

STARBECK SPA

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. The Starbeck Spa Conservation Area was approved by Planning Committee on 14 August 2012 and this Appraisal (approved by The Cabinet Member for Planning, Transport and Economic Development) was adopted on the same date. The Appraisal forms an “evidence base” for the Harrogate District Local Plan (formerly the Local Development Framework). 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 Starbeck.
- 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 reviewed 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 This Appraisal aims to describe the area as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.
- 1.6 By identifying what makes the area special or distinctive it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and the present character of the settlement. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

Objectives

The principal objectives of the Appraisal are to:

- define and record the special character and interest of the area;
- raise public awareness of the aims and objectives of the Conservation Area designation and stimulate involvement in the protection of its character;
- identify what is worthy of preservation to aid understanding;
- assess the action that may be necessary to safeguard this special interest; and
- 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 the National Planning Policy Framework (NPPF) and the Historic Planning Practice Guide which accompanied Planning Policy Statement 5: Planning and the Historic Environment (PPS5). PPS5 has since been revoked and replaced by the NPPF, but the Practice Guide remains current. The Practice Guide advises local authorities to compile conservation area character appraisals as a means of gaining a better understanding of the significance of their conservation areas. It also advises local authorities to define the elements that make up the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.
- 2.3 In determining planning applications for development within conservation areas and applications for conservation area consent, the council will give considerable weight to the content of conservation area character appraisals. The consideration of proposals, in the context of the description contained in these appraisals, will be an important factor in deciding whether a proposal has an adverse effect on the character and appearance of a conservation area and, therefore, whether it is contrary to saved Harrogate District 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 and archaeology

- 3.1 Starbeck village was originally part of the ancient Royal Forest of Knaresborough, a former medieval hunting park. The earliest recorded mention of the area comes from the award of forestland to the Plompton family in 1190. The original map of the award denotes a stream, or beck, flowing across land between Harrogate and Knaresborough. This area was named Stokkebrigg, meaning a small bridge made of wooden stakes. It is south of the River Nidd, north of the Rivers Wharfe and Washburn, and west of Blubberhouse Moor. Cartographic evidence suggests that the marshy ground of Stokkebrigg was Starbeck. The 'Star Beck' flows into the Crimple Beck and Nidd, then into the North Sea.
- 3.2 During the latter part of the sixteenth century mineral springs were discovered in Harrogate and it was around this time that two springs were discovered, close together, beside what was by now known as the Star Beck. One spring was mild sulphur water and the other was chalybeate (iron) water. Known as Starbeck Old Spa, the springs were furnished with a cover and a basin, and were popularly visited, more or less continuously, until the forest was enclosed in 1778. Unlike the springs of High and Low Harrogate, for which public access was secured in parliament with the protection of the Stray, the Starbeck springs fell into private hands where they were neglected to the point of disappearing

altogether. Then, in 1822, Michael Calvert restored the springs and in 1828 opened the area's first public baths under the name of Knaresborough Spa Baths, known today as Spa Mews. In 1868 a further sulphur spring was discovered in the adjacent field and from that in 1870 the Prince of Wales Baths, now the public swimming baths, was opened. The two spa companies endured an acrimonious relationship for many years, but in 1890 Knaresborough Spa Baths closed. The Prince of Wales Baths remained



operational until 1939.

- 3.3 In the early nineteenth century, changes were being made to the poor law and it was determined that Starbeck was to be the location for Harrogate workhouse - a sufficient distance away from the upper classes visiting the centre of Harrogate. The workhouse opened in 1811 and then in 1858 it became redundant with the opening of Knaresborough workhouse. The former workhouse building was used as a private boarding school known as the Beech Grove Academy for a short period but today it is known as Starbeck Hall and is in residential use.
- 3.4 Despite the existence of the spa and the workhouse, Starbeck remained sparsely populated until the Leeds and Thirsk Railway Company built a station and laid track alongside the Star Beck in 1848/49. The population expanded rapidly in this period, most families owing their livelihood



in some way to the railway. There was an engine shed, goods and marshalling yards at Starbeck and later a steam powered corn mill, a malt house and a water bottling plant.

3.5 However, the period of rapid growth was relatively short. The opening of the Harrogate central station in 1862 signalled

the start of Starbeck's demise. Then in the 1950s both the Pateley Bridge passenger line and the line over the Crimple Low viaduct to Pannal closed and the engine shed and marshalling yard closed too. By mid-1969 the station was no longer manned and the station, goods shed and coal depot were finally demolished in 1978.

3.6 The High Street has many shops: a chemist, post office, butcher's shops, general stores and several small industrial areas are all in the vicinity, surrounded by residential developments.

3.7 There are two public houses on the High Street - the Prince of Wales and the Henry Peacock (named after the master of the local workhouse during the nineteenth century).



4 Location and landscape setting

- 4.1 The settlement of Starbeck is situated in a modest valley part way between the spa town of Harrogate and the ancient castle town of Knaresborough. It is a suburb on the east side of Harrogate but it retains its own distinctive identity.
- 4.2 The York to Harrogate railway line and the Harrogate to Knaresborough A59 road cross in Starbeck, dividing Starbeck into four quarters.
- 4.3 Historically, the place that is known today as Starbeck, was identified by a scattering of cottages and farmhouses in the vicinity of a mineral well, around Forest Lane Head, which appeared in the 1700s. The area formed part of the Royal Forest of Knaresborough was surrounded on three sides by the ancient manor of the Plompton family, the royal hunting park of Bilton and the monastic lands of Belmont. This land was characterised by forest land, common grazing and arable.
- 4.4 The wider landscape is characterised by undulating land, which slopes gradually eastwards and serves to separate Harrogate and Knaresborough. Much of the area is designated Green Belt in recognition of its role in separating the two towns. This land is of recreation value to local residents and is also important to the rural setting of the towns. The landscape pattern is dominated by small to medium sized parliamentary enclosure fields on an undulating landform. Field boundaries are mainly hedges with trees of various heights and displaying different management regimes. The land is managed for livestock and where hedges have become fragmented fences fill the gaps so that they remain stock-proof.
- 4.5 Woodland cover is sparse consisting of a few small woodland blocks and clumps generally associated with large scattered farmsteads and individual houses. However, the landscape is quite well-treed and a valued local asset.
- 4.6 There are roads and a railway connecting the two towns and several public footpaths and bridleways.

5. Landscape analysis

- 5.1 Starbeck is a place with character and an identity quite separate from its more illustrious neighbours. The historic fabric of the landscape around Starbeck is sensitive to change from development pressures resulting from tourism and the demand for public access and recreation facilities and pressure from changing agricultural policy and intensive farming practices. Such changes need to be carefully managed.
- 5.2 The rural pastoral character of the area is sensitive to encroachment from built development and the loss of hedges and trees. The impact of encroachment can be seen along Forest Moor Lane. To the east, the Nidd has contained the development of Knaresborough, but there is no physical feature to help define the eastern extent of Harrogate, and specifically Starbeck, although the dismantled Harrogate to Ripon railway line has acted as the limit in some places.
- 5.3 Pressures for various types of development exist in this area due to the proximity to Harrogate and Knaresborough, as well as a demand for recreation and tourist facilities.

Landmark trees

- 5.4 There are a few small woodland blocks and individual trees scattered along boundaries are numerous. Mature trees are integral to the setting of Starbeck and serve to soften the built form.

Strategic pedestrian routes

- 5.5 The area is of great recreation and amenity value due to its good network of easily accessible public footpaths and bridleways, which provide links to the wider countryside including the Knaresborough Round and Harrogate Ringway and serve to connect Harrogate and Knaresborough. These links are popular with pedestrians (including dog walkers and runners) and cyclists alike.

Significant field boundaries

- 5.6 There is evidence of early and parliamentary enclosure field patterns bound by hedgerows, some of which are overgrown. However, there is also evidence of neglect and loss of field hedges important to the character of the area and for stock control.

- 5.7 The surviving field boundaries are important to the landscape setting of Harrogate, including Starbeck, and Knaresborough and are a valuable resource in providing physical and visual connectivity to the countryside.

Geology, soils and drainage

- 5.8 The area is characterised by Magnesian limestone solid geology with sandy till and till drift geology. The soils are slowly permeable, seasonally-waterlogged, fine loamy over clayey soils.

6. The form and character of buildings

- 6.1 There are 13 buildings in Starbeck included on the Statutory List of Buildings of Special Architectural or Historic Interest, all grade II:

St Andrew's Church, Main Street

Starbeck Community Primary School, High Street

War Memorial in front of Starbeck Community Primary School, High Street

107 High Street

109 High Street

Toll Gate House, 135 & 137 High Street

Spa Mews, Spa Lane

Spa Mews Entrance Gateway, Spa Lane

Spa Mews Fountain, Spa Lane

Starbeck Hall, High Street

Bilton Court, Wetherby Road

Bilton Court Coach House and Stable Block, Wetherby Road

Bilton Court Entrance Gates, Wetherby Road

- 6.2 Of these, only three are in the Conservation Area: **Spa Mews, Spa Lane**; **Spa Mews Entrance Gateway, Spa Lane**; and **Spa Mews Fountain, Spa Lane**



- 6.3 Spa Mews was constructed circa 1824. The cottage is in Tudor style with lower outbuildings on the west side. The property is two storeys in height and three bays wide. It is constructed of gritstone ashlar with coursed rubble outbuildings and mid-nineteenth century brick additions at the rear. The roof is slated with a crenellated parapet and coped gables. Paired ashlar stacks with crenellated tops are at the gables. The façade has projecting flanking bays with two-light mullioned casements with hoodmoulds. The central bay has an arched doorway with fanlight and square hoodmould and at first floor there is a lancet window with hoodmould. The two ranges of outbuildings have slated roofs and crenellated parapets; there is an arched doorway with traceried doors and hoodmould and two blind arched first floor windows with tracery and hoodmould.



- 6.4 The Spa Mews entrance gateway is of early nineteenth century date. The gateway has a depressed pointed arch flanked by traceried panelling and buttresses and a crenellated parapet.



- 6.5 The Spa Mews fountain is of early nineteenth century date. It is a free-standing fountain in the forecourt. It has a stone polygonal centre-piece with a pyramidal top and traceried side panels.

- 6.6 Spa Mews together with the gateway and fountain form a distinctive and attractive group.
- 6.7 However, there are also a number of un-listed historic buildings, which make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and, as recommended in PPS5, are recorded on the Concept Map in this Appraisal. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.
- 6.8 The key characteristics of the local architectural style are described in the following paragraphs.
- 6.9 The oldest surviving buildings in the Conservation Area are: Spa Mews, the entrance gates to Spa Mews and the Spa Mews Fountain and the Henry Peacock Public House, all of which date to the early nineteenth century and, consistent



with the area's history, are evidence of Starbeck's revival as a Spa resort. The next notable period of growth, in the latter part of the nineteenth century, correlates with the arrival of the railway station and the provision of workers' cottages in the form of terraces alongside and parallel with the railway line in Spa Road. Further rows of terraced housing developed to the north of Spa Mews in the early twentieth century, including Spa Terrace, Belmont Grove and Belmont Terrace. Other buildings in the area date from the twentieth century onwards.

General form

- 6.10 Buildings in the Conservation Area exhibit heterogeneity and this is very much part of Starbeck's character. Similarly the palette and application of materials is also varied (attributable in part to the arrival of the railway). In the centre, and on the oldest streets close to it, buildings generally form terraces of two or three storeys and front directly onto the footway, in most cases presenting their eaves to the street.

Materials

- 6.11 The dominant building material is brick with slate roofing. The notable exceptions are the Spa Mews, entrance gateway and fountain, all of which are constructed of ashlar gritstone and as such are distinctive. Some stone dressings are evident on the principal buildings and denote status. Some of the terraces to the north are constructed of gritstone.
- 6.12 However, walls may be of Magnesian limestone, sandstone or gritstone, brick or render. Roofs are of Westmoreland



slates, stone slates, Welsh slates or pantiles, though there have been some replacements with modern tiles.

- 6.13 Walling and roofing materials are found in many combinations and it is impossible to say that a particular roofing material is associated with a particular walling material, other than to say that Westmoreland slate roofs are usually found on the more 'polite' buildings, usually of stone.

Architectural detailing

- 6.14 The majority of buildings in Starbeck are not richly decorated, specifically the rows of terraced housing. However, notable



exceptions are the public buildings, such as those associated with the Spa waters and those built to provide facilities for the visitors attracted to the area by the Spa and later by the railway. Examples are the Swimming Baths, the Henry Peacock Inn and the Prince of Wales Inn. Another exception is Starbeck Hall, which was designed with elaborate detailing to disguise the uncomfortable truth of the building's function (the Workhouse).



Arguably, the most conspicuous building is the former Star Inn (now a carpet retailer) by virtue of its richly decorated façade, the vibrant orange/red of the fired terracotta tiles and brickwork of its construction and the building's commanding position on the High Street at the junction between Spa Road, the High Street and the railway crossing. More discreetly located, but no less distinctive, is Spa Mews which, as noted above, is constructed in the Tudor style.



Roof detailing

6.15 The roofing material is generally slate and some slate roofs are finished with clay ridge tiles. Eaves detailing tends overall to be fairly plain, though some of the grander buildings have parapets or cornices. Gable ends, where visible above the roofs of neighbouring buildings, tend to have plain verges, though a few have stone tabling. Where buildings have parapets, the roofs are often invisible from the street.



Windows

- 6.16 Where the original fenestration remains (or has been restored in replica) windows are usually vertical sliding sashes on the more 'polite' buildings and Yorkshire sliding sashes on the humbler and more vernacular buildings. In the case of many dwelling houses, windows have unfortunately been replaced under 'permitted development' with modern standard or plastic windows, leading to a considerable erosion of the character of the Conservation Area. In the case of commercial/retail buildings and buildings converted to flats, such alterations, if considered to be a 'material change to the character and appearance of the building' and therefore constituting 'development', require planning permission, but this has rarely been enforced.
- 6.17 The installation of PVCu windows (and doors) or modern timber casements, often with unfortunate effects on the character and appearance of the Conservation Area should be strongly resisted in the interests of maintaining the traditional character and appearance of the settlement.

7. Character area analysis

- 7.1 This section of the Appraisal examines the character of the Conservation Area:

Spa Mews



- 7.2 Particularly picturesque is the avenue of mature trees flanking Spa Lane and leading to the entrance gateway to Spa Mews, which serves to frame views through to the attractive area of open space in the foreground. This area is a stark contrast to the busy 'hustle and bustle' of the commercial centre on the

High Street, rather it is characterised by calm and tranquillity, which is unexpected of a location in close proximity to the railway line.

- 7.3 The presence of mature trees serves to soften the built form and their canopies provide protection and create an attractive dappled light on bright days. The grassed area has been enhanced by the planting of spring flowers which add colour during the season. There are also areas of cobbles bordering the entrance gateway, which serve to add texture and relief to the hard landscaping. Although culverted or



channelled for much of its length, where Star Beck emerges, it is a wildlife haven both for waterborne species and along the banks of the watercourse. The beck positively contributes to the character of the area, not least with the delightful sound of running water.

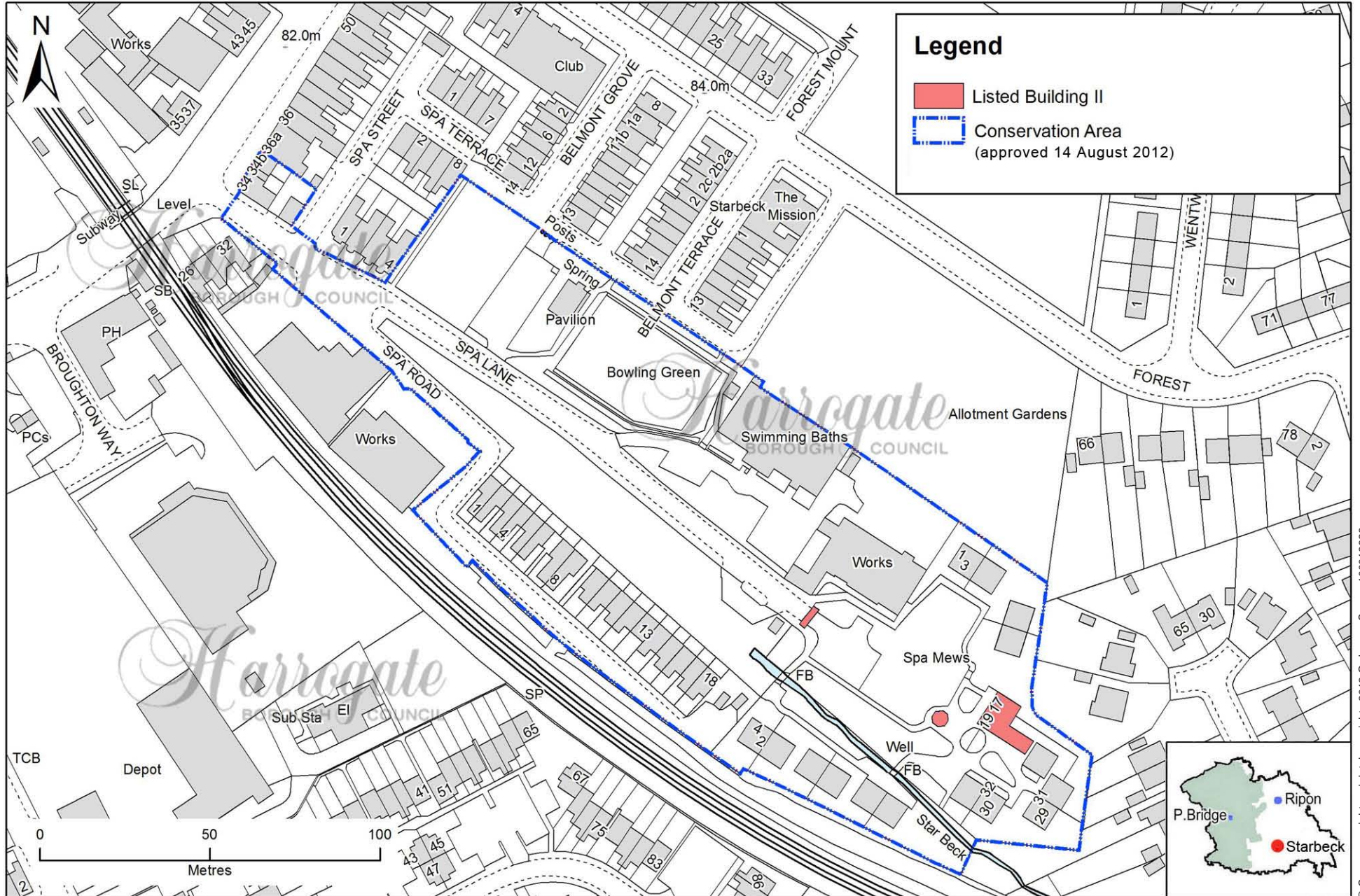
- 7.4 Late twentieth century housing, which provides accommodation for elderly



persons, is arranged around the edge of the open space in the foreground of Spa Mews. This housing does not reflect the established character, design, form or layout. However, the enclosure that these buildings provide and the attractive, well maintained landscaping and mature trees in this area, help to assimilate these buildings with their historic counterparts in the Mews.



Map 1: Starbeck Spa Conservation Area boundary



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Map 2: Analysis and concepts



Map 3: 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 Starbeck Spa Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Starbeck Spa is an attractive area, 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 and 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 Starbeck Spa has been evaluated and it is considered to merit the protection afforded by conservation area designation.

A photographic record was compiled with involvement of the community at the public consultation event. This record establishes a visual survey of buildings of local interest in the Conservation Area.

3. Maintaining quality

To maintain the recognisable quality of the Starbeck Spa Conservation Area and to ensure the highest quality of design, the council will:

- From time to time review the Appraisal and Management Strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest that positively contribute to the character and appearance of the Conservation Area;
- Where appropriate, prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements that are an essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

4. Management of change

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

Whilst there is scope for enhancement, there are no sites in the Conservation Area that could be considered to have a wholly negative impact on its character.

5. Opportunities for enhancement

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

- Traditional repair of roofs and external walling (including render repairs, repointing and the replacement of eroding brick or stonework).
- Repair and enhancement of traditional shopfronts.
- Reinstatement of windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.
- Dissuading householders from the installation of PVCu windows and doors in place of timber ones.
- Rationalisation of street furniture and where the appearance of street furniture is at odds with the character of the area, replace with street furniture, including light fittings, 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 and additional native tree planting to enhance areas or to screen unattractive elements.
- Deterring casual parking that causes erosion of grass.
- Repair of boundary treatments.
- The area of wasteland to the rear of the former laundry, which is between the laundry and the allotments. This area appears to have been subject to fly-tipping and graffiti.



- The area of unmade land between the Bowling Green Club House and Nos. 1-4 Spa Lane. This land is used, in part, as an unofficial, unmade car park. It is also a pedestrian route through from the terraces in the north to the station. The land is overgrown and has been subject to fly-tipping.



Existing buildings

The survey of the existing buildings within Starbeck 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 Starbeck 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.

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.

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 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 and the introduction of standardised twentieth century door patterns and PVCu windows and porches can have considerable negative impact on the appearance of an historic building and undermine 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 area and controls or guidance to encourage painted

timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted. 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 and 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.

Shopfronts, outdoor advertisements and street furniture

Whilst beyond the boundary of the Conservation Area, shopfronts represent an important element in Starbeck's built environment and as such should be to a high standard of design. High quality traditional shopfronts should be retained and new shopfronts should be well related to the building of which it forms part, being of good proportions, appropriate detailing and traditional materials. Existing shopfronts with over-deep fascias, plate-glass windows and unsympathetic materials, or indeed, poorly detailed contemporary shopfronts should be redesigned. The design and appearance of street furniture and advertisements in Starbeck adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area without damaging the viability of shops. The size, design and number of any advertisements should respect the scale, character, design and location of the building and/or shopfront on which it is displayed, as well as the overall streetscene.

Gardens and front boundary treatments

Front and rear gardens and particularly boundary walls make an important contribution to the streetscape and character of certain parts of Starbeck Conservation 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 walls flanking the main streets would be detrimental to the character and appearance of the Conservation Area.

Telecommunications equipment, satellite and cable dishes

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

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

Important trees

The existing mature trees throughout the Conservation Area, add to its charm and character. The loss, for example, of trees along Star Beck would significantly erode the character. In accordance with the Council's Landscape Design Guide, the existing pattern of trees should be preserved and repaired through managed planting and maintenance. Tree planting and management methods that seek to improve wildlife habitats will be encouraged.

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 establish 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 exiting 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 and commercial activity

Starbeck is a historic suburb of the illustrious town centre of Harrogate. It faces many of the same issues common to market towns and rural areas across the country. Starbeck has suffered from poor investment, both public and private, over a number of years. Commercial activity provides a focus for the community and contributes to the character of the area. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and its role as a local service centre. Such efforts will benefit visitors by making the area more attractive and enhancing the streetscene as well as improving businesses competitiveness and arresting the decline of physical fabric in the area.

Neutral buildings and 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 a setting for the special elements.

6 Landscape issues

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

Urban edge

To retain the rural character of the area surrounding Starbeck and its role in separating Harrogate from Knaresborough, proposals for change of use and built development must assess impact on landscape character, views and openness of the area. This 'green' space between the towns is sensitive to development which encroaches on the countryside.

Tree planting

Tree planting could be used to help define the urban edge and limit encroachment into the countryside.

Field boundaries

The maintenance and reinstatement of hedges and hedgerow trees should be promoted in the interests of preserving field patterns and rural land use.

New development

Where need is established, new agricultural buildings should be of appropriate scale and design and relate to existing farmsteads and layout as well as landform and overall character. Expansion and creation of new

recreation facilities should not adversely impact on openness, landscape character or views. Future linear development along the A59 should be resisted.

Footpaths

There is a good existing network of easily accessible footpaths and bridleways in and around Starbeck, some of which serve to connect Harrogate and Knaresborough. However there may be scope for improving the footpath network and linkages across the landscape. The condition of the existing footpath and bridleway network should be investigated and maintained, particularly following bad weather when heavily trafficked routes may suffer erosion.

Wildlife and nature conservation

Possibilities for the creation of wildlife corridors should be explored, particularly along existing hedgerows and watercourses to improve diversity and enhance landscape pattern around Starbeck.

Checklist to manage change

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

- Development should not impinge on the form and character of Starbeck.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment, except where the existing building detracts from the character of the Conservation Area.
- The proper maintenance of older buildings is encouraged, together with the restoration of original features.
- Rationalisation of intrusive shop signage along the High Street.
- New development should avoid further sprawl into the countryside and respect the separation between the urban edges of Harrogate and Knaresborough, thereby avoiding coalescence.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should respect 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.

- New development should not adversely impact on the historic skyline, in particular on the bellcote of St Andrews' Church, the laundry chimney and the cupola and decorative ventilator on the roof of Starbeck Primary School. There is variety of eaves levels, which is important to the streetscene, and new development should maintain this interest without creating disharmony.



- Retain important gaps between buildings to ensure glimpses of trees and important views are maintained.
- Where buildings are set back from the street, front boundaries (walls, hedges or railings) should reflect existing traditional boundaries in the immediate vicinity.
- Development should not impact upon tree cover.
- Positive management of the ageing stock of mature trees.
- Boundary walls (usually of stone) are an important feature of many parts of the Conservation Area and should be repaired and retained.
- Minimise clutter of street furniture, road signage and markings.
- Existing historic paving should be kept in good repair and traditional materials extended to the most sensitive locations.

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 assessment of the proposed Conservation Area, a public consultation event was held on Monday 26 July 2011 at Starbeck Library. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a leaflet.

The format of the workshop included a short presentation on why the Conservation Area is being proposed and the purpose of the Appraisal and management plans.

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 Starbeck special to them. On return to the library 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.

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 21 May to 2 July 2012. Following consultation, amendments were made to the text. The Cabinet Member for Planning, Transportation and Economic Development approved this Appraisal on 14 August 2012 and it is published on the council's website.

Appendix C

Further reading

Publications:

Beer, G. (Undated) The village of Starbeck, Harrogate, England.

Beer, G. (Undated) More about a village called Starbeck, Harrogate, England.

Beer, G. (1983) A village called Starbeck, Harrogate, England.

Beer, G. (Undated) Villagers of Starbeck, Harrogate, England.

Neesam, M. (2005) Harrogate Great Chronicle, 1332-1841 - Carnegie Publishing Limited, Lancaster, England.

Abbott, S. G. (2003) The Spirit of Starbeck - The 20th Century in Photographs, Bath Press Limited, Bath, England.

Alderson, F (1973) The inland resorts and spas of Britain, David and Charles, Newton Abbot, Devon, England.

