

STUDLEY ROGER

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 on 2 November 2011 by the Cabinet Member for Planning, Transport and Economic Development and forms an “evidence base” for the Local Development Framework (LDF). It is therefore 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 Studley Roger.
- 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 Studley Roger Conservation Area was originally designated on 19 January 1973. This Appraisal aims to describe Studley Roger 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 Studley Roger special or distinctive it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and the present character of the settlement. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

Objectives

The principal objectives of the Appraisal are:

- to define and record the settlement's special character and interest;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate 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; and
- 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 and the Historic Environment (PPS5). PPS5 advises local authorities to define the elements that make the special character or appearance of Conservation Areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.

2.3 In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the Borough 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 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. Appendix B details how the local community has been involved and the contribution it made to this Appraisal.

3 Historic development & archaeology

- 3.1 The name Studley derives from ‘Stodlege’, Old English around 1030, or later ‘Stodleah’ meaning ‘pasture for horses’. Just after this period Benedictine monks from York were to found the neighbouring Fountains Abbey, which is now a World Heritage Site and the most visited property in the ownership of the National Trust. The Abbey lies about two miles to the south west of Studley Roger.
- 3.1 In 1539 dissolution of the Abbey took place, the site going first to Sir Richard Graham, then to Sir Stephen Proctor who built for himself Fountains Hall in 1611. However it was not until 1768 that the Union and integration with the Studley Royal Estate took place. The surroundings of Fountains Abbey had already been joined to the grounds of Studley Royal whose owner William Aislabie had used the monastic ruins as a major scenic element within a magnificent landscape garden, well endowed with formal ponds, temples and statues. The picturesque ruins remain the best preserved of all Abbeys in the country to this day.
- 3.2 By the late seventeenth century the Studley Royal Estate had passed into the hands of the Aislabie family, and early in the eighteenth century a house was built north of the Abbey together with the impressive square stable block circa 1716/1720. The former was destroyed by fire in 1945 but the latter remains to this day having recently been extensively refurbished by a new owner.
- 3.3 Either due to an outbreak of the plague or during creation of the Studley Royal estate it is evident that some major changes took place with the removal of three (or more) hamlets from within the parkland around the house. The three settlements are thought to have been south of Wheatbriggs House, at Chapel Hill (south and west of Downing House Farm) parts of which are thought to be the oldest structure in Studley Roger) and north of Plompton Hall. It may be the case of Chapel Hill that the presence of such a settlement prejudiced the setting of the formal East Lodge and Gates, also interrupting the magnificent vista from Ripon Cathedral to the Obelisk.
- 3.4 The present settlement of Studley Roger straddles Studley Lane north of this vista. Building plots are laid out at right angles to the road, although there is no formality or standardisation of frontage widths. The oldest structure is (part of) Downing House Farm, begun in the late seventeenth century, but there are buildings of every age since, with several from the period 1890-1920, as well as a handful built since 1950.
- 3.5 Representative of those from the 1890-1920 period is a block of four estate cottages, off the Close. Apart from the modern dwellings recently created behind Downing House Farm these are the only designed terraced dwellings in Studley and their setting is very prominent overlooking open fields to the south.

4 Location & setting

4.1 Studley Roger lies about a mile west of Ripon just south of the B6265 Ripon to Pateley Bridge road along Studley Lane, a short length of unclassified highway that terminates at the gates of the private drive to Studley Royal and Fountains Abbey. There is no through traffic allowed, although a considerable number of vehicles use Studley Lane to gain access to Fountains Abbey and Studley Royal estate (National Trust), particularly at weekends and during summer months. This trend has been reduced since the opening of a visitor centre to the north of the Abbey.

4.2 The village is set within an area of large open fields, which have a few fine individual mature trees. From the junction with the B6265 where the War Memorial is sited on the axis of the minor road, Studley Lane descends to its lowest point at Studley Lodge, where the formal drive and vista between Studley Roger and Ripon Cathedral is crossed. At this point the Ripon Gates to Studley Roger can be seen, behind an area of open grassland.



Residential conversions of agricultural barns that were formerly part of Home Farm.

4.3 The land rises to the north, west and south of the village with the flat lands of the Plain of York extending to the east. The topography thus affords a degree of shelter. The buildings are largely grouped along Studley Lane in a linear manner though some development 'in depth' has taken place, principally along The Close and within the former Home Farm site, to the west of Studley Lane.



Parkland surrounding the village.

4.4 It is evident that plot and property boundaries derive from the original field pattern. The village remains strongly linked to its historic rural surroundings and the organised and harmonious landscape pattern. From outside the village, views tend to show the settlement merging with the surrounding fields rather than having any 'clear-cut' edges.

4.5 Studley Roger is generally of low density with most buildings being detached rather



Footpath flanked by cobble walls.

than terraced - the exception being the brick terraced block on the Close, which is very obvious when viewed over the open fields to the south. Most buildings front directly onto Studley Lane, although there is no coordination or formality about their siting. Some are set directly behind the footpath; some have modest gardens. The overall impression is of 'loose knit' groupings, which have regard to the Lane but present themselves in a variety of ways. The gaps and spaces between the 'loosely defined' buildings and building groups serve to soften the built form and add to the village's rural appearance. In addition, there are other privately owned green spaces and fields within and surrounding the Conservation Area which make a special contribution to its rural qualities, aiding the transition from the built form to the pastoral landscape and open countryside beyond. These green areas are integral to the character of the Conservation Area.



Views out across open countryside.

4.6 The approach to the village lies between cobble and stone walls of medium height allowing views out, mainly to the east and south. There is continuity of the line of these walls throughout the length of Studley Lane, though its presence takes several forms, on these occasions being only a demarcation in the paved surface then reverting to a fence at the south end of the lane. Within the built up part of the village dwellings are fronted by margins of cobbles of varying widths.



Cobble margins.

4.7 Dwellings with front gardens normally have boundary walls, which add to the sense of enclosure and form visual ties throughout the village. This reinforces a linear continuity through the settlement. The walls and railings vary in type and style providing a rich variety - the various coping stones and subtle architectural treatment adds to the richness of the street scene.



Boundary wall.

4.8 The boundary walls help to define 'public' and 'private' space and provide a clear, defined edge to street spaces. Fortunately, there are little or no instances where boundary walls have been demolished or part demolished, causing the street space to 'bleed' into private space. The front gardens serve to soften the built form and are attractive in the street scene, providing a source of colour and texture with the changing seasons.

4.9 There are few large mature trees within the Conservation Area other than at the south end where the curved stone wall has several inside and outside the property boundary. These trees are part of planting schemes for the estate many years ago.

4.10 The overall image of the village in its landscape setting is of its linear form along Studley Lane, nestling into the rising ground to the west and blending informally with the more level fields to the east.



Attractive front garden enclosed by cobble wall.

5. Landscape character

- 5.1 The historic fabric of the landscape around Studley Roger 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.

Key views

- 5.2 The 'loose' layout of Studley Roger and its location in the undulating landform have created a mixture of short and longer distance views which encapsulate the special character and appearance of the Conservation Area and its place in the landscape. Vistas from the village tend to be very limited to the west and north due to rising ground. However, to the south end of Studley Lane, there are good views out to the east towards Ripon, looking over pleasant meadow land. Further south, when standing outside Studley Lodge, there is a magnificent view towards Ripon Cathedral to the east, whilst to the west the formal avenue leading to the Obelisk offers a similarly fine vista with grade II* listed Ripon Gates, East Lodge and flanking walls in the foreground.

Grass verges

- 5.3 Studley Lane is bounded on both or sometimes one side by grassed verges, and the respective driveway entrances to East Lodge and Duck House are flanked by grassed areas. These are important

to the rural character of the place. The contribution of the verges to the character and appearance of the Conservation Area is being undermined by vehicles driving and parking on the verges and churning them up. While the visual appearance of churned up verges is unattractive and destructive, the introduction of concrete kerbing would introduce a discordant, urban note into the street scene. A more appropriate solution to this widespread problem should be considered.



Eroded verges.

Significant field boundaries

- 5.4 The landscape surrounding the village is moderate in scale with a gently undulating flat landform. The fields surrounding the village are large arable fields that appear to be the result of amalgamated early enclosure fields with hedge boundaries that are fragmented in places. The field boundaries are important to the landscape setting of the village and are a valuable resource in providing physical and visual connectivity to the countryside.

Prominent woodland

- 5.5 Several blocks and shelterbelts of new and established woodland are evident in the landscape. Within fields around Studley Roger there are localised areas of well established and immature scattered trees.
- 5.6 The woodland around Studley Royal is a Site of Importance for Nature Conservation.

Landmark trees

- 5.7 Tree cover consists of individual trees and several blocks of woodland and clumps of trees. A large amount of new woodland and hedge planting has taken place between the edge of Ripon and Studley Park particularly along public rights of way linking Ripon with Fountains Abbey and scattered within fields maintaining the parkland character. The established trees are dense and screen the urban edge of Ripon as well as framing some excellent views of Ripon Cathedral. This well-treed area is very important to the setting of the World Heritage Site and serves to maintain its separation from Ripon.



Strategic pedestrian routes

5.8 Several public footpaths and bridleways afford easy access and good connectivity between Studley Royal and Fountains Abbey and Ripon.

Geology, soils and drainage

5.9 The area is characterised by Magnesian limestone solid geology with sandy till and till drift geology. The brown soils of the agricultural land in the wider area are intensively managed for both livestock and arable production.

5.10 The landscape is gently undulating with several flatter areas and is located on high ground between the confluence of the River Laver with the River Skell.

6. The form & character of buildings

- 6.1 There are five listed buildings and features within the Studley Roger Conservation Area all of which are grade II, specifically:

Studley Lodge

Piers & railings east of Studley Lodge

Piers & railings west of Studley Lodge

Downing House & Lawrence House

25 Studley Lane.

- 6.2 Studley Lodge, now a private dwelling, dates back to the late eighteenth/early nineteenth century and was restored circa 1980. The property is rendered with a hipped, stone slate roof. Neo-Gothic in style, this single storey Lodge has two bays to the main element and a single bay central projection to the front, with a board door under a hipped roof porch. The windows are single lights with pointed arches or flat heads under stepped hood moulds.



Studley Lodge.

- 6.3 The piers and railings flanking the carriage drive approximately 20m east of Studley Lodge were erected in mid-late eighteenth century for John and William Aislabe. The

main piers and plinth are constructed in ashlar and the railings and intermediate piers are wooden. The stone piers are square in section, are approximately 2m high with deep moulded cornice and flat cap, whilst the wooden piers flanking the gateway are approximately 1.5m high with pyramidal caps. The railings have top and bottom rails, closely spaced bars with decorative pyramidal finials. An identical railing crosses the drive to the west of Studley Lodge.



Piers and railings at driveway entrance to East Lodge.

- 6.4 Downing House and Lawrence House were formerly one large house; now divided into two dwellings, they date back to the late seventeenth century with subsequent alterations and enlargement in the nineteenth and twentieth centuries. Constructed of small brown bricks in Flemish bond with ashlar quoins and a stone slate roof, the property is two storeys high with attics and five bays wide - the two outer bays have been extended to the rear forming a U-shaped plan overall. The windows are 16-pane sashes with keyed incised lintels and fine two storey

canted bays with dentilled cornices and the pedimented gables have lunette windows over. The six-panel door has a fanlight over and the wooden doorcase is composed of flanking pilasters with entablature and dentilled pediment. Internally, there is evidence of a moulded ceiling cornice and an eighteenth century moulded wooden fire surround. It is thought that the house may have been the Dower House to Studley Royal and was later used as a vicarage.



Downing House.

- 6.5 No. 25 Studley Lane is the old post house, which dates back to the mid-late eighteenth century with nineteenth century addition and twentieth century restoration. The property is constructed of coursed rubble, limestone quoins and a pantile roof. It is two storeys in height with two bays to the main element and a single bay extension to the right. The central, six-panel door has an overlight with cambered arched head. The windows are 20-pane sashes in flush wood architraves with sawn stone lintels throughout.



No. 25 Studley Lane is vernacular in style.

- 6.6 There are also a number of unlisted historic buildings, which make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and are shown on Map 3. 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.

General form of buildings

- 6.7 The buildings do not exceed two storeys in height but most have chimney stacks - complete with attractive pots - which tend to dominate the streetscene, so enhancing the vertical emphasis.
- 6.8 Most of the older houses regardless of size are detached from each other, creating an open scatter of buildings rather than a densely built up frontage.

- 6.9 The only non-domestic building in the village is the village hall, which is rendered with a slate roof. This building was formerly the village school and the brick built privies still stand in the grounds.



Village Hall roadside elevation.

Materials

- 6.10 Studley Roger displays a wide range of building materials. Brickwork dominates but limestone, sandstone, cobblestone and render are to be found, individually or in various combinations. For example, coursed cobblestones and rubble with squared limestone quoins as at No. 25 Studley Lane, or brick with stone dressings as at Downing House.

Architectural detailing

- 6.11 Architectural detailing throughout the village is unpretentious and exhibits the local vernacular. A degree of hierarchy is evident with additional detailing reserved for the higher status properties.



Roof detailing

- 6.12 Roofing materials are either clay pantiles or stone slates. Roofs are mainly gabled and most dwellings have chimneys. The rooflines of Nos. 21 and 22 Studley Lane are distinctive by virtue of the steeply pitched gables and timber bargeboards, characteristic of railway architecture.

Windows

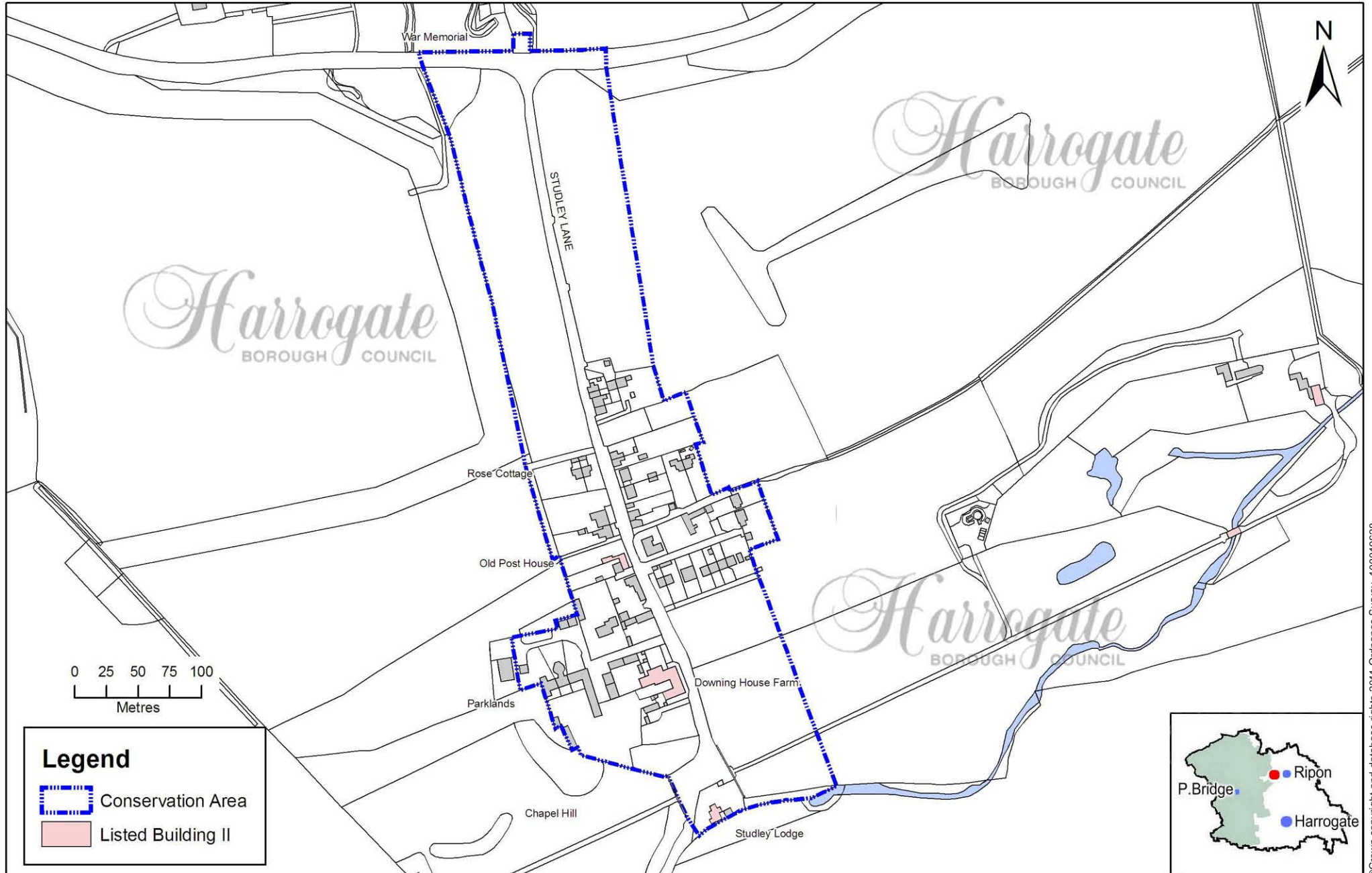
- 6.13 Traditionally, windows were either vertical or horizontal sliding sashes and, fortunately many examples remain.
- 6.14 Where traditional pattern timber sash windows survive, every effort should be made to retain them. Unfortunately, many houses in the village have been refitted with PVCu windows (and doors) or modern timber casements, often to the detriment of the Conservation Area's character and appearance.

Map 1: Historical development of Studley Roger

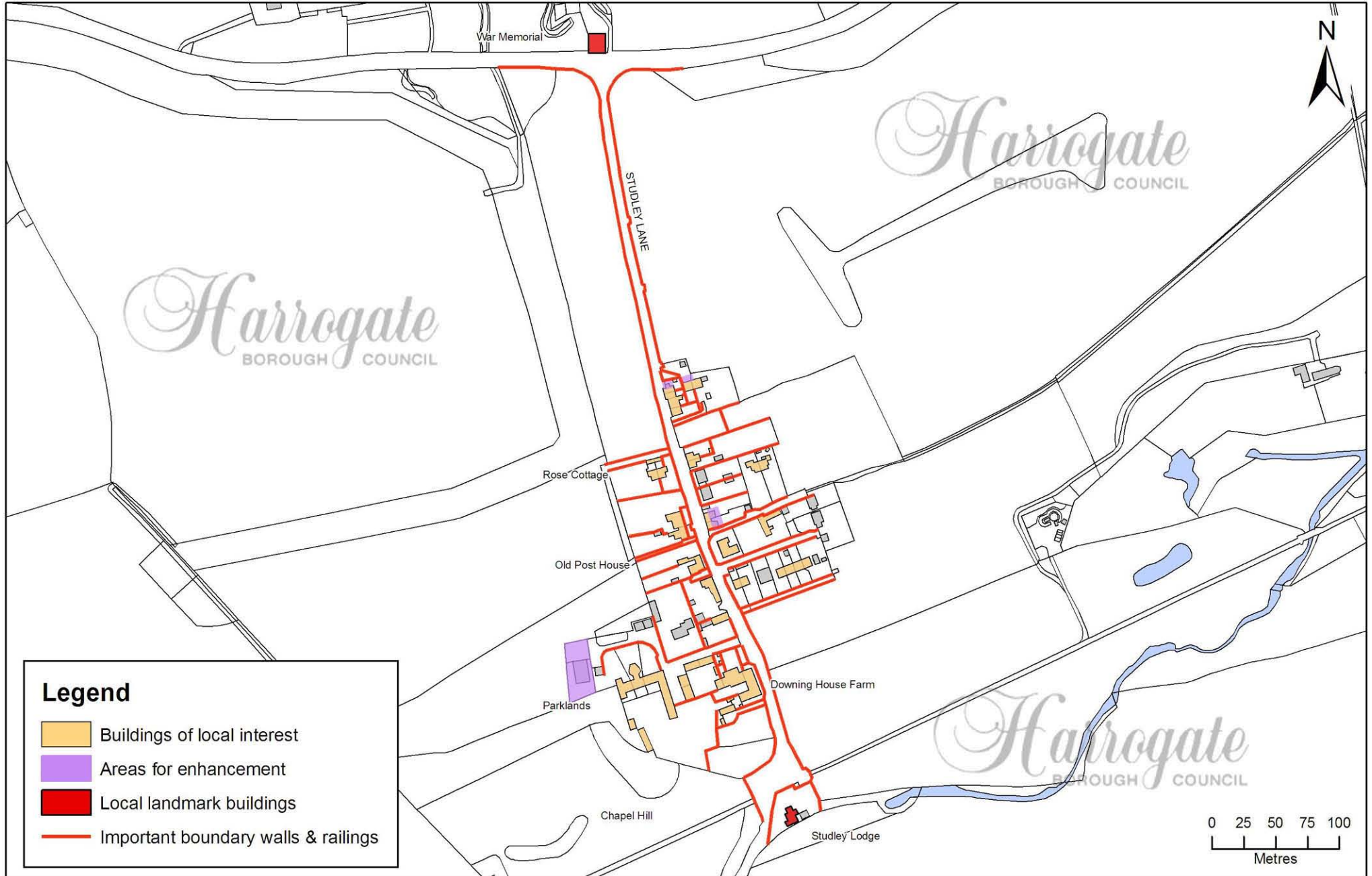


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Map 2: Studley Roger Conservation Area boundary

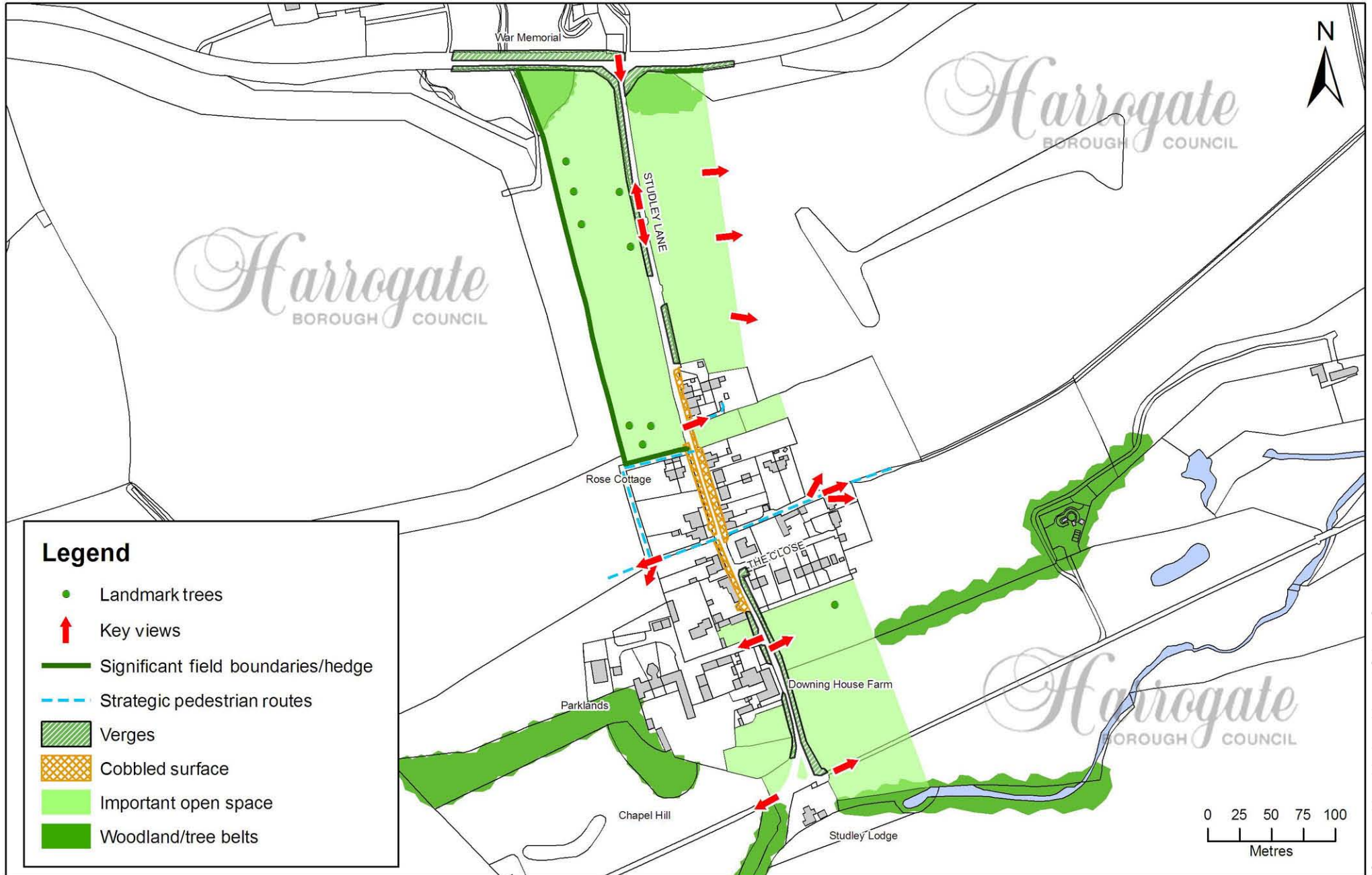


Map 3: Analysis & concepts



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Map 4: Landscape analysis



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Appendix A

1. Management strategy

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

Although Studley Roger 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) consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best preserved or enhanced.

Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to note that individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested. However, they may be encouraged to think about suggestions made, and once the Appraisal has been adopted, the findings and recommendations will be considered by the Borough Council in response to any applications for planning permission, listed building consent, Conservation Area consent or requests for grant aid.

2. Monitoring & review

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

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

3. Maintaining quality

To maintain the recognisable quality of the Studley Roger Conservation Area and to ensure the highest quality of design, the Borough 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; and
- expect the historic elements that are an essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of positive interest in ways that directly relate to the special character of the existing Conservation Area. The future inclusion of these areas has been determined on the basis of whether they have special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.

A number of extensions to the Conservation Area were suggested at the workshop event, as follows:

- (a) The gasworks site to the north west of Parklands
- (b) Field to the east of Nos. 11 and 12 Studley Lane
- (c) Plumpton Hall

In response to (a) the justification for proposing inclusion of the gasworks was to secure enhancement of this unsightly site. However, whilst it is acknowledged that the site would benefit from enhancement, inclusion within the Conservation Area does not afford control over the future of this site: enhancement and appropriate redevelopment that demonstrates respect for the wider context of the site can only be encouraged. The gasworks site benefits from a degree of protection by virtue of being within the setting of the Conservation Area. For these reasons it is considered that the site does not have intrinsic merit and the Conservation Area boundary has not been changed at this point.

With regard to (b) this is a grassland field, or paddock, enclosed by dense hedgerow and hedgerow trees and accessed via a footpath flanked by cobble walls and leading to a green lane beyond. This field is attractive and integral to the setting of the Conservation Area and benefits from a degree of protection by virtue of being within the setting of the Conservation Area and by existing planning policy which seeks to protect open countryside outside of the built form of a settlement. As such, it is considered that the field does not merit inclusion within the Conservation Area boundary and no change has been made to the boundary at this point.

Plumpton Hall (c) is a grade II listed farmhouse to the south of the village accessed via the single track lane to the south west of Studley Lodge. The farmhouse is an attractive property, which dates back to the mid seventeenth century, and is associated with the working farmstead.



Plumpton Hall.

However, this property is divorced from the village and indeed the Conservation Area. Furthermore, its inclusion within the Conservation Area would not afford the property additional protection than that which it enjoys by virtue of its listed status. For these reasons, inclusion within the boundary is not supported and no change has been made to the boundary at this point.

5. Management of change

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

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

6. Opportunities for enhancement:

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

- Dissuading householders from the installation of PVCu windows and doors in place of timber ones;
- Reinstatement of windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of the historic areas;
- Modern street furniture and street lighting should be minimised or removed where style is inappropriate;
- The grassed verges and green areas should be retained in their present unkerbed, unfenced state, thereby maintaining their open quality;
- Boundary walls should be repaired and maintained;
- Existing trees should be managed;

- 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);
- The repair (and in some cases, exposing) of cobble stone margins fronting properties on Studley Lane should be encouraged;
- Verges badly eroded by the overrunning of vehicles and parking of cars should be reseeded/re-turfed;
- Sensitive and unobtrusive ways of restricting visitor parking in collaboration with the Highways Authority should be considered; and
- The gasworks site, which is adjacent to the Conservation Area boundary and impacts on its setting should be redeveloped.

Existing buildings

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

Design guidance

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

Article 4 Directions

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

Reinstatement of architectural detail

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

Grant schemes

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

Quality erosion & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example the loss of original joinery, sash windows and front doors can have a considerable negative impact on the appearance of an historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of brick and stonework.

In all cases, the Borough Council will expect original historic features and detailing to be retained, preserved and refurbished in the appropriate manner, and only replaced where it can be demonstrated that it is beyond repair.

Roof alterations & extensions

The Conservation Area contains many historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.

Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of Studley Roger. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings.

Telecommunications equipment, satellite & cable dishes

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

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

Floorscape

In parts of the village cobbled areas exist - these areas should be exposed, repaired and maintained in the interests of the visual amenity of the Conservation Area.

Important trees

The existing mature trees within and bordering the Conservation Area, add to its charm and character. The loss, for example, of the wealth of trees to the south would significantly erode the character. In accordance with the Borough Council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.

Outdoor advertisements & street furniture

The design and appearance of street furniture and advertisements in the village needs to be carefully considered and well designed to avoid adding to street clutter and to visually enhance the character and appearance of the area.

New development

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

New buildings will be permitted only 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 Borough Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not impact on the existing spaces between buildings.

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

Neutral buildings & spaces

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

7. Landscape project areas

These project area guidelines have been developed in recognition of the landscape sensitivities and pressures, which exist within the Conservation Area.

Built form

In order to conserve the character of this traditional settlement, intrusive development should be discouraged and new development must respect vernacular and landscape pattern and should be appropriate in location, layout, scale, materials and design.

Architectural elements associated with the historic parkland and estate should be conserved.

Village edges

The landscape is sensitive to change as there are distant views of the village from the wider landscape. The retention and enhancement of existing agricultural/parkland character between Ripon and the World Heritage Site and restoration of historic vistas should be promoted as should the repair and maintenance of hedges and the planting of hedgerow trees to the north and west where there is limited new planting.

Tree planting

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

The planting of trees to reinforce the line of the road and the sense of formality and enclosures at the eastern side of the south end of Studley Lane should also be encouraged.

Wildlife & nature conservation

The grassland and woodland at Studley Royal is a designated Site of Importance for Nature Conservation (SINC). Possibilities should be explored for the creation of wildlife corridors particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village.

Checklist to manage change

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

- Development should not impinge on the form and character of Studley Roger;
- Buildings should be constructed of materials which match or complement local traditional materials;
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context;
- New buildings should follow the established building line, with frontage properties set back from the road edge behind front gardens enclosed by stone or brick walls of appropriate design, detail and materials;
- The repair and reuse of older buildings should be encouraged, rather than their redevelopment;
- Traditional cobble stone margins fronting properties on Studley Lane should be repaired and maintained;
- The softness of roadside verges should be maintained by avoiding the introduction of kerbs where none existed historically;
- Older trees should be positively managed;
- Important gaps between buildings should be retained to ensure that the open character of the village is maintained;
- Clutter of signage and street furniture should be minimised;
- Boundary walls and railings should be repaired and retained.



Cobble margins.

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 6 March 2010. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a leaflet.

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

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

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

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

Every effort was 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 which was subject to public consultation between 14 February and 28 March 2011. Following this, appropriate revisions were made and the Conservation Area Appraisal was approved by the Cabinet Member for Planning, Transport and Economic Development on 2 November 2011 and published on the Borough Council's website.



Public workshop.

