

# WATH (Ripon)

## Conservation Area Character Appraisal



GYMNASIUM HOC EXTRACTUM  
 EST IMPENSIS PETRI SAMWALS SS  
 THEOLOGIC PROFESSORIS ET RECTORIS  
 ECCLESIE PAROECIALIS DE WATH AD  
 DIVINI NOMINIS GLORIAM ET HONESTAM  
 IN BONIS LITERIS EDUCATIONEM PUERC  
 RUM TAM NATORUM QUAM DEGENTI  
 UM IN EADEM PAROECIA AN<sup>o</sup> 1684.  
 ΖΑΤΑΙΤΑΝΤΑ ΚΥΡΙΕ ΚΑΙ ΕΚ ΤΩΝ ΕΘΝΩΝ ΑΝΕΚΑΜΕΝ ΖΗ  
 All things O LORD come of thee & of thine  
 own free given unto thee 1684 29 12.  
 Wherefore not unto us O LORD nor unto  
 us But unto thy name give glory for  
 thy mercy & for thy truth's sake, Psalm 115

Working for you

<b>Contents</b>	Page
1. Introduction.....	1
<b>Objectives</b> .....	2
2. Planning policy framework .....	2
3. Historic development & archaeology.....	3
Map 1: Wath Medieval development .....	6
4 Location & landscape setting .....	7
5. Landscape character .....	8
6. The form & character of buildings .....	12
7. Character area analysis .....	19
Map 2: Historic development .....	24
Map 2: Conservation Area boundary .....	25
Map 3: Analysis & concepts .....	26
Map 4: Landscape analysis .....	27
 <b>Appendix A:</b>	
1 Management strategy.....	28
2 Monitoring & review.....	28
3 Maintaining quality .....	28
4 Conservation Area boundary review .....	28
5 The management of change .....	31
6 Opportunities for enhancement .....	31
7 Landscape issues .....	33
<b>Checklist to manage change</b> .....	34
 <b>Appendix B:</b> Public consultation .....	35
 <b>Appendix C:</b> Further reading .....	36

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# 1 Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal was approved by the Cabinet Member for Planning and Transport and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Wath.
- 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 Wath Conservation Area was originally designated in 1995. Following public consultation on the draft of this Appraisal, the boundary was amended further on 21 September 2011. This Appraisal aims to describe Wath 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 Wath 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.



Main Street, Wath.

# Objectives

The principal objectives of the Appraisal are:

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

## 2 Planning policy framework

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

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

2.3 In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the Council will give considerable weight to the content of Conservation Area character appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether

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

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

### 3 Historic development & archaeology

#### Archaeology

- 3.1 Wath is within a swathe of land between the Rivers Ure and Swale which is of regional, national and international archaeological significance. There is evidence of Mesolithic hunter-gatherer activity in the area, covering the period of several millennia after the glaciers melted at the end of the Ice Age. The area began to be cleared of woodland and settled in the Neolithic period (c.4000 – c.2000 BC). The Neolithic Period is when nomadic hunter gathering was replaced by farming in stable communities to provide a more reliable food source. The Neolithic period was followed by the Bronze Age (c.2500 - c.800 BC) when agriculture continued to spread and was aided by the use of copper and bronze fashioned into tools, replacing tools and implements fashioned from stone.
- 3.2 The Ure-Swale area is unique in Britain in that it is rich in remains from the Mesolithic period, Neolithic period and Bronze Age, offering evidence of the transition humanity made from a nomadic hunter-gatherer lifestyle through to a settled society which relied on arable farming and livestock rather than hunting for its food supply. The only other places in Britain with a similar richness of archaeology from these ages are the Orkneys and Wessex (Wiltshire). This extensive early prehistoric

landscape is in essence a single unified landscape containing a series of specific interests. It is considered to one of the most outstanding prehistoric monument complexes in Northern Europe.

- 3.3 The Ure-Swale area's prehistoric heritage ranges from pottery, weapons, tools and implements through to ceremonial and burial sites. These latter types of site include henges, barrows and other monuments, many of which are scheduled ancient monuments. Wath itself stands very close to some of the key sites: the three henges at Thornborough to the northwest of the village, Nunwick Henge to the southwest, and Hutton Moor and Cana Barn Henges to the south. The wider area of archaeological interest extends as far south as the Devil's Arrows at Boroughbridge and as far north as Catterick.
- 3.4 The detailed study of the Ure-Swale area is in its early stages, with work focussing on the chief sites such as the Thornborough Henges. However, the Ure-Swale area shows clear potential to make a highly significant contribution to our understanding of prehistoric Britain. To date, chance or spot discoveries in the immediate vicinity of Wath village include flint tools, a Neolithic stone axe and a tree coffin burial.

#### Historical development

- 3.5 The name 'Wath' is an Old Norse term meaning 'ford'. The way the village has expanded over time suggests the ford in question was the crossing of Wath Beck to the east of the Church. The origin of the name 'Wath' suggests that the settlement dates from at least the eighth century, when Viking invaders conquered and settled the area east of the Pennines between the Humber and Firth of Forth.
- 3.6 The original manor, which was the principal settlement in the township, ecclesiastical parish and civil parish, was located to the north of the Church, as indicated by earthworks in the fields and in the nineteenth century extension to the churchyard. This former location of the village is in zone B indicated in Map 1. The church appears to have been established and successively rebuilt and remodelled on more or less the same spot within zone A in Map 1. Wath is mentioned in the Domesday Survey of 1086. The Manor of Wath was held pre-Conquest by Archil and Rothschild. William the Conqueror granted Wath to Count Alan, who is recorded in the Domesday Book as the owner of Wath Manor. The only built fabric from around this time are the remains of Saxon sculptures in the organ chamber of the present St Mary's Church and the stone cross embedded into the church boundary wall.

3.3 Curiously, it appears that the heir of Count Alan granted at different times the manor of Wath and its Church to the Abbey of Mont St Michel and Brian, the Lord of Bedale who in turn granted it to the Marmion family. This matter was disputed for over sixty years culminating in the matter being settled in the Papal Court in 1239 at which it was agreed that the ownership would be determined by a duel between 'champions' appointed by Sir Robert Marmion kt. and the Abbot of Mont St Michel. Mid duel, fearing for his life and that of his champion, the Abbot renounced his right to the Manor and Church of Wath. The Marmions were lords of the Manor of Wath from c.1243.

3.4 From this year onwards Wath manor was in the same ownership as Tanfield. The Marmions lived and worshipped at West Tanfield, where they built their feudal castle known today as the Marmion Tower. Over the following centuries, although the lordships of Tanfield and Wath changed hands, the seat of both manors was always in West Tanfield. This may be because of or responsible for the close relationship between Wath and Norton Conyers Hall and its incumbents even though Norton Conyers is a separate lordship to Wath. The south transept of St Mary's Church at Wath is known as the Norton Chapel, which contains monuments and graves of members of the Norton and Graham families, families who were the past and present lords of Norton



This cross in the churchyard wall is believed to be Anglo Saxon.

Conyers. It appears that Wath more or less functioned as the 'estate village' serving Norton Conyers.

3.5 St Mary's Church is the oldest building in the village. It dates primarily from the thirteenth century with additions and enlargement in the fifteenth century and a tower of 1812. It might have originally been a manorial chapel which was rebuilt as a parish church in the twelfth or thirteenth century. The next oldest building in the village is the Rectory, which dates from the sixteenth century and was probably built on the site of its predecessor.

3.6 The village's primary function was agriculture. It seems that in the medieval period the village was redeveloped to its present plan. The original location of the village (zone B in Map 1) was abandoned in favour of a plan following the line of the

present day Main Street as far as Bedale Lane (zone C on Map 1). Although the rest of the village was re-sited the Church and Rectory remained in their original locations. The fields associated with the re-planned village run north-south from Main Street and are in narrow strips of even length. The roadway and cobbled areas along Main Street are all that remains of the village green which formed the focal point of the planned village. It seems that in the later medieval period the houses and cottages on the north side of the green were replaced by new buildings on the green itself, giving the present layout of a wide, gently curving street. This re-organisation kept the Church and its tower as a landmark at the eastern end of the new 'street'. It could be speculated that Wath was planned as the estate village to Norton Conyers, the estate of which was extended to provide a deer park in the medieval period. Or perhaps the Lords of Wath Manor in West Tanfield decided to give each house in Wath the same amount of land so that the rent from each tenant was standardised? The section of Main Street west of Bedale Lane (zone D on Map 1) was developed in the post medieval period and its plots are much less regular in size and shape than those of the medieval village.

3.7 The surviving buildings in Wath, both east and west of Bedale Lane date from the seventeenth century onwards. Principal

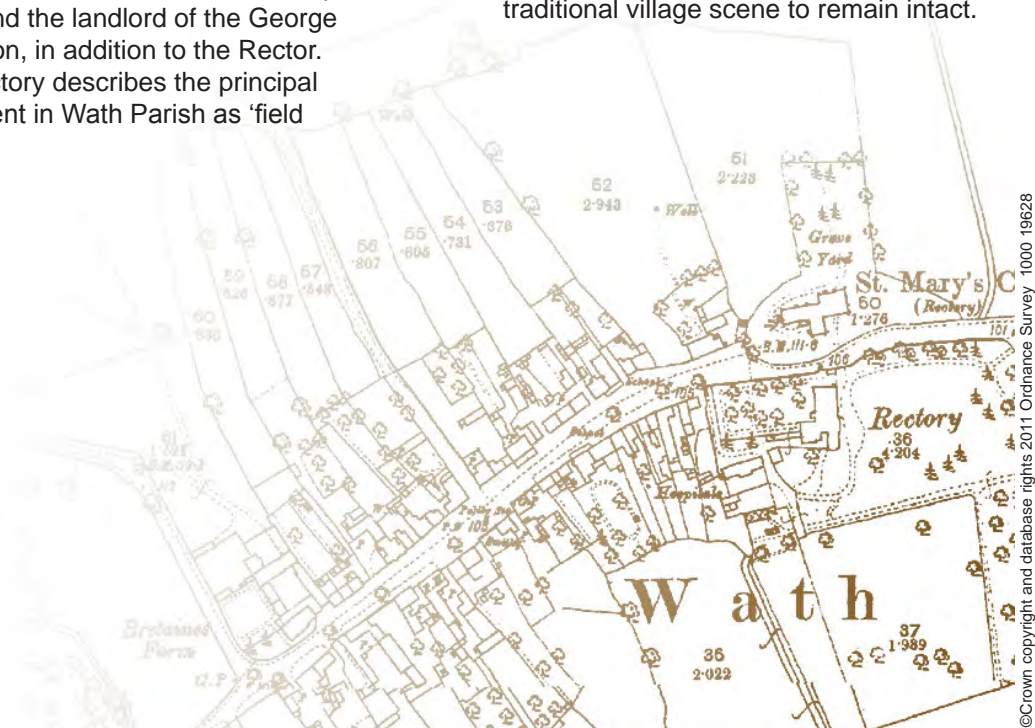


among these buildings is the Old Grammar School which was founded in 1684 by Peter Samwaies, Rector of Wath, as a free school for boys. The school was endowed by lands owned by Samwaies in Bellerby, with additional income from land leased to Trinity College, Cambridge. The building was enlarged and re-fronted in the 18th century. Almost opposite the boys' school, the girls' school was erected in 1837. Another important resource in the village was a 'hospital', which along with two almshouses for two poor persons was endowed by Peter Samwaies in 1698. The 'hospital' was demolished and replaced with the present day Heyes Cottage and Commodious Cottage in 1854. The former almshouses are the small cottages behind Heyes Cottage and Commodious Cottage. At the time of the 1861 census, each almshouse was occupied by women each aged 77. Wath Hall was erected in 1872 as a police station and courthouse serving the wider township of Wath. Petty Sessions were held monthly, chaired (in 1890) by Sir R H Graham Bart. of Norton Conyers Hall.

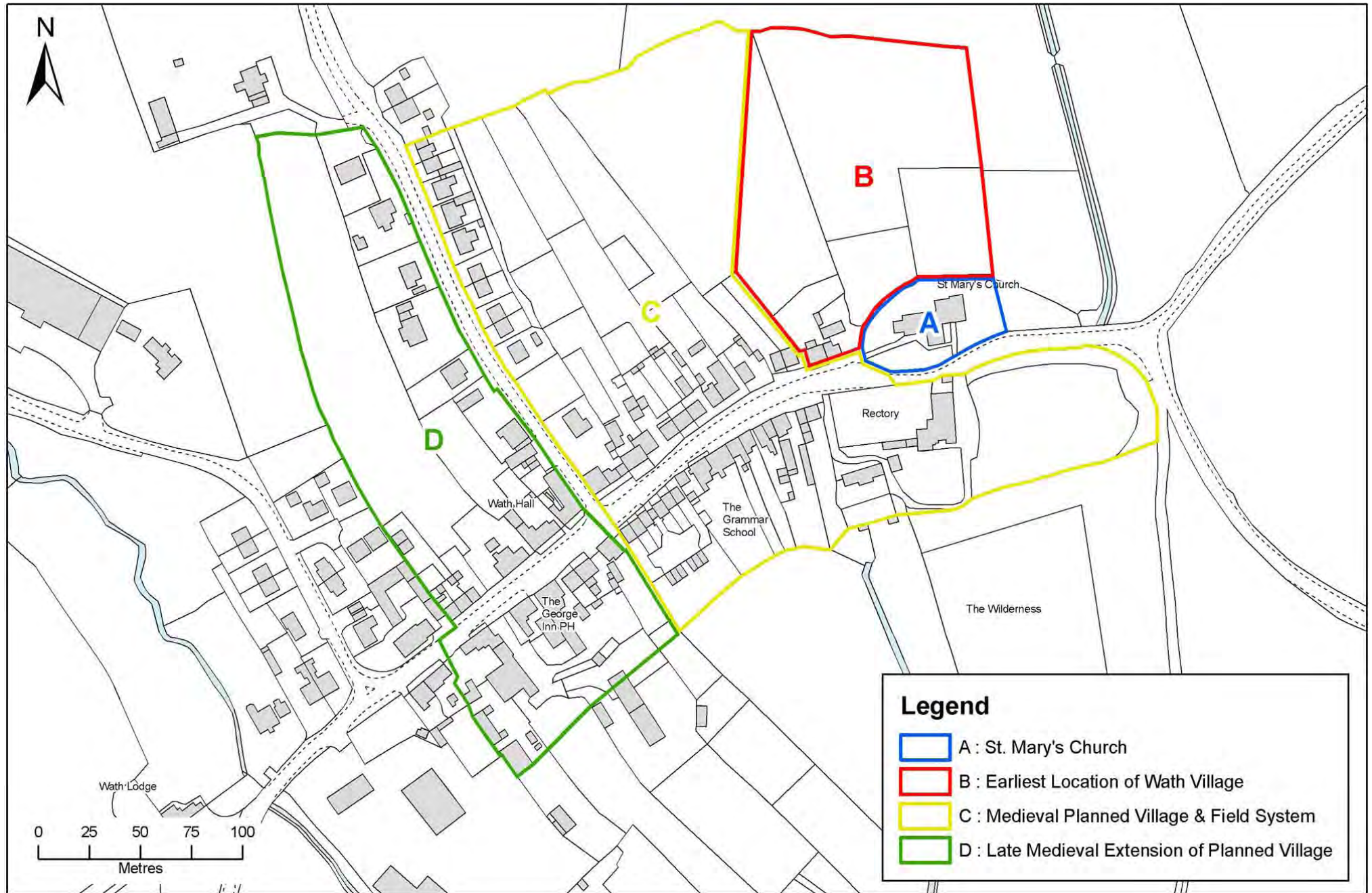
3.8 Trade Directories from the nineteenth century give a good idea of past economic activity in Wath. Baines's Directory of 1823 provides a population of Wath of 186. It lists in Wath village seven farmers, two carpenters, two grocers, two stonemasons, one tailor and draper, a shoemaker, the master of the boys' school, the landlord of the George and Dragon, a linen weaver and a blacksmith. By 1890 the Bulmer Directory lists within Wath village seven farmers (one of whom was also a grocer), a grocer, a grocer and draper, a police inspector, a postman, a dressmaker, a tailor and outfitter, a shoemaker, a builder (who was also registrar of births and deaths), a sexton, a joiner and organist, a joiner and wheelwright, the master of the boys' school, the mistress of the girls' and infants' school, a blacksmith and post master, and the landlord of the George and Dragon, in addition to the Rector. This Directory describes the principal employment in Wath Parish as 'field

labour'. A description of Wath published in 1914 mentions the chief produce of the township was wheat, barley and turnips.

3.9 The principal economic activity in Wath remains farming, though a concrete blockworks is a noticeable source of employment in the village. The police station, court and village schools both closed as the twentieth century progressed, though part of the former boys' school is now the village hall, named Samwaies Hall in honour of this important benefactor to the village. Other ancillary trades disappeared from Wath during the twentieth century and some of the farms either closed or relocated to premises built for modern agriculture. Nonetheless many of the redundant buildings have been converted to dwellings, helping the traditional village scene to remain intact.



# Map 1: Wath (Ripon) Medieval Development.



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## 4 Location & landscape setting

4.1 Wath is near the northern edge of the Harrogate District and is situated 3½ miles northeast of Ripon. From the east end of Main Street, the village of Melmerby is about a mile from Wath with the A1 (presently being upgraded to a motorway) another mile beyond Melmerby. The village of West Tanfield is almost four miles northwest of Wath. Norton Conyers Hall, a substantial Grade II\* Listed country house standing in substantial Grade II Listed Historic Park and Garden is just outside of the Conservation Area. The estate's Wath Lodge and eastern gateway are within 50 metres of the western end of the Conservation Area at Norton Bridge.



Wath is at the confluence of various local routes.

4.2 The eastern edge of the Norton Conyers estate is one of the principal features of the landscape in the vicinity of Wath. To the south of Wath Lodge and the impressive eastern gateway the lane closely follows the sweeping, unbroken estate wall which is dwarfed by the tall canopies of a thick belt of trees which conceal the Hall and estate from view. This contrasts with the prevailing open landscape in the vicinity of Wath, which mainly comprises of medium and large arable fields with low hedge and fence boundaries. Tree cover is low and, outside of Norton Conyers, the most significant groups and lines of trees are along the banks of the becks.



The wall and tree cover to the Norton Conyers estate contrast strongly with the open arable landscape which makes up much of Wath's setting.

4.3 The northern approach to the Conservation Area along Bedale Lane is lined by ribbon development which is primarily made up of twentieth century estate housing. Views of the fields to the east and west of this approach are screened by buildings, and trees and hedges in the gardens of these houses.

4.4 Despite its location a short distance upstream from the confluence of Norton Beck and Wath Beck, with the village itself extending across the fork of land between the banks of both becks, the topography of Wath and its vicinity is fairly flat, with neither beck occupying a pronounced, steeply sloped valley. Within the Conservation Area, the rise from Norton Bridge to Sunnyside Farm and further rise up Tanfield Lane are the most significant gradients. The highest point local to Wath is a small hillock to the east of the church, which screens Melmerby and the Melmerby Junction area from view from the eastern edge of Wath.

4.5 The combination of a fairly flat topography and screened approaches along the principal approaches to the village gives Wath an enclosed, intimate character despite the prevailing openness of the land around it. This means what views there are out of the village into the countryside are of particular value to its sense of place.

## 5. Landscape character

- 5.1 The location and settlement pattern of Wath mean it has a varied landscape setting. This section describes the character of the landscape in and around Wath. It identifies the key landscape characteristics which make the village distinctive.

### The Churchyard

- 5.2 The Churchyard is a unique open space in the Conservation Area which is a vital component of both the Church itself and the street scene of Main Street. The churchyard previously consisted of an oblong, almost oval space around the Church. It was extended in the second half of the nineteenth century with the addition of a portion of field to the north to give it its present inverted 'T' plan.



St Mary's Churchyard.

- 5.3 The churchyard is elevated above Main Street and is behind a flat-coped retaining wall which is made of coursed stone either side of the gateways, but this soon gives way to coursed rubble and cobble with bands of squared stone. The Victorian

era walls have triangular copings and are coursed rubble. The gateways are emphasised by eighteenth century iron gateways and overthrows. The churchyard contains a large number of mature trees which enhance the street scene of the Conservation Area and contribute to the tunnel-like qualities of the approach from Wath Bridge. The tree canopies, however, obscure the church building from view, particularly along its southern side. Only glimpses of the tower can be had from close by on Main Street, and during summer months only the crenelations of the tower are visible over the tree canopies when looking from the west along Main Street. The trees are largely limited to



The tree cover along Main Street is such that only glimpses of the Church and tower can be had.

the perimeter of the churchyard with other dotted about the space.

- 5.4 The space is studded by monuments and memorials erected over a few centuries, some of these monuments are Grade I Listed Buildings and are described in chapter 6. Yew hedges line the principal pathways around the churchyard, which is well screened by the trees and the high boundary wall to The Rectory. This said, the northern and northeastern edges of the churchyard offer good views into the surrounding agricultural fields.

### Main Street Cobbles

- 5.5 The cobbled areas along Main Street are most important hard surfaced spaces in the Conservation Area and contribute significantly to its special character. As mentioned in chapter 3, it is believed that Main Street was formerly a green which was narrowed and reduced in size as new buildings were built to create a new north frontage to the street, in front of the old one. The cobbled areas are perhaps all that remained of the former green that was not part of the roadway and was cobbled over rather than left as grassed verges. The cobbles were presumably taken from the becks to either side of the village. The texture and colouring of the cobbles is consistent and the random coursing is in the main traditional. This gives the street scene an element of cohesion and continuity, along frontages where building materials and types change with each plot.





The bands of cobbles either side of the roadway in Main Street are a distinctive feature of Wath.

- 5.6 The cobbled areas are studded by trees which are pollarded annually, providing an element of greenery and softness to the otherwise hard street scene, given that few of the houses and cottages have front gardens. The replacement of cobbles with other materials and the enclosure of cobbled spaces have compromised the contribution of these cobbles to the street scene, but fortunately significant areas of traditional cobbling remain in situ.

### Grass Verges

- 5.7 Grass verges are an intermittent feature in the Conservation Area, but where they exist they soften the street scene and

contribute to the rural character of the village. They are limited to the fringes of the village, as explained above, the heart of the village has cobbled surfaces rather than grassed verges. At the east end of the village there is a small verge in front of South View and Church Close, and a slender verge along the high boundary wall to The Rectory, which widens at the entrance to the village. There are more verges at the west end of the village from Grange Farm onwards. The verges around the junction of Main Street and Tanfield Lane are a significant feature of this particular junction. Side streets are typically verged.



Grass verges soften the street scene and contribute to the rural sense of place.

### Gardens

- 5.8 One of the distinguishing features (at least, traditionally) of Wath was that gardens generally not a feature of the street scene. The spaces in front of most of the dwellings were open cobbled spaces or similar, with very few dwellings having a front garden or enclosed space. Over recent decades more of these hard spaces have been lost as small enclosed front gardens have been created in an ad-hoc piecemeal fashion. This has undermined

the traditional character of Main Street. The garden spaces behind dwellings are not visible from public vantage points due to the screening by frontage buildings and buildings and walls in the backlands. This tradition of concealed backlands and hard, open spaces along the street is not typical of the District or local area; Wath's Main Street is in some respects like the high street of a historic market town due to the expanse of hard space either side of the street, the tight enclosure created by the buildings, and the limited greenery.



Wath is unusual in that cottages and houses did not have front gardens, instead there was an open (often cobbled) space directly in front of dwellings.

- 5.9 Whilst very few of the buildings were built with front enclosures or gardens (most were added later - even the older walls, such as that in front of the Old Grammar School), the amount of space associated with each building is indicative of its original status and provides an important context for each building. The highest status house historically in the Conservation Area is The Rectory, the garden of which is much larger than the churchyard, making it by far the largest green space in the Conservation Area. The village Rectory was traditionally only

second in importance to the hall or manor house. They often functioned as small country estates with landscaped grounds, orchards, vegetable gardens, stabling and outbuildings. The Rectory at Wath is a good example of a house and grounds set out in this manner with the principal elevation of the house overlooking a large expanse of landscaping and an enclosed service area/kitchen garden to the rear of the house.



The Rectory has a substantial garden which communicates its historical status in the village.

5.10 The next buildings in the traditional status hierarchy were the large houses such as Ivy House and Virginia House. But, of the two, only the latter has a (latterly created) front garden. The farmhouses have varying amounts of space associated

with them, Village Farm and St Mary's House have more space than other dwellings along Main Street, but they are part of the later, less tightly packed expansion to the village.

## Key Views

5.11 The layout of Wath and its enclosed character have created an intimate piece of townscape with important views and vistas within it, and fewer, but nonetheless important, longer distance views. These views encapsulate the special character and appearance of the Conservation Area and its place in the landscape. A list of key views in Wath Conservation Area (which is by no means exhaustive) is as follows:

- Vistas east along Main Street towards St Mary's Church
- Vistas east and west along Main Street as it squeezes between the boundary walls to the Church and Rectory.
- Views west along Main Street as the street widens and opens up passing the Church.
- The vista east along Main Street from the junction with Tanfield Lane
- The vista east along Main Street from Norton Bridge
- Views west out of the Conservation Area to Wath Lodge and the gates and wall to Norton Conyers
- Vistas through narrow gaps between buildings
- Views through gaps in the built form and into the setting of the village, including the gaps either side of Grange Farm



Vistas along Main Street are key to the Conservation Area's sense of place.



The contrasting enclosure and then relative openness of Main Street as it passes the Church is a distinctive feature.



The few breaks in the building line provide important views of the village's rural setting.

## Trees

5.12 Trees make an important contribution to the townscape of the Conservation Area even though this contribution varies across the village. At the east end of the village the trees planted around the perimeters of the garden of the Rectory and the churchyard enhance the setting of these historically important buildings. Their canopies tower over Main Street, giving it a highly enclosed, tunnel-like character until the churchyard is passed.





The trees lining the eastern approach to Wath are highly significant.

- 5.13 Along the central portion of Main Street, however, there are very few trees at all. The pollarded trees along the street are well spaced and have small canopies, allowing the buildings and hard spaces to dominate the scene. Apart from these street trees, the only other trees on view are the canopies poking up behind the buildings lining the street.



The well-spaced pollarded lime trees along Main Street soften the street scene, but the buildings are still the dominant features.

- 5.14 Continuing east it is not until the junction of Main Street and Tanfield Lane that trees are a significant feature of the street scene. The large enclosed space west of Bumblebee Cottage contains clusters of trees of mixed species and size which forms the terminal feature to vistas south along Tanfield Lane. From here, buildings are more spaced. Brooklea, Brookside

and Ashgill in particular have larger gardens containing mature trees which largely obscure the buildings from view. The wooded banks of Norton Beck mean Norton Bridge is shrouded under canopies

## Significant Boundary Features & Boundary Walls

- 5.15 The predominant boundary features used in and around Wath are traditional coursed stone, rubble and cobble walls, with a minority of brick boundary walls. These materials harmonise with the traditional building materials used in the Conservation Area. Copings are usually flat or triangular. Fence and hedge boundaries rarely adjoin the street and are more often found between gardens and fields.
- 5.16 Boundary walls are not a particular feature of the heart of the Conservation Area, as buildings traditionally did not have front or side enclosures. However, at the eastern and western ends of Main Street they are important features of the street scene. The narrow, winding stretch of Main Street between the Church and Rectory is bounded by long continuous stretches of cobble and rubble walling which delineate and enclose the street, creating an atmospheric entrance to the village. The wall to the Rectory ramps up by the house

to improve privacy, before rising higher to enclose the rear service area which presumably contained the kitchen garden. At the other end of Wath, from St Mary's House onwards travelling West, cobble and rubble walls are a consistent feature of the street scene, delineating and enclosing the street, helping to maintain a sense of enclosure even though the buildings are more spaced and set back further from the street.



The cobble and rubble walls to the Church and Rectory are vital to the street scene of this end of the Conservation Area.

## 6. The form & character of buildings

6.1 There are thirteen buildings in Wath included on the Statutory List of Buildings of Special Architectural or Historic Interest. However, there are also a number of un-listed historic buildings, which make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and, as recommended in PPS5, are recorded on the Concept Map in this Appraisal. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.2 The Listed Buildings in Wath can be located on Map 3:

### **Grade II\***

#### **Church of St Mary**

### **Grade II**

#### **Font in Graveyard of Church of St Mary against wall of south transept**

#### **Sundial in Graveyard of Church of St Mary, approx. 6 metres south of south door**

#### **Chest Tomb approx. 5 metres south of south door of Church of St Mary**

#### **Table Tomb approx. 2 metres from east end of Church of St Mary**

#### **Overthrow with lamp holder over south gateway to Church of St Mary**

#### **Overthrow with lamp holder over west gateway to Church of St Mary**

#### **The Rectory**

#### **Gates and Gate piers, The Rectory**

#### **The Grammar School**

#### **Garage approx 2 metres west of Grammar School (The Hearse House)**

#### **K6 Telephone Kiosk**

#### **Ivy House**

6.3 The Church of St Mary contains the oldest built fabric in the village. The twelfth century nave is all that remains of the original build, which consisted of a nave and small apsidal chancel, the foundations of which were uncovered in during restoration in 1873. The chancel was rebuilt in a larger form near the end of the thirteenth century. It is not known if there was a tower at this time. The extension of the chancel was followed immediately by the addition of the south transept, but no further structural additions were made until the fifteenth century, when the northeast vestry with its room over



St Mary's Church. The gabled projection with the chimney is an unusual two storey vestry.

was built. The tower was added in 1812. As part of the restoration of the church in 1873 the old flat lead roofs were replaced with the present pitched roofs and much of the fabric of the buildings (particularly its openings) were renewed.

6.4 The older openings on the Church include the late thirteenth century, Y-tracery window on the west face of the south transept, and similar windows on the chancel. The two storey vestry to the northeast of the church retains its



The sundial dated 1735 and the 1813 chest tomb in St Mary's Churchyard.



fifteenth century openings and has a domestic appearance which is unusual to find on a church. The adjacent three light tracery east window and buttresses were all inserted during the restoration of the church, as were the openings along the north elevation. The square tower rises in five stages and has a Y-tracery belfry. It is topped by battlements with crocketed corner finials.

- 6.5 There are five individually listed monuments and structures in the graveyard to St Mary's Church. The oldest is the former font which is believed to date from the fifteenth century, but was moved to its present location and replaced with a new font during the church's restoration in 1873. The old font is square in plan with much-perished moulds about the top and middle and a chamfered base. It stands on two octagonal steps or stone platforms and is covered by a nineteenth century octagonal bowl. The next oldest listed item in the graveyard is the sundial. This consists simply of a square shaft on a base with a brass sundial fixed to the top of the shaft, which is inscribed 'Thos. Brown Geo Yeats 1735'. To the west of the sundial is a Listed chest tomb. It dates



Grade II Listed Table Tomb at the east end of St Mary's church.

from c.1813 and commemorates John J'Anson of Melmerby. It has particularly fine and crisp detailing and relief carving to the sandstone blocks which make up the tomb. The base consists of square end panels with recessed side panels. The end panels contain a relief of an urn and drapery flanked by reeded pilasters with rosettes on the capitals. The flat top slab is richly moulded.

- 6.6 The other listed tomb is at the east end of the Church. Its inscription is illegible, but it probably dates to the early eighteenth century. The table tomb consists of two end panels with open balustered sides. The end balusters are engaged to the end panels and the baluster mid-way along each side is freestanding. The end panels are simply decorated with recessed central panels, and the flat top slab has simply moulded edges. The eighteenth century wrought iron overthrows and light holders to the south and west entrances to the churchyard complete the group of listed buildings at St Mary's Church. They are both attached to the stone jambs of their respective gateways and have 'C' and 'S' scroll decoration and have a square framework to carry a lantern. The principal west gateway is broader and consists of a semi-circular arch, while the narrower south gateway consists of a flat-headed arch.

- 6.7 The gates to the Rectory are directly opposite the south gate to St Mary's churchyard and are also a Listed Building. The gateway dates from the early eighteenth century. It consists of two square ashlar piers topped by a square cornice which is topped by ball finials. The wrought iron gates have spearheaded standards and dogbars. The gateway



The listed iron gates and lantern overthrow at St Mary's Church.

frames an attractive view of The Rectory, which is itself a Listed Building. It dates from the 16th century and was built in the medieval tradition of a central hall leading to two storey wings at either end, each wing having two rooms to each floor. This was remodelled in the 18th century when the space between the wings was filled in with a lean-to entrance range and the south wing was rebuilt to its present taller height than the (original) north wing. The latter involved the demolition of the principal fireplaces and stack serving the hall and kitchens. All of the windows were changed to their present sizes and proportions as part of the remodelling as a means of updating the Rectory to suit the Georgian taste for Classical architecture. This accounts for the tall sash windows to the two storey elements and round-headed windows to the entrance range. However, the proportions are inconsistent across elevations as the limits imposed by the



Grade II Listed Rectory, seen through its Grade II Listed gateway.

sixteenth century fabric meant identical windows could not be achieved in every opening. The building was presumably rendered when it was remodelled to disguise disfigurements to the stonework caused by the remodelling and disguise the brick of the entrance range. The overhanging hipped roofs are stone slate, the only example of this material in Wath.



School House prior to the building's recent conversion and restoration.

6.8 School House originally dates from 1684. It was purpose built as a free school for boys with accommodation for the schoolmaster. It was founded and endowed by Peter Samwaies, Rector of Wath. The building was remodelled in the mid-eighteenth century to provide much of what is now the present front elevation. Despite the alterations, elements of the original building, such as a massive lateral stack and mullioned openings with chamfered reveals survive to the side and rear of the building respectively. It would appear that this house was second only to the Rectory in the village in terms of the size of the dwelling and its garden. The grandeur of the front elevation, which consists of evenly spaced bays of tall Georgian sash windows also suggests a high status, but the improvised rear elevation suggest a 'make do and mend' approach was used out of public view.



Hearse House and the village phone box, both Grade II Listed Buildings.

6.9 It appears that Hearse House, originally a stables and hayloft to School House, was remodelled in a similar fashion to School House, as this building retains a 17th century doorway and chamfered window openings to its rear, but has eighteenth

century style openings to the front. It was probably later used as a workshop, and was evidently where the village hearse was kept. In front of the Hearse House, is a K6 phone box, a piece of 1930s street furniture which is important to the street scene of Wath.



Ivy House.

6.10 Ivy House dates from the late eighteenth century. It has a symmetrical front elevation faced with handmade bricks laid in English bond. To either side of the segmental arch doorway are slightly projecting gently bowed Georgian sash windows. Above these are segmental arched Yorkshire sash windows. These latter windows give this Georgian house a more rural, local character than otherwise. The neat, formal brickwork of the front elevation contrasts pleasingly with the coursed cobble walling to the gables. Ivy House has a simple vernacular form.

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

### General form

6.12 Most of the buildings are oriented with their main frontages facing the street. Behind



the street frontage buildings, outbuildings cottages and barns are set at a right angle to the street or in the case of former farm buildings, are arranged in loose two sided yards behind the principal farmhouse. Very few outbuildings or farm buildings face onto Main Street itself; the street frontage is for the most part reserved for dwellings and locally important buildings such as the former schools, inn and Samwaies Hall. The Rectory is the only historical example of a building which does not face the street, its principal elevation is oriented east to overlook its garden and the building is largely concealed from view by high walls and tree canopies.



Main Street is mainly lined with two storey gabled buildings which present principal elevations to the street.

6.13 Traditionally almost all dwellings faced directly onto the street. An unusual characteristic of the village is that its cottages farmhouses and houses did not have front gardens, giving the Main Street a hard character. Some of the larger dwellings have had enclosed front gardens for many years (though even the older garden walls do not appear to have been built at the same time as the associated house or cottage) and in

more recent years the cobbled or formerly cobbled areas directly in front of dwellings have been enclosed to create small garden spaces.

- 6.14 Although buildings are not set back from the street, the resulting street space is attractive and varied, as buildings stand in short rows or clusters separated by tracks allowing access to the plots behind the frontage buildings, breaking up the building line. Main Street has a gently sinuous course and varied width which means the buildings have been set back at slightly different angles.
- 6.15 The majority of the roofs are gabled and the ridges and eaves run parallel to the principal elevation. Roof pitches are moderate and gables tend to be symmetrical with front and rear eaves at the same height. Samwaies Hall, Sain Foin and Wath Court all present gables to the street. There is a minority of hipped roofs in the Conservation Area. Some gabled buildings have hips where the ridgeline turns a right angle where the frontage meets a side track.
- 6.16 Buildings are generally two storeys in height. The exceptions to this are some of the outbuildings which can be single storey and one-and-a-half storey. It appears that only The Old Grammar School and Sunnyside Farm were originally two-and-a-half storeys in height, but the upper floor is only expressed by windows in the gables. Only a very small number of rooflights and dormer windows are publicly visible in the Conservation Area.

## Materials

6.17 Wath features a variety of building materials which were traditionally used in the Conservation Area, adding interest to the village scene. The majority of the buildings are constructed of brick, but almost as many of the buildings faced with render. A small minority of buildings are stone built and a similar number incorporate cobble walling. Some buildings feature more than one of these materials. Roofs are also clad in a range of materials. Red clay pantiles are the most common roofing material and is used on most building types. Slate is the next



The use of traditional materials (in this case cobble walling, brick and pantiles) help this rebuilt building to complement its neighbours.

most common roofing material, though this tends to be reserved for the larger, higher status buildings. The red clay tiles of St Mary's Church and the stone slate roofing to the Rectory are the only examples of each of these materials in the Conservation Area. Windows and doors are made of painted timber.

## Architectural detailing

- 6.15 The majority of the buildings in the Conservation Area are vernacular in style, which gives the village its distinctive local character and interest. However, a significant minority of the buildings were designed to reflect the architectural tastes and fashions of the time, and the quality and extent of architectural stylisation and detailing reflects the original status of a building or its original occupier. Even where buildings have been given a grander appearance through formally treated



The regular spacing of openings gives this pair of vernacular cottages a more formal appearance than if the opening were offset from each other.

elevations, the use of local materials and traditional built forms in Wath gives even the more stylised buildings a strongly local character.

- 6.16 St Mary's Church is the most stylised and well-detailed building in the village. It exhibits Gothic and Victorian Gothic revival details. The Rectory, The Old Grammar School, and the former Girls' School all show the Georgian taste for tall, evenly spaced sash windows and balanced elevations. Grange Farm, Virginia House, Wath Hall show how in the Victorian era, the style evolved, but the taste for balanced elevations with evenly spaced openings remained. Among the vernacular buildings Ivy House, 11-15 Main Street and The George use regularly spaced openings and/or symmetry to give them a more formal appearance which would elevate them above other buildings in terms of their status.

## Roof detailing

- 6.17 The roof detailing at Wath is very consistent. Buildings have plain verges and plain eaves. This gives the buildings a subtle element of consistency, even though the roofing materials themselves are different. These details also unite the vernacular and more formally stylised buildings. A very small minority of roofs overhang at the eaves and gables. Sunnyside Farmhouse, The Old Grammar School and the attached Samwaies Hall are the only building with tabled gables and kneelers. Roof pitches are simple and are not interrupted by dormers or rooflights. A proliferation of rooflights



Traditional roof and chimney details are fundamental to the character and appearance of Wath.

and the introduction of dormer windows would be significantly detrimental to the roofscape of the Conservation Area.

- 6.18 Chimneys are situated at ridge level emerging at the apex of a gable or part way along the ridge. Chimneys are generally brick built, are robust in appearance and feature a cornice. Gable chimneystacks are usually expressed within the thickness of the wall.

## External walls

- 6.19 The use of different walling materials in Wath has changed according to local availability, and the status of the building in question. St Mary's Church is the oldest building in the village and is constructed of coursed rubble and cobble with stone dressings. These would have been the most durable, highest quality materials available at the time (indeed the Victorian restoration work to the building used these same materials). Stone was used for the fifteenth century vestry and nineteenth century tower to the church. It is clear that stone became the highest status material in the local area. It was used in locally important buildings such as the Rectory, and the Grammar School (although the stonework to both buildings was later rendered over). Church Cottage is unusual in that it is quite a modest farmhouse, but is faced with smoothed squared coursed stone, giving it a very orderly, formal appearance. Cobble and rubble became lower status materials as stone and latterly brick became available. Although used for much of the church, the later buildings to use this material are outbuildings, barns and boundary walls.





Stone was the highest status building materials in Wath (note the use of cobbles on the less important gable elevation).



Mellow mottled brick was used in Wath from the eighteenth century onwards.

Cobble was also used on the secondary elevations or secondary elements of brick or render buildings such as Sunnyside Farm and Grange Farm. Similarly, coursed rubble is used to the gables of the Hearse House.

6.20 Brick is the most widely used walling material in the Conservation Area and



Render is widely used in Wath to cover brickwork, cobble walling, and, in some instances, stone.

was used from the eighteenth century onwards. The local brick is generally not coursed to any convention, but is consistently narrow jointed and has a dappled mellow red colour. This same brick is used for the higher status houses, farmhouses and cottages. Brick was very seldom used in Wath for barns, outbuildings and boundary walls, suggesting it was reserved for higher status buildings and their formal boundary walls.

6.21 Render appears to have been applied to give buildings a clean, crisp appearance. In the cases of The Rectory and the Old Grammar School the render disguises past alterations to the building's elevations and new build and infill in brick. The use of render also suited the Georgian taste for smooth, planar elevations. Perhaps because two of the most important local buildings were rendered, the material was used elsewhere in the village. Many of the farmhouses and cottages are rendered but are more than likely made of brick rather than stone. They might have simply been

rendered as a means of giving a neater appearance. Like brick, render is used to face farmhouses and cottages but is rarely used for outbuildings or boundary walls. In the late nineteenth and early twentieth century the use of render, particularly textured roughcast render, became fashionable. Several buildings in the Conservation Area have been rendered or re-rendered in roughcast or pebbledash.



Grange Farm. The farmhouse is clad in roughcast, which was popular from the late nineteenth century onwards. The low gable and rear wing are faced with cobbles, typical of the way cobble was reserved for less prominent and lower status elevations and structures.

6.22 Quoins (large corner stones) are found on most stone built buildings, and all cobble and rubble built buildings of all ages in Wath, though most buildings are brick or render and lack quoins. Sunnyside Farm (which has a cobbled gable) is the only example of a brick building with stone quoins in the Conservation Area.



One of the few examples of stone quoins in Wath, and the only example of quoins separating brick to a front elevation and cobble to a gable.

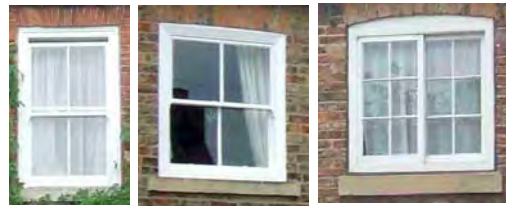
6.23 Most window openings are rectangular in shape and tend to be taller than they are wide, giving a vertical emphasis. As a rule of thumb in Wath, the higher status buildings tend to have the most pronounced vertical emphasis to their window openings, while many of the middle status houses and cottages have almost square windows, while the lower status buildings (and elevations) have openings which are broader than they are wide. It is only the openings which accommodated horizontally sliding Yorkshire sashes where the openings are wider than they are tall. In the same way that building materials and architecture show that there was a hierarchy of building status in Wath, this is further borne out by the size, shape and type of windows.

6.24 Windows are well recessed in the masonry openings to protect them from the elements. Windows are typically set in reveals which are flush with the wall. Windows do not have jambs, instead the brickwork or stonework continues right up to the opening. Windows have lintels which are flush with the wall, or in the case of most brick buildings, cambered brick arches or flat arches which are flush with the wall. Cills typically project slightly from the wall. Door openings are treated similarly, with elaborate door cases or worked jambs uncommon.

6.25 The eaves details to most buildings are unadorned, with most gutters being carried on discrete metal brackets.

## Windows

6.26 In Wath two traditional window types can be found. The type of window used was



Left: Victorian sliding sash with strong vertical proportions and emphasis.

Middle: almost square sliding sash typical of cottages in Wath.

Right: Horizontally sliding Yorkshire sashes. An attractive vernacular detail usually confined to humbler buildings and elevations.

determined by the age of a building and then its original use and status. Of the two window types, vertically sliding sash windows were the most commonly used, with a significant minority of buildings or elevations using Yorkshire sash windows. The survival of historic casement and horizontal and vertical sash windows and their variations add interest to the street scene and are show how the village developed over time.

6.27 Where ceiling height permitted and where new build made it possible, vertically sliding sashes were used. These are the most common window type in the Conservation Area. They vary from the multi-paned Georgian sashes of The Rectory and the Old Grammar School to the fewer-paned Victorian sash windows found at Virginia House and Grange Farm. These variations are testament to both the historic unavailability of larger sheets of glass and the skilled workmanship of local joiners. Historic sash windows are an important component of the street scene of Wath.

6.28 Where ceiling heights were low or it was not necessary for a building or elevation to follow fashion, horizontally sliding Yorkshire sash windows were used. As

a result these window types are typically confined to humble cottages, outbuildings or the secondary elevations of some of the larger houses and farmhouses. This regional variation on the more common vertically sliding sash is more suited to the squat, sturdy vernacular buildings of Yorkshire which do not have the headroom for vertical sashes. Indeed in older buildings it would have been straightforward to replace older mullioned windows with Yorkshire sashes without substantial alterations to the building. The use of Yorkshire sash windows reinforces the vernacular character of buildings and enhances the street scene. Good examples can be found at Ivy House, 11 Main Street, the outbuilding to Virginia House and the gables of Grange Farm and Sunnyside Farm

6.29 Unfortunately, a number of the traditional sash and casement windows in Wath have been replaced with PVCu or standard factory made timber windows, which is often to the detriment to the overall character of the buildings concerned. Inappropriate windows erode the character of the Conservation Area and the contribution the fenestration of buildings makes to the street scene. In a minority of cases the size and shape of window openings has been changed, for example to provide large picture windows. This drastically alters the character of buildings and can harm the street scene.

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



## 7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail to identify the special character of the village and to describe the details and features that help define the special “sense of place” of Wath, which is a traditional agricultural village in a rural setting.

7.2 The layout of the village within the Conservation Area and its historic phases of development mean it is readily divided into smaller ‘character areas’ for the purpose of this Appraisal. Although the Conservation Area is divided into sub areas for this chapter, the significant visual links between the sub areas is an aspect of the Conservation Area’s character which cannot be ignored. The sub areas can be defined according to historical development, building form and uses and location. These areas are:

**1. The Church and Rectory**

**2. Main Street: East of Bedale Lane**

**3. Main Street: West of Bedale Lane**

**1. Church and Rectory**

7.3 This sub area covers the eastern end of the village. It is distinct from the rest of the Conservation Area in that it contains the largest areas of open space, the most significant groups and lines of trees, the most spacious built form, the most tightly enclosed roadway and most substantial and continuous boundary walls in the Conservation Area.



Walls and trees delineate and enclose the eastern end of Main Street.

7.4 Entering the Conservation Area from the east after crossing the modern Wath Bridge, the lane becomes tightly enclosed by the high cobble and rubble boundary walls to the Church and Rectory, and towering canopies of the trees within their grounds. The roadway is narrow with a pavement to the north side only and a shallow verge to the southern side. The lane kinks as it reaches its narrowest point between the Church and Rectory buildings heightening the sense of enclosure and giving this eastern approach an almost defensive character.

7.5 A description of Wath in ‘Parishes: Wath’ (1914) states ‘The eastern end of the High Street (sic) is almost blocked by the graveyard round the church of St. Mary’, which is an apt description. The wall to the northwest of the Rectory is particularly tall, being c.4m in height, whereas the retaining wall to the churchyard opposite is almost 2m in height. An Anglo Saxon stone cross is set into the church wall mid-way along this enclosed stretch of lane. This might well have been part of the fabric of the church prior to its restoration. The key building, spaces, boundary features have already been described in detail in chapters 5 and 6 of this Appraisal.

**2. Main Street:  
East of Bedale Lane**

7.6 This sub area covers the eastern half of Main Street, between the boundaries of the Church and Rectory to the junction with Bedale Lane. This area appears to have been developed before the area to the west of Bedale Lane. It has far narrower building plots and the survival of the planned layout of long narrow strips of land associated with each building is of evidential value. It is believed that this stretch of Main Street was formerly a green which was built over and cobbled over in the post medieval period to provide the present layout. Outbuildings and buildings within the backlands of the plots make a significant contribution to the character of this sub-area. Pevsner succinctly and neatly described this area thus: ‘Nice

village street, leading straight to (the) west end of the church. Smallish trees, cobbling in front of the houses.'

- 7.7 This stretch of Main Street curves gently and subtly narrows from its widest point in front of the Church to its narrowest point by Virginia House. This, plus the narrow approach from the east, gives this sub area an enclosed, self-contained character, and the sweeping street space means it cannot be viewed as a whole. Greenery is limited to the trees in churchyard, the well-spaced pollarded lime trees along both sides of the street, and the canopies visible beyond the buildings. This gives the street scene quite a hard character, but the buildings along it and the survival of significant areas of cobbling (shown on Map 3) make it very attractive and traditional in character.



Church Cottage.

- 7.8 Church Cottage is a small farmhouse with attached farm building dating from the early nineteenth century. The footprint and irregular layout of openings shows the building is in the vernacular traditional, but its smoothed square stone and voussoired flat arches suggest a high status. Was this the glebe farm or was it given a formal appearance due to its proximity to the church? The lower attached farm building is of cobble and rubble, but was raised to its present height in brick in the

later nineteenth century. It retains its traditional agricultural character. Opposite, Church End dates from the eighteenth century, though the unusual rubble and cobble plinth (the only example of such in the village) might have provided a base to an older timber framed building. The projecting brick string is also unique to this building in the village. Church End was re-fenestrated (and possibly subdivided from a larger farmhouse) in the early-to-mid-twentieth century. At this point the present window and door openings with concrete lintels and cills were inserted. The large window openings give the front elevation an untypically high ratio of void to solid.



Church End. Note the stone and cobble plinth.

- 7.9 Next door Heyes Cottage and Commodious Cottage, and North View and Denby Cottage are two pairs of semi-detached cottages dating from the mid-nineteenth century (the former pair date from c.1853-4). Both pairs are brick with pantile roofs and brick gable stacks. They form handsome symmetrical pairs, though this symmetry has been undermined by the enlargement of some of the openings some time ago. Behind these cottages, and contemporary with the Heyes Cottage and Commodious Cottage, is a single

storey pair of small dwellings which were built as a pair of almshouses endowed by Peter Samwaies. They replaced an earlier pair of almshouses. These vernacular buildings are of brick and pantile. One unit is an annex to one of the dwellings on Main Street, the other is disused.



One of the two small cottages off Main Street formerly reserved for the poor and sick.

- 7.10 Across the street, Applegarth, like Sain Foin at the western tip of this character area is a small detached Victorian cottage with an overhanging slate roof. Next door to Applegarth is the former Girls' school and attached mistress's house which date from 1837. The modest school house has two tall (formerly Georgian sash) windows letting in plenty of light but with a high cill level to prevent pupils being distracted from their work. Next door, Nos.11-15 Main Street, is an attractive short terrace of three three-bay cottages dating from the early or mid-nineteenth century. They are brick and pantile, in the typical Wath vernacular, but were built to accommodate Yorkshire sash windows, which remain in situ at No.11.





11 Main Street.



Samwaies Hall.

7.11 Across the street is the Old Grammar School, a late seventeenth century boys' school and master's house re-fronted and render over in the eighteenth century, and later re-roofed in slate. To the east, part of the former school is now the village hall, named Samwaies Hall after Rev. Peter Samwaies who endowed the village with its boys' school, pair of almshouses,

and hospital. Samwaies Hall has only recently opened following conversion and renovation. It is brick faced with a slate roof pierced by a ventilator. The central bay is contained within a tabled gablet with kneelers. The school group is completed by the Hearse House and K6 phonebox, described in Chapter 6 of this Appraisal.



Virginia House and attached outbuilding (right).

7.12 Opposite, Virginia House is one of the few strongly Victorian houses in the Conservation Area. Its principal symmetrical three bay elevation is faced with mottled brick with subtle rubbed brick decoration to the vousoired flat arches and jambs of the openings. This is complemented by a brick entablature to the eaves. Interestingly, brick is used on the prominent east gable of the house, but not to the less prominent southern gable and rear elevation which are cobble construction. The attached lower rendered outbuilding is also two storeys with Yorkshire sash windows. Its gable is in brick and cobble and is the only example of tumbled brickwork in the Conservation Area. Behind this are more substantial outbuildings in brick and cobble.



Sunnyside Farm.

7.13 The outbuildings to Sunnyside Farm are attached to the west end of Virginia House. They are cobble built, pantile roofed and vernacular and rise in steps towards the taller Sunnyside Farmhouse. This farmhouse appears to date from the eighteenth century, but may well be an adaptation or rebuild of an earlier building. The pantile roof is very steeply pitched – could it have formerly been thatched? The roof has stone tabling and shaped kneelers, below which are regular squared quoins. The front elevation is neatly coursed brick with plain brick dentils, but the gable is cobbled with brick with the slopes of the gable. Unfortunately the principal elevation was re-fenestrated in the early-to-mid twentieth century, undermining its vernacular character. However, Yorkshire sash windows remain to the secondary gable elevation.

### 3. Main Street: West of Bedale Lane

7.14 This sub area is a continuation of the previous character area, with its chief

differences being that it developed later and is not divided into the same tight plots as the area east of Bedale Lane. This stretch of Main Street is also fairly straight and more open. There are larger gaps in the built form and although the hard character of the street space continues, there are more verges and more trees and green space towards Norton Bridge. This area has an informal rural village character.



Wath Hall.

7.15 At the eastern end of this character area, the entrance to Bedale Lane is tightly enclosed by Sunnyside Farm and Wath Hall, limiting views up the lane and out of the Conservation Area. This contrasts with the relative width of Main Street. Wath Hall was built in 1872 as the township's police station with three cells, courtroom, officers' rooms and inspector's dwelling. Petty sessions were held once a month, chaired by the incumbent of Norton Conyers Hall. The building is now three dwellings and built of painted brick with a slate roof. The principal frontage is near symmetrical with a central doorway and flanking windows framed by pilasters carrying a frieze and cornice. The frieze

features attractive relief decoration over the door. This is the most ornate doorway in the village. The rest of the elevation consists of camber-headed sash windows. There may be further decoration which is concealed by the white paint, for the unpainted chimneys exhibit red brick stacks banded with projecting courses of cream brick. The elevation to Bedale Lane is planer. Its key feature is the row of three gablets which break through the eaves and contain tall sash windows. These windows probably lit the courtroom, which would be situated away from activity outside.



Sunnycroft (right) and Village Farmhouse.

7.16 To the west Sunnycroft and Village Farmhouse look very similar from the street. Both are render brick three bay vernacular farmhouses with modern porches, pantile roofs, gable chimneys and a third, off-centre chimney. They both appear to be eighteenth century two cell farmhouses to which the eastern cell was added to each at a later date. A Vernacular Buildings Group report on Sunnycroft suggests the farmhouse dates from the late seventeenth or early eighteenth century and was entirely re-roofed in the late eighteenth century, which might well be when the eastern

cell was added. According to the report, this extension to the farmhouse was later used as the village reading room with a billiard room upstairs. The back wing of the farmhouse apparently contained a cow byre with a hayloft above.

7.17 Across the street Holmlea and George and Dragon Cottage is a pair of vernacular cottages dating from the early nineteenth century. They are very similar to 11-15 Main Street, but area rendered. Next door, the George at Wath was formerly known as the George and Dragon Inn. The building appears to date from the early nineteenth century and has a broad, irregularly spaced three bay elevation which is in the same vernacular style as many of the cottages and smaller houses in the village. The verandah-style roof over the bay windows and porch is from the mid-twentieth century. To the rear of this modest, understated building is a loose yard framed by two storey gabled brick outbuildings which probably provided stabling and storage for the inn.



The George Inn.

7.18 The nearby Grange Farm is also arranged in an elongated group forming



a loose yard. The group is fronted by the formal Victorian farmhouse which has a symmetrical three bay front with corniced bay windows at ground floor and cambered rubbed brick arches over the sash windows and central door opening. This building is slate roofed and roughcast rendered. The lower, attached rear wing is far more vernacular in character with pantile roofs and cobbles walling. Beyond this an attached low barn is also cobble walled. The outbuilding to the west of the farmhouse is roughcast and has an overhanging Victorian roof, but curiously the gable itself is cobble with Yorkshire sash openings and quoins. Perhaps the farmhouse was significantly rebuilt or altered in the Victorian era, and the roughcast conceals these alterations. To either side of Grange Farm there are good views out to the surrounding fields; there are very few points in the Conservation Area where such views can be had. The attractive, vernacular Ivy House is between Grange Farm and The George. It is described in detail in Chapter 6 of this Appraisal. From Ivy House westward the south side of the street is verged.



Walton House and Bumblebee Cottage.

7.19 Walton House and Bumblebee Cottage appear to date from the eighteenth century and are vernacular houses with differing floor plans, as suggested by the differing positions of their chimneys. Walton House is a very close copy to Ivy House, including its projecting gently bowed sash windows at ground floor. Walton House is rendered though and has a gabled porch. The gable might well be cobble walling. The walled open space and the trees it contains soften the street scene and provide a terminal feature for views south along Tanfield Lane. Across the street The Ridings, Yew Tree Cottage and Crimple Cottage is a short terrace of vernacular cottages which was partially re-fenestrated in the mid-twentieth century. The Ridings is attached to the former barns and outbuildings to St Mary's Farmhouse. These cobble and brick building with simple gabled forms and pantile roofs have been sensitively converted to dwellings, whilst retaining much of their original character and appearance.



The farm buildings to the north of St Mary's Farmhouse have been sensitively converted to dwellings.

7.20 The farmhouse associated with these buildings, St Mary's Farmhouse is concealed by roughcast render with modern windows and a concrete pantile roof. Judging by its proportions it appears to be a Victorian build or re-build. The high cobble wall to the wets is a key feature of the verged junction of Main Street and Tanfield Lane. A further section of cobble wall is to the north or Bridan House. The cobbled wall to Brookside and Brooklea is another key feature of this junction and sweeps along Main Street to Norton Bridge. The houses are semi-detached and date from the early twentieth century. They have a hipped overhanging pantile roof with a rendered upper storey above a brick lower storey. Brookside retains Edwardian-style sash windows. Norton Bridge is the threshold to the western edge of the Conservation Area with good views out to the boundary of the Norton Conyers Estate and across the fields southwest of the beck. The bridge itself appears to be an early nineteenth century construction. It has a round coped ashlar block parapet which terminates in cylindrical ashlar piers with rounded cappings.

Map 2: Historical development of Wath (Ripon)



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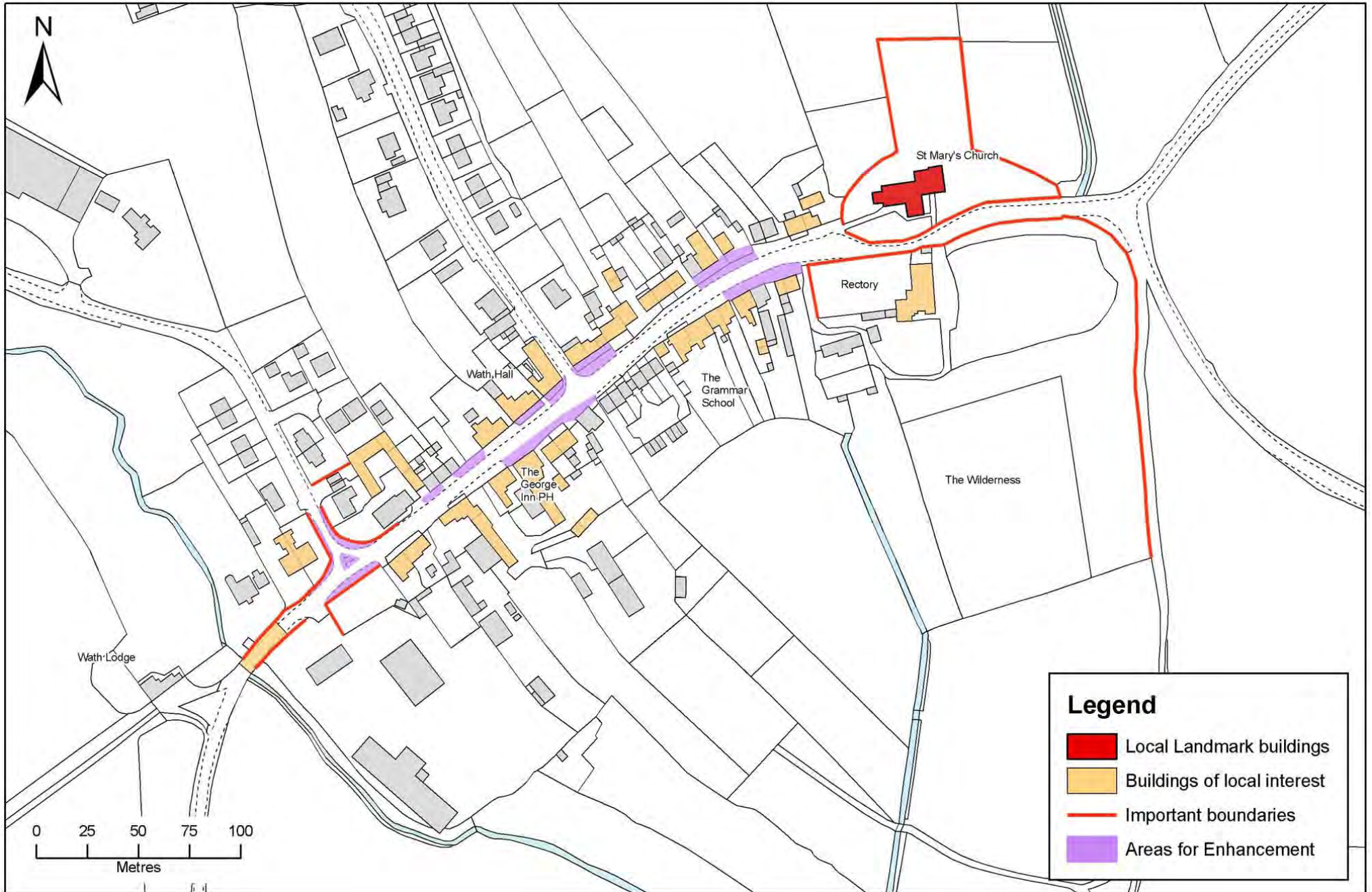
### Map 3: Wath (Ripon) Conservation Area boundary



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# Map 4: Analysis & concepts



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Map 5: 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 Wath Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Wath 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 best be preserved or enhanced.

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

## 2. Monitoring & review

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

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

## 3. Maintaining quality

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

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

## 4. Conservation Area boundary review

As part of the process of producing this Appraisal, Wath Conservation Area boundary was reviewed in two stages: initially at the conservation area workshop held in the village and the proposed boundary which resulted from this was subject to a six-week consultation period.

The outcomes of the public consultation event were to extend the Conservation Area boundary.

The possible inclusion of these areas was determined on the basis of their “special architectural or historic interest the character of which it is desirable to preserve or enhance”.



Ashgill.



At the consultation event, it was suggested to extend the Conservation Area west to include Ashgill, Wath Lodge and the wooded area to either side of Norton Bridge. The wooded area to the west of Norton Beck is within Norton Conyers Historic Park and Garden, which affords it protection. Given that, historically, it is associated with Norton Conyers



Wath Lodge.

rather than Wath and is already on the Register of Historic Parks and Gardens, it would be unnecessary to also include this woodland within the Conservation Area. The woodland to the east of Norton Beck, like much of the surrounding area, is potentially of archaeological interest given its vicinity to both the Thornborough and Nunwick monument complexes but it is considered that this interest would relate to the wider heritage of the Ure-Swale prehistoric landscape and not the historic development of the village of Wath. It is therefore considered inappropriate to include the woodland within the conservation area. Given the importance of the woodland to the setting of both Norton Conyers and Wath village, consideration should be given to placing a Tree Preservation Order on it.

Wath Lodge is a Grade II Listed Building, which means it already has a far greater degree of protection than Conservation Area designation. Like the woodland to the north, Wath Lodge is within Norton Conyers Historic Park and Garden in recognition of its historical and ongoing association with Norton Conyers Hall. These two factors mean there would be nothing gained by placing an additional designation on Wath Lodge. Ashgill is a modern detached house in a vernacular style. Although it is attractive, it is not of special architectural or historic interest. The cobble boundary wall to Ashgill fronting Main Street is already within the Conservation Area.

Residents at the consultation workshop also suggested that the Conservation Area should be extended along both sides of Bedale Lane in order to include the properties lining the lane in the Conservation Area. This area contains detached and semi-detached houses dating from second half of the nineteenth century, but predominantly from the twentieth century. Houses are set back from the lane behind front gardens. It is considered

that it would be inappropriate to include Bedale Lane within the Conservation Area. It is a much later extension to the village and has a distinctly different character and appearance to the present Conservation Area. Although attractive, the buildings do not form a cohesive area of special architectural or historic interest. Many of the twentieth century dwellings are not locally distinctive and the area has a suburban character.



Bedale Lane.

Residents at the consultation event suggested that the Conservation Area should be extended to include the open fields to the north, south and east of the village. In addition to this, it was suggested that the conservation area should be extended to include the earliest site of Wath and all



The pastoral setting of Wath.

of the plots and tofts associated with the medieval and post-medieval village. This area is outer boundary shown on Map 1 of this Appraisal (i.e. all of zones A, B, C and D shown on Map 1). The majority of this area is already within Wath Conservation Area, but it is considered that a pragmatic approach is used to ensure that the conservation area boundary (a) includes areas of special architectural or historic interest, (b) forms a cohesive area and (c) is readily readable on the ground. To this end, it is considered that it would be inappropriate to include the area to either side of Bedale Lane for the reasons given in the preceding paragraph. In the same vein, it is considered that the area of post-medieval fields south

of Ivy House has undergone alteration to the boundaries of plots and the construction of newer buildings which greatly obscure the historic landscape. However, it is considered that the inclusion of the narrow tofts east of the houses on Bedale Lane and west of Wath Beck (which includes the site of the original village of Wath) would enhance the overall historic interest



Wath Concrete Products.

of the conservation area would mean the designation remained cohesive and legible, if modern field boundaries are followed.

The Conservation Area boundary was surveyed by the Design and Conservation Team to ensure that the boundary follows a logical course which is readable on the ground. The survey has resulted in the following changes being proposed to the Conservation Area boundary are as follows and can be seen on Map 3:

- The exclusion of the Wath Concrete Products site, but retaining the front wall within the Conservation Area. The present designation cuts arbitrarily through this site. It seems that its inclusion when the Conservation Area was designated in 1995 was to ensure that any future redevelopment of the site is appropriate. The site itself however, is a modern industrial site which is of no special architectural or historic interest. It would therefore be inappropriate to include this site within the Conservation Area, particularly as the logic of using the Conservation Area as a means of improving a site could be applied almost anywhere. It is considered that national and local policy are sufficiently robust to ensure that any future development respects the adjacent Conservation Area, historic



Tanfield Lane.

park and garden and setting of nearby Grade II and II\* Listed Buildings.

- The exclusion of Dunelm, Nos. 1-4 Tanfield Lane and Norton Close. Dunelm is a mid-twentieth century bungalow set back behind a front garden. Nos. 1-4 Tanfield Lane are two pairs of semi-detached mid-twentieth century social houses set in gardens. Norton Close consists of six mostly detached houses built in recent years. Whilst attractive, it is considered that none of these buildings are of special architectural or historic interest. This area has its own suburban character which is distinct from the rest of the Conservation Area.
- The exclusion of the fields between Norton Close and The Old Post Office. These fields are not of architectural or historic interest as they do not appear to form part of the historic plot layout. The larger of these two fields in particular is presently bisected by the Conservation Area boundary. It would be logical to exclude it because including it in its entirety would involve moving the boundary almost 300m further away from Main Street and into the countryside. This would be well removed from the existing Conservation Area.
- The exclusion of The Old Post Office, the police garages, Sunnyside House and the adjacent paddock. The police garages are standard pre-fab lock-up garages. The Old Post Office dates from or was rebuilt in the mid-to-late twentieth century. It is a detached house with a large garden. Sunnyside Farm is a late twentieth century detached house set back from Bedale Lane behind a walled front garden. Whilst both of these houses are attractive, they are not of special architectural or historic interest. The overall character of this area is detached houses in fairly large plots, and well-spaced buildings. It is considered that this means it has far more in common with Bedale Lane to the north than Main Street to the south.
- Slight adjustments to the boundary behind Church End and Sain Foin so that the boundary follows property boundaries rather than arbitrarily cutting through gardens.

The revised conservation area boundary as adopted on 21 September 2011 is indicated on Map 3.



## 5. The Management of Change

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



Traditional cobbles are a fundamental feature of Wath Conservation Area.

## 6. Opportunities for Enhancement

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

- The reinstatement of cobbles along Main Street and the retention and reinstatement of its open, unenclosed frontages. (The cobbles and open frontage to School House have been restored recently and this has enhanced the street scene of the Conservation Area.)
- The enhancement of the grass verges and introducing a means of protecting them which would not harm their present soft, green and informal character
- The pro-active management of trees including the potential review and replacement of street trees.
- The protection of traditional cobble walling that contributes positively to the street scene.
- The removal of non-native evergreen hedges and trees which bring a discordant, suburban character to the village and reduce the sense of openness
- Rationalisation of road signage
- The reinstatement of appropriate traditional timber windows and doors.

- The proactive management of mature and veteran trees which contribute to the village scene and the planting of replacement trees to ensure that the death or removal of a tree does not create a gap in the village scene.
- The potential laying of overhead cables underground.

### Existing buildings

The survey of the existing buildings within Wath identified that a distinctive character exists, although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past thirty years, public awareness and expectation of the planning system to protect the “familiar and cherished scene” has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of Wath could include some or all of the following:

### Design Guidance

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

### Article 4 Directions

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

by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

### **Reinstatement of architectural detail**

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

### **Grant schemes**

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

### **Quality erosion & loss of architectural detail**

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

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

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

### **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**

Whilst rear gardens make an important contribution to the Conservation Area, one of its key traditional characteristics is a lack of enclosed front gardens and open cobbled areas either side of the street. The enclosure of areas in front of buildings will be resisted, as will the loss of cobbles, but unfortunately in some cases these harmful alterations can be undertaken without permission from the local planning authority. It is therefore mostly up to property owners to ensure that this highly significant aspect of Main Street is retained for future generations.

### **Telecommunications equipment, cable & satellite dishes**

Attaching external communications apparatus, including cable runs, to historic buildings can harm the appearance of the buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

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

### **Floorscape**

It is unlikely that in past times the street surfaces in Wath were formalised with setts, paving or cobbles apart from the spaces in front of buildings along Main Street which were frequently cobbled. Apart from the cobbled areas, it is considered that modern tarmac is the natural successor to the rammed earth and stone that would have preceded it. Any new surfaces should respect the prevailing character of the village. Existing cobbles should be retained and where possible, reinstated.



## Important trees

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

## Outdoor advertisements & street furniture

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

## New development

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

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

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

## Neutral buildings & spaces

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

## 7. Landscape issues

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

### Village edges

The visual and spatial relationship between Wath and the surrounding countryside is a vital facet of the Conservation Area. At present there is a strong relationship between the built form and the adjacent fields which adjoin much of the built-up area of the village. Consequently, much of the built up area of the village forms part of the village edge. The planting of high hedges of any species or the erection of high fences behind or between buildings would cut vital visual links between the village and its setting and spoil the existing relationship. Similarly the treatment of gardens that adjoin agricultural fields should not assume a suburban character by virtue of their landscaping, boundary features, or outbuildings such as sheds. Instead, the focus should be on using native deciduous planting to give traditional garden spaces which relate to their context. There should be a presumption in favour of retaining traditional boundaries to gardens and fields.

### Tree planting

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

## Checklist to manage change

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

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



# Appendix B

## Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Saturday 20th February at Samwaies Hall, Wath. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a posted leaflet that the consultation event was taking place.

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

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

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

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

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

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft document during the consultation period from 14 February - 28 March 2011. Following consultation, amendments and additions were made to the text. The Cabinet Member for Planning and Transport approved the Appraisal on 21 September 2011 and it is published on the Council's website.



# Appendix C

## Further reading

Baines's Directory 1823

Bulmer's History and Directory of North Yorkshire 1890

English Heritage (2011) Introductions to Heritage Assets: Field Systems

English Heritage (2011) Introductions to Heritage Assets: Medieval Settlements

English Heritage (2011) Introductions to Heritage Assets: Prehistoric Barrows and Burial Mounds

English Heritage (2011) Introductions to Heritage Assets: Prehistoric Henges and Circles

Harding, J and Johnson, B 'The Mesolithic, Neolithic and Bronze Age Archaeology of the Ure-Swale Catchment' (website) [http://thornborough.ncl.ac.uk/reports/pubs\\_reports\\_ureswale/ureswale\\_contents.htm](http://thornborough.ncl.ac.uk/reports/pubs_reports_ureswale/ureswale_contents.htm)

Moorhouse, S (2010) Wath: Historic Development (unpublished)

Page, W (1914) 'A History of the County of York: North Riding Volume 1'

Pevsner, N (1966) 'The Buildings of England: Yorkshire – The North Riding'

University of Newcastle-upon-Tyne / English Heritage 'The Neolithic Monument Complex of Thornborough North Yorkshire' (website) <http://thornborough.ncl.ac.uk/>

White's Directory 1840

Yorkshire Vernacular Buildings Study Group (1990) 'Report no. 1294: Sunnycroft, Wath'





