

# STAVELEY

## 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 was approved by the Cabinet Member for Planning and Transport and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.

1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Staveley.

1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to

devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.

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

1.5 Staveley Conservation Area was originally designated in 1994. Following public consultation on the draft of this Appraisal, the boundary was amended further on 26 January 2011. This Appraisal aims to describe Staveley 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 Staveley 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



Main Street

# Objectives

The principal objectives of the Appraisal are:

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

## 2 Planning policy framework

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

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

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

factor in deciding whether a proposal has an adverse affect on the character and appearance of a conservation area and, therefore, whether it is contrary to saved Local Plan Policy HD3 (which is the key policy for the control of development in conservation areas). The scope of Policy HD3 also covers development proposals outside a conservation area which would affect its setting or views into or out of the conservation area.

2.4 Involving the community and raising public awareness is an integral part of the appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area. A report, included in the appendix, details how the local community was involved and the contribution it has made to this Appraisal.

### 3 Historic development & archaeology

3.1 The name Staveley is Anglo Saxon in origin and means 'clearing (-ley) where staves are obtained'. The word 'stave' traditionally means either staff or the strips of timber which make the side of a barrel or bucket. In a looser sense 'stave' could mean any timber used to make or build things rather than be burned as firewood.

3.2 The earliest mention of Staveley is in the Domesday Book (1086). It records that Gospatric, the Saxon lord of the manor before the Norman Conquest, was allowed by King William to keep some of his manors, including Staveley, Farnham and Clareton. Lords of the manor owned all of the land within the manor. They rented the land to tenant farmers to earn a return from their land. The Domesday Book records that Staveley Manor contained four 'ploughlands', a sign that the Anglo Saxons had cleared much of the woodland originally at Staveley for agriculture.

3.3 It is unclear how long there has been a parish church in Staveley, but it appears to have been since Anglo Saxon times or possibly shortly after the Norman Conquest. A Saxon or possibly Norman cross shaft is set into the base of the inside of the tower of All Saints Church. This is the oldest piece of built fabric in the village. The lord of the manor appointed the rector, who had more or less complete control over the benefice income (i.e. money from tithes, income from the glebe farm, donations etc) which meant the income generated by the church was for parochial use.

3.4 Throughout the medieval period Staveley would have continued as a village whose chief occupants were the tenant farmers of the lord of the manor, who were essentially bonded labour with most of the income from farming going to the lord of the manor. Corn growing was the main form of agriculture in this area in the fourteenth century, with dairying also important, but only small flocks of sheep were kept. All corn grown in the parish had to be ground at the corn mill owned by the lord of the manor who would have to be paid a fee. The manorial corn mill was last rebuilt in the eighteenth century and stands to outside of the village, across the fields to the west.

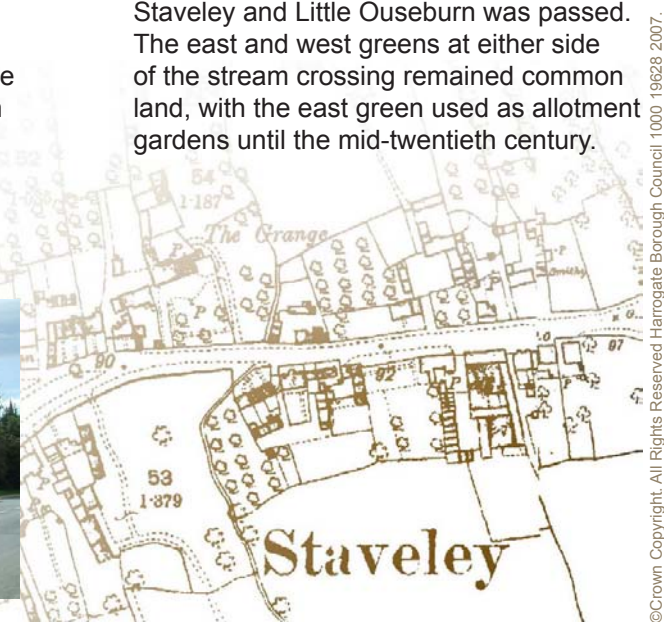
3.5 The plagues of the fourteenth century would have changed this. The plague or Black Death killed between a third and half of the country's population, with the Rector of Staveley's death from the plague recorded in 1361-2. The fall in population put labour in short supply meaning tenant farmers could negotiate better wages and terms of tenancy, paving the way for eventual ownership of the land they farmed.



Glebe Farm

3.6 The increased income and ownership of land by farmers resulted in more investment in farmhouses and farm buildings which were replaced and upgraded over time. In Staveley this is shown in the range of farmhouses and farm buildings which all date from when timber buildings were replaced with stone and brick. The oldest surviving farmhouses date from the 17th century (parts of Manor Farmhouse and the lower portion of The Grange) with other farm houses and farm buildings dating from the eighteenth and early nineteenth centuries as their owners cyclically replaced, rebuilt or modified their buildings.

3.7 In 1801, at a time when corn prices were high, a Parliamentary Act for enclosing the remaining open fields and commons of Staveley and Little Ouseburn was passed. The east and west greens at either side of the stream crossing remained common land, with the east green used as allotment gardens until the mid-twentieth century.



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The Victorian All Saints Church replaced an older building. There appears to have been a church in the village since before the Norman Conquest.

3.8 In the nineteenth century there were several changes. In the early part of the century a new and substantial rectory was built in substantial grounds. In 1850 a National School was built by the Church of England as a day school. This 'holy trinity' was completed in 1864 when a new and

imposing church with spired tower was built on the enlarged site of the previous church and churchyard. At the opposite end of the village there had been a Primitive Methodist chapel since the early nineteenth century, at the northern tip of the east green on the site of the bungalow Cranlea. This chapel was joined by an attractive Wesleyan Methodist chapel (now called The Old Chapel) in 1884. While both chapels were in existence in 1890, only the Wesleyan Chapel remained in use by 1910.

3.9 Farming remained the main activity in the village but the bulk of the land was pasture by the 1860s with dairy cattle, beef cattle, sheep, lambs and pigs being reared in this area. In terms of crops wheat and barley were the principal crops followed by root vegetables, oats, beans and peas and potatoes.

3.10 The Knaresborough, Boroughbridge and Pilmoor railway line was built in 1875 with a station (named Copgrove rather than Staveley) built to the south of Staveley. The railway was probably an influence on the construction of houses at the eastern and southeastern end of the village in the early-to-mid twentieth century, prior to the line's closure in 1957. The railway might also have been key in the establishment

of a sand and gravel quarry to the west of Staveley in the early twentieth century.

3.11 In the second half of the twentieth century the expansion of the village continued at its east end with infill development elsewhere. The school relocated in new premises at this end of the village in the 1970s, while around the same time a village hall was built near the west green. The trend for fewer, larger farms has seen the conversion or replacement of farm buildings with dwellings. The Methodist Chapel was closed and converted to a dwelling, as was the post office, but the village retains its pub (the Royal Oak), school, village hall and Church.

## 4 Location & landscape setting

- 4.1 Staveley lies in a fairly flat area of arable and pastoral farmland about 30m above sea level. The area is drained by Tanner Beck which springs to the south of the village and flows into the River Tutt north of the village. The Beck passes through Staveley Quarry which contains several lakes and is a Site of Interest for Nature Conservation. The lakes are a distinctive feature of the landscape and are laid out in an arc to the northwest and northeast of Staveley. The lakes are a result of gravel and sand extraction.



Pastoral and arable fields to the west of Staveley

- 4.2 With the exception of the smaller fields used for pasture in the vicinity of the village, the landscape is primarily that of intensive arable farming. Fields are typically small-to-medium in size bounded by hedges or post and wire fences. Tree

cover is generally sparse and is limited to the edges of the fields around the village and along the former railway line, which is a significant feature of the landscape. Isolated patches of parkland trees are at Spellow Hill and Loftus Hill, both to the southwest of the village, beyond the former railway line.

- 4.3 Staveley is situated approximately four miles to the north of Knaresborough and three miles to the southwest of Boroughbridge. Main Street splits at either end, providing direct links to Minskip and Boroughbridge to the northeast, Arkendale to the southeast, Knaresborough via Farnham and Occaney to the southwest, and Copgrove to the northwest. Arkendale Road is the principal route in to the village, as it crosses the A6065 between Knaresborough and Boroughbridge. The former railway line between these towns skirts the edge of Staveley. The village is linear in character with very little lateral development. The exception is at the village's east end where streets of commuter dwellings have been built off Arkendale Road and Minskip Road.



## 5. Landscape character

- 5.1 The landscape character of Staveley contrasts with that of the surrounding area, which is primarily intensively farmed arable land. The village is fringed by smaller pastoral fields and within the envelope of the built up area green spaces, trees and landscape features all contribute to the village's rural character and sense of place. This rural character is enhanced by the shallow built form of the village which allows fields and boundary trees to form a backdrop to views to the north and south of Main Street.

### The Greens

- 5.2 The village has two greens which are situated at either end of Main Street and on opposite sides of Tanner Beck. Each green acts as the focal point to the development which surrounds it and are essential components of the village's sense of place. They would originally have been small triangular common fields shared by the farms in the village, but maps and the present day appearance of the greens show that they each developed distinctive functions and visual character.



This tree is the focal point of east green.

- 5.3 The east green is the larger of the two. It is triangular in shape, fairly flat and is open. It is overlooked by the majority of the surrounding buildings, and is bounded on all sides by roadways with domestic boundaries on the opposite side. In the nineteenth century the east green was used as allotment gardens which were more than likely cultivated by the occupants of the nearby cottages which tend to be congregated at this end of the village. This use continued until the second half of the twentieth century when the site was grassed over and given its current appearance. The green is very open, well tended and is dominated by a central tree. At the western tip is a bench backed by a stone wall, plus two notice boards and traffic signage. A concrete kerb edging and telegraph poles in the southeast and northern corners jar with its traditional character.



The west green is less formal and is dominated by tree canopies

- 5.4 The west green by contrast changed from common to a semi-formal area of landscaping. It is dominated by two substantial mature trees which are

complemented by the oak in front of the Royal Oak pub. The different historical function of this space is probably due to the smaller size, and steeper topography of the west green compared to the east green. Perhaps because this space is bounded by some of the principal buildings and dwellings in the village it was became landscaped rather than turned into allotments. Unlike the east green the west green is more constrained by roadways and hardstanding. The west 'green' is in effect a small grassed embankment with mature trees. On the opposite side of Main Street is a deep verge which would have historically been part of the green. The northern side of the green has been turned into parking for the Royal Oak. These changes notwithstanding, the west green is an attractive open space and important focal point to the western end of the village.

### Grass Verges

- 5.5 Grass verges are intermittent features of the street scene. Where they exist, they soften the space and strengthen the village's rural character. The deepest and longest sections of grassed verges are found in the vicinity of the east and west greens and were probably formerly parts of these greens until they were bisected by roads. The stretches of verge in other locations, such as around Glebe Farm and Townend Cottages contribute positively to the street scene. The formal, modern character of the adopted roadways means





Grass verges soften the street scene

that the verges are all edged by concrete kerbs and in some cases tarmac pavements.

- 5.6 More than half of the verges in the Conservation Area are treated as garden space with flowerbeds and other decorative planting. While attractive, it alters the character of the street scene from a traditional rural village to one which is more suburban in character.

## Open Spaces

- 5.7 In addition to the greens and verges, informal areas of landscaping and privately owned spaces all contribute to the landscape character of Staveley and underpin is traditional rural village character.
- 5.8 The churchyard to All Saints' Church is a substantial open space located on the inside of a bend of Main Street. The topography is such that the churchyard is elevated above the road and is bounded by a stone retaining wall with rounded coping stones. The two entrances are demarcated by chunky ashlar gate piers with domed capitals. The iron gates to both entrances have decorative scrollwork and are dated 1892 and 1897. With the building of a new church and enlargement

of the churchyard c.1860, it appears that many of the older headstones and monuments were either moved to the fringes of the churchyard or removed entirely, as the headstones and monuments mostly date from the Victorian era onwards.



The principal entrance to All Saints' churchyard. These iron gates are dated 1897.

- 5.9 The churchyard is a mixture of managed wildflower garden and unkempt grass with paths mown through it, giving an informal character. The majority of the trees are evergreens which have grown to a substantial height and bulk over a relatively short period of time. They block views out from the churchyard into the surrounding countryside and reduce the prominence of the church when looking into the village from the west. A line of deciduous trees flows the sweep of the boundary adjoining Main Street.

- 5.10 The churchyard contains various monuments and memorials. Chief among these is the war memorial, a rough faced monolithic Celtic cross on a smooth plinth. To the southeast of the church memorial with weathered inscriptions surrounded by a square of laid stone flags. It consists of a square shaft with gothic arched panels above which are crocketed gablets. Above these gablets is a finial in the form of a Celtic cross with fleurs de lys along the outer edge.



This unusual gothic style memorial occupies a prominent position in the churchyard. Note the evergreens in the background which block views.

- 5.11 Gardens and the spaces about buildings also make a significant contribution to the visual character of the place and can be



The greenery, trees and spaces between buildings provided by gardens are a key component of the Conservation Area's character

a facet of its historical development. For example, the large garden to Staveley Court is a space which is complementary to the churchyard across the road. Its size is commensurate with the substantial house, which was built as the village rectory. In the same vein, The Grange is set back behind a substantial garden with mature trees which help to communicate the original status of this dwelling in the village. Meanwhile, farmhouses like Manor Farm and Staveley Farm are set in gardens which are much larger than those of the smaller houses and cottages. The space afforded to each historic dwelling type reflects the former social hierarchy of the village.



The walled pinfold enclosure, and the greenery around, it is a key feature of the Conservation Area

5.12 The open space around the pinfold is informal in character and with the adjacent field forms an important gap or 'breathing space' within the built up area along Main Street / Arkendale Road. The pinfold was built by public subscription in 1832. It was a pen where stray or lost livestock would be kept until its owner reclaimed it. The circular stone built pinfold is set in an area of grassland backed by a substantial tree and shrub screen.



Although modern, the extent of the green space and the presence of the trees in front of the old people's bungalows enhances the street scene of the Conservation Area

5.13 The twentieth century landscaping in front of the old peoples' bungalows on Main Street, particularly the trees, which are maturing nicely. This space was previously fields with a small collection of buildings at one end which included the village smithy. This was all cleared when the bungalows were built, but the development leaves a decent amount of open spaces next to Main Street leaving some semblance of the 'breathing space' which was formerly here.

### Key Views

5.14 The relatively flat topography of Staveley and the presence of trees within and on the fringes of the village limits views to shorter distance views of particular vistas, building or groups of buildings. The following list of views is by no means exhaustive, but summarises the key views and types of views within and of the Conservation Area:

- Views east into the Conservation Area from the direction of Copgrove which is slightly elevated and allows views of the village's skyline and roofscape
- Views across the east and west greens of key buildings or groups of locally important buildings

- Views through gaps in the built form through to the pastoral fields around the village, such as at the Village Hall looking south, through the field gate next to the pinfold, and north next to 101 Main Street.
- View into and along the bend between All Saints Church and Staveley Court
- Views of the open countryside to the west and southwest of the village including the tree lined Wath Lane and the Old Corn Mill



An attractive view of Manor House and Manor Cottage across the west green



Views such as this one by the village hall are important in relating the village to its setting



Another important glimpse of the village's setting, this time by 101 Main Street

## Trees

- 5.15 Whilst there is no woodland in the Conservation Area, the contribution made by individual trees and lines of trees is significant and enhances the area's sense of place. The trees within and on the fringes of the village contrast with the surrounding arable hedge-bounded landscape.



The groups of trees at the west end of the village are of high townscape value

- 5.16 The largest grouping of trees is at the western end of the Conservation Area where the numerous trees in the churchyard and the garden of Staveley Court cloak Main Street as it enters the village and emphasises the shape of the bend in the road. In the heart

of the Conservation Area the banks of Tanner Beck are studded with trees which effectively form a screen between the eastern and western ends of the village. These are complemented by the substantial mature trees along the southern edge of the boundary to The Grange which contribute positively to the street scene.



Trees at west green, in gardens and alongside Tanner Beck

- 5.17 Trees are a vital component of many of the village's key open spaces. The pair of trees and oak at the western green are fundamental to its character, while the tree in the centre of the east green is the focal point of the space. Similarly the trees at the old people's bungalows and at the pinfold enhance the street scene.
- 5.18 Tree in gardens (including the trained pear trees at Pear Tree House) and the trees behind buildings all play a part in establishing the rural village character of Staveley and form a vital component of the village's backdrop.

## Significant Boundary Features & Boundary Walls

- 5.19 There is a mixture of hedge and wall boundaries in and around Staveley. The hedge boundaries tend to be limited to fields around the fringes of the built up

area and between adjoining fields. The use of hedges as a boundary feature to the front of houses is not common and is found in only a few instances.

- 5.20 There is a range of boundary wall materials in the village with the principal three being coursed cobble, coursed stone and coursed brick. There are a few coursed rubble walls and instances where a combination of materials, such as brick and cobbles, is used. These different boundary wall materials reflect the different building materials of the parent buildings and sometimes the original status of a building.



Traditional cobble wall with stone copings at Staveley Farm

- 5.21 Coursed cobble walls are the most common in the Conservation Area, reflecting the availability of this material locally. This type of wall is found at farmhouses, the more modest farmhouse and cottages alike, though even the boundaries of the historically higher status dwellings such as Staveley Court, The Grange and Woodville incorporate some sections of cobble walling. It is less common as a field boundary, but the substantial former field wall in front of Dowager Garth and Red Ridge is cobble built.



Distinctive cobble and brick wall at The Farthings

5.22 The build of cobble walls varies, but the method of construction means these walls are generally thicker than stone or brick walls. The appearance of cobble walls varies from those where very little of the stone is visible due to the amount of mortar used to those where the faces of the cobbles stand proud of the mortar. The latter gives a more pleasing appearance due to the colour and texture of the cobbles, and the shadows cast by each stone. The copings to cobble walling varies from a rustic cobbled coping to rounded or flat stone copings.

5.23 Coursed stone walls are less common the use of this type of walling tends to be limited to the higher status buildings such as All Saints Church, the former school, the former rectory and The Grange. It is occasionally found as a boundary to more modest houses such as Rowan House and Croft House, but is not used as a boundary to cottages or fields. The use of stone frequently reflects the use of stone as the walling material to the parent building.

Stone copings in Staveley are flat, rounded or triangular.

5.24 Brick boundary walls are only associated with parent buildings made of the same material. There are fewer brick boundary walls than stone and they are all used at buildings which would have been of mid-to-high status when built, such as the Red House, the former Wesleyan Chapel and Jasmine Cottage. Most of these walls retain their original stone copings.



Cobble wall with stone copings and attractive railings at The Grange

5.25 The presence of iron railings or gates is another subtle indicator of the original status of a building. Historic railings survive or have been tastefully reinstated at Croft House, Rowan House, The Grange, The Old Chapel, and The Red House while All Saints Church retains iron gates dated 1892 and 1897.

5.26 Fortunately features such as suburban style domestic fences, walls made of artificial or alien materials and ostentatious

reproduction railings are all but absent in the Conservation Area, helping to give the area its cohesive traditional character.

## Strategic Pedestrian Routes

5.27 Staveley is reasonably well linked to the local network of footpaths. The key route used primarily by locals is called the 'Staveley Circle' which links Staveley with Roecliffe via the nature reserve and the River Tutt valley. The links to this route from the village are to the northeast near the primary school and from the west green next to the Royal Oak pub. From the latter path it is also possible to walk to Copgrove via Roecliffe Moor.



This noticeboard at the west green contains information about the 'Staveley Circle' walk

## Wildlife & Nature Conservation

5.30 Just to the north of the village and Conservation Area is Staveley Quarry YWT Reserve which is a Site of Importance for Nature Conservation (SINC). This area has an unusually rich diversity of wetland habitats and is an important wintering and breeding site for birds. It is owned and managed by the Yorkshire Wildlife Trust.

## 6. The form & character of buildings

6.1 There are ten buildings in Staveley included on the Statutory List of Buildings of Special Architectural or Historic Interest. 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 are recorded on Map 3 of this Appraisal. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.2 The Listed Buildings in Staveley, all of which are Grade II, can be seen on Map 2:

**Staveley Farmhouse**

**Tanner Beck House**

**The Grange**

**Barn to rear of Grange and linking building**

**The Red House**

**All Saints Church**

**Hope Cote**

**Manor House and Manor Cottage**

**Staveley Court**

**Manor Farmhouse**



Staveley Farm

6.3 Staveley Farmhouse stands in the heart of the village and would have been one of the principal farmsteads in Staveley. The farmhouse dates from the late eighteenth century and was built as symmetrical three-bay house in red-brown brick with a stone plinth, stone quoins and stone keystones to the windows and door which have cambered arch heads on ground floor and flat heads at first floor. Above the doorway is a blocked window complete with step and paintwork to simulate a sash window. The building was extended when a cottage faced with a redder brick was added at the east end in the early nineteenth century. The quoins, kneelers and tablings of the original house were repositioned at the end of the newly built cottage. In the early twentieth century the farmhouse and cottage were made into a single dwelling and the doorway to the cottage (in the gable) made into a window. The chimneys were rebuilt around this time, but the detail of the broader chimney

serving the cottage and farmhouse remains. The house retains much of its traditional character and appearance though it was re-roofed in concrete pantiles prior to listing.



Tanner Beck House

6.4 Tanner Beck House is another red-brown brick building dating from the eighteenth century. It appears to have been built in two stages as two dwellings, as indicated by the slight step in the ridgeline and the butt joint through the brickwork underneath. The left hand bay in lighter brick was added in the twentieth century and at this time the doorways to the original pair of dwellings was filled in using this same brick (the door of the left hand dwelling is partially bricked up and partially half of a larger window opening). Tanner Beck House has a steeply sloping concrete pantile roof and a distinctive stepped brick band between ground and first floors. The windows are twentieth century and the openings are flat-gauged brick arches. All of the above mentioned alterations took place prior to listing.



The Grange

6.5 The Grange is one of the oldest dwellings in the Conservation Area and is one of its principal buildings. The lower three bay element was built in the seventeenth century, but was extensively altered in the early-to-mid nineteenth century when the taller two-bay element was built. Unusually for Staveley, The Grange is made of sandstone with stone slate roofs. The openings to the older and newer elements are all nineteenth century openings with timber sash windows dating from this time. The taller window in the old part of the building may indicate the former location of the front door. The nine-panel front door with cornice hood, and the adjacent large timber mullioned sash windows are nineteenth century elements. The chimneys are all nineteenth century and are made of brick.

6.6 To the rear of The Grange is a single storey service wing and barn, arranged in a three-sided courtyard. The barn is two storeys in height and was a threshing barn but is now a garage and store. The barn is built of cobbles and brick arranged in a herringbone pattern. The barn and linking building / service wing date from the late eighteenth century or early nineteenth

century. To the front of The Grange is a stone and cobble boundary wall with railings and a pair of imposing gateways with square piers topped by ball capitals.



The Red House

6.7 The Red House has a date plaque inscribed 1754 over its central front door. The house is faced with red-brown brick in Flemish bond over a stone plinth. The house has a three bay symmetrical façade with a stepped band between ground and first floors which is similar to that of Tanner Beck House. In the nineteenth century The Red House was remodelled: canted bay windows were added at ground floor, an inset six panel door was inserted, the first floor windows replaced and the steeply pitched roof (which was probably thatched) re-clad in Welsh slate. The house is well proportioned and has a dignified presence on the street scene.

6.8 Manor Farmhouse dates from the mid-seventeenth century and was encased in brick in the eighteenth century and subject to later alterations. It was built as a three-bay farmhouse with a single bay cottage at the west end. They were made into a single dwelling c.1900. The present sash window openings to the farmhouse are probably nineteenth century, but those to the cottages have been created since it



Manor Farmhouse

was listed and replace what were Yorkshire sash openings. While giving a more uniform frontage, this alteration removed an important distinction between the farmhouse and cottage. The render to the elevation covers past alterations, but the stepped brick band between ground and first floor matches that of The Red House and Tanner Beck House. The building has a clay pantile roof and rendered chimneys.

6.9 All Saints Church was designed in 1840 by J Lowe, but was not built until c.1864 and replaced the previous church in Staveley. The church is in an austere lancet style with a simple aisle-less five-bay nave consisting of lancets flanked by buttresses. The lower chancel consists of two bays in the same fashion as the nave. Its gable has a tall three light arched window with simple tracery. Both the nave and chancel have blue slate roofs with bands of pale green slates. The main feature of the church is its tower and spire. The tower has clasped buttresses and rises in four stages. The first contains the principal entrance, the third a hooded and recessed



The tower and spire of All Saints Church

circular clock face, and the fourth lancet style stone louvered belfry openings. The stone built broach spire has gargoyles at the four corners of its base and lucarnes to four of its eight faces.

- 6.10 Across Main Street, Staveley Court was built as the rectory to Staveley's church. It is the most stylised house in the village, being strongly classical. The principal elevation faces east and contains the principal entrance. This central doorway is up steps and has a flat roofed porch carried by engaged and freestanding Roman Doric columns. The elevation is symmetrical and formal in character with regularly spaced matching sash windows and an oculus (small round window) to



Staveley Court

either side of the central first floor window. The elevations are sandstone ashlar apart from the coved eaves which are stuccoed. The Welsh slate roof is hipped. The elevation facing Main Street is similar in character with smooth stonework and regular spaced symmetrically arranged sash windows over three bays.



Hope Cote

- 6.11 Hope Cote is a more modest listed building. This cottage (or rather, small house) dates from the early nineteenth century and pre-dates the attached row of cottages which make up The Terrace. Hope Cote has a symmetrical three bay elevation and is faced with red-brown brick with a Welsh slate roof. The house is well proportioned

and retains traditional details. The central four panel door is topped by a rectangular fanlight with margin lights. This doorway is flanked by curved bow windows, each with three sash windows separated by timber mullions. At first floor are two eight-over-eight panes sash windows in moulded timber reveals.

- 6.12 Manor House and Manor Cottage dates from the eighteenth century and is also made of red-brown brick with a Welsh slate roof which is laid in diminishing courses. Its five bay front has been subject to window and door openings being altered and possibly moved. The present fenestration probably dates from the first half of the twentieth century when the house was subdivided into its present two dwellings. The central doorway has a leaded light upper panel and is flanked by leaded windows under a flat timber hood on timber brackets looks like an early twentieth century Arts and Crafts detail than any earlier period. To the right of this



Manor House and Manor Cottage

is a modern door to Manor Cottage. The windows are all Georgian style six-over-six pane windows. The windows have splayed lintels with projecting keystones.

The ground floor lintels are linked by a stepped stone band and the corners are lined with stone quoins.

- 6.13 The key characteristics of the local architectural style based on the principal elevations of the historic buildings are:

### General form

- 6.14 Virtually all buildings are orientated with their main frontages facing the street. Roofs are gabled and the ridges run parallel to the front elevation. Staveley Court, Glebe Farm and Woodville are the only examples of hipped roofs in the Conservation Area. Nearly all gables are symmetrical. Roof pitches vary according to roofing material, but pitches are typically moderate to steep with very few shallow pitched roofs. Buildings are generally two storeys in height.
- 6.15 The presence of verges and gardens in front of buildings means that nearly all buildings are set back from the street. Buildings tend to be detached and well spaced, though there are a few well-spaced semi-detached buildings. There are only three distinct terraces of cottages in the Conservation Area and these are short: Lodge Cottages, The Terrace and Townend Cottages. All three of these are attached to larger principal dwellings.

### General form

- 6.16 The village is typified by gabled buildings with eaves running parallel to the road. Buildings are well spaced and set behind small gardens with boundary walls.

### Materials

- 6.17 There is a range of walling materials in the Conservation Area. The most common

is brick, reflecting the availability of this material locally. There is a noticeable variation in the type of brick from the handmade red-brown local brick used for the eighteenth century and in most of the nineteenth century buildings, to the brighter, redder brick of the twentieth century. More recent buildings and extensions have attempted to achieve the same appearance as the local red-brown brick.



Local red-brown brick at The Terrace. Brick is the most common building material in the Conservation Area.

- 6.18 The next most common facing material is render or paint. This tends to be used to conceal cobble or possibly rubble walling, poor brickwork or to conceal scars in the wall from altered or blocked openings. Where used as a mean of modernising a dwelling's appearance or concealing recent alterations to the elevation the covering up of other materials with render can have a harmful effect on the street scene, particularly where a building forms part of a group. Sandstone is limited to a handful of typically higher status buildings, while cobble or cobble and brick walling is less common and was traditionally limited to barns and outbuildings.



Brick, clay pantiles, Welsh slate, timber windows, timber door and one of the few cobble-built buildings in the Conservation Area: Lodge Cottages

- 6.19 There are roughly equal numbers of clay pantile roofs and Welsh slate roofs. The former is the locally available material while the latter became available in Staveley in the nineteenth century with the arrival of the railway in the region. A significant minority of roofs are artificial and there are two buildings with stone slate roofs. Windows and doors are made of painted timber.

### Architectural detailing

- 6.20 The majority of the buildings in the Conservation Area are the vernacular in style, which gives the village its distinctive character. The vernacular style unites all buildings regardless of original status or use. The most notable exceptions are the Gothic revival styling of All Saints Church and The Old School, a style typically used by the Church of England in the mid-nineteenth century. The earlier Staveley Court (the former rectory to the church) is strongly neo-Classical in its symmetrical elevations, consistently proportioned and spaced openings and use of columns to the porch. The only hint of external



stylistic influence elsewhere in the village is the formal symmetrical frontages of some of the larger houses such as The Red House, Croft House and Staveley Farm (original farmhouse element only). This formal elevational treatment is typical of the Georgian and early Victorian eras. With its oversailing roofs, decorative bargeboards and semi-circular arched windows, The Old Chapel is distinctive in the village due to its detailing, but it is of no particular architectural style.

### Roof detailing

6.21 The majority of the buildings have simple roofs which terminate in plain verges at the gables. A handful of buildings have stone tabling at the gables, often with kneelers at the corner where the tabling meets the eaves. Welsh slate and clay pantiles are used to both steeply pitched and moderately pitched roofs. Roof pitches are simple and are not interrupted by dormers or rooflights (a proliferation of rooflights and the introduction of dormer windows would be significantly detrimental to the roofscape of the Conservation Area). Very few examples of buildings with oversailing roofs exist in the Conservation Area.



Traditional roofs and chimneys at Croft House and The Terrace

6.22 Chimneys are situated at ridge level emerging at the apex of a gable or part way along the ridge. Chimneys are brick built and feature a cornice. Chimneystacks are always expressed within the thickness of the wall and hence do not stand proud of the external wall. Manor Farm appears to be the only exception.

### External walls

6.23 The local red-brown brick used on many of the traditional buildings in the Conservation Area is important in giving the Conservation Area a unified appearance. The dappled colouring of this brick is not replicated in some of the brick used on later buildings which is often a block colour. With a few exceptions, brick elevations of any age are generally unadorned and lack banding, quoins or eaves decoration. Stone elevations are as unadorned as brick elevations. The stone courses are much deeper than the brick courses.

6.24 There is a sense of hierarchy within the village according to the material used and/or the application of materials. The higher status buildings in the village tend to be made of stone (such as the church, Staveley Court, The Grange) or incorporate stone dressings (Manor House, Staveley Farm, Glebe Farm). Where buildings are brick or predominantly brick, the use of brick decoratively can communicate the status of a building, such as the neat Flemish bond brickwork at The Red House or the pink brick bands and window heads to The Old Chapel and Jasmine Cottage. The humbler buildings are made of unadorned coursed brickwork.

6.25 The use of cobble walling with brick around openings or a decoration or quoins is another indication of a building's original

status as well as its use. Barns associated with The Red House, The Grange, Woodville, Manor House and Glebe Farm are all substantially of cobble construction even though the principal buildings are made of brick or stone. This suggests that cobbles were a more commonly available (and therefore cheaper) material which was employed exclusively to barns outbuildings and lower status dwellings. No. 4 Lodge Cottages which is believed to have been the former brew house to the Royal Oak is substantially cobble built as are the former cottages to Manor House (now a single dwelling called Dowager House). At No. 3 Townend Cottages it appears that the gable is cobble built while the principal elevation of the row (concealed by render) appears to be in a different material.



Townend Cottages: the shadowing suggests cobbles are underneath the render on the gable, but a smoother material is used on the front elevation.

6.26 Apart from the openings of the church, former school and former chapel, window openings are rectangular in shape. Arches are commonly found in outbuildings, particularly those built of cobble, where an arch is needed to provide structural strength over openings. In brick walls lintels are either flat-gauged arches or gently chambered arches.

The proportions of the traditional window openings are always taller than they are wide to accommodate vertical sliding sash windows. Windows typically have flush lintels (usually in gauged brick) and shallow slightly projecting cills. In the virtually all cases the coursing of the walls continues right up against the window openings. Glebe Farm is the only example of stone mullion windows and stone window reveals.

6.27 Door openings tend to be simple with the coursing of the wall continuing right up to the opening. A minority of doors have decorative door cases and in some cases a simple doorway is topped by a flat timber hood. There are a few instances of porches in the Conservation Area with Townend Cottages and The Terrace displaying gabled side-entry porches.

6.28 The eaves details to most buildings are unadorned, with most gutters being carried on discrete metal brackets. Few buildings have timber bargeboard details at the wall head, as there are few buildings where the roof overhangs.

## Windows

6.29 The traditional buildings of the Conservation Area have been either built to accommodate sliding sash windows or have been adapted to accommodate them. This window type was commonly used between c.1700 and c.1910. The types of sash in the village vary from the multi-pane Georgian and early Victorian sashes



Window openings with a gently cambered head (lower) and a flat gauged brick arch head (upper) at Staveley Farm

found at The Grange and Hope Cote to the four pane mid- and late-Victorian sashes found at Rowan House and Staveley Farm. Unusually for cottages, Lodge Cottages feature sash windows with ornate interlocking glazing bars which give a gothic effect. No.4 Lodge Cottages is the only example of horizontally sliding Yorkshire sash windows on a front elevation in the Conservation Area.

6.30 Unfortunately in some cases traditional sash windows have been replaced with PVCu or standard factory made timber windows, which is often to the detriment to the overall character of the buildings concerned. In some cases sash openings or traditional bay windows have been replaced with modern bow windows or picture windows which harm the character and appearance of the building concerned.

6.31 Very few dormer windows and rooflights are evident in Staveley. A proliferation of these features would be detrimental to the roofscape.

## 7. Character area analysis

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

### West Green

### Tanner Beck and Main Street

### East Green

### West Green

7.2 Approaching the village from the west, the roadway is bounded by open fields and its southern side is lined by mature trees. Upon entering the Conservation Area, the dominant features are the canopies of the trees and the stone boundary walls of the churchyard and Staveley Court. These features emphasise the bend in the road and close off long distance views. The church and churchyard are set imposingly above the road level behind a stone retaining wall. The tower, nave and chancel of the church can be seen through the trees and frame views as one continues east. To the south the formal neo-Classical Staveley Court is partially visible, but is in danger of disappearing behind recently planted hedges. The modern stone built present day rectory can be glimpsed through the trees and the former stables to Staveley Court

have been given a strongly domestic and modern appearance following conversion to a dwelling. Prior to the building being converted to a dwelling in the 1980s, this space was the tarmac-surfaced playing area to the school.



View along Main Street as it passes between the churchyard and the grounds of Staveley Court

7.3 Rounding the bend the walls, tree canopy Church and Manor Cottage frame a view of the west green which is dominated by mature trees at either end. This attractive space is the focal point at this end of the village and is surrounded by some of the principal buildings of the Conservation Area, including the church, the former school, Manor House and Manor Cottage, Manor Farm, The Royal Oak and The Red House. The former school is dated 1850 and was built by the Church of England. Like the adjacent church it is in a lancet style Gothic revival with mullioned pairs of pointed arch lancets set between buttresses. The principal entrance is through a modern stone catslide porch. The building is set back from the green behind a garden edged by mature trees.



The Old School is dated 1850

7.4 The Royal Oak is also set back from the green. Its curtilage contains a traditional hanging sign and a mature oak. The building has been significantly altered by the addition of three large box-like bay windows, modern glazing and a concrete pantile roof. The ornate doorcase topped by a bracketed pediment is unique in the village. Behind the pub is a right of way leading out of the village. The space is narrow, overgrown and confined by walls and hedges before it emerges into the open on the edge of the village.



The ornately glazed sash windows and cobble porches give Lodge Cottages give these humble dwellings a grand appearance.

7.5 Next to the Royal Oak, Lodge Cottages is an attractive short terrace of brick cottages with slate roofs. The cottages themselves have narrow frontages, but they are embellished by sash windows fanlights with attractive interlocking Gothic style glazing bars and distinctive curved porches faced with cobbles. In front of no.4 is what is believed to be the former brew house to the Royal Oak. It is of cobble construction with brick where the walls have been raised. The cottages are fronted by a small formal garden with shared gateway. To the east Bryony Cottage is a small rendered house with a concrete pantile roof.



The farm buildings at Manor House are visible from Main Street

7.6 In the vicinity of the west green the barns, orchard and outbuildings to Manor Farm have been demolished and replaced with three large detached dwellings, altering the character of the area. At Manor House, however a range of red brick and cobble built farm buildings survives and contributes positively to the street scene. The range consists of a barn, slightly taller storage structure (possibly a granary) with first floor loading door, and a larger

lower shed which was possibly a cow shed. In front of these farm buildings the modern Dowager Garth and Red Ridge are bungalows set back from the road and fronted by a traditional wall. Adjacent to these is the Village Hall which is similar in age, materials and massing.

7.7 Another farm building can be glimpsed behind Bryony Cottage. The barn to The Red House is a substantial cobble building with a pantile roof which has been sensitively converted to a dwelling. This barn adjoins the Grange, an important building which is set even further back from the road than Staveley Court. The grounds are fronted by a stone and cobble wall with attractive railings. Substantial mature trees behind the wall shield The Grange from view.

### Tanner Beck and Main Street

7.8 This character area consists of linear development linking the two greens. Contrasting with the west green area, boundary walls are less prominent in the street scene. Instead the sense of enclosure, particularly along the south side of Main Street, is provided by the buildings which tend to stand closer to the street than in the other character areas. At the west end of the character area Tanner Beck is culverted under Main Street and is hence not particularly prominent in the street scene. The trees along its banks, however, form a substantial leafy backdrop to vistas east of the west green and enhances the setting of the buildings in this character area.



Photos of Glebe Farm showing the cow shed adjoining the road and the farmhouse plus attached two storey outbuilding

7.9 In the heart of this character area, the buildings at Glebe Farm are a key component of the street scene. There are several key differences between the farm and the rest of the Conservation Area which are perhaps why it attracts the eye: apart from the cart entrance to the cow house, the buildings do not present formal front elevations to the street; there are few openings onto the street; the farm buildings are substantial cobble built structures; the buildings are the only ones in the vicinity with hipped roofs; Glebe Farm remains the only working farm in the Conservation Area; this is the most

substantial and complete remaining set of farm buildings in the Conservation Area. In addition the buildings are showing cosmetic signs of neglect and trees and hedges are overgrown. Nevertheless the site makes a significant contribution to the character and appearance of the Conservation Area as its built fabric provides the strongest link with the village's agricultural heritage. There is also an important historical link: the glebe farm would have been owned by the church and the majority of the income the farm produced would go to the rector as part of the benefice income.

- 7.10 Across the street, Staveley Farm is no longer a working farm and the farmstead has been redeveloped as dwellings. The conversion re-uses a substantial brick barn and retains (and possibly extends) the distinctive brick and cobble farmyard walling. To the rear of the site two detached dwellings have been built on the former orchard, though one of these, Orchard House, appears to incorporate a former farm building as a wing to the new two storey house. The Main Street frontage is provided by a bungalow called The Farthings.



This barn was formerly part of Staveley Farm and has been sensitively re-used.

- 7.11 The remaining principal buildings in this character area are Staveley Farm and Tanner Beck House, which have both been previously described, and Rowan House. Rowan House is a landmark in the street scene as it stands close to the road and its elevation is dominated by a central two storey octagonal bay window which juts out into vistas along the street. The stone built stone roofed house was probably built as a house and cottage (as indicated by the chimneys) in the early nineteenth century. In the mid-nineteenth century it became a single house and was remodelled to incorporate a larger and a smaller bay window. The house is fronted by a dwarf wall with railings, giving a formal appearance.



Rowan House – a landmark building in the Conservation Area

- 7.12 The modest houses in this area make a positive contribution to the street scene. These are namely Hope Cote (previously described), Pear Tree House and Croft House. Pear Tree House is a symmetrical three bay house with twin gables which are characteristic of a double pile plan. The front elevation is obscured by trained pear trees and the small front garden is fronted

by a cobble wall with stone copings. Croft House is stone built with a clay pantile roof. Like Pear Tree House, it has a symmetrical three bay elevation. It has four pane sash windows and a six panel door. Unusually for a stone building the lintels are flat gauged stone arches. The gutters are carried by discrete moulded dentils. The house is fronted by a small garden with dwarf wall and railings which enhance the formal appearance of the house.



Pear Tree House

- 7.13 At the towards the east green Glebe Farm, Hope Cote, The Terrace, Croft House, Shallon Cottage and The Old Post Office form a strongly linear group set close to the street with variations in building mass, material, detailing and height. Across the street 101-113 Main Street are modern old people's bungalows set back from the street behind landscaping which includes trees of townscape value. Unfortunately an electricity substation is in the centre of this landscaped area.

## East Green

7.14 This area has the triangular east green as its focal point and the majority of the adjacent buildings look onto it. Historically the east green was less enclosed by development than the west green, which accounts for the higher proportion of twentieth century buildings in this character area compared to the other two. While the west end of the village is comprised of the larger houses farmsteads, the church and former school, the east end is comprised of cottages and modest houses. The historical differences between the opposite ends of the village is perhaps illustrated by the fact a Primitive Methodist chapel and later a Wesleyan Methodist Chapel were built next to the east green. Non conformist religion was popular among the working classes, as the Church of England was traditionally seen as belonging to the upper and middle classes.



The outbuilding to Woodville and the K6 phonebox on the edge of the east green

7.15 The open east green has few trees on it, with the central tree dominant. Street furniture is clustered at the western tip,

leaving the lion's share of the green open. On the grass verge south of the green, the K6 telephone box makes a positive contribution to the street scene. Behind this is the outbuilding/former stable to Woodville, one of the higher status dwellings in this character zone. Maps suggest it might have been a farmhouse, but only one outbuilding remains. It is cobble built with brick quoins and arches in the gable there are two stable openings with a square pitching hole above. Little can be seen of Woodville, but it is a substantial house (originally L-shape in plan) with hipped roofs and a south facing front elevation. This house is flanked by three twentieth century infill houses. Of these the bungalow Danesmead is the least prominent in the street scene, the two storey Beech House and Halesfield help to enclose the southern side of the green.

7.16 Walton Cottage and The Hayway appear to have been a small farmstead or croft. Walton Cottage appears to have been built as a small house and cottage (the ground floor frontage of the cottage would have been behind the large modern bow window). The Hayway appears to have



Jasmine Cottage

been a small cottage, with the range of farm buildings running in a line from its north elevation. The existing dwelling the Hayway was created in the mid-twentieth century with the demolition of some of the farm buildings and the subsequent alteration and extension of the remaining cottage and outbuildings.

7.17 Next-door, Jasmine Cottage might well have been built to house the minister of the nearby Wesleyan Chapel. The c.1900 date of construction and the use of pink brick to enliven the elevation and the semi-circular arch fanlight all tie in with the architecture of the chapel. The house would have had a symmetrical three bay frontage, but one of the canted bay windows has been replaced with a lower bow window. The nearby chapel is a landmark building. Although it is a small, low mass it has an attractive gabled front elevation with decorative bargeboards which are replicated in the gable of the porch below. Between the two windows the stone reveals of an oculus are inscribed WESLEYAN CHAPEL 1888. The porch is flanked by semi circular arch windows and the whole is fronted by a small curtilage with a dwarf wall and railings. The arch window motif is repeating along the side elevations and red brick is used to the arches and banding as a contrasting decoration to the red-brown brick of the walls.

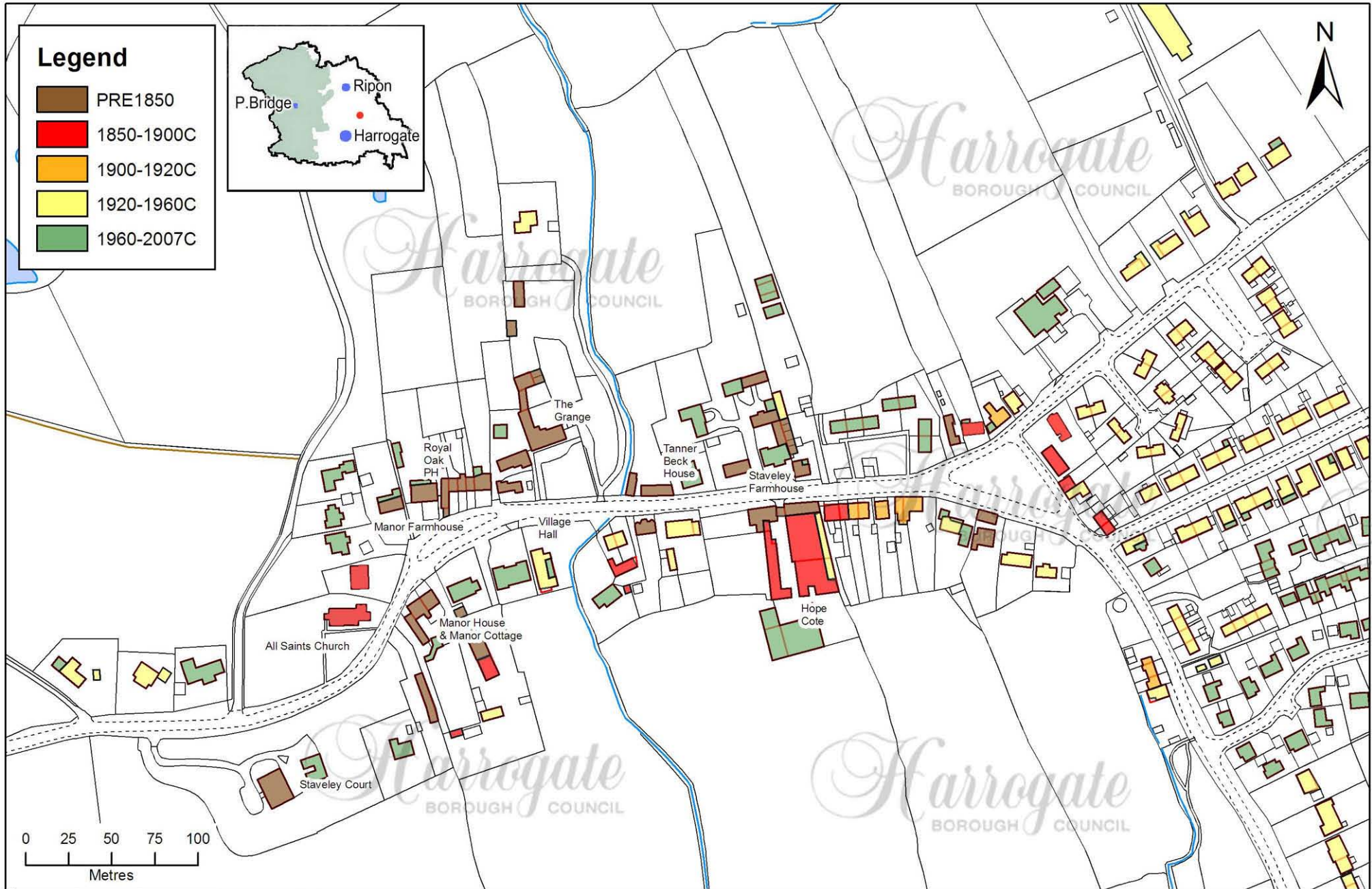


The Old Chapel

- 7.18 The east side of the green is overlooked by The Flats, a mid-twentieth century replacement of a row of cottages, plus two pairs of semi detached cottages which have been subject to varying degrees of alterations affecting their group value. From here Main Street is bounded to the east by the greenery comprised of the hedge boundary to a field and the trees

and grass around the pinfold. This 'green gap' is unique in the Conservation Area and is a 'breathing space' in the street scene. To the south of the pinfold, Townend Cottages and Corner Croft form an attractive group. The cottages are rendered with a pantile roof, and a regular rhythm of openings. Each cottage has a gabled porch, all of which are side entry with an arched window facing the street. Set perpendicular to the cottages, Corner Croft is a modest three bay brick house.

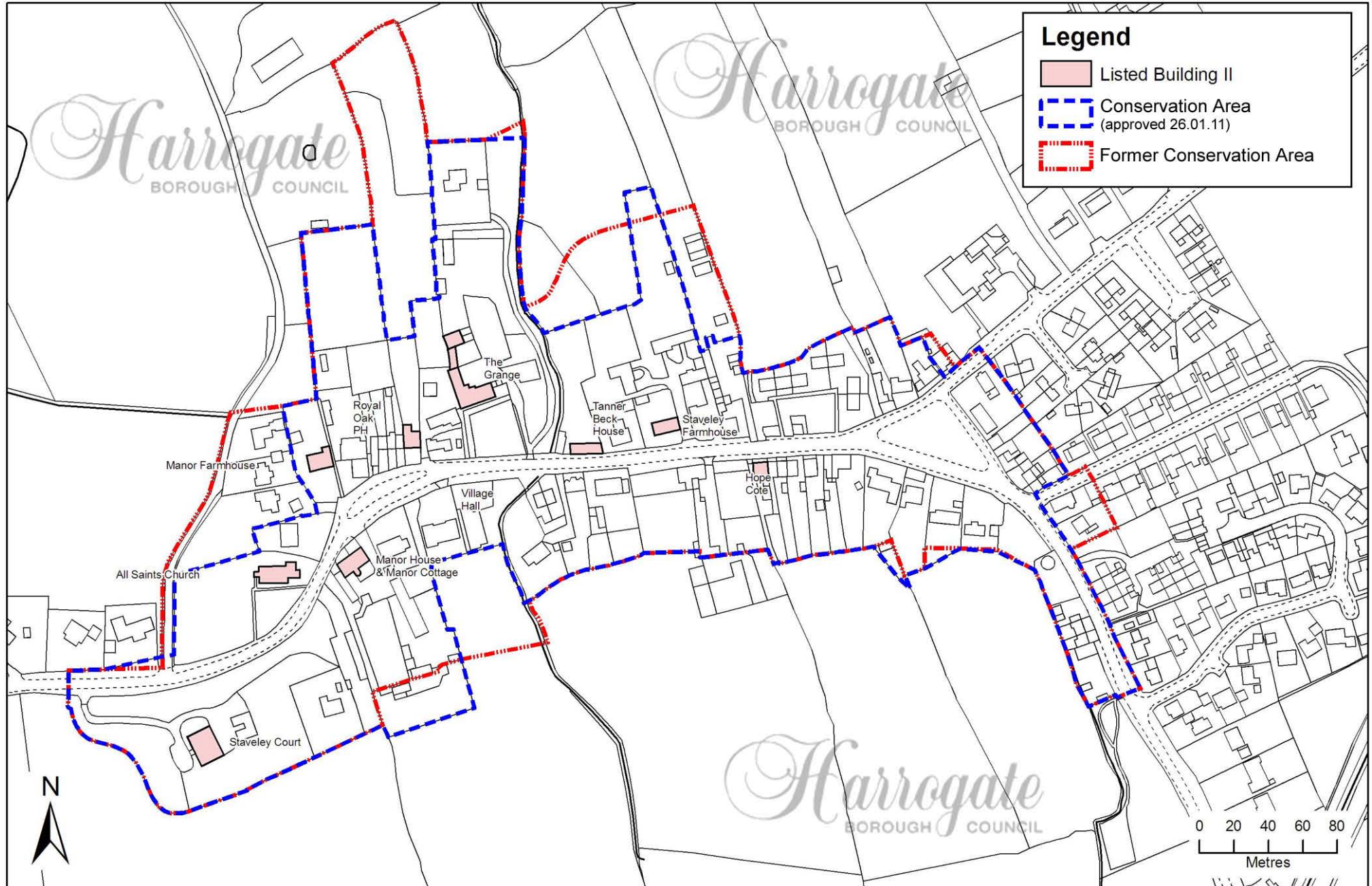
Map 1: Historical development of Staveley



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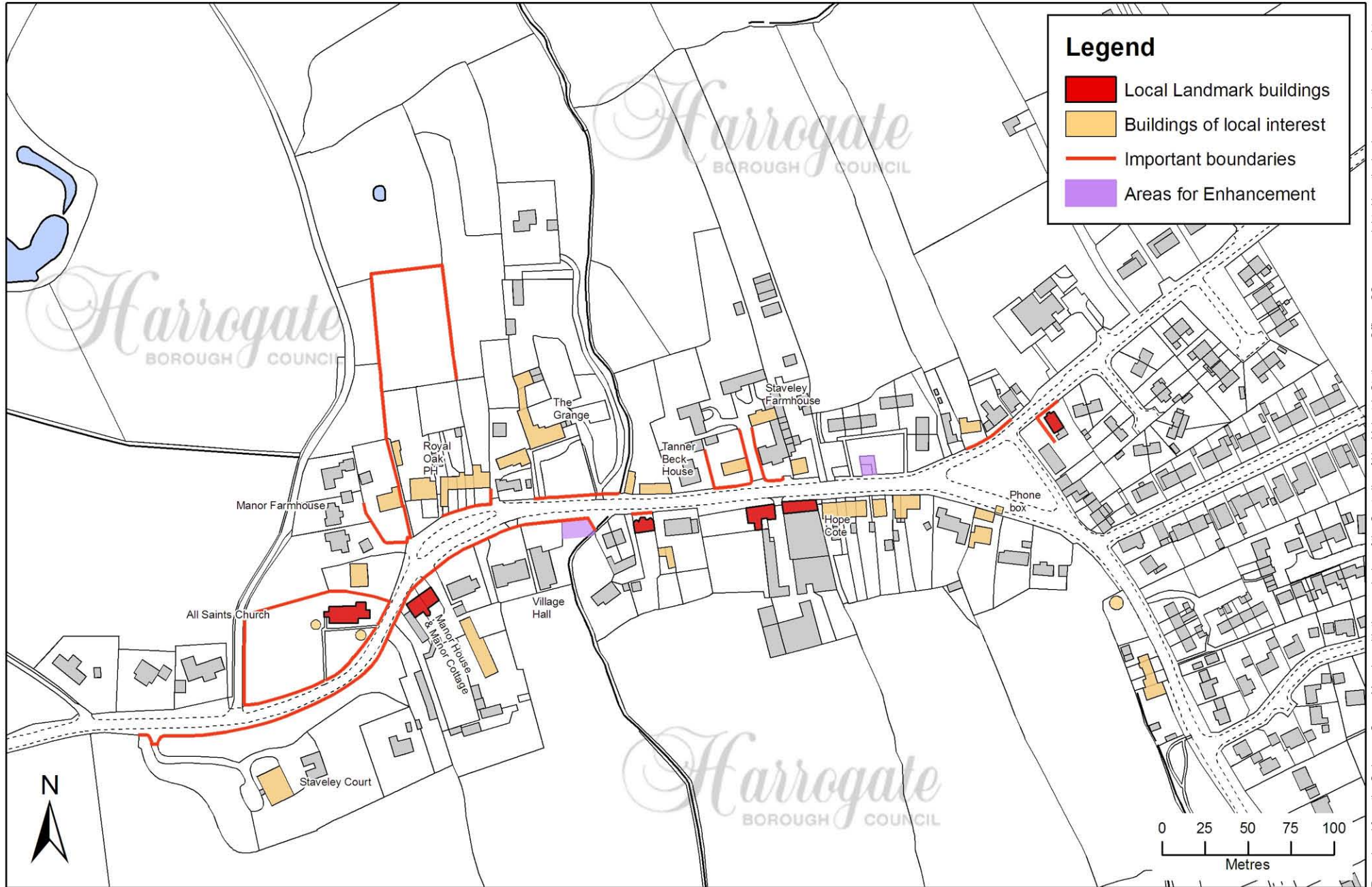


Map 2: Staveley Conservation Area boundary



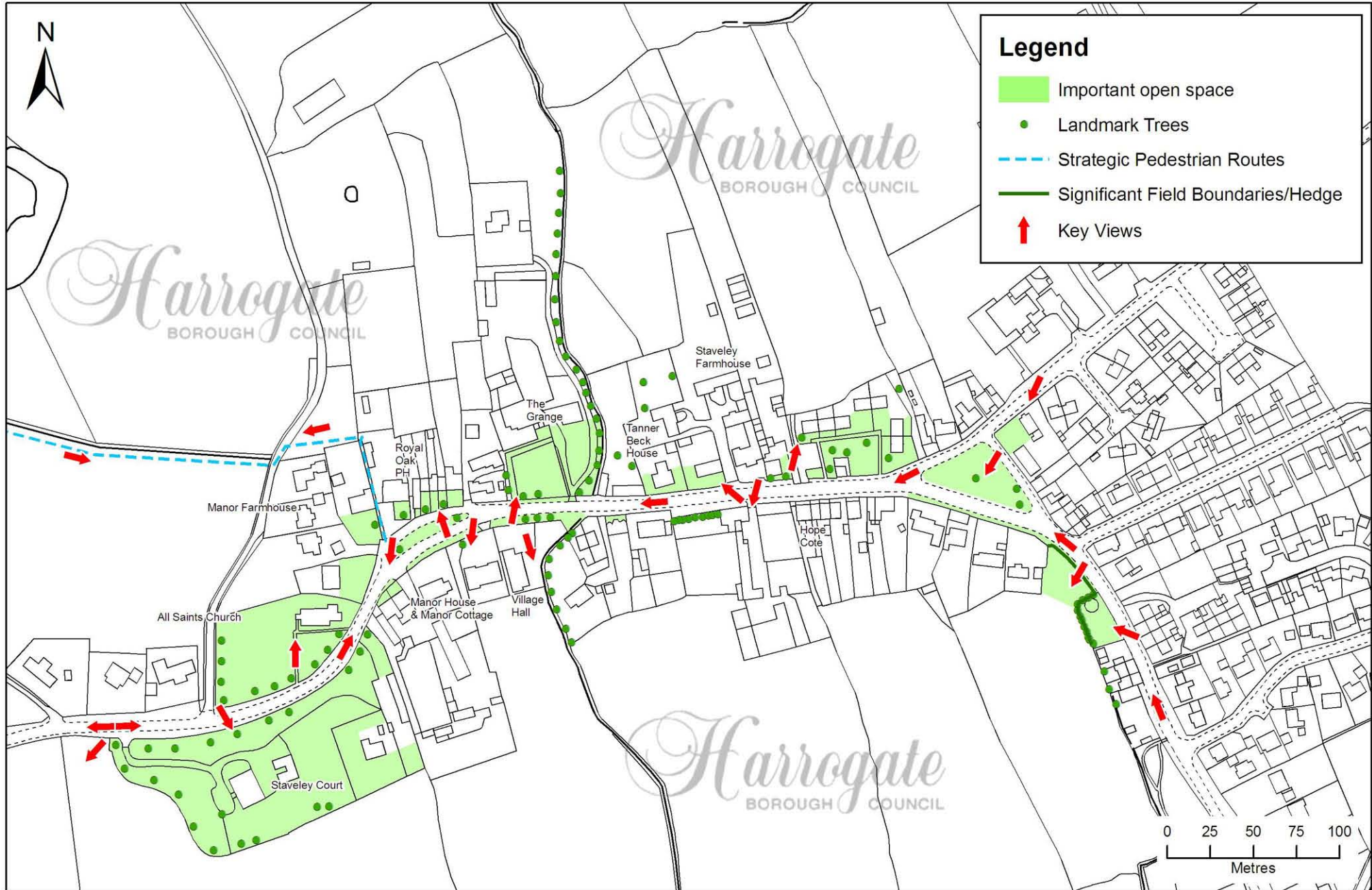
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### Map 3: Analysis & concepts



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Map 4: Landscape analysis



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# Appendix A

## 1. Management strategy

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

Although Staveley 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 best be 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 the 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 and requests for grant aid.

## 2. Monitoring & review

The Borough Council is required to review its Conservation Areas on a regular basis, this may involve the designation of new Conservation Areas, the de-designation of areas that have lost their special character, or the extension of existing Conservation Areas. The special character of Staveley has been re-evaluated as part of the process of preparing the Character Appraisal and this contributes to the overall review.

Part of the review process involves the maintenance of a comprehensive and up to date photographic record to establish a visual survey of buildings of local interest in the Conservation Area. This record was compiled with the involvement of the community at the public consultation event.

## 3. Maintaining quality

To maintain the recognisable quality of Staveley Conservation Area and to ensure the highest quality of design, the Council will:

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

## 4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcomes of the public consultation event were that areas were suggested for inclusion in and exclusion from the Conservation Area. The boundary suggestions and the responses to these suggestions are as follows (please refer to Map 2 of this Appraisal for the Conservation Area boundary):

The inclusion of the former allotment next to Moorfield was suggested by local residents. This disused open space adjoins three other allotments. This area of allotments was presumably established in the second half of the twentieth century when the use of the east green as allotments ceased. The space is bounded by a stone wall to the street, a timber fence to the south and an evergreen hedge to the north. The space itself is unkempt and overgrown. It would be inappropriate to include this space within the Conservation Area as it makes little contribution to the street scene and is not part of the village’s historical development.

The inclusion of the recreation ground to the south of Corner Croft was suggested by local residents. This space incorporates a playground, playing field and an area of tree planting. The recreation ground use has existing for a few decades and the site was previously an agricultural field. It would be inappropriate to include the recreation ground within the Conservation Area because although it is an attractive and well-used resource, it is not of special architectural or historic interest.



The allotment next to Moorfield.

The exclusion of Westfield House, Mayfield House and Oak House was suggested by local residents. These three detached houses were built on the site of the school playing field, this development was permitted in 1991, prior to the designation of the Conservation Area in 1994. While the houses use traditional materials it is felt their overall form and character do not relate strongly to the character and appearance of the Conservation Area, and the redevelopment of the site removed buildings structures and spaces which might have been of historic interest. As it stands the site is not of special architectural or historic interest and is not a prominent part of the street scene. It would therefore be logical to exclude these houses from the Conservation Area.



The recreation ground.

The fields to the north of the village. There were conflicting suggestions from local residents, with some suggesting that the Conservation Area should not include outlying areas of open land, and other residents suggesting that the Conservation Area should be extended to include more of the fields and green spaces to the north of the village. The fields to the north of the village were agricultural with historic maps showing narrow strip fields behind Pear Tree House and an orchard behind the Royal Oak. By the mid-twentieth century the field pattern west of the Royal Oak was altered

to accommodate an access road to Staveley Quarry and some of the strip fields combined to create larger fields. Today the former orchard to the Royal Oak is now used for camping and caravanning, but retains some trees and a substantial stone boundary wall. It is surrounded by fields which are being maintained as gardens with new tree planting. Elsewhere the fields remain agricultural with some planting of trees to create shelterbelts. Although these fields form a backdrop to the village, they are not of special architectural or historic interest. It is therefore proposed not to include any more outlying fields and to exclude the outlying fields presently in the Conservation Area. It is proposed that the land behind the Royal Oak remains in the Conservation Area, as this forms part of the curtilage to the building and has a distinctive high stone boundary wall.

In addition to the above suggested boundary amendments, the Conservation Area boundary was assessed by officers in producing this Conservation Area Appraisal. Consequently, the following boundary amendments were suggested in the draft of this Appraisal:



Moorfield. Ivy Cottage is to the left.

The exclusion of Ivy Cottage and Moorfield from the Conservation Area. Ivy Cottage dates from the nineteenth century, but has been extensively altered and extended with significant alterations to its boundary. It is felt that the historic character of the building and site and its contribution to the cohesive visual character of the Conservation Area have been compromised by these alterations. Moorfield was built in the mid-twentieth century and is a rendered dormer bungalow. It has little in common with the traditional buildings in the Conservation Area and its roof form is significantly different to those of the buildings in the Conservation Area.

The exclusion of Cranlea from the Conservation Area. This mid-twentieth century brick bungalow was built on the site of an early nineteenth century Primitive Methodist chapel which became disused c.1900. Although attractive, the house is of no special architectural or historic interest and has therefore been excluded from the Conservation Area.

All of the above suggested boundary alterations were subject to public consultation over a six-week period (see Appendix B for consultation details).

Two comments were received and both stated that Westfield House, Mayfield House and Oak House should remain within the conservation area, as they were built on what was formerly the school playing field, the wall of which remains in situ.

Historical maps show that the site of Westfield House, Mayfield House and Oak House only took its present layout in the mid-20th century when the access road to Staveley Quarry was laid, bisecting the fields to the west of Staveley owned by the Church.

This is around 100 years after the school was built, and around 60 years after the churchyard was enlarged to its present size. Whilst the land was historically owned by the Church, the area enclosed by the wall has only been so for about sixty years. This enclosure now contains the detached three houses and is not readily apparent that the site was church land, a school playground, or had any significant historic use. The mid-20th century boundary wall in question is now dominated by higher fences, hedges and trees associated with the new dwellings. It is considered that the area in question now has the character of modern suburban housing and is of no special architectural or historic interest. It is therefore considered that Westfield House, Mayfield House and Oak House should be excluded from the conservation area.

In addition to the above boundary alterations, a re-survey of the boundary has resulted in minor changes were made along the southern edge of the Conservation Area to ensure that the boundary follows field and garden boundaries.



Ivy Cottage



Cranlea

The conservation area boundary as approved on 26 January 2011 is shown on Map 2 of this Appraisal.

## 5. The Management of Change

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

## 6. Opportunities for Enhancement

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

- Vacant farm buildings and outbuildings should be returned to use in an appropriate manner which respects their traditional character
- The general enhancement of the greens to strengthen the village's sense of place
- The protection of front gardens and a presumption against creating hard or highly enclosed areas in front of houses and the demolition of front boundary walls.
- The removal of non-native hedges and trees which bring a discordant, suburban character to the village and reduce the sense of openness



Trees at The Grange

- Rationalisation of road signage
- The reinstatement of appropriate traditional timber windows and doors.
- The proactive management of mature and veteran trees which contribute to the village scene.
- Undergrounding of overhead cables.
- The improved main-tenance of footpaths and public rights of way through the area
- The more sensitive siting or screening of the village's recycling area and electricity substation.
- The removal of render from buildings where this would not damage the stone or brick underneath.
- The reinstatement of traditional natural roofing materials where these have been removed.
- The retention of traditional grass verges

### Existing buildings

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

#### Design Guidance

Additional design guidance, which is more specific to the Conservation Area, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. This would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable.

#### Article 4 Directions

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

#### Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the settlement's distinctive character. The introduction of standardised twentieth and twenty-first century door patterns and PVCu windows and porches has undermined the character of many historic areas. The use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted.

#### Grant schemes

From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area.

### Quality Erosion & Loss of Architectural Detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of traditional joinery, sash windows, front doors and roofing materials can have a considerable negative impact on the appearance of a historic building and the area.

Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of stonework and brickwork.

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.



Red Ridge and Dowager Garth

### 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.

### Gardens & Front Boundary Treatments

Front and rear gardens make an important contribution to the streetscape and overall character of the area. The Borough Council will resist the loss of soft landscaping and traditional boundary walls. For example, the construction of new openings and the consequent breaking up of the continuous boundaries around the green would be detrimental to the character and appearance of the conservation area. In certain locations traditional boundary features should be reinstated.

The historic boundary wall to Manor House Farm has been retained as a boundary to the houses built on the farm site

### Telecommunications Equipment, Cable & Satellite Dishes

Attaching external communications apparatus, including cable runs, to historic buildings can harm the appearance of the buildings. The Borough

Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead wires are intrusive in parts of the conservation area and the burying of cables would 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 the street surfaces in Staveley were formalised with setts, paving or cobbles and it is considered that modern tarmac is the natural successor to the rammed earth and stone that would have preceded it. Any new surfaces should respect the prevailing character of the village.

### Important Trees

The existing mature trees throughout the Conservation Area add to its charm and character. In accordance with the Council's Landscape Design Guide, the existing pattern of trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree and shrub planting and management methods that improve wildlife habitats.

### Outdoor Advertisements & Street Furniture

The design and appearance of some of the street furniture and advertisements in the village adds to the street clutter and needs improvement in order to enhance the character and appearance of the conservation area.

### New Development

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



New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not adversely impact upon the pattern of existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complimentary 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 achieve creative design solutions, whether contemporary or traditional in style.

### Neutral Buildings and Spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide the setting for buildings or spaces of special character and interest or may simply conform to the general grain and settlement pattern of the area. This backcloth helps the area to retain its cohesiveness and therefore need special management

## 7. Landscape issues

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

### Village Edges

The visual and spatial relationship between Staveley and the surrounding countryside is a vital facet of the conservation area. There is a relationship between the built form and the adjacent fields which adjoin the village

and can be viewed or glimpsed from numerous points within the village. The planting of high hedges of any species or the erection of high fences behind or between buildings would cut vital visual links between the village and its setting and spoil the existing relationship. Similarly the treatment of gardens that adjoin agricultural fields should not assume a suburban character by virtue of their landscaping, boundary features, or outbuildings such as sheds. Instead, the focus should be on using native deciduous planting to give traditional garden spaces which relate to their context. There should be a presumption in favour of retaining traditional boundaries to gardens and fields.

### Tree planting

The green spaces of Staveley all contain trees which contribute to the village scene. These trees would all benefit from management to ensure that the existing amenity and habitats they offer are maintained or enhanced. Where new trees or hedges are planted they should respect the prevailing character of the area and should not interrupt key views and vistas. In the longer term, the need to plant new trees to succeed existing new planting should be addressed in order that the eventual loss of individual mature trees does not create unwanted holes in the canopy or townscape.

### Footpaths

Ways of improving the footpath network in and around the village and providing more links with the surrounding landscape should be examined. The condition of the existing footpath network in the area could be improved without changing its character.

### Wildlife & Nature Conservation

The village lies close to a Site of Importance for Nature Conservation (SINC). Possibilities exist for the creation of wildlife corridors, particularly along hedgerows and lines of trees to improve diversity and enhance the landscape pattern around the village.

## Checklist to manage change

In managing change in the Conservation Area, regard should be paid to the following:

- This linear village is very sensitive to development, which should not impinge on the form and character of Staveley.
- New development and landscaping should not divorce the conservation area from its rural setting or present an inappropriate edge between the settlement and the countryside. Links and views between the two should be retained or enhanced.
- The regular maintenance of older buildings is encouraged, together with the restoration of traditional features where these are absent.
- The repair and re-use of older buildings should be encouraged in the first instance rather than demolition and redevelopment.
- New development and repairs should be constructed of materials which match or complement traditional natural materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design, as appropriate to the context.
- Development should not impact upon tree cover.
- In general new buildings should complement the form and layout of the existing settlement. In general the principal elevations of buildings should face onto the street.
- New development should not adversely impact upon the historic skyline.
- Maintain the softness of the roadside verges by retaining or extending verges.
- The positive management of the stock of mature trees should be undertaken.
- Retain important gaps and the general space about buildings to ensure glimpses of trees and views are maintained.
- Minimise the clutter of signage, street furniture, lighting and road markings.
- Repair and retention of boundary walling.

# Appendix B

## Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Tuesday, 23rd June 2009 at Staveley Community Primary School. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a posted leaflet that the consultation event was taking place.

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

The main activity was a walkabout around the Conservation Area. The community was encouraged to make notes and take photographs to identify what makes Staveley special to them. On return to the school, the workshop session enabled the group to share the information gathered on the walkabout by annotating a large map of the village with text, symbols and photographs.

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 document during the consultation period from 17 May – 28 June 2010. Following consultation, amendments and additions were made to the text. The Cabinet Member for Planning and Transport approved the Appraisal on 26 January 2011 and it is published on the Council's website.



# Appendix C

## Further reading

B Jennings (ed.) (1970) A History of Harrogate and Knaresborough

Staveley and Copgrove Parish Council (2010) 'Staveley and Copgrove Parish Plan'