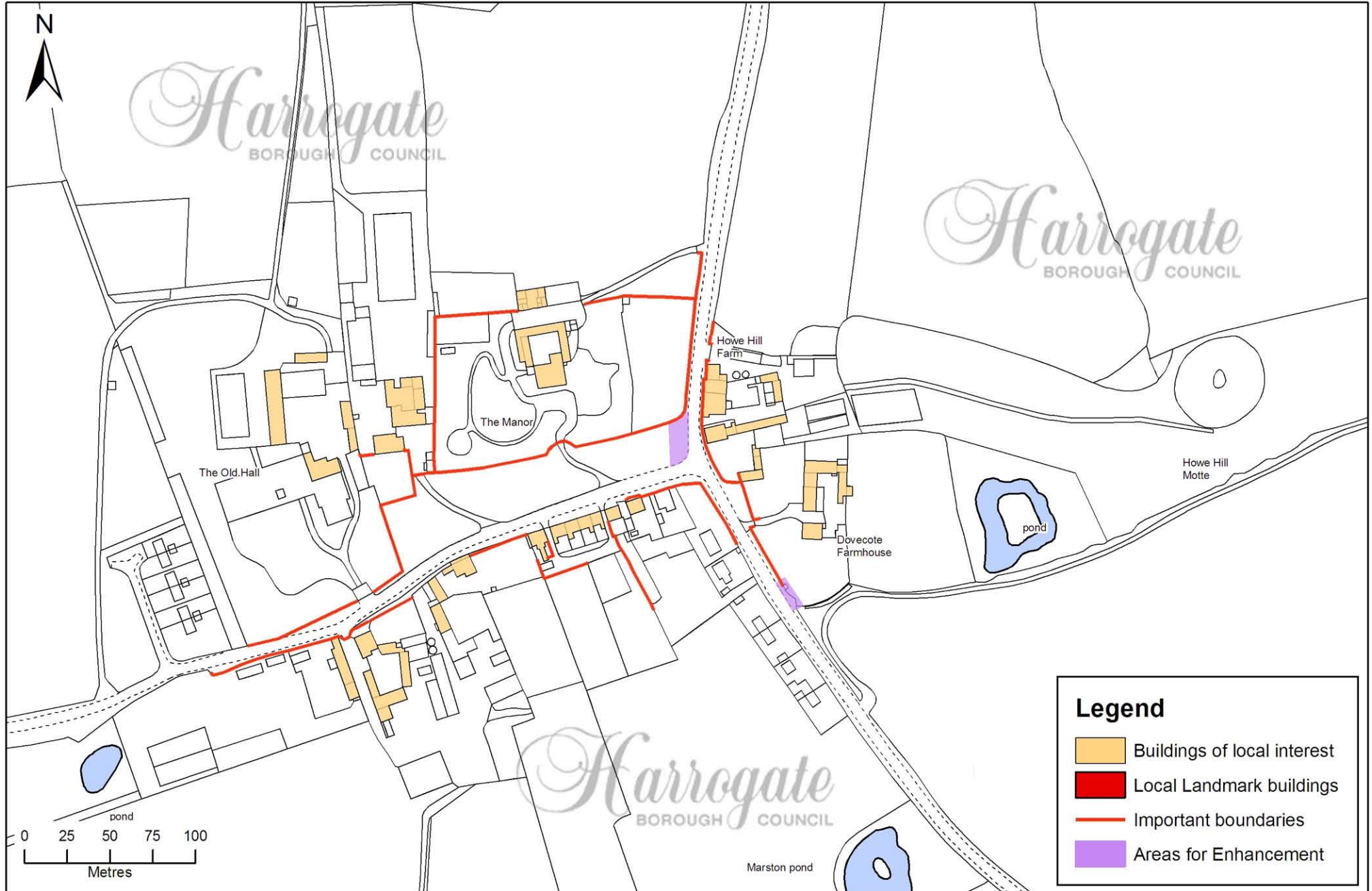
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Map 2: North Deighton Conservation Area boundary



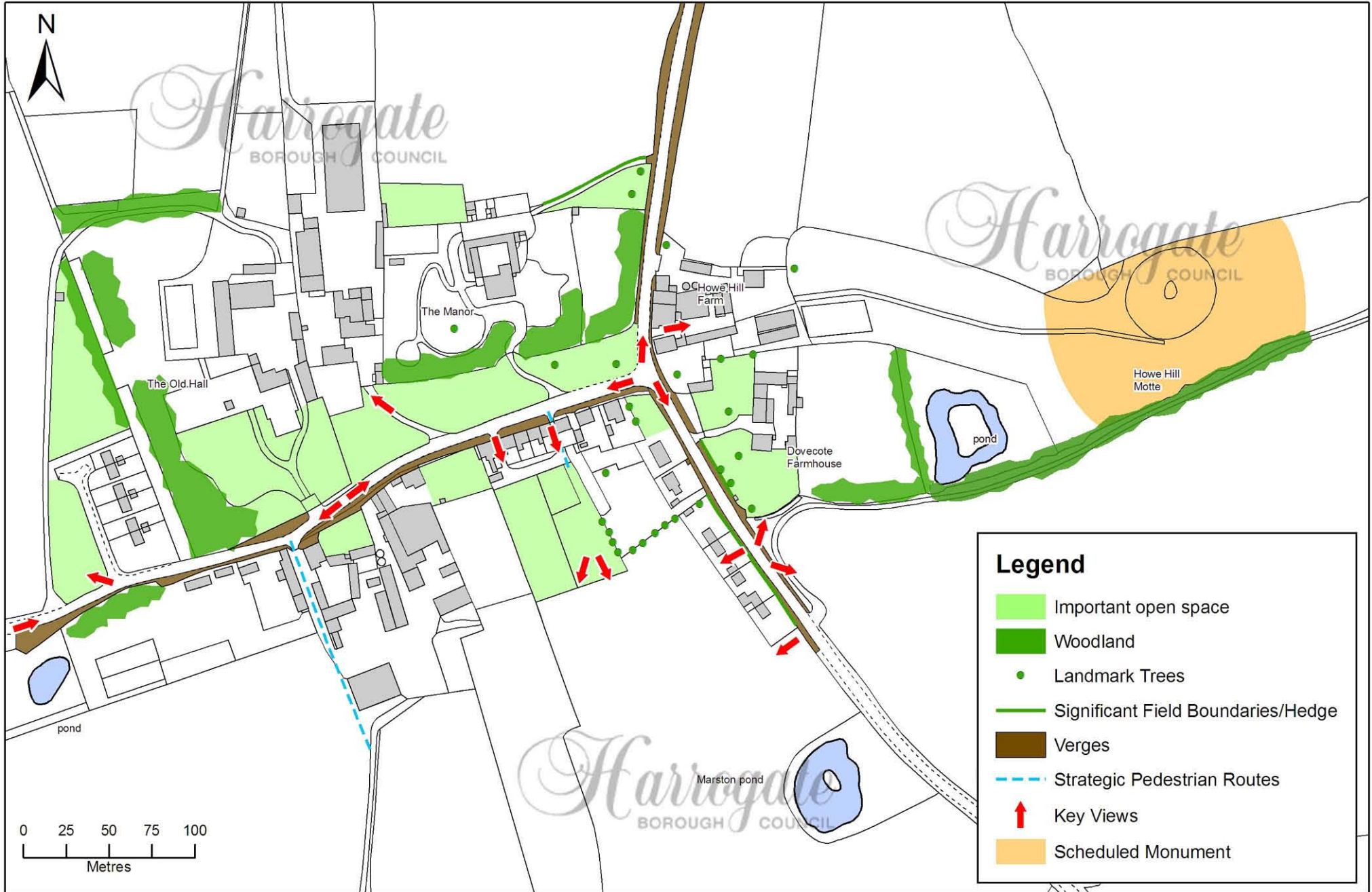
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Map 3: Analysis & concepts



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

Although North Deighton 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 North Deighton has been re-evaluated as part of the process of preparing the 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 North Deighton Conservation Area.

and to ensure the highest quality of design, the Council will:

- From time to time review the Appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest that positively contribute to the character and appearance of the Conservation Area;
- Where appropriate prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements 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 did not identify any adjoining areas as being of positive interest in ways that directly relate to the special character of the existing Conservation Area. As such no alteration to the existing conservation area boundary was made.

5. Management of change

The special character and appearance of North Deighton 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 its character of the Conservation Area.

6. Opportunities for enhancement:

North Deighton 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:

- Dissuading householders from the installation of PVCu windows and doors in place of timber ones;
- Reinstate windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of the historic areas;
- Modern street furniture and street lighting should be minimised or removed where style is inappropriate;
- Rationalise highway road markings, signage and unsightly traffic calming measures.

Existing buildings

The survey of the existing buildings within North Deighton 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 North Deighton could include some or all of the following:

Design Guidance

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

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way, which conflicts with the settlement’s distinctive character. 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.

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.

7 Landscape issues

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

Tree planting

Tree planting and woodland planting can be used to complement the rolling landform by avoiding skyline locations and following contours.

Urban edges

Development should be of an appropriate scale and material so as not to detract from the character of the landscape. Modern development in the village has detracted from the vernacular. Planting around the village edges could help to define development limits and better integrate modern houses with traditional buildings. Where new buildings are required, they should be associated with existing farmsteads and located so as not to require new access arrangements.

Additional built form outside the village should be avoided. Where new buildings are required, they should be associated with existing farmsteads and located so as not to require new access arrangements.

Hedgerows

The restoration and management of hedgerows should be encouraged along the roadsides, however the open nature of the landscape does accommodate the fragmentation of hedges elsewhere.

Several parish boundaries are linked to field boundaries and associated hedges could be considered important under the hedgerow regulations. Restoration and management of hedges along parish boundaries and elsewhere has been carried out under 'Countryside Stewardship' and similar schemes. Such measures are encouraged to help conserve boundary features which are important to the area's historic character.

Footpaths

Several public footpaths and bridleways provide links but the network is not extensive. Ways of improving the footpath network around the village and linkages across the landscape should be explored. The condition of the existing footpath network in the area should be investigated and maintained.

Wildlife & nature conservation

With the exception of Deighton Spring, the area has no designated sites for nature conservation. Possibilities for the creation and enhancement of further wildlife corridors particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village should be investigated.

Archaeology

Archaeological sites should be enhanced and promoted, and protected from further degradation. Public access to these sites should be improved. Research into the landscape's historic origins should be carried out.

Landscape

The landscape pattern and landform characteristic of the area should be conserved. The field pattern is important and, in some places, may be older than the roads which cross them.

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 North Deighton.
- 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.
- New development should not adversely impact on the historic skyline.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage, street furniture and road markings.
- Repair and retention of boundary walling.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Tuesday 9th June 2009 in Little Ribston Village Hall. 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 North Deighton special to them. On return to the Village Hall the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the town with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal. Key issues raised at the event included:

- the preservation of Important views;
- identifying buildings of local interest;
- the retention of important boundary walls;
- the rationalisation of highway signage, road markings and traffic calming measures;
- the retention and management of trees.

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 document during the consultation period from 17 May – 28 June 2010. Following consultation, amendments and additions were made to the text. The Cabinet Member for Planning and Transport approved the Appraisal on 9 February 2011 and it is published on the Council's website.

