

ROECLIFFE

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 will provide information and guidance to those wishing to carry out works in the Conservation Area that do not necessarily require planning approval. It will therefore be a useful source of information for property owners, agents, applicants and members of the public who live or work in the village of Roecliffe .
- 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 a proposal would be acceptable 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 based on the method of analysis recommended by English Heritage in their "*Guidance on Conservation Area Appraisals*".
- 1.5 Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Although Appraisals aim to be comprehensive, the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.6 Roecliffe Conservation Area was designated on 17th March 1976. The boundary was amended on 27th October 1994. Following approval of this Appraisal on 10th December 2008 the boundary was amended again. This Appraisal aims to describe Roecliffe 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 the character of the Conservation Area.
- 1.7 By identifying what makes Roecliffe special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and present character of the village. In this way, we can manage future change to ensure that it makes a positive contribution towards preserving or enhancing its special character.



Roecliffe School

Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Roeclyffe;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate public 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 context

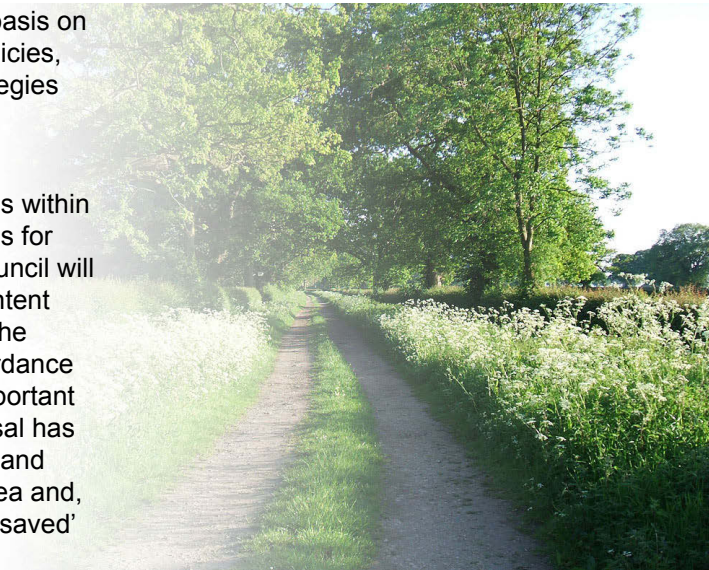
2.1 Local authorities have a duty to designate “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*” as conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also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

2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). This 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 within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area appraisals. The consideration of proposals in accordance with these appraisals will be an important factor in deciding whether a proposal has an adverse effect on the character and appearance of the conservation area and, therefore, whether it is contrary to ‘saved’

Local Plan Policy HD3, which seeks the control of development in conservation areas. The scope of Policy HD3 also covers development proposals outside conservation areas, which would affect the setting or views into or out of the area.

2.4 Involving the community and raising public awareness is an integral element 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. Appendix B details how the local community has been involved and the contribution it has made to this Appraisal.



3. Historic development & archaeology

3.1 The name Roecliffe derives from the Old Norse 'rauthr' and 'klif', meaning 'the red cliff or bank', clearly a reference to the right bank of the River Ure, to the south of which it lies. It may, therefore, be deduced that the village is of Norse origin. In the early 1990s, rescue archaeology on the route of the A1(M) unearthed the remains of a Roman fort and adjacent settlement, well to the east of the village. The fort was built shortly after AD71 and abandoned some 15 years later, replaced with a new and more permanent settlement at Aldborough.

3.2 Although principally an agricultural settlement, Roecliffe may have originated from its proximity to the rivers Ure and Tutt, and from its location at the junction of two ancient tracks which later connected Fountains Abbey with Boroughbridge, where goods were trans-shipped.

3.3 The Manor of Roecliffe formerly belonged to the Crown and formed part of the Parish of Aldborough, which also comprised Boroughbridge, Upper and Lower Dunsforth and Minskip, as well as Aldborough itself. Perhaps because it already belonged to the Crown, it does not appear in the Domesday Book. It is first recorded in the Court Rolls of Edward I (1272) which record the business of the Manorial Court and the Manorial Accounts. The Court was held twice a year but it is not known where its business was transacted.

3.4 The medieval open field system comprised four fields in Roecliffe Township - West Field, Byergate Field, Boroughbridge Field and Holbeck Field. By 1765, much of the township land had been enclosed by agreement, and only small areas of open field remained. Even these were by then enclosed into smaller fields, often called "flats", (such as Garthend Flat or Moorland Flat) but still under the manorial control of the Tancred Estate. In 1841, the last remnants of the open fields were enclosed and allocated to local landowners.

3.5 The Roecliffe Tithe Map shows that by 1840, farms were locating on consolidated farm holdings west of the village at Roecliffe Grange, Wheatlands Farm and Foster Flats while other new farms appeared later. This process of farms moving out of the village has continued up to the present. This history of enclosure has resulted in some distinctive patterns of field boundaries which can still be seen in some of the fringes of the Conservation Area.

3.6 Roecliffe possessed a chapel-of-ease in medieval times. This may go back to soon after 1233, when the Pope granted a licence to the Archbishop of York to build chapels 'in places so distant from the Parish Church that the people could (only) with difficulty attend Divine Service'. The first clear evidence is provided by the Court Rolls of Edward III (1353) which refer, in connection with Roecliffe, to

'John Tankard, Chaplain'. It is not known where the Chapel stood (though it may have been where the school now stands) or when it ceased to exist, although the Commissioners of Edward VI appointed to enquire into chantries recommended "*That the chapels of Boroughbridge, Rawcliffe and Dunsforth ...wherein were found several chantries, being chapels-of-ease, be continued*". At some later date, the Chapel disappeared. The Enclosure Map of 1841 shows buildings ranged around three sides of a square on the site of the present school and cottages.

3.7 In 1835 a Primitive Methodist Chapel was built in Roecliffe, followed in 1844 by St. Mary's Church. The latter's barrel-vaulted stone roof imposed too great a load on the walls and after 30 years, it became necessary to add buttresses. However, instability continued and in 1986 St. Mary's was vested in the Redundant Churches



St Mary's Church

Fund and substantial repairs carried out. Firm evidence of the existence of a school goes back to 1824, but the present building dates from 1874.

3.8 Although still predominantly a farming community at the beginning of the nineteenth century, records show that a number of trades had become established. In the late seventeenth century there are references to weavers. By the end of the eighteenth century there was a cordwainer, a carpenter and a butcher, whilst the existence of a blacksmith can be traced back to 1678, the last retiring in 1955. The brewing and selling of ale goes back a very long way and records suggest that an inn has stood on the site of the present Crown Inn since the fourteenth century.

The census returns in the middle of the nineteenth century list a wide variety of occupations. Today, most trades have disappeared and the village is largely residential in character.

3.9 A particularly important industry from the middle of the eighteenth century was brick and tile making. This was stimulated by the opening of the Ripon Canal in 1770 which allowed bricks and tiles to be conveyed by water to Ripon, York and thence to many parts of the country. Brickfields fronting Bar Lane are shown on a map of circa 1850, these becoming the Roecliffe Brick and Tile Works by 1885. By 1900, the clay pits had extended west of the railway. As they were worked out, they filled with water and with the abandonment



The Crown Inn at the end of The Green.

of the brickfields in 1964, the former clay pits gradually became surrounded by secondary woodland.

4. Location & setting

Landscape Character

- 4.1 This section describes the character of the landscape in and around Roecliffe . It identifies the key landscape characteristics which make the village distinctive and provides guidelines to help manage landscape change in the Conservation Area.

The Village

- 4.2 Roecliffe is situated on the minor road from Boroughbridge to Bishop Monkton, about 1½ miles from the former, just west of the A1 and just south of a bend in the River Ure. However, neither the A1 nor the river have any great impact on Roecliffe, and one is not aware of either road or river from within the village.
- 4.3 Roecliffe itself and the land surrounding it is generally flat, although it drops slightly towards the river and to where the former Knaresborough-Pilmoor railway line crossed Bar Lane. Approaching Roecliffe from Boroughbridge, the road bends sharply to the right at the point where Thorn's Lane diverges south-westwards, before bending sharply left again as it enters the village. Approaching Roecliffe from Bishop Monkton, a similar double bend occurs. In both directions this creates a degree of pleasant surprise as one enters the village and comes upon The Green.
- 4.4 On entering Roecliffe the road divides into the main street and the back lane, and these merge on leaving the village.

The greater part of the village green lies between these two roads, although there are smaller areas of green beyond at the north-east and south-west ends and extensive verges to the north-west and south-east.

- 4.5 Apart from the School and 1-7 Church View, most buildings are ranged around and face onto The Green, although 1-5 Orchard Cottages face onto Bar Lane and there has been some recent backland housing development at the north-east corner of the village. Maps dating back to 1765 show how the basic character of the village with houses scattered around The Green has remained unaltered until recent times. However, the redevelopment of Holmeside and Vicarage Farms has resulted in new detached houses set well back from The Green, disrupting the traditional layout.
- 4.6 There was formerly a large pond on The Green to the north of the School which began to drain away in 1947. Unsuccess-



Part of The Green

ful attempts were made to reline it, but when the Boroughbridge By-Pass was built in the early 1960s, surplus spoil was used to fill it in. The site now forms part of The Green.

Key Views

- 4.7 The principal views are of the village when entering along Bar Lane from the east, with the backs of houses visible across small fields and paddocks, and from the footpath to the north-west across the fields from which views of the village, church and Old Vicarage can be obtained.
- 4.8 Key views of the village can be had from Bar Lane and Thorns Lane where a distant view of the houses and gardens can be seen beyond the small hedged tofts stretching to Thorns Lane, and from the footpath to the north west of the village where views back to the Parish Church can be had.
- 4.9 The approaches to the village are contained to the east and west by woodland at The Common and the water-filled clay pits at the former brick works, and these contained entrances via narrow lanes between walls, hedges and woodland give way to the unexpected open vista of The Green.

Significant Field Boundaries

- 4.10 The enclosure history noted in paragraph 3.4 has left some significant features in the landscape. Probably the oldest hedges in

the village are those bounding the group of tofts and garths south east of the village, extending to Thorns Lane and extending north east to south west between Toft Farm and Manor Farm. These croft lands and their hedges are all shown on the 1765 map, and are likely to be of botanical as well as historic and landscape interest. To the north west of the village, a further block of narrow hedged fields is shown on the 1765 map, possibly an area of old enclosed fields.

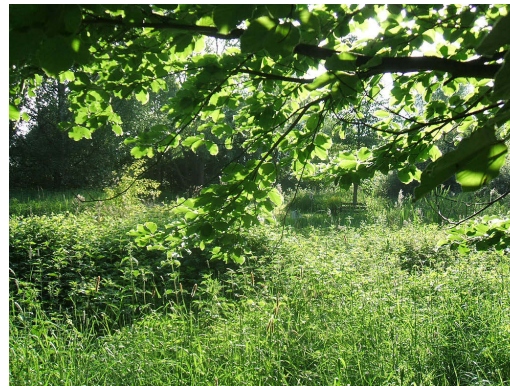
- 4.11 To the north east of Toft Farm are some small hedged fields enclosed after 1841 when Boroughbridge Field was enclosed. To the south west of the village, a large section of Byergate Field west of Thorns Lane was enclosed after 1841 into numerous narrow fields, some of which remain today. However, many of the small hedged fields shown on the 1765 map have since been amalgamated into large open arable fields, creating an open, featureless landscape.

Prominent Woodland

- 4.12 Three areas of woodland contain the fringes of the village, with Roecliffe Wood clothing the south slopes of the River Ure, and areas of secondary regenerated woodland at The Common and the former brick clay pits at Bar Lane and Becklands Lane to the east. The ponds are surrounded by a dense growth of oak, ash, poplar and crack willow.

Landmark Trees

- 4.13 The most notable landmark trees are to be found on and around The Green. These include a magnificent copper beech



A view of The Common.

tree and a horse chestnut at the south end of The Green, and the two rows of mixed lime, sycamore, beech, rowan and oaks lining the north east section of The Green.

- 4.14 Other significant trees are to be found in the grounds of The Old Vicarage, in the Churchyard and School grounds, which have a prominent Scots pine. At the southern end of the village, the row of poplar trees between fields OS 3985 and 4584 opposite The Common contribute to this corner of the village.



Trees on The Green.

Strategic Pedestrian Routes

- 4.15 Footpaths connect the village to the River Ure to the north west and to the countryside to the south east and west. Field paths cross the old toftlands south east of the village to Thorns Lane and across the former Byergates Field, allowing glimpses of this mid-nineteenth century enclosure landscape.
- 4.16 Many of the lanes and tracks into the village provided access into the former open fields, and Becklands Lane in part follows the boundary between the old enclosed fields and the former open field at Boroughbridge Field.

Wildlife & Nature Conservation

- 4.17 East of the village, the former clay pits have become flooded and surrounded by dense secondary woodland of ash, hawthorn and sycamore. The steep-sided bank profile of the pond offers little scope for colonisation by marginal aquatic plants.
- 4.18 The water filled clay pits and surrounding woodlands are a Site of Interest for Nature Conservation (SINC) and provide a visual and physical barrier between the Roecliffe Conservation Area and the developing industrial area at Bar Lane, west of the A1.

5. Village analysis

5.1 This section examines the buildings and spaces within the Conservation Area in greater detail, using sub areas to identify the special character of each sub area and to summarise the details and features that are important in providing the special “sense of place” in Roecliffe.

5.2 The sub areas are as follows:

1. The Green

2. The north side of the main street

3. The south side of the main street

1. The Green

5.3 The Green is a narrow irregular lozenge shaped space with buildings grouped near the south western end. At the north eastern end it opens out into a sequence of smaller greens and verges which abruptly end at the sharp bend in the road.

5.4 The Green contains the School and Schoolhouse of 1874. This red brick and tiled neo-Georgian and Jacobean building is one of the most prominent structures in the village, closing views south west from the village green. The arcaded bellcote and spire punctuate the skyline and provide an interesting feature in the street scene.

5.5 The school is bounded by a brick wall, topped with a ridged clay coping. One of these coping stones is inscribed “Moses Gough 1878” (see photo on page 11); Moses Gough was a foreman at the brickyard at this time.



Schoolhouse on The Green.

5.6 South west of the school lies Church View, an L-shaped group of two storey cottages, with the row facing the street built of brick and the row facing onto The Green being rendered. The terrace facing the road is in two distinct phases, with a pair of low height brick cottages with pantiled roofs. One of these cottages has Yorkshire sliding windows under swept window heads. The west end of this group comprises a group of taller late nineteenth century brick cottages with some twelve paned sliding sash windows and plain verged pantile roofs.

5.7 The row of rendered cottages facing south west onto The Green now comprises two houses numbered 6 and 7, The Green. These are of two distinct dates, with differing roof pitches, plain verges and pantile roofs. No. 7 retains some small paned Yorkshire sliding windows.

5.8 The trees on and around The Green are one of the notable features of the Conservation Area, and these have been actively managed by the Parish Council.

2. North side of the main street

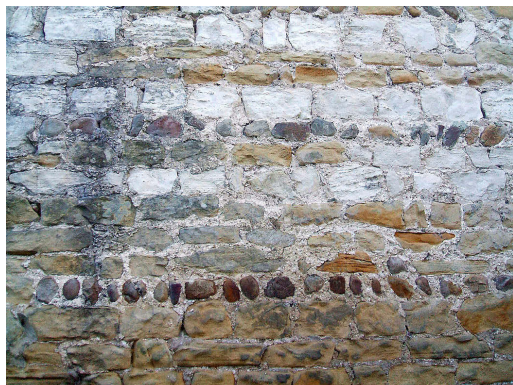
5.9 Eighteenth and nineteenth century maps of Roecliffe show that the north side of the main street comprised a scatter of individual houses, cottages and farm buildings, set back in an irregular manner from the village green. This pattern of an irregular building frontage was disrupted by the construction of St Marys Church and the later Vicarage in the mid nineteenth century, set back about 75 metres from the street. The walled vicarage garden and churchyard create a significant open space on the north side of the main street.

5.10 The view south west along the main street is closed in a most satisfactory way by Manor Farm House an eighteenth century double fronted brick house with gable end chimney stacks which appears to have been extended and the roof raised, probably in the nineteenth century. Immediately west is a fine eighteenth century brick barn with central cart doors, ventilation slots and a hipped pantile



Manor Farm House on The Green.

roof, and closing this group to the west is another hip roofed farm building, of coursed limestone rubble and cobbles, built end on to the road.



- 5.11 The north side of The Green proper begins with the Crown Inn, a greatly altered group of buildings which retains some older brick outbuildings with pantiled roofs and plain verges. Nearby, the former blacksmith's forge survives as a single storey building converted to a house with stone slates at the eaves, a once common feature.
- 5.12 The adjacent Forge House is one of very few older buildings in Roecliffe for which records exist. A drawing of 1877 in the County Record Office shows a double fronted house with gable end chimney stacks and four pane sash windows under swept brick arches. Unusually, this house has oversailing eaves and verges with plain bargeboards, and is roofed in Boroughbridge corrugated roof tiles.
- 5.13 East of the church is Holmside Farm, a brick and pantile house with a large central chimney stack, vertical sash

windows under swept heads and a plain verged roof. The house is prominently located within its hedged garden, with the extensive range of former farm buildings (now converted) to the north. Several new brick houses have been built to the rear, behind tall brick walls.

- 5.14 Set well back from the road is a group of three local authority houses, Greenside Cottages, with vegetable gardens to the front. These houses are of typical Ministry of Housing and Local Government 1950s design, with hipped roofs, brick dentil string courses and cast concrete canopies.
- 5.15 By contrast, the former Primitive Methodist Chapel of 1835 is built right on the edge of The Green. This is a plain brick box, converted to the village shop in 1956 and later to a house.
- 5.16 The Green widens out at its north east end, with scattered cottages and houses ranged around it. Most of the older properties have been greatly altered, and a small number of more recent houses have been scattered around the edge of The Green. Manor House appears to be of early eighteenth century date and has brick tumbling in the gable end, a central brick chimney stack and a lobby entrance in front of the chimney stack.
- 5.17 The Green narrows to little more than a roadside verge going west past the Old Vicarage, giving this end of the village a more enclosed character as buildings crowd in to face each other across the street. Moving west out of the village,

The Green tapers to roadside verges which open out to form The Common some 200 metres to the west.

3. South side of the main street

- 5.19 The south side of The Green is bounded by Back Lane and has a slightly denser pattern of houses and cottages scattered along an irregular frontage. Properties often have small front gardens behind brick or cobble walls, topped with stone or clay copings.
- 5.20 Toft Farm, now converted to a house, marks where the village toft, croft and garthlands ended and the open fields began. The house and its attached former barn are unusually built of coursed limestone rubble, with plain roof verges.
- 5.21 Nearby, gable end onto the road, is Ivy Farm Cottage, rendered with a pantiled roof and gable end chimney stacks. This is the only single storey cottage remaining in the village, and is the last survivor of a once common type of building.
- 5.22 The adjacent Ivy Farm House is the last farm in the village, and one of very few buildings in the village to be roofed in Welsh slate. The shallow pitched roof and sliding sash windows are of nineteenth century pattern, although much of the brickwork appears to be older. The farm house occupies a key viewpoint when leaving the village, with brick and dressed limestone walls bounding the road to the rear.



Ivy Farm House

5.23 Many of the houses along the south side of The Green show evidence of alteration and enlargement. The terrace opposite the school is a good example; the house at the eastern end - Lime Cottage - has been refronted in the nineteenth century in orange brick, and traces of older eighteenth century brick can be seen in the

gable end. The adjacent Shirley Cottage is of nineteenth century brown brick, while Willow Garth has stone quoins to each end, and stone kneelers at its west end.

5.24 Manor Farm House is one of only two listed houses in the village. It is set back from The Green behind dwarf walls and iron railings, and with its quoins, ashlar band at mid height and 12-paned sash windows is perhaps the most imposing house in Roecliffe.

5.25 A little to the east, Rose Cottage is one of a surprisingly small number of buildings roofed in Boroughbridge tiles. Nearby, in the rear garden wall at Manor Farm House evidence of the former tile industry can be found in the form of old land drain tiles built into the cobbled wall.

5.26 Vicarage Farmhouse is the other listed house in Roecliffe. It has a pantiled roof with stone eaves courses, and has a couple of blocked doorways, suggesting that this was once a row of three one room cottages.

6. The form & character of buildings

- 6.1 There are four buildings in the Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest, as follows:
- **Church of St. Mary**Grade II*
 - **Manor Farm House**Grade II
 - **Vicarage Farmhouse**Grade II
 - **Roecliffe School & Schoolhouse**Grade II
- 6.2 St. Mary's Church was built in 1844 by Andrew Lawson of Aldborough Manor to the design of a York architect, R.H.Sharp. It is in a neo-Norman style with an unusual barrel vaulted roof. The building stone came partly from the old Roman quarry in the grounds of Mr Lawson at Aldborough, and partly from a quarry at Copgrove. Limestone from Burton Leonard was used to form the interior arch to the roof. Three massive stone buttresses were added to each of the north and south walls in the 1870s, when the barrel vault showed signs of failure.
- 6.3 Manor Farm House is prominently located at the south west end of the village. It dates from the eighteenth century and is of randomly bonded brick with ashlar quoins and a pantile roof.
- 6.4 The nearby Vicarage Farmhouse also dates from the eighteenth century and is of red brick in Flemish Bond, with a pantile roof and eaves courses of stone slates. This house was possibly built as a row of three one room cottages, with a farm building at the west end.
- 6.5 Roecliffe School and the attached schoolhouse were built in 1874 for Isabella Lawson in memory of her husband, A.S. Lawson of Aldborough Manor. These buildings are built in a Victorian Gothic and Jacobean style, of dark red brick with ashlar dressings and fish scaled roofs. The arcaded bellcote and spire were rebuilt in 1984, the spire being of fibreglass. The present school is the third one on this site, the first of 1811 being rebuilt in 1854, and later replaced by the present building.
- 6.6 In addition, there are a number of unlisted historic buildings which make a positive contribution to the character and appearance of the Conservation Area, and which are of particular interest locally. These buildings have been identified during the public consultation process, and, as recommended in PPG 15, are shown on the 'Analysis & concepts' map (Page 15) as being of *local interest*. 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.
- 6.7 The following buildings are of particular local interest: The many gabled Old Vicarage, next to the church, was built of brick with a slate roof in 1865. It has unusual neo-Norman stone details to the doors and windows, reflecting the style of the church;
- 6.8 Ivy Farm House which marks the north east entrance to the village, is a simple early nineteenth century brick house with sash windows and a slate roof; Manor House is an early eighteenth century brick house with a central chimney stack and brick tumbling to the gable; the former Primitive Methodist Chapel of 1835 which served as the village shop for many years is now a dwelling, prominently located on the northern edge of The Green.
- 6.9 Toft Farm House and the attached former barn are built of coursed limestone rubble with quoins. This is the only house in the village visibly built of stone, although some of the small number of rendered cottages may be of stone or cobble construction
- 6.10 The original K6 telephone kiosk is prominently located on the north side of The Green.



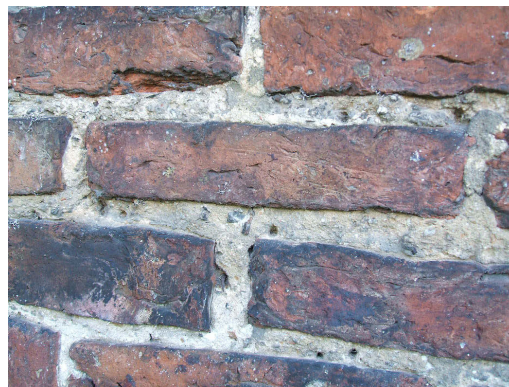
General form

- 6.11 Most houses are two storey gable ended with simple plain verges, presenting their eaves to the street. Chimneys are generally on the ridge, often at the gable ends. The houses are generally simple detached properties, although there are some terraces of varied design, including some Council built terraces. This pattern of isolated houses and cottages scattered around The Green is long established, and can be seen on the earliest maps of the village.



Holmside Farm

- 6.12 A small number of farm or former farm buildings survive in the village. Some of the larger barns, as at Manor Farm, have hipped roofs. The Manor Farm barns occupy a key roadside location at the west end of the village, helping to define the entrance to Roecliffe. The converted barns at Holme Farm are a large L-shaped group of brick and pantiled gabled buildings set back from The Green and forming a prominent group of traditional buildings in the Conservation Area.



Materials

- 6.13 Most of the older buildings in Roecliffe are built of the local clamp fired bricks, with pantiled roofs. Very few buildings are roofed in Welsh slate or more modern Boroughbridge tiles. Cobbles and stone rubble are used for some farm buildings, outbuildings and boundary walls. A variety of wall copings are used, examples being curved or flat stone copings or clay "ridgeback" copings made in the local brickworks.



- 6.14 There is no evidence of timber framing in the buildings of the village, although timber structures may remain encased in later brickwork. A large number of timber framed buildings have been recorded in the Vale of York, and their complete absence from Roecliffe would be surprising.

Roof detailing

- 6.15 Most of the older houses have brick chimney stacks on the ridge, either at the gable ends or part way along the ridge. Barge boards are largely absent, apart from Forge House, and roof dormers are wholly absent.

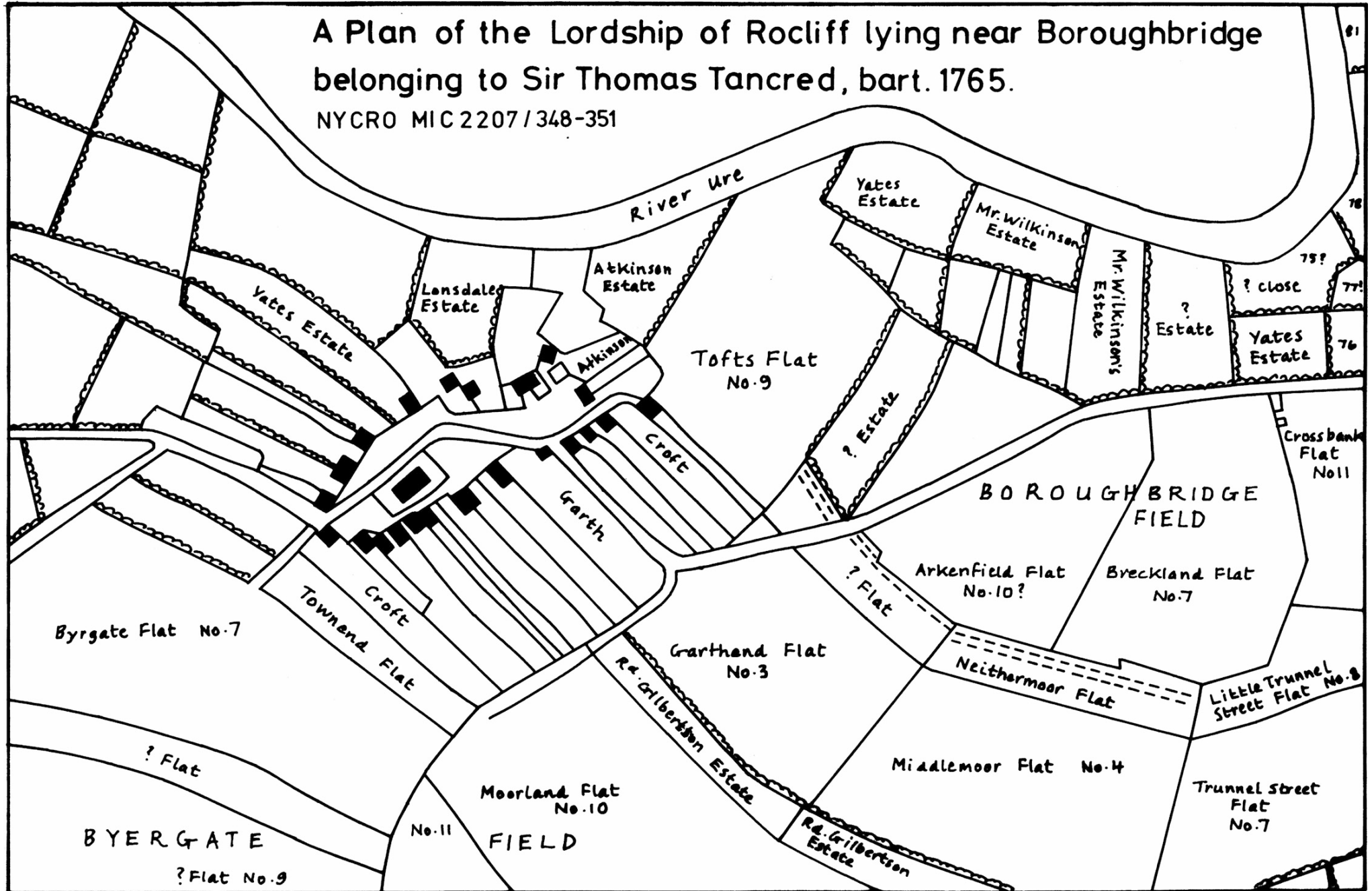
Windows

- 6.16 Most of the remaining traditional windows are vertical sliding sashes, with splayed window heads and stone sills. A handful of cottages retain Yorkshire sliding windows in plain openings, while stone mullioned windows are entirely absent.
- 6.17 Unfortunately, the character of many houses has been eroded by inappropriate new windows, especially PVCu windows. These alterations affect the character and appearance of the buildings and consideration should be given to installing traditional timber windows of appropriate design.

Map 1: 1765 map

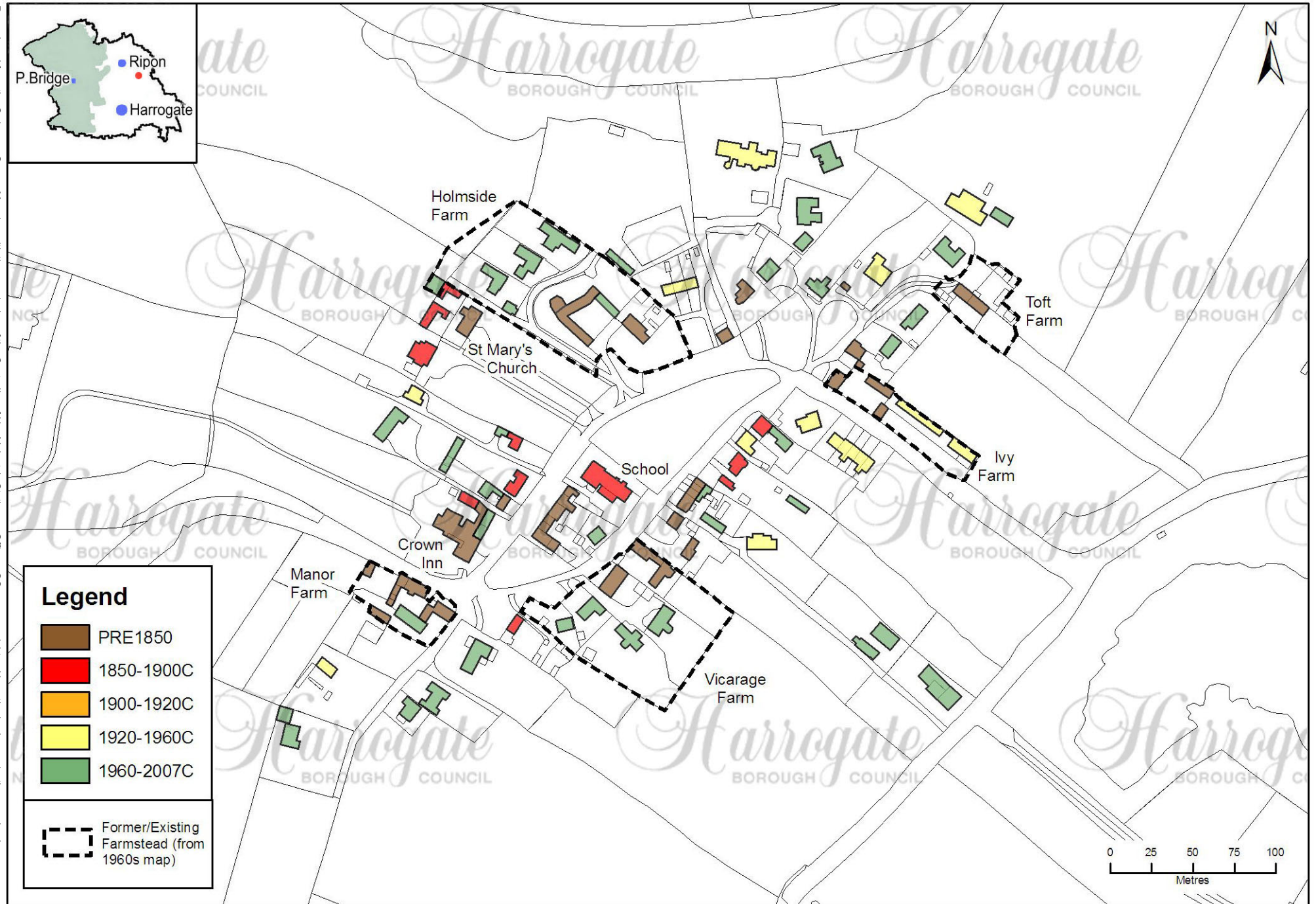
A Plan of the Lordship of Rocliffe lying near Boroughbridge
belonging to Sir Thomas Tancred, bart. 1765.

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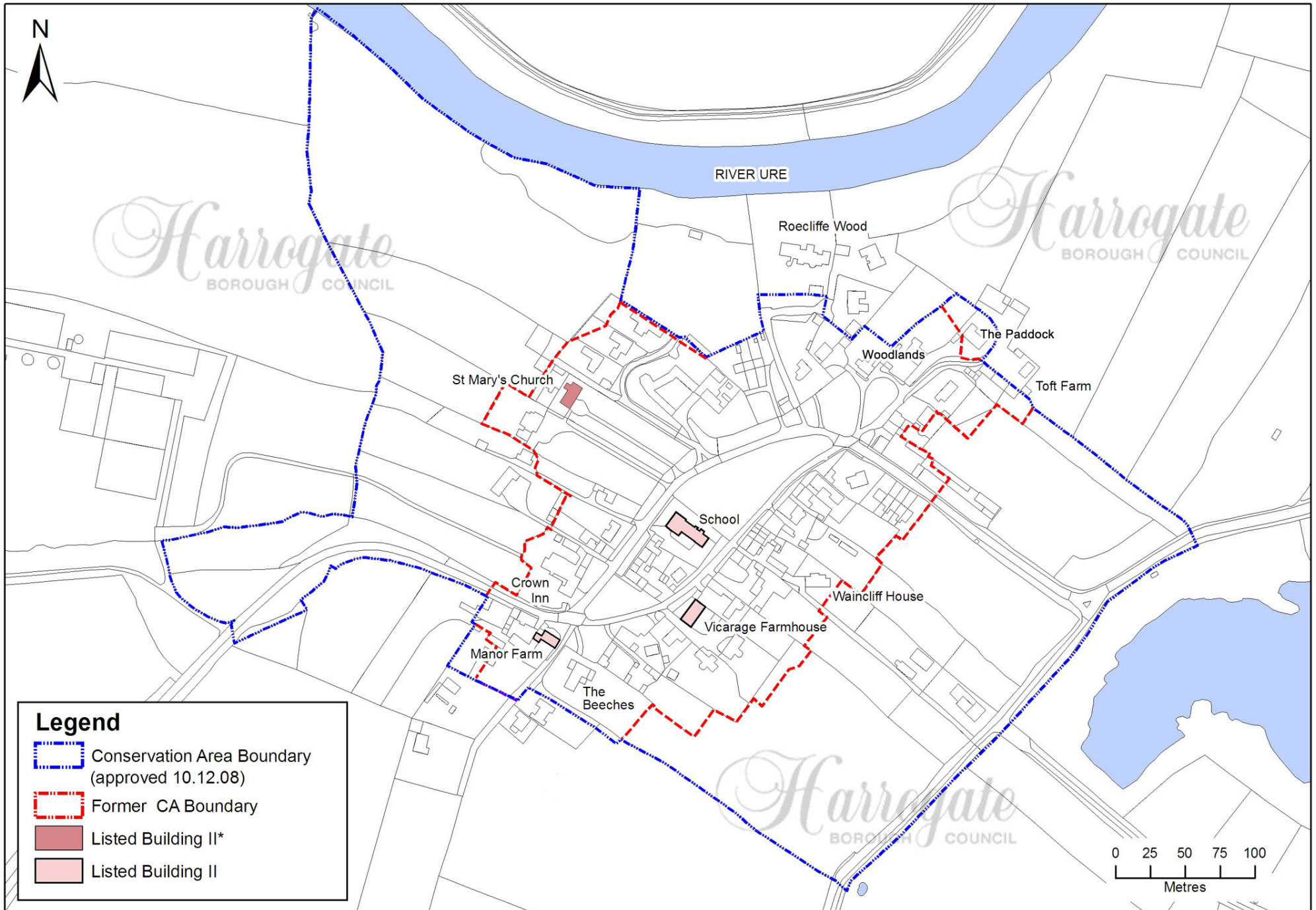


Map 2: Historical development of Roecliffe

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Map 3: Roecliffe Conservation Area boundary



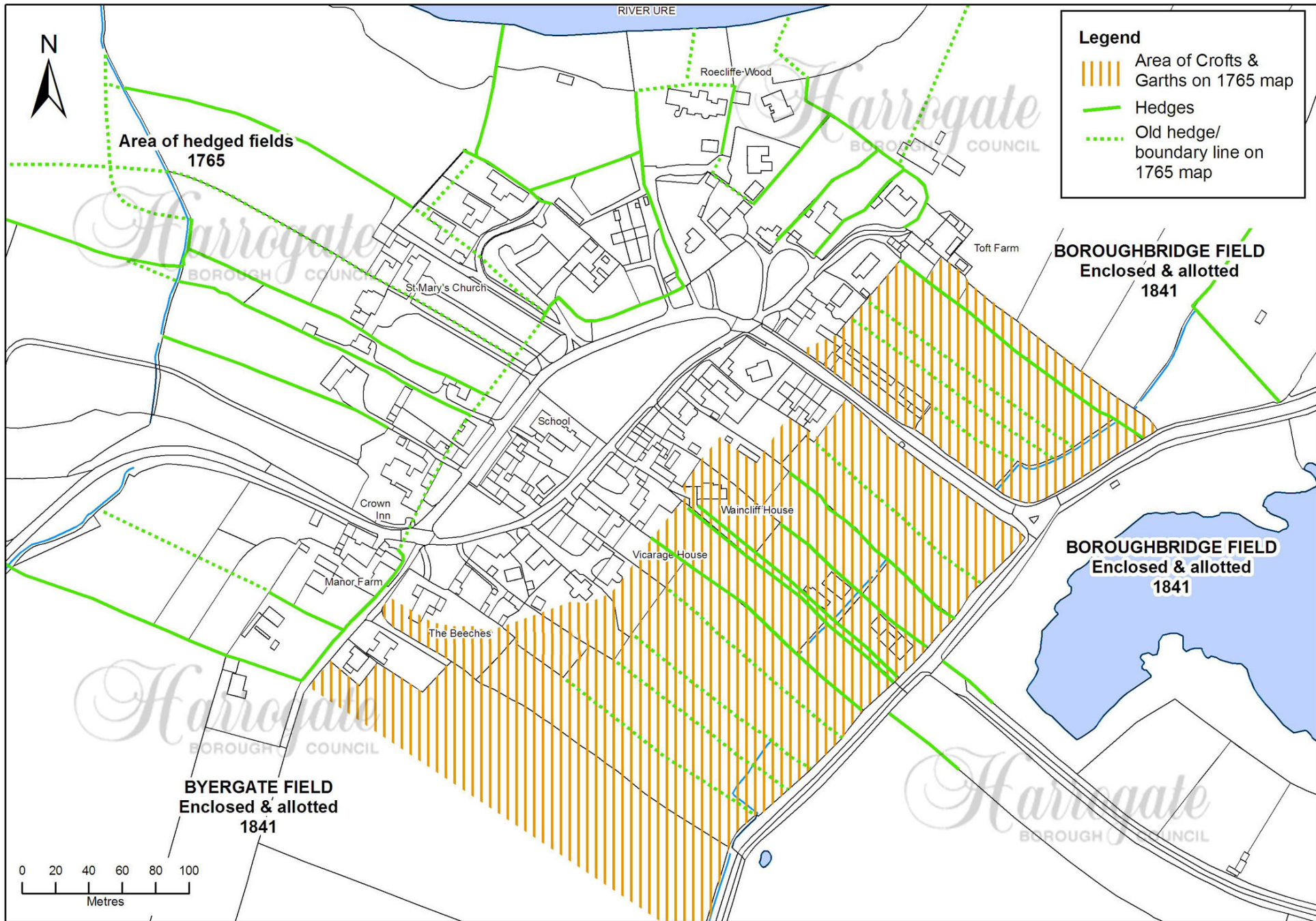
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Map 4: Analysis and concepts

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Map 5: Historic landscape analysis



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Appendix A

A1. Management strategy

- 1.0 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 Roecliffe Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.
- 1.1 Although Roecliffe 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.
- 1.3 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.

A2. Monitoring & review

- 2.1 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 Roecliffe has been re-evaluated as part of the process of preparing the character Appraisal and this contributes to the overall review.

- 2.2 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.

A3. Maintaining quality

- 3.1 To maintain the recognisable quality of the Roecliffe Conservation Area and to ensure the highest quality of design, the Council will:
 - From time to time review the character Appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
 - Require all planning applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
 - Keep under review a list of buildings of local interest, that positively contribute to the character and appearance of the Conservation Area;
 - Where appropriate prepare supplementary planning documents including design guidance and development briefs;
 - Expect the historic elements which are an essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.
 - Repair damaged verges near the school.
 - Remove old vehicles and tidy up Thoms Lane.

A4. Conservation Area boundary review

- 4.1 As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of

positive interest in ways which directly relate to the special character of the existing Conservation Area. The future inclusion of these areas was determined on the basis of whether they have “special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

4.3 Following consultation, the following areas were included in the Conservation Area:

- The fields extending from Toft Farm southwest to Bar Lane, Thorns Lane and The Beeches;
- The lane west from the village to The Common and fields to the north east as far as the Church;
- The whole of the rear gardens at River House and River Cottage, formerly bisected by the boundary;
- The whole rear garden at The Paddock formerly bisected by the boundary.

4.4 The two larger areas are elements important to the setting of Roecliffe and contain many small hedged fields of great antiquity.



The Common

4.5 However, the former brickpond to the south east of the village which some residents wished to see included is formally identified as a Site of Interest for Nature Conservation (SINC) and it is considered that this degree of protection is sufficient. The area contains no buildings or structures of note and is of insufficient historic interest to merit inclusion in the Conservation Area.

A5. The management of change

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

5.2 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.

A6. Opportunities for enhancement

6.1 Roecliffe 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:

- Retain, where possible, grassed areas in their un-kerbed state, thus retaining the rural informality of these parts of the village.
- Reinststate windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground, particularly around the village green.
- 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).

Existing buildings

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

- The need for additional design guidance, which is more specific to Roecliffe, to cover the use of materials and details which complement 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.
- To control alterations which are damaging to the character of the Conservation Area, but for which planning permission is not required, an Article 4 Direction taking away permitted development rights may be needed. Permitted development rights are a legal right to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions need to carefully define the types of alteration being brought under control, such as alterations to the roof, rendering of walls or altering windows. It cannot place an embargo on change, but rather brings certain types of development within the scope of planning control. Directions, are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State.
- Reinstatement of Architectural Details: A few buildings have been subject to ill-considered alterations and, as a result, have lost much of their architectural character, in some cases to such an extent that their original form and character is no longer recognisable. 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.

- From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area. The reinstatement of windows to their former pattern and detail could be achieved through the use of grant aid where listed buildings are concerned and in those cases where alterations have had a severe impact on the character or appearance of the Conservation Area.

Erosion of quality & 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 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 stone work.

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

Rooflines and chimney stacks are important elements in the Conservation Area. 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 prominent stone and brick walls flanking the north west side of The Green between the Old Smithy and the Church would be detrimental to the character and appearance of the Conservation Area.

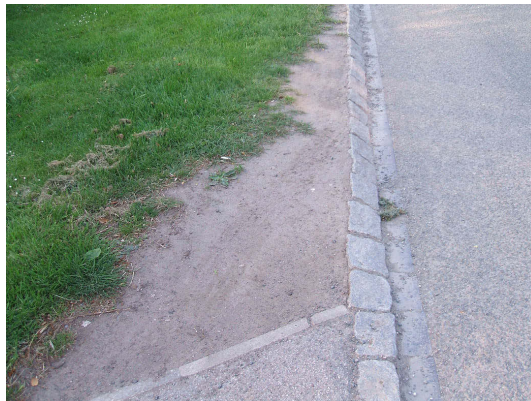
Telecommunications equipment, satellite & cable dishes

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 throughout the Conservation Area, particularly in the vicinity of the village green, and undergrounding of cables would considerably enhance the character of the village. This should be a long term aim in the interests of the character and appearance of the Conservation Area.

Floorscape

It is unlikely that in past times street surfaces in Roeclyffe 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. The edges are often informal and wide-spread definition of grass verges with modern kerbs should not be encouraged. However, there is evidence



of over-running of verges, which is causing some erosion. Where regular over-running is occurring, kerbing stones should be considered in association with North Yorkshire County Council as Highway Authority. Elsewhere in the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

Important trees

The existing mature trees, together with stone walls, railings and hedgerows throughout the Conservation Area, add to its charm and character. The trees planted along the Green are particularly important, but other notable trees are the Scots pine in the School grounds, the walnut tree near Holmside Farm and the yews in the churchyard.

The regenerated woodland at The Common and around the brickworks ponds form important landscape elements when approaching the village, while the hedgerow oaks and ash trees in the small hedged fields north west and south east of the village are important elements in the wider setting of the Conservation Area. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, trees and shrubs should be retained and repaired through managed planting and maintenance. Guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.

Street furniture

The design and appearance of street furniture and advertisements in the village adds to street clutter and needs improvement in order to enhance the character and appearance of the area. The need for additional street furniture needs to be balanced with the requirement to preserve or enhance the area.

New development

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

The Conservation Area Appraisal will provide guidance on the locally distinctive building features and details which reinforce the particular “sense of place” that characterises Roecliffe. This will assist in the formulation of proposals for small scale extensions and development.

Where larger development schemes are proposed, then it is likely that a site specific design brief will be required. This will be informed by the Conservation Area Assessment, and would identify those features such as buildings, trees and boundary walls which would be retained within the redevelopment scheme.

New buildings will only be permitted where they respect, rather than compete with, the historic setting, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme 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.

The main spaces which contribute to the character of the Conservation Area are shown on the Concept Plan. These are The Green, the Church yard and Vicarage grounds, the fields from Toft Farm south of the village to The Beeches.

It is important that the loose knit character of Roecliffe, with small houses and cottages scattered around The Green in an informal manner is retained. This is the characteristic feature of Roecliffe, one which has persisted for at least the last two hundred years.

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 a creative design solution, whether contemporary or traditional in style. There are exceptions and these may include new development forming part of, or adjoining, an important architectural set piece of recognised quality, or where a high quality contemporary building would clearly be appropriate.

Neutral buildings & spaces

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



Checklist

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

- Development should not impinge on the form and character of Roecliffe.
- 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.
- 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 or cobble walls or hawthorn hedges.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- The softness of roadside verges should be maintained 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 and street furniture.
- 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 Roecliffe Conservation Area, a public consultation event was held on Thursday 24th May 2007. This consultation took the format of an evening public meeting and included a walkabout and a workshop session. Prior to the event residents were notified via a leaflet. In addition, a press release appeared in the local newspaper informing residents and consultees that a review of the Conservation Area was taking place and that a workshop had been arranged. This information also appeared in the 'Latest News' section of the Council's planning website.

The format of the workshop included a short presentation on why the Conservation Area is being reviewed, the purpose of the Appraisal and Management Plan 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 Roecliffe special to them. On returning to the venue (the parish Church), the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

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

- the preservation of important views;
- identifying buildings of local interest;
- suggestions for changes to the extent of the Conservation Area;
- the retention of important boundary walls;
- the retention and management of trees.

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

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 25 April to 6 June 2008. Further, minimal amendments to the text were made following this consultation, and the Conservation Area Assessment adopted by the Council and published on its website.



Roecliffe residents take part in the workshop session.

Appendix C

Further Reading

D. Bielby (1975) *Roecliffe: The History of a Yorkshire Village*: (Roecliffe School Centenary Committee).

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English Heritage (2006) *Guidance on Conservation Area Appraisals*.

N. Pevsner (1967) *Yorkshire: West Riding*.

Redundant Churches Fund (1989) *St. Mary, Roecliffe, North Yorkshire*.

Manuscript Sources

'A Plan of the Lordship of Rocliff lying near Boroughbridge belonging to Sir Thomas Tancred, bart. 1765'

NYCRO MIC 2207/ 348-351

Roecliffe Tithe Map 1840

NYCRO MIC 3495/470

Roecliffe Enclosure Award 1841

NYCRO MIC 1540/535

Map of Roecliffe Township 1852

NYCRO ZUH MIC 2207/274-278

Plan of proposed new house at Roecliffe for the Blacksmith, 1877

NYCRO MIC 2207

Yorkshire Vernacular Buildings Study Group (1985) *Surveys of Grange Farm (Ref 1065) and Tithe Barn (Ref 1043)*.