

NUN MONKTON

Conservation Area Character Appraisal



Working for you

Contents	Page
1. Introduction.....	1
Objectives	2
2. Planning policy framework	2
3 Historic development & archaeology.....	3
4 Location & landscape setting	4
5. Landscape character	5
6. The form & character of buildings	9
7. Character area analysis	13
Map 1: Historic development	16
Map 2: Conservation Area boundary (with suggested amendments)	17
Map 3: Analysis & concepts	18
Map 4: Landscape analysis	19
 Appendix A:	
1 Management strategy.....	20
2 Monitoring & review.....	20
3 Maintaining quality	20
4 Conservation Area boundary review	20
5 The management of change	21
6 Opportunities for enhancement	21
Checklist to manage change	25
 Appendix B: Public consultation	 26

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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 approved by Harrogate Borough Council 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 Nun Monkton.
- 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 Nun Monkton Conservation Area was originally designated on the 8th June 1979. The boundary was amended on the 24th November 1994 when the conservation area was reviewed and, following public consultation on this Appraisal, the boundary was amended again on 9 December 2009. The Appraisal aims to describe Nun Monkton as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal examines whether opportunities exist to protect and enhance its character.
- 1.6 By identifying what makes Nun Monkton 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 Nun Monkton’s special character.

Objectives

The principal objectives of the Appraisal are:

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

2 Planning policy framework

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

2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.

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

context of the description contained in these appraisals will be an important factor in deciding whether a proposal has an adverse 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 Nun Monkton's name derives from the old English "tún (homestead) of the monks". Nun Monkton was Monkton long before the nunnery there was founded. Nun Monkton is recorded as Monechetune in the Domesday Book under Lands of Osbern de Arches.
- 3.2 The area has fertile clay soil, rich meadows, woodland and moor. The land at the junction of the Rivers Nidd and Ouse was an ideal site for the monastery, which was built in the seventh and eighth centuries. The monastery flourished until it was destroyed by the Danes. A Benedictine nunnery was founded by William de Arches on the site of the monastery circa 1150; all that remains is the nave of the Church. The nuns were dispersed in the dissolution of 1536 and the nunnery buildings destroyed except for parts of the Church. The Church roof was later replaced with one at a much lower level. In 1869 restoration of the Church began and its re-dedication took place in 1873. Some monies were donated by Isaac Crowhall "the Laird of the Manor" and the remainder was raised by the parishioners - a considerable achievement.
- 3.3 The present Priory House was built for the Paylor family circa 1660 and was designed by a Dutch architect. One of the special features of the grounds is a collection of lead statues, circa 1688, thought to be the work of a Dutch sculptor, Andrew Carne. Surrounded by a high wall, the Priory is the principal secular

building in the village. During the Second World War, and because of a shortage of staff, the Priory was converted into a convalescent home for the sick and wounded by the Red Cross and St. Johns Ambulance Brigade.

- 3.4 Nun Monkton is fortunate in retaining its maypole around which village activities centered during the middle ages. It is still used today for village days and festivals. The current pole, of Finnish Pine, was erected in 2006 to replace its predecessor. Its top is approximately 27m (88 feet 5¼ inches) above ground and it is reputed to be the tallest in England!
- 3.5 The village also boasts the largest green in the country is one of the last which is still grazed.



The village green is still grazed.

- 3.6 In 1717 Dorothy Wilson, a spinster of York, bequeathed land and houses to provide for a school and master to teach at Nun Monkton. 12 Boys and 12 girls were taught



The village school.

at the school free of charge, whilst others paid a few coppers per week. The present school building was erected in 1905 on the site of the old charity school.

- 3.7 In the nineteenth century the village was quite self-sufficient boasting a wright, two tailors, four weavers, a mill and a smithy.
- 3.8 Up until 1950 ferries operated from the confluence of the Rivers Nidd and Ouse (the ferryman came up river from York). Deliveries of coal, building materials, etc. were transported and there were 2 passenger services: one to Moor Monkton, the other to Beningborough and Newton on Ouse.
- 3.9 The village has a public house known as the Alice Hawthorne Inn. Named after a mare owned by a businessman in York, it won races on 51 out of 74 starts and was the dam of the 1860 Derby winner, Thormanby. After a period of closure, the pub reopened in 2009.

4 Location & landscape setting

4.1 Nun Monkton lies in the Vale of York, 8 mile north-west of the City and at the confluence of the Rivers Nidd and Ouse.

4.2 Houses in Nun Monkton are clustered around the green, the focus of which is the maypole. The road through the green finishes at the boundary of the Priory grounds with a vista of the Church at the end of an avenue of trees. This view if the Church is partially obscured by a magnificent weeping beech tree (below).



4.3 The only development away from the green is the twentieth century housing at South View on Pool Lane and on New Lane to the south west of the village. There is no backland development.



The rivers' confluence.

4.4 The surrounding area includes the final reach of the River Nidd to its confluence with the River Ouse. It is a broad, flat floodplain that is largely managed as permanent grassland. The monochrome green fields create a rectangular pattern on the landscape, typical of parliamentary enclosures (with some early enclosures too). Fields are bound by hedges in various conditions: low hedges are clipped and well-tended in contrast with the taller,

often neglected, hedges that compensate for a lack of tree cover and evoke a sense of enclosure, dispersing views across an otherwise open landscape. Further loss of these hedgerows would be of great detriment to landscape character.

4.5 The river corridors and settlements are well-wooded with a diverse range of tree species. Beningborough Park is also well-treed and, although it is within the neighbouring district, it contributes to the setting of Nun Monkton. Beyond the settlement and the river, tree cover is relatively poor and the visibility of pylons detracts from some views.

5. Landscape character



Buttery Pond.

- 5.1 Nun Monkton's predominant feature is its green. This is generally flat, although there are hollows and ridges throughout. In the landscape surrounding the village there survives evidence of a ridge and furrow pattern. There are three ponds, the main one being Buttery Pond, which is inhabited by Mallards, and also other low areas, which flood during wet weather. The maypole, which is on a slight mound, provides a focal point in the village.



Maypole on the village green.

- 5.2 Another main focus is St. Mary's Church. The north side of the Avenue is lined with relatively young trees, whilst those on the south are tall and mature. There are two hedges on either side emphasising the parallel lines converging on the Church.
- 5.3 The area north of the Avenue, Church and Priory is covered by a variety of mature trees, which form a strong backdrop. The Priory grounds have a selection of magnificent specimen trees within the formal garden. The garden wall is listed; the north section is possibly part of a medieval stone wall. The formal garden accommodates a group of statues, which are individually listed.
- 5.4 The rivers Nidd and Ouse are included in the Conservation Area up to the District boundary. A riverside walk passes through the trees east of the Priory, from where glimpses can be seen of Beningborough Hall across the river, and north into the open meadow of the Ings.
- 5.5 Most of the houses have small front gardens with brick boundary walls. Some have stone copings but, in the main, these are brick on edge. White Swan Cottage has a low brick wall with stone copings and cast iron railings. The wrought iron gate appears to be a later addition. The gate and railings to the Old Vicarage are of the same date. There is some fencing fronting the common (the white painted vertical timber fence is a little incongruous). Other fencing in the area is left a natural colour and is not obtrusive. Hedges sometimes take the place of boundary walls fronting



A fine example of railings fronting White Swan Cottage.

onto the green, particularly along its northern edge. The main road across the green is bitmac with no edgings and the other tracks are finished with stone chippings. These tracks are in a poor state and in need of repair.



Tracks around the green are in need of resurfacing.

- 5.6 Nun Monkton Conservation Area encompasses two areas of very different character: the green and the Priory. The main characteristic feature of the village is the extensive green fronted by two storey houses. By contrast, the area around the Priory is enclosed by buildings, high walls and trees.

Geology, soils & drainage

- 5.7 The area is characterised by its Sherwood sandstone solid geology overlain with silt and clay drift geology plus alluvium along the riverbed and slowly-permeable, seasonally-waterlogged, stoneless, clayey and fine loamy over clayey surface water gley soils.
- 5.8 The characteristically flat landform drains into the Rivers Nidd and Ouse together with a few minor associated drainage ditches along field boundaries.

Key views

- 5.9 In the centre of the village the views are mainly contained by buildings and the general enclosed form of the built development. The vast majority of the properties bordering the green are set back with front gardens which add to the quality of views within the village itself. There are some views from the village green through gaps in the built form enabling long views of open fields and the wider countryside beyond. The partially wooded setting of the village contributes to views of the skyline within the village with the canopies of mature trees visible over the roofscape.



Significant field boundaries

- 5.10 Hedges tend to compensate for a lack of tree cover, however these hedgerows, while numerous, are in various conditions often reinforced with post and wire fencing where needed for stock control. These hedgerows are likely to be of botanical as well as historic and landscape interest. Some hedges and walls along parish boundaries, old roads and tracks are likely to date back to the medieval period. Most were laid out in successive enclosures from the late Middle Ages through to the nineteenth century. It is therefore important to preserve and enhance the ancient hedge boundaries for their historical and wildlife value. Woodland clumps plus a few trees along field boundaries, including oak, sycamore and ash, add depth and wooded cover to the landscape setting of the village.

Open spaces

- 5.11 Open spaces in and around the Conservation Area add to the character of the village, as identified on the Landscape

Character Analysis plan. The village green is an area of open space in the centre of the village, providing a contrast to the Priory Estate, which is enclosed by high walls, mature trees and hedges. Fundamental to the character of the village, this open space is surrounded on all sides by houses, the village school, the pub and farm buildings, ensuring that this space contributes to village life as an important focal point and meeting place. This area is an attractive historic resource integral to the scenic quality of the village, its unspoilt character provides a strong sense of place and a unique setting for Nun Monkton Conservation Area.

- 5.12 The open fields and parkland surrounding the village contribute to the setting of the village.



- 5.13 A network of public footpaths cross these spaces and guarantee their value as well used public open spaces both to local residents and visitors to the area.



Attractive gardens contribute to the character and appearance of the Coonservation Area.

Front gardens

5.14 Low brick boundary walls to front gardens feature strongly in Nun Monkton, and are used throughout the centre of the village to enclose the small front gardens. To the west of the village, property boundaries tend to be defined by hedges. The network of walls and hedges, add to the sense of enclosure and form strong visual ties throughout the village.



Front boundary walls are characteristic. Note the mounting block.

5.15 Garden trees, hedges, shrubs and flowers are important to the general character of the village, making a strong visual impact on the streetscape and the general the character of the Conservation Area, providing seasonal interest and variation.

Edges of the green

5.16 The extensive village green provides a natural softening to the built form, integral to the rural character of the village. The edges of the green are susceptible to damage, particularly in wet conditions. The green does not generally have kerb details, however in some areas, where there has been persistent evidence of over running of heavy traffic, some concrete edging has been used to protect against over running by vehicular movement.



Poor surfacing of tracks and erosion at the edges of the green.

Prominent woodland

5.17 A consistent scattering of woodland clumps and trees maintains balance across the valley landscape of monochrome arable fields and occasional improved grass fields. Woodland cover is random. To the east there is a belt of woodland associated with the river corridor and the settlement is well-wooded.

Landmark trees

5.18 The presence of landmark trees in or adjacent to the main public spaces gives the village an immediate semi-rural appeal. The character of the village, its key views



Trees on the green.

and landscape setting change with the seasons as the trees grow and shed their leaves. Trees on the village green form a focal point to the main street and provide a distinctive character for the centre of the village. Garden trees make a significant contribution to the streetscape of the village. The mature trees that flank The Avenue contribute to views and frame the historic buildings.



Garden trees contibute to the streetscape.

- 5.19 Trees forming the boundary of the Priory estate provide an important green link between the central village area and the woodland and parkland beyond.
- 5.20 There is a strong presence of larger more distinctive trees in the village. The presence of these trees assists the setting of the village and helps the buildings recede into the landscape. In general built form relates very well to its partially wooded setting.



Mature trees frame the rural scene.

Strategic pedestrian routes

- 5.21 Nun Monkton has a number of rights of way consisting of Public Footpaths and Bridleways. The footpaths from the village are signposted at their starting points and are subsequently way marked with arrows



Good connectivity between the village and surrounding countryside.

fixed to fence posts and stiles along the route. Tracks in the village provide access into open fields around the settlement. The rivers are well served by a network of public footpaths.

- 5.22 There is a well-known walk around the valley of the River Nidd, featuring gritstone outcrops and rough, open moorland. The unsigned Nidd Valley Link (45.5km/28.5 miles) connects the confluence of the Nidd and Ouse at Nun Monkton, with the Nidderdale Way, from where walkers can follow the Ouse into York. Some of these routes are ancient packhorse routes and are therefore of historical interest.

Road surfaces

- 5.23 The main village street through the village is finished in tarmac, there are some lengths of stone kerbing, but much is concrete. In contrast to other villages there are few areas of traditional paving.

6. The form & character of buildings

6.1 There are 26 buildings/structures in Nun Monkton on the Statutory List of Buildings of Special Architectural or Historic Interest, of which, the Church of St. Mary is Grade I and the Priory is Grade II*.

6.3 Listed buildings of particular note are: the Church of St. Mary, which is of limestone ashlar with a plain clay tile roof. The original parts are late twelfth and early thirteenth century. The restoration and rebuilding of the east end and vestry by J.H.Walton was completed in 1873. The west front facing the common has an integral central tower interrupting the steeply pitched roof. The west doorway has a Norman arch and in the east wall there are three lancet windows, which contain the finest stain glass in the area. The Church is richly detailed internally and externally.



The Priory and the Church of St Mary.

6.4 The Priory, circa 1660, is of brick laid in English garden wall bond with ashlar dressings and a plain tiled roof. The hipped roof has a heavy eaves overhang, which is supported by projecting brick pilasters and paired stone consoles.

The mass of the roof is broken by small hipped roof dormer windows. The corniced end and axial stacks are remarkable for their height. The door has an architrave with an ornate frieze and pediment. At ground floor level an ashlar band runs just below the height of the lintels and is broken by the windows and pilasters.



Limestone ashlar gate piers at the entrance to The Avenue.

6.5 The limestone ashlar gate piers to the Priory and the brick and dressed gritstone garden wall are also listed. The wall is largely nineteenth century but sections of the wall are of medieval date, possibly part of an original medieval wall of the Benedictine nunnery. The cruciform piers are approximately 4 metres high with moulded bases and cornices surmounted by pineapple finials. The concrete copings are twentieth century.

6.6 Situated in the Priory garden, the Summer Pavillion is of early eighteenth century date. It is constructed in brick in Flemish bond with a lead roof. Square on plan, the pavilion is richly detailed with: raised

quoins; pedimented central section accommodating the door with radial fanlight above; a brick arch and massive stepped keystone; rusticated brickwork to lintel level; moulded timber cornice; and an ogee-shaped roof surmounted by a small ogee-shaped dome with weather vane.

6.7 Also in the garden of the Priory is a group of early eighteenth century lead statues. Mounted on ashlar pedestals, the statues are nearly 3 metres in height. The figures include: the Shepherd, Buccaneer, Sailor's Moll, Girl, Mars, Minerva, the Carving, Fame and the Haymaker. There is also a sundial.



The group of listed statues in the Priory's garden.

6.8 White Swan House is typical of vernacular properties in the village. The house was constructed in the late eighteenth century in Flemish bond brickwork with stone copings and pantile roof. The property has a central hallway entry plan. The 6 fielded-panel door has an overlight set within a fluted architrave with paterae to the angles. The windows are two light casements beneath elliptical arches throughout.



White Swan House.

Detailing includes a eaves course, gable coping, shaped kneelers and end stacks. The property is bound by a dwarf wall and cast iron railings with decorative heads.

6.9 Avenue Cottage dates back to the mid eighteenth century with nineteenth century alterations. It is constructed of brick laid in English garden wall bond with a pantile roof. Two storeys high, a raised string course rises over the first floor windows forming continuous hoodmoulds. All the windows have flat soldier arches. The door has 6 panels.

6.10 The property known as 'Mallards', which fronts the Common, is of late seventeenth century date. It is of rendered brickwork with a pantile roof. The property is arranged on a lobby-entry plan with additional outshut to the right and additions to the rear. A string course band is evident at first floor and there is a coggled eaves course. Further detailing includes gable coping and shaped kneelers. The large chimneystack is rendered and positioned on the ridge. Internally, original hand cut cross beams are evident in the sitting room, as is an early stack to the fireplace.

6.11 Plum Tree Cottage is of late seventeenth century date, constructed in English garden wall bond brickwork with a pantile roof. Arranged on a lobby-entry plan, this property is single storey with an attic. The windows are a mix of sashes and casements, some of which are set beneath segmental arches.

6.12 Lane End House is of early-mid eighteenth century date with a twentieth century extension at the rear. It is constructed of brickwork in an English bond and has a pantile roof. The ground floor windows are Yorkshire sashes beneath elliptical arches and at first floor the Yorkshire sashes break the eaves band. The eaves are sprocketed with raised gable ends and an end stack.



West Side Farmhouse.

6.13 West Side Farmhouse dates back to the late eighteenth century probably with earlier origins. It is constructed in English bond brickwork with a pantile roof and raised gable ends. The property is arranged on a central hallway entry plan. The windows are Yorkshire sashes, with the exception of a 3 light casement to the left of the door. Internally, blocked windows discovered to either side of the

staircase during renovation suggest that it was once housed in a rear turret, now built into the house. Some hand-cut cross beams and joists survive on the ground floor and a brick built bread oven. The common rafter roof is pegged at the apex with intermittent tie-beams.



Church House.

6.14 Church House was constructed in the mid eighteenth century with earlier origins. The brick work is in English Bond with a pantile roof. The property is arranged on a central hallway entry plan with cross wing to the rear and cellar. The central door is a 6-panel door beneath divided overlight. The windows are vertical sashes with glazing bars set in rubbed brick surrounds beneath elliptical arches. Detailing includes a stringcourse at first floor level, brick kneelers to raised gables, tumbling-in to lower part of the gable ends and coping to the apex. Chimney stacks are positioned on the gable ends. Internally a basket-arched timber door frame incorporated into the wall of the back passage and two steeply-pitched roof timbers visible in the wall of a first floor room suggest an earlier origin for this house. The drawings room contains fine

mid-eighteenth century fielded paneling and a contemporary fireplace with double mantelpiece. The closed string dogleg staircase with slender column-on-vase balusters. The wall to the front of the property, that is approximately 1 metre high, is also listed.

6.15 Hatch End is an English bond brick built property with a pantile roof, which dates back to the late seventeenth-early eighteenth century. It is arranged on a lobby-entry plan. The twentieth century panelled door in the third bay is flanked by casements in slightly enlarged openings beneath basket arches. Detailing includes a stringcourse at first floor level, dentilled eaves course, which is broken by four two-light casements that are probably later insertions, sprocketed eaves, raised gable end to the right, tumbling-in to gable ends. Internally, the dining room retains a hand cut cross and joists with evidence for former partition between houseplace and parlour. The bressumer to the fireplace in this room is chamfered on the inner face. There is a small salt cupboard with butterfly hinges to the left of the fireplace. The chimney stack is clearly visible on the landing above.

6.16 The Alice Hawthorne, originally a private dwelling is now a public house (standing vacant at the publication of this Appraisal) It is constructed in Flemish bond brick-work in the late eighteenth century with twentieth century additions. The property is roofed with pantiles. Originally a central entry plan, it has been altered with the original doorway now a window. Detailing includes a string course band at first floor level and a cogged eaves band broken by 16-pane sashes.



Priory Cottage.

6.17 Priory Cottage, west of the Church, is of rusticated brick with an ashlar moulded eaves band and dentilled cornice above. The first floor band has been replaced with moulded concrete. The pantiled roof is hipped. The property dates back to the seventeenth century.

6.18 There are no Scheduled Ancient Monuments in the village. However, the village retains the remains of a medieval cross stump, which is located on the Common. The irregularly shaped limestone cross base has a rectangular rebate in the centre for the cross shaft.

6.19 In addition to the listed buildings detailed above, there are also a number of unlisted historic buildings, which make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and, as recommended in PPG15, are recorded on the Concept Map in this Appraisal. There is a general presumption that buildings of local interest within the Conservation Area will be pro-

tected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.



The Lodge at the entrance to The Avenue.

6.20 Unlisted buildings of particular merit include: the brick built lodge (above), which is located at the entrance to The Avenue and although not listed, has a beautifully detailed corner turret, with dog tooth detailing and eaves banding to the first floor.

6.21 The school building is of brick and typical of its era. In contrast to the houses its gable fronts onto the green. It is single storey but of such a height that its ridge is almost level with adjacent houses. The roof is of slate.

6.22 Little Hollands now appears as an unusual, long and narrow, rendered bungalow. It was, at one time, a row of almshouses but, unfortunately, is now unrecognisable as such.

6.23 The key characteristics of the local architectural style are:

General form

6.24 Most of the buildings in Nun Monkton are of simple form, derived from the local vernacular of brick walls and pantile roofs. The majority of the buildings tend to be two storied with gabled roofs with plain close verges, with one or two examples of hipped roofs. The houses generally present eaves rather than gables to the street frontage, although notable exceptions include the School building, Savage Garth (which was built in 1901 on the site of a slaughterhouse and fellmongers), Garth Cottage and Plum Tree Cottage, which is set back from the established building line. The more traditional properties are arranged on a central lobby entry plan.



Savage Garth.

Materials

6.25 Traditional building materials utilise a limited palette of materials comprising red brick and pantile. The local walling

material is predominantly reddish-brown brick, with one or two examples of render. Stone is largely absent in the village - used only for copings along boundary walls fronting the green. A few of the cottages are rendered, whilst render adds interest and variation, it serves to give undue prominence to these properties. A small number of houses have slate roofs.

Architectural detailing

6.26 The majority of buildings in the village reflect the vernacular in terms of architectural detailing. Generally, the detailing is unpretentious throughout the village. There are a number of coggled or dentilled eaves courses to the brick walls, stringcourses and coggled banding on chimneys. Some of the more imposing houses are detailed with fanlights above paneled doors, more elaborate window surrounds and cambered or elliptical arched heads, raised gables, kneelers and copings. Many houses have retained their small porches, gable on, with decorative bargeboards and timber bracketed supports.

Roof detailing



Roof detailing.

6.27 Roofs have pointed verges with very little eaves overhang. Chimneys are generally on the ridge at the gable ends. Stacks are internal and hence gables are flush. Some of the older properties have raised gables. The majority of the buildings tend to be two storied with gabled roofs with plain close verges, with one or two examples of hipped roofs. Pantiles are the predominant roofing material, with some examples of slate.



Paired casement windows and coggled eaves course.

Windows

6.28 The ratio of window to wall is generally low giving the buildings a robust character. Windows are generally white painted vertical sliding sashes with flat or cambered stretcher rubbed brick heads and stone sills. Paired casement windows are also common and Yorkshire sliding sashes are evident, specifically on Warren House Farm. The Old Vicarage features canted bay windows. Dormer windows are rare. Unfortunately, some properties have had windows replaced with PVCu, which erode both the character and appearance of the individual properties and the wider Conservation Area.

7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail looking at sub areas. The aim is to identify the special character of the area that provides Nun Monkton with its particular 'sense of place' and to summarise the details and features that are important. The sub areas can be defined according to historical development, building form and uses and location.

7.2 These areas are:

1: The village green & environs

2: The Priory estate

1. The village green & environs

7.3 The village has an immediate appeal as it conjures up images of rural village life and conveys a sense of community. Informal in detail, it nevertheless has a recognisable form as a whole.

7.4 The village green is typical of a traditional village. It provides the main focal point in the village around which the older, more traditional properties are grouped. The green is well defined by the tracks bordering and crossing it and although enclosed by buildings and stone walls on each side, the green offers views out into open countryside especially to the south and north west. Unfortunately, the edges of the green have suffered significant erosion from vehicular movements.

7.5 There are mature trees on the green as well as some younger trees, which add to the rural character of the village. There



are two benches, the village maypole and three ponds (the largest of which is the Buttery pond, shown above) which enable residents and visitors alike to enjoy local pastimes, celebrate national holidays, to exercise, play games and to enjoy picnics. There is also the stump of a medieval stone cross. The green is at the heart of the village and its community and is central to active village life.

7.6 The primary school and the Alice Hawthorne Inn (currently unoccupied) border the green and the Church is located at the head of The Avenue at the east end of the green. This is typical of traditional village greens, which usually have a pub, shop, church or other community facility within the immediate vicinity.



7.7 Continuous frontages of the built form, comprising detached houses, cottages and farm groups, border the extensive green. A lot of properties in the village are set back from the tracks around the green by small front gardens that are enclosed by walls, hedges and railings. These front gardens serve to soften the built form and are attractive in the street scene, providing a source of colour and texture with the changing seasons. Many properties have large rear gardens and driveways, passageways and spaces between buildings, which serve to soften the built form and add to the village's rural appearance. In addition, there are other privately owned green spaces, orchards 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.



A well maintained outbuilding and surviving cobbles.

- 7.8 The character of the village is semi-rural, with attractive outbuildings scattered amongst houses. Although agriculture now has less importance as a primary activity, the village once accommodated a few working farms and the survival of the farm buildings, around a working farmyard, is important in maintaining the rural qualities of the village. West Side Farm still operates from the centre of the Conservation Area and provides a valuable link to the rural setting. Furthermore, the green is still used for grazing cattle, which completes the rural scene.
- 7.9 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.

2. The Priory Estate

- 7.10 The Priory itself lies on the confluence of the Rivers Ouse and Nidd, whilst the associated parkland to the north has a frontage onto the Ouse.

- 7.11 Since the middle of the eighteenth century the Priory has been surrounded by gardens of significant cultural and aesthetic interest and this tradition continues, despite changes in horticultural fashions.
- 7.12 The acres of garden which are integral to the Priory have been nurtured over the years by its successive owners. The beauty of its ancient hedges, floriferous borders and beds, immaculate lawns and formal rose gardens are fitting of a building of this grandeur. There are many ancient but well maintained trees, notably a fine *Sophora Japonica*, as well as some younger specimens.
- 7.13 In 1982 a freak wind devastated 2.5 acres of rough woodland on the northern outside wall of the Priory and uprooted massive cedars along the eastern side of the garden. To the north of the Priory is a fish pool from which a stream flows and meanders through undulating parkland which despite the gale still has an impressive collection of mature trees with younger trees and shrubs planted between. The banks of the beck are heavily planted and are rich in colour, form and foliage.
- 7.14 The fine original collection of lead statues situated in the principal garden, are thought to date from the early part of the eighteenth century and have remained intact, being comprehensively restored in the early 1980s.

- 7.15 A fine brick Sun Pavillion, resplendent under a lead dome roof, overlooks the rivers' confluence. Internally, it is fully panelled with window seats, a stone flagged floor and is fully serviced with water and electricity.
- 7.16 A tennis court is strategically situated in the garden, beside which is an interesting, highly carved stone depicting the history of Nun Monkton village. Set within a walled garden is a swimming pool and brick built corner pool house.



- 7.17 Adjoining the western side of the Churchyard is a tarmac and lawned courtyard (above) around which are grouped five cottages built of brick with pantile roofs: Priory Cottage, Estate Cottage, Avenue Cottage, Saddle Cottage and Stable Cottage. On the north side of the courtyard is Fishpond Cottage, which adjoins the Coach House. Adjacent to the Coach House is a squash court.



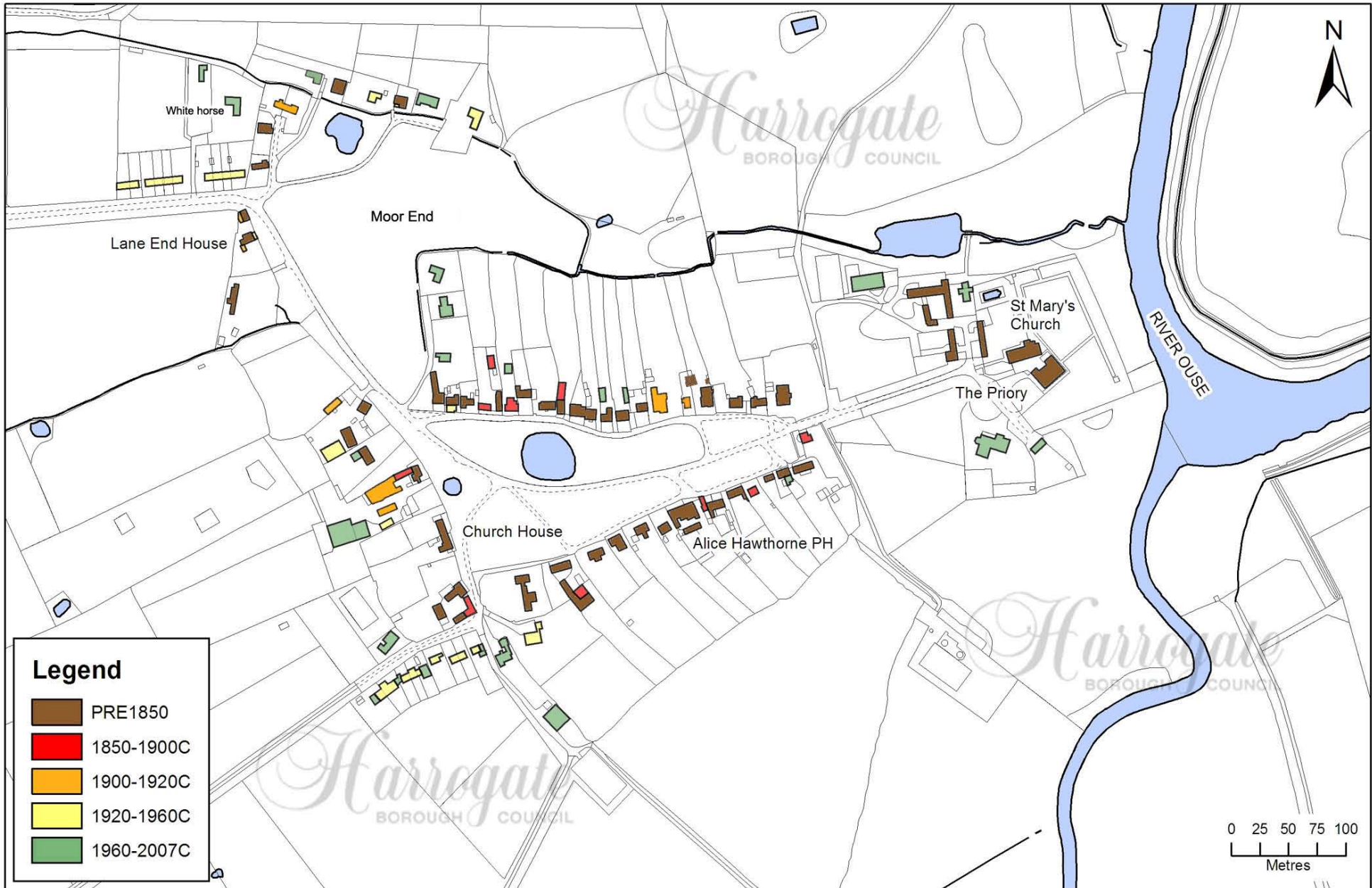
A view of the Churchyard

7.18 The land within the ownership of the Priory Estate is extensive, stretching beyond the boundary of the Conservation Area in a northerly direction and comprising

attractive parkland, Barkers Wood and productive grassland. Additionally, the Estate includes two secondary principal houses: the Garden House and Sweethills Farmhouse; together with the Sweethills offices and warehouse complex, which represents the hub of a successful business operating with minimal intrusion for local houses or agricultural concerns.

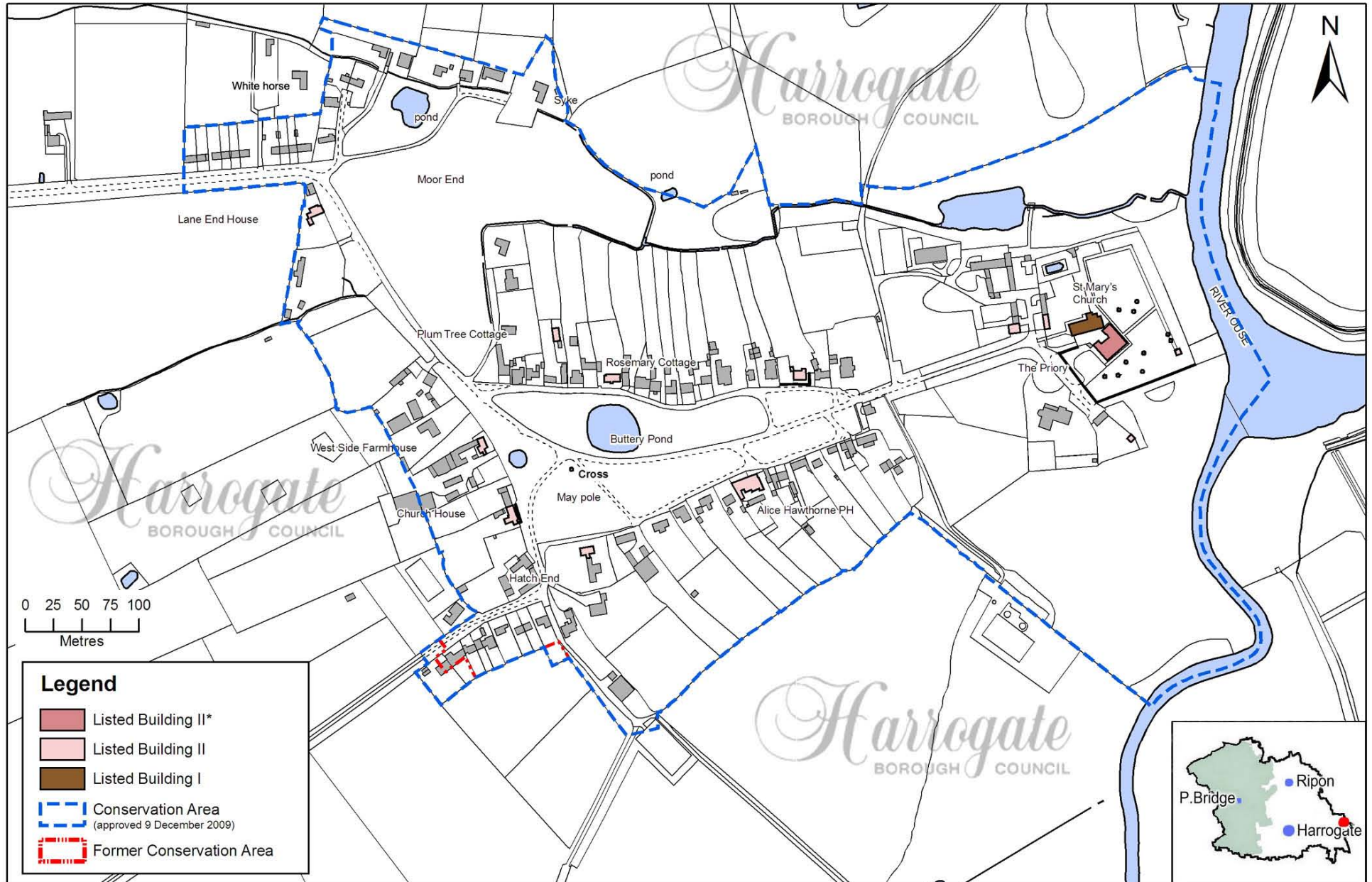
7.19 The Priory and its surrounding cottages, the latter originally intended for Estate staff, form a charming enclave bound by high walls, mature trees and dense hedges, providing a sense of security and privacy in contrast with the public open space of the village green.

Map 1: Historical development of Nun Monkton



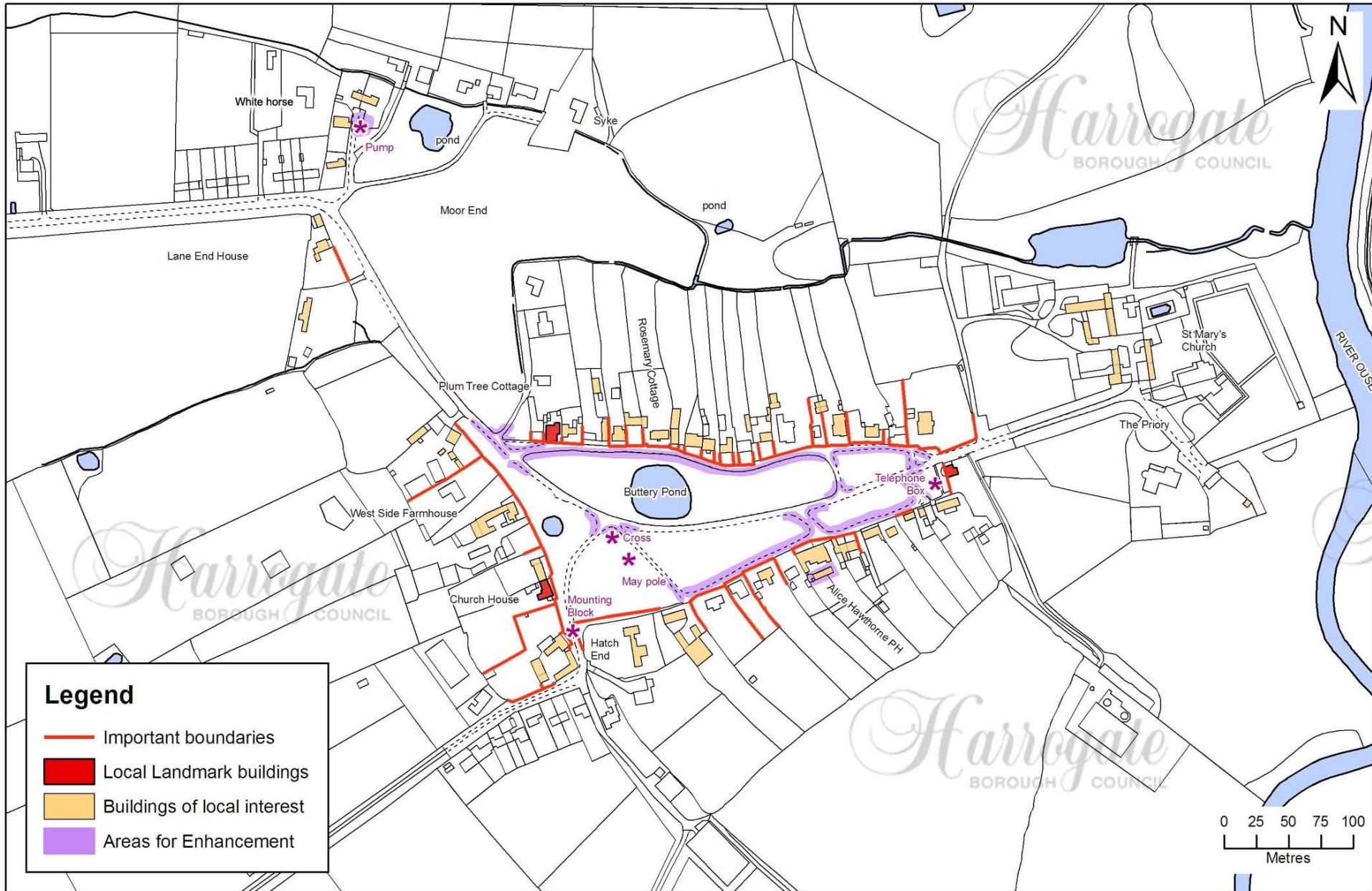
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Map 2: Nun Monkton Conservation Area boundary



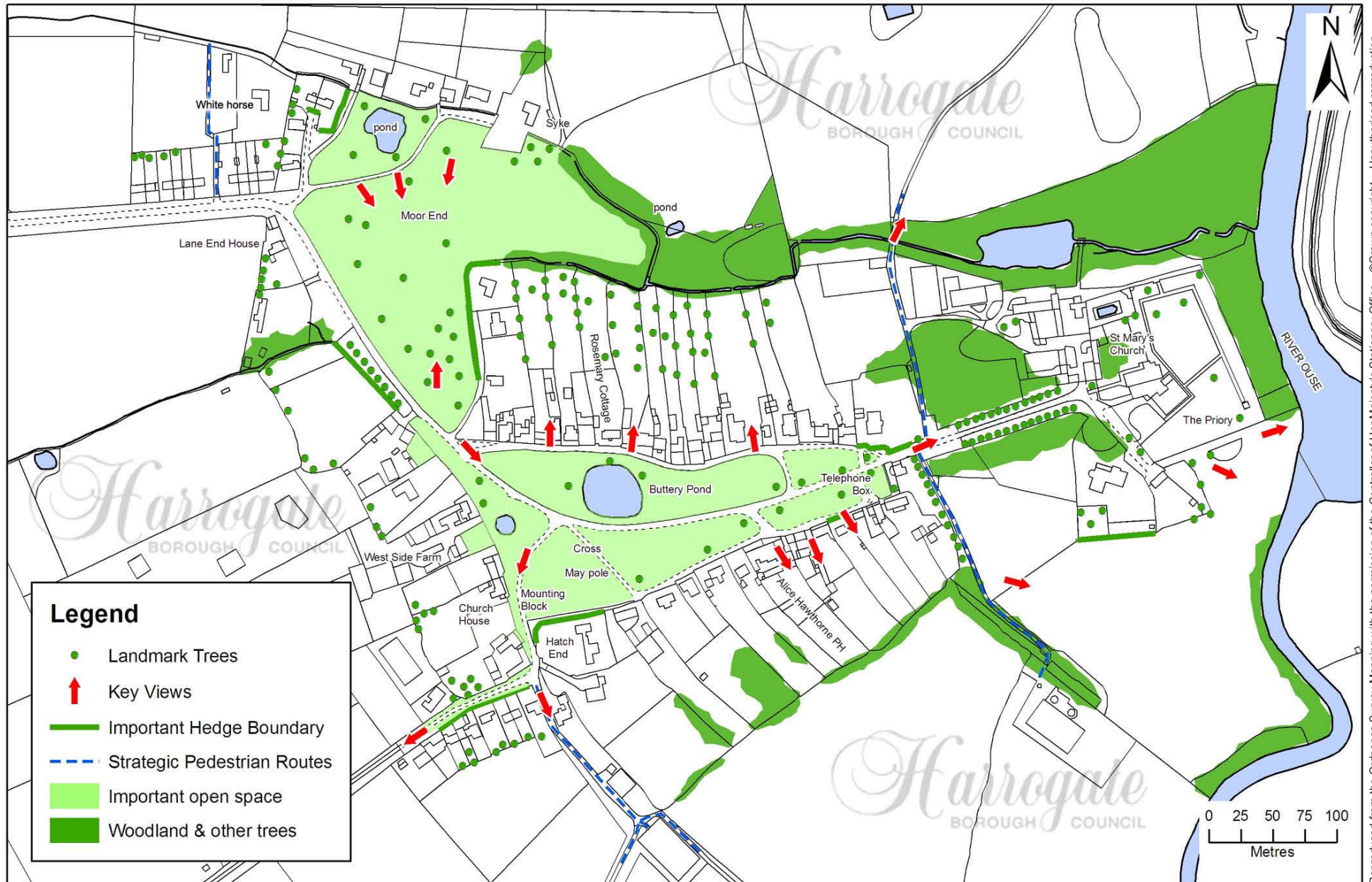
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Map 3: Analysis & concepts



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

Although Nun Monkton 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 Nun Monkton 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 Nun Monkton Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the character Appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest, that positively contribute to the character and appearance of the Conservation Area;
- Where appropriate prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements which are 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 possible inclusion of these areas was determined on the basis of whether they have special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance.

It was suggested by some residents at the workshop to include properties in the northwest and southwest corners of the village within the Conservation Area boundary. White Horse and the neighbouring property to the west are the only two properties in the northwest corner of the village outside the 1979 boundary, whilst Willow Dene is excluded in the south west corner. However, as these properties are of recent construction, they are considered of insufficient architectural interest to merit inclusion.

Another extension, suggested at the workshop, related to the southwest corner of the village. This constitutes a logical redrawing of the boundary to include areas that are currently partially excluded, specifically the garden of No. 8 The Paddocks and the garden and rest of the house at No. 9 The Paddocks. It is considered that inclusion of these areas would address this anomaly and, consequently, the boundary has been extended to include these sites.



No. 9 The Paddocks.

Some residents at the workshop suggested the inclusion of parkland and Dock Mire, labelled as 'Little Field' on the OS map, which is a flood meadow rich in wildlife and biodiversity. It is considered that it may be more appropriate to nominate this site for SINC (Site of Important Nature Conservation) designation, which would recognise the value of and give some protection to the wildlife and plant life on this land. Conservation Area designation seeks to preserve and enhance areas of special architectural or historic interest rather than purely nature conservation. However, this land enjoys a degree of protection by virtue of being within the setting of the Conservation Area. Furthermore, open countryside outside of the built form of a settlement benefits from protection by existing planning policy. For these reasons, inclusion of this land within the Conservation Area is not supported and no change to the boundary was made here.

A final boundary extension suggested by the residents was the entrance into the village. It was suggested that the boundary should extend westwards from South View up to the proposed cattle grid to protect the scenic amenity of this approach into the village. At present, the boundary includes the extent of the built form of the village at this point and it is considered the logical boundary. Whilst the Council would not wish to see further ribbon development beyond South View on valuable agricultural land, the purpose of conservation area designation is not to place an embargo on all future development. The agricultural fields and hedgerows flanking both sides of the approach road into the village, are not considered

to have intrinsic value so their inclusion is not supported and no change to the boundary was made here.

5. The management of change

The special character and appearance of Nun Monkton 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

Nun Monkton is an attractive village, and most of the buildings are in good condition. There are however, a number of opportunities for the enhancement of some areas as follows:

- Reinstate windows and doors to their former pattern and detail where use of standardised factory made joinery and PVCu windows and doors has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground.
- Replace items of street furniture and lighting with ones of more appropriate design.
- Trees which make a particular contribution to the Conservation Area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).
- Management of existing trees.



The Village Pump.

- Reinstall iron railings to boundary walls fronting the village street/green.
- Repair and maintain boundary walls.
- Retention of York stone kerbings and reinstatement where missing.
- Resurfacing of the tracks around the green.
- Re-seeding/turfing of grass at the edges of the green.
- Repair and repainting the village pump.
- Repair and maintenance of traditional outbuildings.

Existing buildings

The survey of the existing buildings within Nun Monkton 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 Nun Monkton 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.

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 village green would be detrimental to the character and appearance of the 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 in parts of 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.



Overhead wires and telegraph poles are visually intrusive.

Floorscape

It is unlikely that, in past times, street surfaces in Nun Monkton 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. However tarmac is not considered to be appropriate for the surfacing of the tracks around the green, which are informal and more rural in character. In parts of the village concrete kerbings have been used. It is considered that these should be replaced with more traditional York 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 the character. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.



Street furniture

The design and appearance of street furniture in the village can add to street clutter and should be carefully considered in order to visually preserve and enhance the character and appearance of the area.

New development

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the extension of existing buildings) might have on the distinctive form and character of the Conservation Area.

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality

of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not impact on the existing spaces between buildings.

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

Employment & commercial activity

Commercial activity can provide a focus for the community and contribute to the character of the village. The village is fortunate to have a school but some services have been lost, such as the Alice Hawthorne public house, which currently stands empty. It is important to retain an element of employment use in the village in order to retain its character as a working village rather than a dormitory village. Maintaining the village school 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:

Tree planting

Mature hedgerow trees appear to be of a similar age and may die at a similar time causing a reduction in tree cover and change in the characteristics of the area. In order to secure the long-term future of individual trees in boundaries, the planting of hedgerow trees to replace existing trees over time should be encouraged.

Hedgerows & hedgerow trees

The diversity of hedgerow management resulting in hedges of varying height and tidiness is an important characteristic of the area. Neglect and fragmentation of hedgerows will impact detrimentally upon that character.

In order to maintain the regular field pattern and hedgerow diversity, the restoration of hedgerows in decline should be promoted as part of the Countryside Stewardship Scheme in consultation with DEFRA.

Further research into the importance of the hedgerows in the area could be undertaken using the Hedgerow Regulations criteria.

The more random small-scale field patterns associated with the settlement are important to the setting of the area and their boundaries and character should be protected from inappropriate change.

Built form

Simple vernacular brick cottages in the village are important to the character of the area and create balance in the landscape. New development should respect this as well as spacing between buildings.

Wildlife & nature conservation

The area has no designated sites for nature conservation. Possibilities for the creation of wildlife corridors particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village.

Checklist 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 Nun Monkton.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- Development should not impact upon tree cover.
- In general new buildings should follow the established building line, with frontage properties set back from the road edge by front gardens enclosed by brick walls or 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.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically, thereby limiting the extent of concrete kerbing and asphalt footpaths.
- Positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage, street furniture and road markings.
- Repair and retention of boundary walling.
- Positive management of traditional field boundaries.

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 Saturday 15th November 2008 at Nun Monkton Primary School. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified by leaflet.

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

The main activity was a walkabout, which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Nun Monkton special to them. On return to the school the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the town with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

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

- the preservation of Important views.
- identifying buildings of local interest.
- suggestions for changes to the extent of the Conservation Area.
- the retention of important boundary walls.
- the retention and management of trees.
- the repair and resurfacing of the tracks around the green.

Every effort has been made to take into account and give due consideration to the views of the local residents (and to represent those views in this Appraisal document).

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents. The draft was the subject of public consultation between 18 March and 15 May 2009. When all comments had been received, appropriate revisions were made and the Conservation Area Appraisal was approved by the Cabinet Member for Planning and Transport on 9 December 2009, and published on the Council's website.



