

TOCKWITH

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. Once this Appraisal has been approved by Harrogate Borough Council, it will form an “evidence base” for the Local Development Framework (LDF). Consequently, it will be a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It will also form 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 Tockwith.
- 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 Tockwith Conservation Area was originally designated in January 1994. Following consultation on this Appraisal, the boundary was amended on 14 October 2009. The Appraisal aims to describe Tockwith as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal examines whether opportunities exist to protect and enhance its character.
- 1.6 By identifying what makes Tockwith special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and present character of the village. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Tockwith;
- 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 context

- 2.1 Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.
- 2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.
- 2.3 In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will give consider-

able 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 the 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 conservation areas which would affect its setting or views into or out of the 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 has been involved and the contribution it has made to this Appraisal.

3. Historic development & archaeology

3.1 The name Tockwith may derive from the Old English of *Toc(c)*, being a person's name, and *wic*, most common meaning being 'dairy farm'. *Wic* was later exchanged for the Old Scandinavian *vid(r)* meaning 'wood'. The village has been recorded in a number of forms - *Tocvi* in the Domesday Book of 1086, *Tockwic* and *Tockwith* in 1121-7, *Tocwic* in 1120-2 in the Early Yorkshire Charters of 1428 and 1430, *Tocwyz* in the 1249 Charter Rolls and *Tockewyht* in the 1280 Charter Rolls.



3.2 Tockwith played a major part in the Civil War in the seventeenth century when the village was occupied by the Parliamentarian army. The Battle of Marston Moor took place in July 1644 on the land to the east of the village, between Tockwith and Long Marston. This battle is thought to have involved the largest number of troops in any battle on English soil. It is claimed that Oliver Cromwell was injured in the fighting and was nursed at a thatched cottage in the village near Syke Beck - this property was destroyed when an aircraft crashed on the village in 1945.

3.3 The village has always had an absentee Lord of the Manor, explaining the absence of a large house. Formerly in the parish of Bilton in Ainsty, when it was constituted as a separate parish in 1866, Andrew Montague, Esq. of Igmanthorpe Hall in Wetherby was described as being the Lord of the Manor.

3.4 The oldest building in the village is the thatched cottage (below), which has a sixteenth century timber frame.

3.5 The Church of the Epiphany was built between 1864 and 1866 in memory of Edward York of Wighill - Mrs York laid the foundation stone on 8th July 1864. The church, which was designed by Mallinson and Healey, was consecrated in 1866. The building is a large aisle-less cruciform church in the Geometrical style, with a cylindrical bell turret. The lychgate was erected in 1935 by John Thomas Chapman of Beaconsfield House in memory of his father, mother and sister. The former Vicarage is to the rear of the church and was constructed in 1881 by the Ecclesiastical Commissioners.

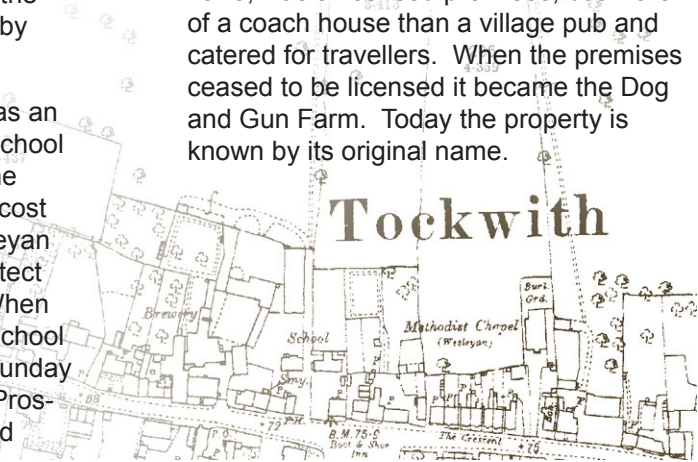
3.6 The first school in Tockwith village was an extension of the Wesleyan Sunday School in 1823, which was, at that time, in the Chapel, which was built in 1798 at a cost £600. In 1861/62 the Tockwith Wesleyan Sabbath School was built. The Architect was a Mr Jabez Wooley of Leeds. When the Methodist Chapel was built, the school was already established, both as a Sunday School and a Day School. In 1841, Prospect House Academy was established

by John Edwin Wood, resident of the village. Prospect House is situated at the junction of Kirk Lane and Westfield Road. In 1849 it became a boarding school and remained as such until its closure in 1882. The Church of England School was erected in 1870 and was originally built to accommodate 80 children and remains largely as built today. The school closed in 1972 when the new school opened in Southfield Lane and the old school became the Village Hall.

3.7 Historically, Tockwith has been a thriving village. There was an extensive brickmaking industry; two open markets held weekly; five public houses; two tan yards; two blacksmiths; and four tailors.

3.8 The Boot and Shoe was one of five public houses and had a thatched roof until a fire in 1925.

3.9 The Dog and Gun, located to the west of the village in Fleet Lane opposite Ness Lane, was a licensed premises, but more of a coach house than a village pub and catered for travellers. When the premises ceased to be licensed it became the Dog and Gun Farm. Today the property is known by its original name.



4. Location & setting

4.1 Tockwith is situated 9 miles west of York and 5 miles north-east of Wetherby. The village is approached through surrounding relatively flat farmlands from the west along Fleet Lane, from the east along Marston Road and from the south along Tockwith Lane. From the western approach the older core of the village, dominated by the Church of the Epiphany, is visible across the fields.

4.2 The layout of Tockwith is reasonably flat with a slight rise to the south side of the village. The historic core has developed in a linear form along Marston Road and Westfield Road, running east-west.

4.3 There is no particularly strong focal point in Tockwith. The majority of buildings are either located on the street boundary or set back slightly behind low walls. The close proximity of many of the buildings to the road means that it has a reasonably enclosed character, with glimpses down



Traditional terraced cottages set behind low front boundary walls.

laneways to farm buildings and to the countryside beyond. As a result of the flat siting and linear layout, views tend to be largely within the village itself. Houses generally present the roof slope to the front of the property with the exception of one or two gables facing the street.



Traditional terraced cottages' render provides variation in streetscene.

4.4 Expansion of the village has occurred peripherally along approach roads to the east, west and the south. The most prominent of these being a large housing estate constructed to the west of the village on the site of a World War Two airfield. This housing development detracts from the setting and historic character of the village. Other developments outside the Conservation Area include bungalows along Kirk Lane and a semi-detached housing development on the eastern approach along Marston Road. There

are a number of brick and pantile two storey houses and bungalows within the village itself.

4.5 The village street is flanked by two storey buildings which are generally tight up to the back of the pavement or set behind small walled front gardens, giving a strong sense of continuity and enclosure. Historically a farming community, the built form of the farm houses, outbuildings, access routes and traditional field patterns contribute to the unique character of the village. The strong link with the farming economy is maintained visually within the village where farmyards and farm buildings abut the Main Street.



East House.

5. Landscape analysis

- 5.1 This section describes the character of the landscape in and around Tockwith. It identifies the key landscape characteristics, which make the village distinctive. The village is situated in a flat and open landscape. Tree cover and field boundaries are sparse and as a result the landscape is exposed offering extensive views, though the presence of pylons and telegraph poles detract from these views. Therefore the landscape is sensitive to change as a result of development and such changes need to be carefully managed.



Tockwith lies in a flat, open landscape.

- 5.2 The uniform arable landscape of muted and organised fields, which were enclosed after 1766, is drained by a network of ditches that eventually feed into the River Nidd. This arable land is intensively managed for cereal and root crops. Despite its uniform appearance the landscape is dynamic as the fields change with the seasons and cropping rotations. Although

this is a common agricultural practice, it is more apparent here due to the uniform characteristics and openness of the landscape.

Open Space

- 5.3 There is no major public open space in the village. However, the Church of the Epiphany is set well back from Westfield Road behind a low stone wall, and the churchyard forms an open space off the street frontage.



Long views along straight roads.

Key Views

- 5.4 Long views and vistas extend along much of the length of the village down Westfield Road and Marston Road. These views are terminated in places by gentle bends in the road, the topography of the settlement and the enclosure of the built form, together with the boundary measures. Views are largely 'contained' within the village, particularly at the west end due to the sharp right angled bend in the road.

- 5.5 At the edges of the village, views outwards are framed by roadside trees, beyond which the countryside opens out. Mature trees surrounding the built form provide a backdrop to the village. Within the village a large number of properties are set back with front gardens which add to the quality of the views within the village itself - as do the presence of garden trees and shrubs. Views of traditional brick built outbuildings behind frontage properties and out to open countryside beyond, can be glimpsed through gaps and spaces between buildings. These views serve to connect the village with its surrounding landscape and agricultural heritage, adding to the rurality of its setting.



A view to open countryside.

Significant Field Boundaries

5.6 The landscape surrounding the village is characterised by arable land, which is intensively managed for cereal and root crops, resulting in large fields without formal boundaries in many places. The intensive arable production has resulted in a lack of diversity in the landscape. Continued loss of hedgerows will result in loss of connection to the historic character of the area and its surroundings. The surviving field boundaries are important to the landscape setting of the village, providing physical and visual connectivity to the countryside.

Landmark Trees & Woodland

5.7 A consistent scattering of woodland clumps and trees maintains balance across a simple landscape of monochrome arable fields and occasional improved grass fields. Woodland cover is random. To the north and east there are small woodland blocks associated with watercourses. There are very few individual trees along field boundaries. Tree cover surrounding the village contributes to the rural pastoral setting of the village.

5.8 Woodland cover in the wider area is sparse. Wilstrop Wood, to the east, is visible along the horizon. Cromwell's Clump has views north over the battlefield and is sensitive to change. Opportunities to promote its management and that of other woodland blocks should be considered.

5.9 Mature trees and hedges are important within the built confines of the Tockwith Conservation Area. The presence of



landmark trees and woodland in or adjacent to the settlement gives the village an immediate semi-rural appeal. There are a number of mature trees contributing to the appearance of the village within the grounds of the Church of the Epiphany churchyard, the Vicarage opposite, and a group of trees in front of Little Manor and adjacent property to the west.

Geology

5.10 The settlement is built on Sherwood sandstone solid geology overlain with sandy till drift geology. The soils are generally deep, well-drained, fine and coarse loamy, slightly seasonally waterlogged brown soils.

Strategic Pedestrian Routes

5.11 The area around the village is well-tended and balanced and easily accessed by road and public footpaths. There is good access and connectivity between the village and the countryside and a public footpath connects Tockwith with Bilton-in-Ainsty. Footways within the village are generally of bitmac but in some places have stone kerbs. Concrete kerbs and asphalt footpaths tend to detract from the appearance of the village.



Stone wall with brick lacing lcourse and stone coping.

Boundary Walls

5.12 Walls are a particularly important feature of the village and are built of a variety of materials, including brick with stone copings, cobbled walls with brick lacing



Stone wall with brick and cobble infill and stone coping.

courses and stone. There are also notable examples of reinstated cast-iron railings to some properties where a commendable effort has been made to use traditional details such as housing the railings individually into the stone kerb. This network of boundaries adds to the sense of enclosure and forms strong visual ties throughout the village, which are integral to the character of the Conservation Area.



Brick wall with tile coping.



Dwarf wall with traditional railings.

Grass Verges

- 5.13 At the west end of the village, approaching from Cowthorpe, the main street is flanked by grass verges on both sides. These verges terminate at the right angle bend in the main street, being replaced by footpaths. The verges are an important visual feature and contribute to the rural character of the village.



Springfield House.

Wildlife

- 5.14 Less intensive farming methods need to be promoted to improve wildlife habitats and create wildlife corridors that add diversity to the uniform landscape.

6. The form & character of buildings

- 6.1 There are 7 buildings or structures in Tockwith that are included on the Statutory List of Buildings of Special Architectural or Historic Interest:

**Church of the Epiphany,
Westfield Road Grade II**

**Montague House,
7 Marston Road Grade II**

**Little Manor,
12 Westfield Road Grade II**

Pipe Hall, Westfield Road Grade II

**The Thatched Cottage,
11 Westfield Road Grade II**

**Brewery Farmhouse,
Westfield Road Grade II**

**Popular Lodge,
Westfield Road Grade II**

- 6.2 The Church of the Epiphany was built in 1866. It is constructed of sandstone ashlar with ashlar dressings and graduated slate roofs. It has a cylindrical tower at the west end with a spire supported on an arcade



Church of the Epiphany.

- 6.3 Montague House was built in the early nineteenth century. It is constructed of red-brown brick in Flemish bond, with a twentieth century pantile roof. The detailing evident on this property includes: a central 6-panel door with fanlight and a richly decorated doorcase and deeply corniced open pediment; the windows are 4-pane sashes with flush wood architraves throughout, with stone sills and stretcher arches, cambered to ground floor and flat to first floor; the property has a stepped eaves cornice with narrow shaped kneelers and ashlar gable coping. The chimneystacks are forward of the ridge and the right hand stack is external.



Montague House's impressive front door.

- 6.4 Little Manor is a house that dates back to the early-mid nineteenth century. It is constructed in cream-brown brick, gauged brick and stone dressings. The roof is covered with graduated stone slates. Detailing includes: rusticated stone quoins, a central 6-panel door, fanlight above with interlaced glazing bars and red brick arch over, the doorcase has pilasters, eaves band. The windows are 4-pane sashes in flush wood architraves with projecting stone sills throughout. The ground floor windows have red brick stretchers to flat arches.



Little Manor's front door.

- 6.5 Pipe Hall is now a house but it is thought that the name came from the building's use as a repository for deeds and records in metal tubes. The property is constructed in red-brown brick in Flemish bond with a



Pipe Hall.

graduated stone slate roof. The property is unusual for the lack of fenestration and the inclusion of fireplaces to support its purpose. It is thought that the rear range may have been a stable and hayloft, but in the nineteenth and twentieth centuries the ground floor was a bakery, with a large fireplace and oven.



- 6.6 The Thatched Cottage is a timber framed building which is thought to date back to the sixteenth century. The timber frame was encased in brickwork of Flemish and random bond in the mid-late seventeenth

century. However, substantial remains of the timber framed house with rear aisle survive, including principal posts, braced wall plates and tie beams with principal rafters and stud partitions. A passage along the rear of the house is in the former outshut or rear aisle. The roof is Norfolk reed thatch. Part of the upper storey of this two storey property is within the roof space. As such, the upper floors windows are 3 pane casements divided horizontally by the wall plate of the timber frame and the upper windows are under swept dormers. The ground floor windows are tripartite sash windows in flush wood architraves below soldier arches.

- 6.7 Brewery Farmhouse was built in the early to mid eighteenth century and restored in the late twentieth century. It is constructed of red-brown brick in random bond with a twentieth century pantile roof and stone slate eaves course. The 6-panel door with fanlight is set in a slender plastered door case. The square windows are 12-pane horizontal sliding sashes, 24 panes and 18 panes. Detailing includes flat stretcher arches to the ground floor windows, a



Poplar Lodge - note the overhanging eaves.

projecting string course at first floor and a dentilled eaves cornice. Internally a large open fireplace with wooden bressumer survives, albeit altered.

- 6.8 Poplar Lodge dates back to the early to mid nineteenth century. It is constructed in cream-brown brickwork in Flemish bond, with a grey slate roof. The central 6-panel door is set in a door case with pilasters and pediment. The windows are 16-pane sashes in flush wood architraves with slightly cambered arches. The roof is hipped with tall banded stacks to the left and right.
- 6.9 In addition, there are a number of unlisted historic buildings, which make a *positive* contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and, as recommended



The Boot and Shoe public house.

in PPG15, are recorded on the concept map. There is a general presumption that buildings of local interest within the Conservation Area will be protected from



Main entrance to the Church of the Epiphany.

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

- 6.10 Tockwith contains a range of historic building types including the Church of the Epiphany; the Methodist Church and Hall; the Village Hall; detached, semi-detached or terraced dwellings; agricultural buildings; the two village pubs; the old Malt Kiln and other associated brewery buildings. The majority of the buildings are eighteenth century or nineteenth century, with the exception of the Thatched Cottage where the seventeenth century brick exterior conceals a sixteenth century timber framed building. The buildings are predominantly two storied and there are a number of detached houses with attached single storey agricultural buildings.

- 6.11 The key characteristics of the local architectural style are:

General form

- 6.12 Most of the buildings in Tockwith are of simple form, derived from the local vernacular of brick walls and pantile roofs.

The majority of the buildings tend to be two storied with gabled roofs with plain close verges, with one or two examples of hipped roofs.

Materials

- 6.13 Traditional building materials include red brick and tile, white and grey render. The local walling material is predominantly reddish-brown brick, with one or two



Traditional materials: note the dentil eaves courses.

examples of render. There is a stone barn to Hill Farm on the south side of Westfield Road, its stone construction gives the building prominence in the streetscene, similarly the Church of the Epiphany is of stone construction, this choice of material and the building's set back from the street frontage gives it distinction.

Architectural detailing

- 6.14 Generally, the detailing is unpretentious throughout the village. There are a number of stepped or dentilled eaves courses to the brick walls. The Methodist Church and School (1861) are polychromatic brickwork. Some of



The Methodist Church

the more imposing houses are Georgian in style, set back from the street with pedimented doorways, more elaborate window surrounds and heads, slate roofs with overhanging eaves and decorative bargeboards. Porches are characteristic though this is a design detail that has gained favour in recent history, occurring predominantly on later infill and fringe developments rather than on properties in the historic core.

Roof detailing

- 6.15 The majority of the buildings tend to be two storied with gabled roofs with plain



Chimney stacks with the thickness of the wall.



Vertical sliding sash window.

close verges, with one or two examples of hipped roofs. Welsh Slates are the predominant roofing material, with some examples of pantiles, a few of which have stone slate eaves courses. The exceptions are Norfolk reed thatch to the Thatched Cottage, and graduated

stone slates to Pipe Hall and Little Manor. Chimneystacks generally occur within the thickness of the gable end walls.

Windows

- 6.16 The ratio of window to wall is generally low giving the buildings a robust character. Windows are mostly white painted vertical sliding sashes with flat or cambered



Traditional window.



Small pane vertical sliding sash window.

stretcher brick heads and stone sills. Yorkshire Sliding sashes are also evident. There are two rows of nineteenth century terrace houses featuring canted bay windows with dentilled eaves. Unfortunately there are a number of PVCu window replacements.

7. Character area analysis

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

1: Village Centre

2: Westfield Road and Marston Road

1. Village Centre

7.2 The centre of the village is characterised by the location of the village amenities including two pubs, the village shop and Post Office, the hairdressers and the village hall. Arguably, this area constitutes the physical and active centre of the village, providing a focus for activity. It is also the main junction in an otherwise linear village, where Kirk



The Spotted Ox public house.



Shops and amenities in the centre of the village.

Lane leads southwards from the main street at the convergence of Westfield Road and Marston Road. Historic maps show that the village developed as a ribbon development along Westfield Road and Marston Road. Side streets radiate out from the main street lined with modern properties, which have been built as the village has expanded. Norfolk Gardens is a modern cul-de-sac on the north side of the main street, which is uncharacteristic in layout and form and serves to open up the street frontage at this central point.

2. Westfield Road and Marston Road

7.3 Together these two roads, one being the continuation of the other, form the arterial route through the village. Historic terrace cottages line this main street on both sides further reinforcing historical linkages to past farming and landownership patterns and are a distinctive character of the main street. A number of the cottages have had replacement windows, doors, porches and other alterations and extensions, which alter the integrity of these buildings. Such works are evident at the east end

of the village, where traditional, narrow gabled cottages have been inappropriately extended at the rear with overly deep flat roof extensions that are unsightly. This type of development should be actively discouraged in the interests of preserving the character and appearance of the Conservation Area.



Traditional terrace with canted bay windows abut street/pavement.

7.4 The continuous frontages of the built form - comprising informal groups of houses, terraces and cottages and former and existing agricultural buildings - gives the appearance of a relatively high density, particularly along Marston Road, at the east end. However, many properties have large rear gardens and driveways,





Traditional agricultural building abutting the street.

passageways and spaces between buildings giving intriguing views into the open countryside beyond from the main street. These gaps and spaces 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 open countryside beyond. These green areas are integral to the character of the Conservation Area.



An old farmstead in a courtyard arrangement off the village street.

7.5 The character of the village is semi-rural, with outbuildings scattered along the entire length of the main street. Although agriculture now has less importance as a primary activity, the village once accommodated a few working farms and the survival of the farm buildings, around a working farmyard, is important in maintaining the rural qualities of the village. Church Farm, which is partially screened by properties fronting Westfield Road, still operates from the centre of the conservation area and provides a valuable link to the rural setting. Another former farm group around the East House Farm is less easily recognised as such because the original buildings have been converted and new gates, walls and buildings have intruded into the original layout.



Sympathetic infill development adjacent an earlier terrace.

7.6 A large number of properties in the village are set back from the road by small front gardens that are enclosed by walls, hedges and railings. These front gardens serve to soften the built form and are attractive in the street scene, providing a source of colour and texture with the

changing seasons. The network of walls and hedges, add to the sense of enclosure and form strong visual ties throughout the village. Rows of terraces tight up to the street frontage accentuates the sense of enclosure.



Attractive front gardens enclosed by dwarf walls.

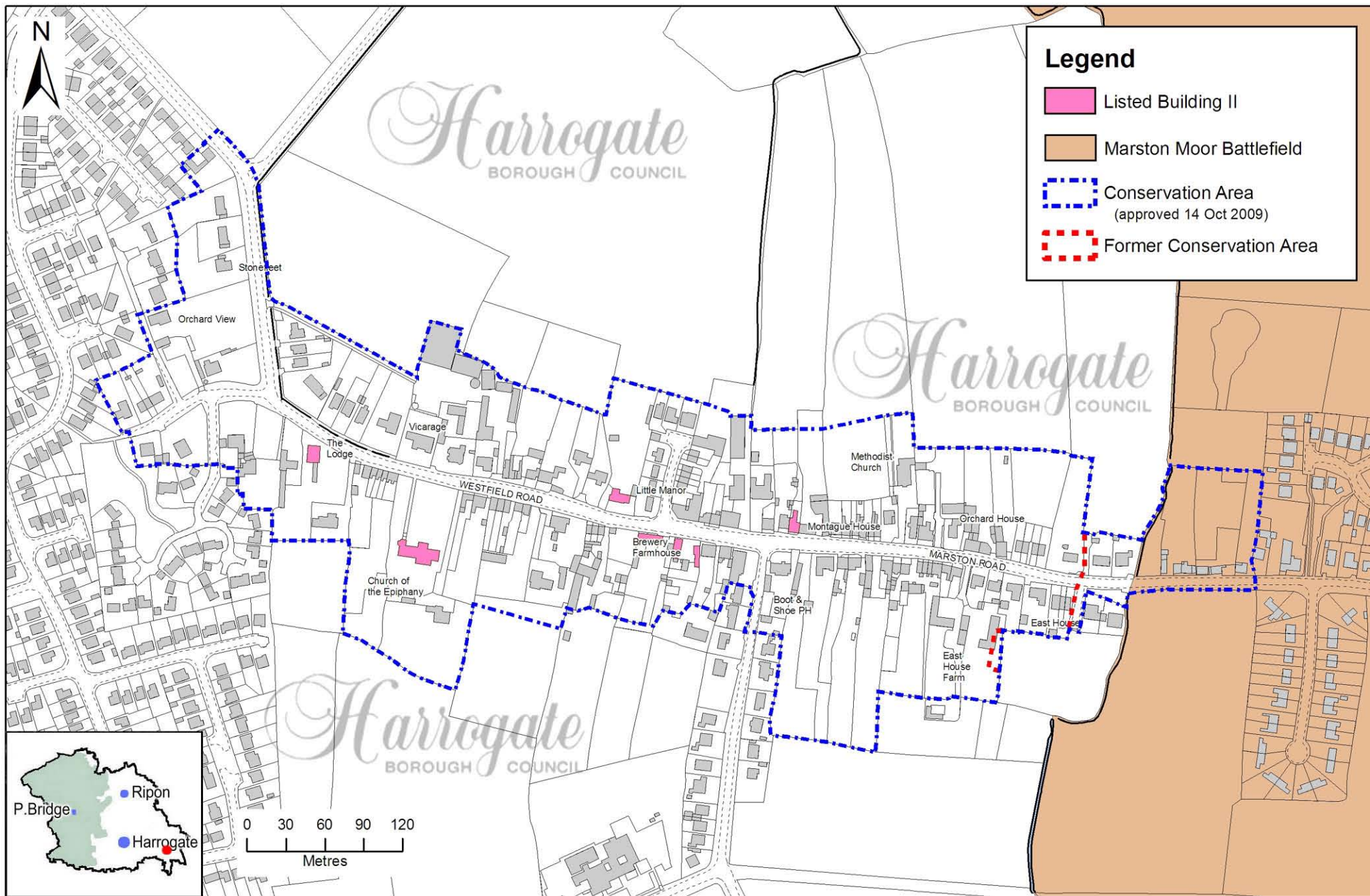
7.7 Modern infill development is not reflective of vernacular architecture in all cases. Residential development at the edges of the village, such as Ralph Garth and the Prince Rupert Drive estate, are not characteristic of the locally distinctive properties that form the historic core of the village. However, recent development along the south side of Marston Road successfully assimilates into the village.

Map 1: Historical development of Tockwith



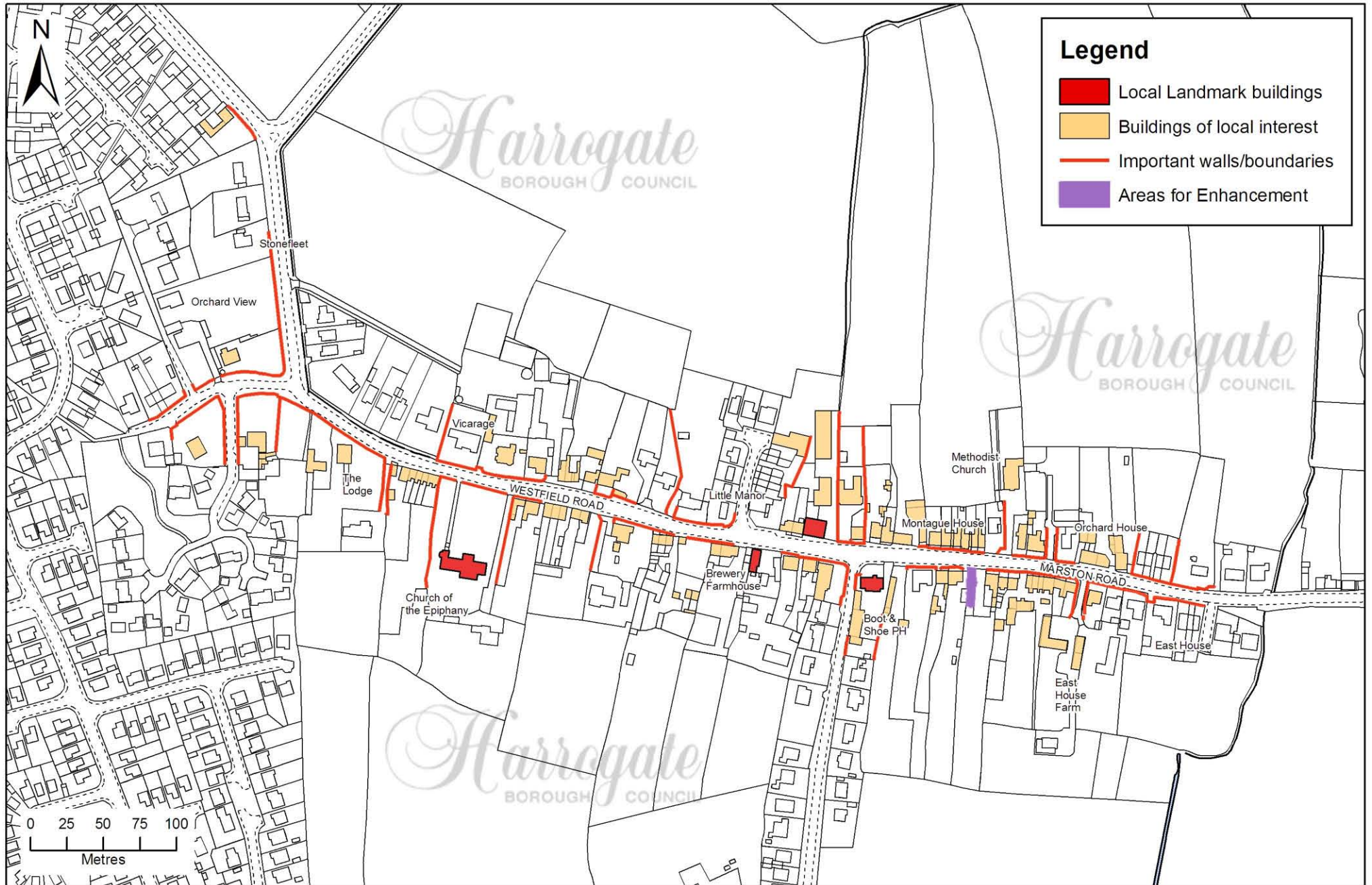
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Map 2: Tockwith Conservation Area boundary



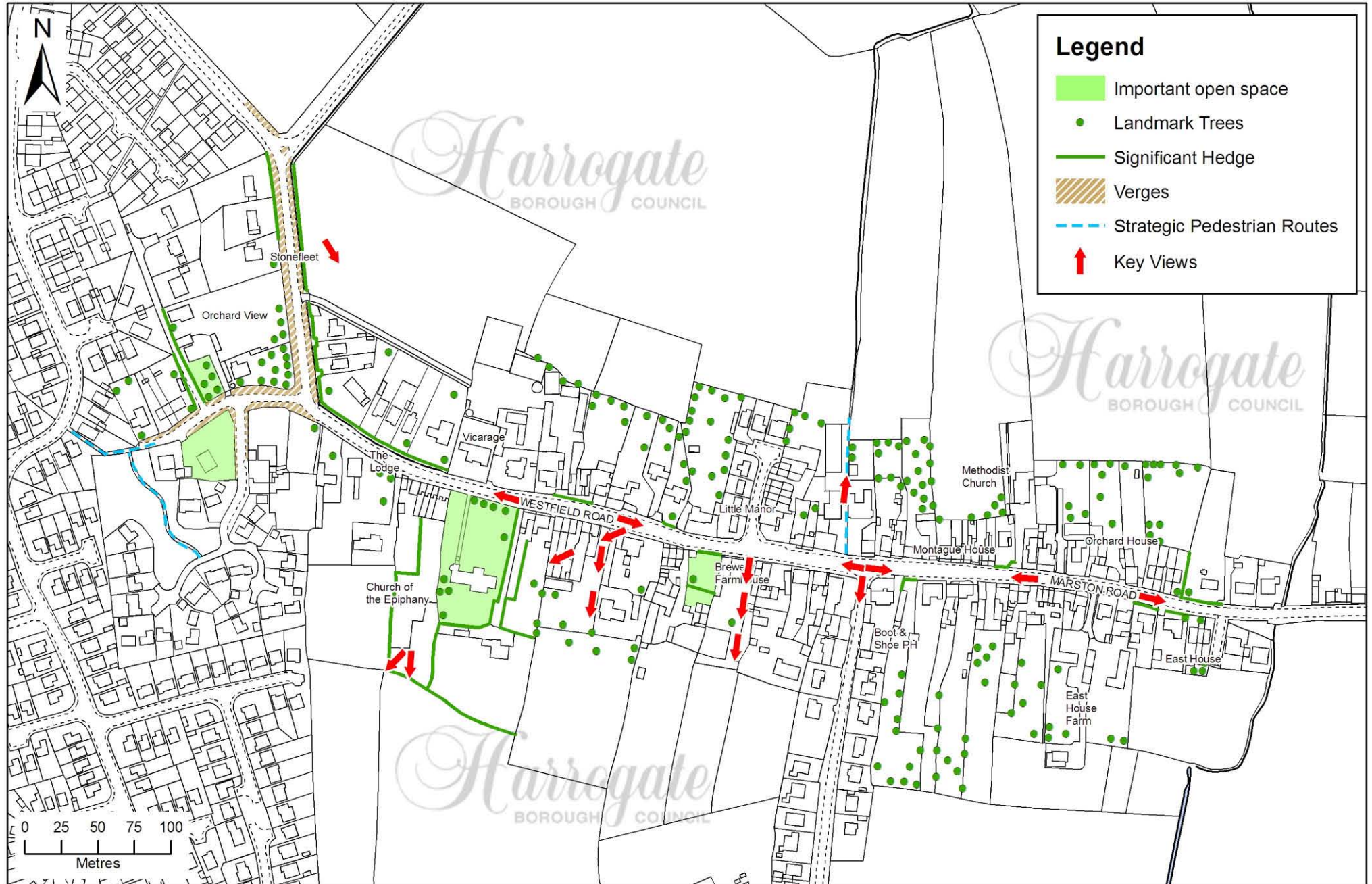
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Map 3: Analysis & concepts



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Map 4: Landscape character 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 Tockwith Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Tockwith is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aim is to (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area and (b) to consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best preserved or enhanced.

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

2 Monitoring & review

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

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

3 Maintaining quality

To maintain the recognisable quality of the Tockwith 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 part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

4 Conservation Area boundary review

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

It was suggested by some residents at the workshop to include Nos. 47-59 Marston Road, at the east end of the village. Residents considered



these properties to be exemplary of the older, more traditional properties in the village, thereby warranting additional protection. The first three properties are detached cottages and the last of the traditional cottages that reflect the local vernacular in character and appearance, with the exception of the traditional terrace at the eastern extremity of the village, beyond the Kendal Gardens housing estate.

There are also some attractive traditional outbuildings associated with No. 51. Whilst a couple of the cottages have been inappropriately altered with the insertion of PVCu windows and doors and extensions to the rear, it was considered that the properties are of sufficient architectural and historic merit and will be included in the Conservation Area. Furthermore, inclusion would afford additional protection to stave off any further ill-conceived alterations to the cottages and additional control over the future of the outbuildings that might otherwise be lost. However, No. 57 is of later construction and not of the same character and appearance as the traditional cottages. No. 59 was formerly Cromwell Farm but extensive alterations have eroded the property's character and appearance such that its earlier function is no longer evident. For these reasons the latter two properties are not considered to be of sufficient merit to warrant inclusion.

A further extension suggested at the workshop included the fields situated between the village and the school in order to protect important open space and trees. Residents consider this land an important area providing valuable amenity space for sport and physical recreational activity, both as an educational facility and a wider community resource. However, the land was not considered in itself to have intrinsic value and the boundary remains unchanged at this point.

Similarly, residents at the workshop suggested inclusion of the fields to the north and south of the village to maintain its linear character. The motivation for this suggestion derived from a desire to prevent development of these green fields. Whilst there is some sympathy with this sentiment, this is not the purpose of Conservation Area



Attractive outbuildings contribute positively to the Conservation Area.

designation. Furthermore, the countryside outside of the built form of a settlement benefits from protection by existing planning policy. For these reasons, inclusion of these fields was not supported and the boundary remains unchanged here.



An important boundary wall now included in the Conservation Area.

Another boundary extension was suggested by residents namely inclusion of the high brick wall and pound, of which visible footings remain, up to Syke Beck. The circular pound, or pinfold, was a pen where stray animals were kept until they were claimed. Situated near to Syke Beck on the south side of the road to the west of the beck, there is still a high wall at this point, the lower part of which is stone and signs of the former pinfold are evident. It was considered that this feature is indicative of the village's rurality and agricultural heritage. Accordingly, the Conservation Area Boundary has been extended to include the high wall and the remains of the pinfold. Note though, that the properties *behind* this wall, Nos. 44 and 46 Marston Road, were not considered to be of sufficient architectural or historic merit to warrant inclusion.

One other suggested change to the Conservation Area boundary was to redraft it to include an area partly severed by the 1994 boundary - specifically land in the curtilage of East House Farm on the south side of Marston Road where new buildings have encroached upon the former farmstead. The Conservation Area boundary has been amended to correct this anomaly.

5 The management of change

The special character and appearance of Tockwith 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

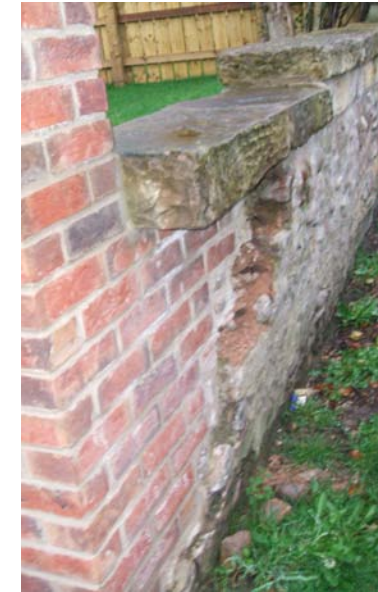
Tockwith is an attractive village, and most of the buildings are in good condition. There are, however, a number of opportunities for the enhancement of some areas as follows:

- Reinstall windows and doors to their former pattern and detail where use of standardised factory made joinery and PVCu windows and doors has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground.
- Replace items of street furniture and lighting with ones of more appropriate design.
- Trees which make a particular contribution to the conservation area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).
- Management of existing trees.
- Reinstall iron railings to boundary walls fronting the village street.
- Repair and maintain boundary walls.
- Retention of York stone kerbings and reinstatement where missing.
- Provision of sympathetically designed street lamps.
- The appearance of the area in front of the Boot and Shoe public house with the large expanse of asphalt would benefit from suitable planting or an alternative appropriate paving material.
- Removal of the cement render and inappropriate signage on the front of the Snooker Club building (right). Re-render in a lime based render and replace the sign with a more appropriate painted timber sign complete with timber frame.



Existing buildings

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



Wall in need of repair.

Design Guidance

Additional design guidance, which is more specific to Tockwith, 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 legal rights to alter dwellings without the need for planning permission within strict limitations. 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

Quite a number of buildings have been altered, which has changed their architectural form in a way, which conflicts with the distinctive character of Tockwith - some, to such an extent that the original form and character is no longer recognisable. The introduction of standardised twentieth century door patterns and PVCu windows, doors and porches is well established, but much original fabric remains. 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.



A traditional cottage with non-sympathetic alteration.

Grant schemes

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

Quality erosion & loss of architectural detail

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

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

Roof alterations & extensions

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

Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example the construction of new openings and the consequent breaking up of the continuous brick walls flanking the main streets would be detrimental to the character and appearance of Conservation Area.

Telecommunications equipment, satellite & cable dishes

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

Overhead wires and cables are intrusive (right)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

It is unlikely that in past times street surfaces in Tockwith were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. In parts of the village concrete kerbings have been used. It is considered that these should be replaced with more traditional York stone kerbings in the interests of the visual amenity of the Conservation Area.

Important trees

The existing mature trees in the Conservation Area, add to its charm and character. The loss of trees in and around the village would significantly erode the character. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, hedge-row trees, trees and shrubs should be preserved and repaired through managed planting and maintenance.



In considering both of these areas, guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.

Street furniture

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

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

Employment & commercial activity

Commercial activity can provide a focus for the community and contribute to the character of the village. The village is fortunate to have some services such as two pubs, village hall, post office and shop, hairdressers and a school. It is important to retain an element of employment use in the village in order to retain its character as a working village rather than a dormitory village. Maintaining the village hall provides a focus for community activity. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and local services.

Neutral buildings & spaces

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

7 Landscape issues

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

Village edges

The landscape is sensitive to change as there are distant views of the village from the wider landscape. Hedgerow boundaries are limited and the replanting and repair of boundaries is important to the character at the edge of the village, including the planting of native field boundary trees such as oak, ash and field maple. The diversity of the landscape could be enhanced by promoting strengthening of remaining fragmented hedgerows and ensuring that any tree planting introduced into this area is appropriate in scale and location to the valued characteristics of this area, specifically its openness and productivity.

New structure planting at the edge of the village will help to integrate existing development and provide improved setting in these areas where buildings are out of character. Care should be taken not to isolate the village from its surroundings taking account of characteristic patterns of tree and woodland cover.

Backland development in Tockwith has an impact on its settings and linear character and modern development can be a discordant element where it doesn't respect the vernacular. For these reasons, backland development

in this linear village should be discouraged. New development should be appropriate to the settlement pattern and in keeping with the local vernacular. Change of use of fields to garden should be avoided as this can impact upon the characteristic field pattern important to the historic setting of the village.

The historic relationship of the village with its landscape setting is important. Land between Tockwith and Long Marston was the site of the Battle of Marston Moor and consideration should be given to recognition of the importance of this site. Elements of the landscape at the time of the battle still exist and should be protected from change. The historic elements that remain in the landscape could be enhanced by providing improved access and interpretation.

The introduction of large-scale prominent buildings in the area should be avoided. Rather the settlement pattern should be respected and the vernacular should be valued.

Trees & Woodland

Ensure that any tree planting introduced into the area is appropriate in scale and location to the valued characteristics of the area, specifically its openness and productivity.

Wildlife & Nature conservation

Promote less intensive farming methods and the strengthening of remaining fragmented hedgerows to improve wildlife habitats and create wildlife corridors that add diversity to the uniform landscape.

Checklist to Manage Change

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

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

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Wednesday 30th April 2008. 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 happened since the original designation.

The main activity was a walkabout which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Tockwith 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 town with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

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

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

Consultation on the draft Appraisal took place from 20th April 2009 for 6 weeks. Consultees included English Heritage, Natural England, Yorkshire Forward, the Parish Council and residents and businesses of Tockwith.

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents. When all comments had been received, appropriate revisions were made and the Conservation Area Appraisal was adopted by the Cabinet Member for Planning and Transport on 14 October 2009 and published on the Council's website.



Appendix C

Further reading

East, C.G. (1993) 'Tockwith, The Village Story', The Carven Head and Pioneer, Skipton: North Yorkshire.