



Aldbrough St John Conservation Area

Conservation Area Study



*This Study is being carried out by Richmondshire District Council in partnership with
Aldbrough St John Parish Council*

Aldbrough St John Conservation Area Study

1.0 Introduction.

- 1.1 The Aldbrough St John Conservation Area Study is the result of a partnership between the local community, Aldbrough St John Parish Council and Richmondshire District Council. The Study aims to describe Aldbrough St John as it is today and identify the special character or distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Study will examine whether opportunities exist to protect and enhance its character.
- 1.2 By identifying what makes Aldbrough St John special or distinctive, it is hoped that any future change, whether to individual buildings, building groups or the village as a whole, will be based on a considered understanding of the past and present character of the village. Based on this understanding, future change will make a positive contribution towards preserving or enhancing its special character.

2.0 Background.





- 2.1 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, places a duty on Local Planning Authorities “from time to time to formulate and publish proposals for the preservation and enhancement” of conservation areas. In simple terms this means the District Council have an obligation firstly, to prepare policies to protect the special character of the conservation area and secondly, to draft ideas to improve its character or appearance.
- 2.2 The first part of this duty has, in part, been met through the conservation policies included within the Richmondshire Local Plan. The key purpose of this Study is to examine whether or not there are presently any buildings or spaces that detract from the character of the conservation area or which may offer enhancement opportunities.
- 2.3 To place these suggestions in context, it is important however to firstly define the special and distinctive character of the village. The Study focuses on 3 main elements, with the first 2 being factual assessments to define the existing character of Aldbrough St John Conservation Area, as follows :-
 - (1) the overall form and layout of the village
 - (2) the form and character of buildings
 - (3) opportunities for enhancement
- 2.4 Map 1, identifies the extent of the conservation area and other statutory and formal designations.

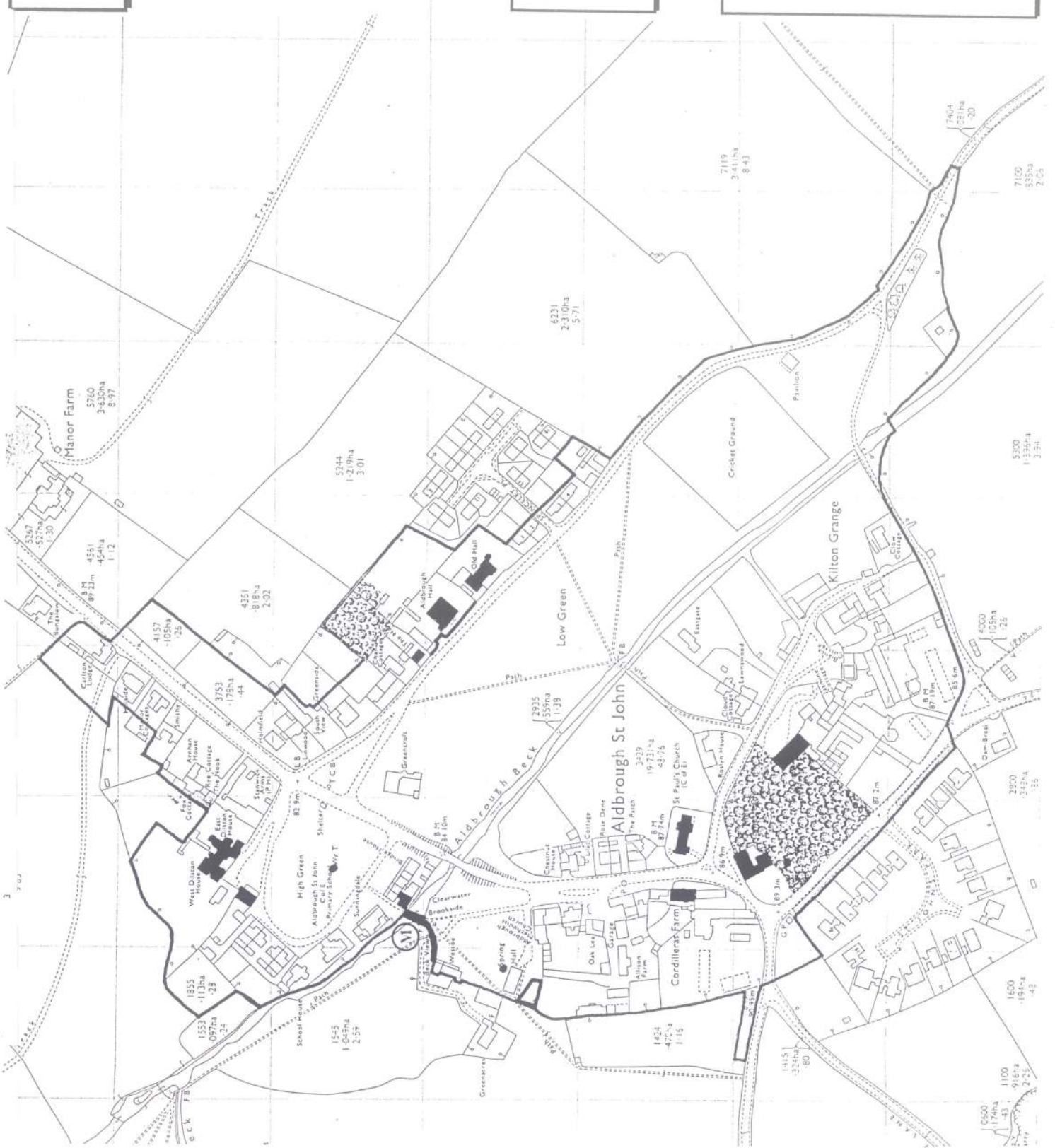
Aldbrough St John Conservation Area Study

Map 1

Statutory and other formal designations

Key

-  conservation area boundary
-  listed buildings
-  ancient monuments
-  tree preservation orders



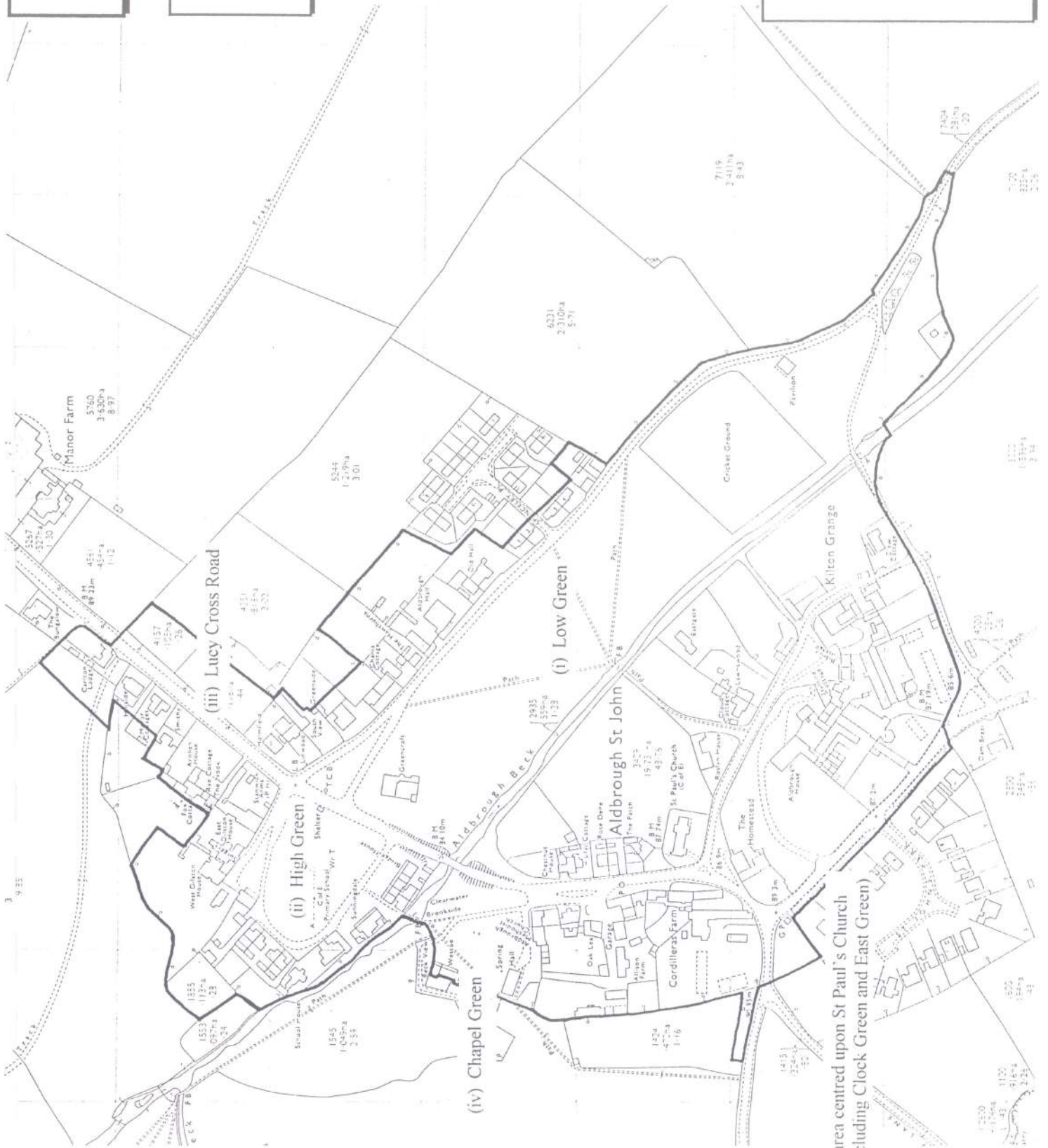
3.0 Form and layout of Aldbrough St John.

- 3.1 Aldbrough simply means old or ancient settlement. Aldbrough (Aldburne) is recorded in the Domesday Book, with mention of both a mill and church, though it seems likely that the church referred to is probably Stanwick. A 16th century source makes reference to a ruined ancient fortification, but no trace of such a structure survives, always assuming the source had not confused Aldbrough with the nearby fortifications at Stanwick.
- 3.2 The 'St John' element of the name appears to a product of the 1930's when it was added to the postal address to avoid confusion.
- 3.3 Aldbrough is very much an agricultural settlement, although its form and character has been strongly influenced by estate ownership, with close ties to both Stanwick and Carlton. Whilst the early history of Aldbrough is not well documented, its association with the Stanwick and Carlton Estates from the C15th is, however, it is not the intention of this document to record the history of Aldbrough, but rather of how history has influenced the form of the village. In this respect it is the effect of changes brought about in the C19th which have had the greatest impact in terms of the surviving buildings and facilities.
- 3.4 Despite its strong estate links, the village does not display any evidence of a conscious or planned layout, but is quite typical of many agricultural settlements in its informality and variety derived from continuous evolution. In reality, its form appears to have been dictated more by natural topography than conscious planning.
- 3.5 Sitting in a natural bowl within an area of gently undulating countryside, Aldbrough is dominated by a broad green which sweeps through the centre of the village following the north-west to south-east axis of Aldbrough Beck. Most of the houses and cottages to the south of the Beck have developed along a distinctive higher ridge of ground. Development to the north of the Beck, utilises a narrow strip of flat land between the northern edge of the broad green and a brief, but sharp slope to the north.
- 3.6 Aldbrough is a village of contrasts, from the wide open spaces of Low Green, complimented by the open paddocks to the south of Aldbrough Beck, to the smaller and more formal High Green, and the flowing sequence of tight enclosed spaces between Cordilleras Farm and Kilton Grange. Each has its own particular quality, but in combination produce a townscape pattern which is unusual in Richmondshire.
- 3.7 The most striking feature is of course the village green. Yet curiously, despite adding immensely to the character of the village, due to its sheer scale, the green has a somewhat disruptive influence in that it has prevented the creation of any close knit groupings of buildings. Additionally, even potentially dominant structures such as Aldbrough Hall, Old Hall, Dilston House and St. Paul's Church, are not quite large enough to impose their presence as focal buildings. Important as they may be, these key buildings are simply swallowed up by the overall scale of the open spaces.

Aldbrough St John Conservation Area Study

Map 2 Appraisal Areas

Key



(v) area centred upon St Paul's Church
(including Clock Green and East Green)

3.8 To identify the distinctive character of each part of the conservation area, the village has been divided into 5 areas as follows :-

- (i) Low Green
- (ii) High Green
- (iii) Lucy Cross road
- (iv) Chapel green
- (v) the area centred upon St. Paul's Church

3.9 (i) Low Green

This area is dominated by the vast expanse of open green, which tends to visually reduce the scale of some substantial buildings which in another setting would be far more imposing, for example Aldbrough Hall. The line of houses on its north side are diverse in architectural form, scale and historical interest, ranging from typical post-war Council housing at Spensley Place through to the impressive C18th Old Hall and the early C19th Aldbrough Hall. As a group the buildings are somewhat loosely knit, but form an interesting and varied composition. Stone boundary walls, sometimes in combination with railings, provide important visual links to give the group as a whole a degree of cohesion. Where modern fencing exists, it tends to jar with the traditional boundary details.



Low Green - diverse architectural form and style

Greencroft provides an interesting focal point at the west end of Low Green, standing in splendid isolation in the midst of the open green. When viewed from the east end of Low Green, Greencroft merges with the buildings and tree cover around High Green, to close off long distance views into the countryside beyond the village. Views in an easterly direction are again closed by a combination of tree and shrub cover coupled with the natural contours of the land. Throughout Low Green, are ever changing views into the core of the village, with the open paddocks to the south of Aldbrough Beck providing a particularly striking setting for the building group centred upon the Church.

Aldbrough Beck itself is not a particularly strong feature, with attention being drawn to its existence mainly by the straight wall-line and occasional tree cover which line its banks. However, in terms of the recreational use of the Low Green, particularly casual recreation, the Beck is an integral and important element of its character. Low Green is clearly a focus for recreation, both casual and organised, with the football and cricket pitches accounting for substantial areas. These activities reflect the strong links between the built environment and open space throughout the village.

3.10 (ii) High Green

High Green is much more formal in character, with buildings lining three sides of the open broadly rectangular green. The fourth side (East) is partially closed off by Greencroft. Individual buildings, with the exception of East and West Dilston House, are more modest in scale, providing an attractive, cohesive grouping. This more unified and domestic scale, is due to the somewhat more 'planned' character of this part of the village, where the influence of the 'estate' is particularly striking. Although early Ordnance Survey maps indicate that the broad layout of High Green has not been substantially altered, changes brought about by the 'estate' in the C19th and early C20th dominate its architectural character and scale, whilst the sense of enclosure is retained.



Linking boundary features are less common in this part of the village, but where they survive in a traditional form, for example the railings surmounting a stone wall between School House and the former School, they add to the overall character and continuity of the grouping. Where modern forms of fencing have been introduced, this tends to jar with the traditional detailing. Another modern feature is the bus shelter on the east edge of the green, which is somewhat more sympathetic in design than the adjacent telephone box - what a pity British Telecom nationally, missed the opportunity to produce an inspired piece of design for their phone boxes.

Trees, both within and surrounding High Green, play an important role in enhancing the setting of High Green and add further interest to the well balanced scale of the area. An interesting feature located centrally within the green is the cylindrical pump, which local tradition suggests may have originally been a roller for the cricket square. Views out of High Green are somewhat restricted, but glimpses into the attractive open countryside to the west and south add interest.

Further evidence of the use of the village green for recreational purposes is apparent, this time in the form of quoits pitches. Unfortunately, the southern side of the green is badly affected by erosion from vehicles running over the grassed surface.

3.11 (iii) Lucy Cross road

This relatively small area to the north of High Green is dominated by the main road through the village. Views from the south are channelled by the comparatively high roadside walls and hedges upwards towards to a distinct ridge which restricts any glimpse of the countryside beyond. From the north, the higher ground allows an attractive view down into the heart of the village, and beyond to the rising ground south of the village.

Frontage buildings are set well back, particularly the group immediately north of the Stanwick Arms, where the cottages are almost hidden from view by the high roadside wall and hedge. There is much less cohesion in the form of this area, with the buildings following no particular pattern other than generally aligning with the road and tending to straggle in a somewhat haphazard way north of the main body of the village.

3.12 (iv) Chapel green

The name Chapel green is used to relate to the small rectangular area immediately south of Aldbrough Beck and fronted by the former Methodist Chapel. The north side of the green is flanked by Aldbrough Beck, at this point somewhat more prominent than elsewhere, which combined with an attractive grouping of two storey cottages and the ancient stone bridge produces a scene of exceptional visual quality. The bridge itself is rather crudely designed, and perhaps more interesting for that.

The west side is more open in character, with views extending into the open countryside beyond the village. The small grouping of Beck Cottage and Westoe, although altered, reflect the general character of local buildings, which cannot be said about either Greenacres or the Village Hall. Planning permission was recently granted for a replacement Village Hall, in a style reflecting more closely the character of Aldbrough.



Packhorse Bridge

To the south side of the green, is an interesting mix of new and old. The former Methodist Chapel, dated 1877, forms an attractive grouping with the adjoining two storey, roughcast rendered Asthill House. Adjacent and to the west of the Chapel, new stone houses tighten the sense of enclosure, without impinging unduly on the general form of the green.

The east side of the green is somewhat less appealing, due to the rather over dominant, but essential, guard rails to the main road crossing of the Beck, but compensated by the attractive views towards Low Green.

Within this small area are several features of interest, reflecting the functional and social history of the village. Between Beck View and the old bridge is an imposing gateway designed to serve an uncompleted carriage drive to Carlton Park. To the west of the Chapel, a small walled enclosure now used as a play area, once served as the 'pinfold' - a pound where stray animals were held. A fine stone bollard within the green marks the point of a well.

3.13 (v) area centred upon St Paul's Church (including Clock Green and East Green)

Arguably, the most visually attractive part of the village is that area centred upon St Paul's Church. From the north, views are channelled towards the focal group of The Homestead and Ashmore, a pair of very fine ashlar stone houses which are set above the level of the road. The two sides of the road at this point are quite distinctive in character. To the west, are a mixture of mainly 2 storey houses and cottages in a gently sweeping terraced form. The buildings are set hard to the edge of a relatively narrow frontage strip, a mixture of grassed and cobbled areas. Continuity of the frontage is broken by the gap between the Post Office and Oak Lea, which provides an entrance to Allison Court. The gap permits views of the modern agricultural buildings to Cordilleras Farm which break the skyline. Also prominent within the gap are important trees and a commercial garage, which in combination with the single storey shop, reflecting the fact that Aldbrough remains a working village.

To the east of the road, the buildings are a mix of single and two storey cottages, set back from the road frontage in walled gardens, and terminated by the Church. The group has very much an 'estate' feel.

Turning the corner between the Church and The Homestead, the pattern and character of the village changes dramatically. Gone are the wide open spaces, replaced by a flowing sequence of enclosing walls, hedges and trees, which open into a small, intimate, triangular green. Cottages, a mix of single and two storey, surround the green, some hard to the frontage, others set in walled gardens, providing contrast and interest. Generous gaps between buildings on the north side provide valuable views through to Low Green, producing strong visual links with the north part of the village. One such gap, between Roslyn House and Cloud Cottage, frames a view of Aldbrough Hall, and perhaps offers the best point from which to appreciate the scale and impact of the Hall.

To the south of the green are Aldbrough House, Kilton Grange and Clow Cottage. Only glimpses of the imposing Aldbrough House are possible from public vantage points. A much greater impact is made by the high stone boundary walls and wooded grounds, particularly when entering the village from the south. The area around Kilton Grange and Clow Cottage has been radically changed in recent times following the development of the site through a series of conversions and new build. Whilst changing the entrance to the village, care has been taken to reflect the local architectural style.

4.0 The form and character of buildings.

4.1 Aldbrough is an interesting mix of building styles, reflecting not only the influence of the Estate, particularly during the C19th, but also the social development of the village. In common with Gilling West and Middleham, the village contains an unusually high proportion of relatively large scale historic buildings, in contrast, for example, to Melsonby, where fewer such buildings exist and cottages generally tend to be somewhat smaller in scale. There is a sense of design and presence about the buildings and their setting - the whole being a delightful example of an English village. The majority are functional rather than decorative, though not without genuine charm and quality, having a distinctive, yet simple character and appearance. Perhaps with the

exception of Aldbrough Hall, buildings are very much based on local traditions and style - in architectural terms, 'vernacular'.

- 4.2 What do we mean by 'vernacular', in relation to an architectural style? Vernacular, is a term widely used in architecture and conservation to refer to the distinctive style of local historic buildings within a particular county, region or village. This can vary slightly, or in some cases markedly, between areas or regions, and even neighbouring towns or villages. It is not necessarily substantial changes in the overall shape of the buildings, their scale or detail, but often relatively minor, yet important differences. For example where the geology of an area has lead to the use of a particular type of stone, which when quarried, produces building stone of a specific shape or colour, or perhaps the use of local clays for bricks and pantiles. Commonly, the influence of local estates, craftsmen or architects, can result in minor, but important, variations to windows and doors or an overall approach in style. Each of these seemingly small differences build to produce a distinctive architectural style for an area or village.

Basic building styles

- 4.3 Whilst it is often possible to categorise buildings as simply being of the local vernacular style, in the case of Aldbrough, 3 quite distinctive sub-categories can be defined, as explained below.
- 4.4 Setting aside modern development, there are 3 very distinctive architectural styles which dominate the form of historic buildings in Aldbrough, which in combination produce a village of high townscape value and genuine architectural quality. In brief they may be described as :-

- (i) formal vernacular
- (ii) informal vernacular
- (iii) estate vernacular

- 4.5 **Formal vernacular.** This style is characterised by a very polite approach to design, with well balanced and formal elevations, often symmetrical, and the use of features such as moulded architraves (dressed stone surrounds to windows), dressed stone quoins (used to emphasise the corners of a building), and generally high quality wall finishes. Such buildings tend to reflect the fashion of the era in which they were built, but interpreted in a local style. They also tend to be the more substantial structures, sometimes reflecting their historical significance in social terms. Obvious examples are Aldbrough Hall, Old Hall and Aldbrough House. Others include The Homestead, Ashmoor and Dilston House.



Aldbrough Hall - formal vernacular

- 4.6 **Informal vernacular.** Generally, but not always, more modest in scale, with slightly less in the way of architectural decoration. The design may be balanced or quite informal in the arrangement of window and door openings, and in the case of Aldbrough, normally 2 storey scale. These buildings make up the majority of historic cottages and houses within not only Aldbrough, but the District as a whole. Examples include, Cordilleras Farm, Allison House, Rye Cottage and The Nook (both altered) and Asthill House.



Allison House - informal vernacular



estate vernacular

- 4.7 **Estate vernacular.** This description does not refer to all buildings constructed by the Estate, but rather the particular architectural style which typifies cottages and houses built by the Estate during the C19th and early C20th. The design of such cottages and houses is very striking. Simple in form, yet incorporating just a touch of variation between buildings. Windows with decorative surrounds, some with stone mullions separating narrow vertically sliding sash windows (west side of High Green and Rose Dene), others with arched heads (School House and The Patch). Heavy ashlar door surrounds, some flat, others arched and chamfered. Chunky, robust chimney stacks, gables which break frontage and roof lines. A riot of simple architectural features which follow a general theme, but with a variety of solutions.
- 4.8 Map 3 highlights the distribution of these building types throughout the village (based on frontage properties). The map produces interesting clusters of building types, emphasising particularly those parts of the village subject to greatest change during the C19th by the Estate.
- 4.9 Map 4 identifies those buildings which have largely retained their architectural character and identity based upon the vernacular building styles identified above.

4.10 Other general key characteristics of local vernacular buildings include :-

general form :-

- generally quite narrow gutted buildings with gabled roofs
- a high wall to window relationship
- roof pitches tend to be reasonably shallow where covered in stone slates and steeper where covered in pantiles or Welsh or Westmorland slates

materials :-

- natural stone is used extensively throughout the village as the external wall finish for most buildings, but traditional render is also found (e.g. Asthill House), providing contrast and interest
- the quality of stone is variable, ranging from high quality ashlar (squared, finely dressed stone laid strictly to course) at Ashmoor, squared rubble (squared, but not finely dressed, rectangular shaped stone, laid strictly to course) at High Green (south of West Dilston House), to random rubble (irregular sized stones brought to course) at The Porch
- examples of all three forms of traditional roof coverings to be found in Richmondshire exist within the village, namely stone slates, clay pantiles and Welsh/Westmorland slates. The use of Westmorland slates is a direct influence of the Estate

architectural detailing :-

- most domestic buildings have chimney stacks situated at the apex of the roof either at the gable or the junction between buildings. Where the roof is of a hipped form, stacks are located on the gable wall central to the main ridge line. There is a mix of stone and brick stacks, with the stone stacks being often constructed in squared rubble or ashlar. Most flues are built within the thickness of the external wall, although there are examples of external stacks (e.g. Dilston House and the Old Hall).
- water tabling (verge coping) is quite a common feature, usually in the form of flat, rectangular slabs, however at School House, a more decorative design is used. Ridge tiles are generally of stone in a simple half rounded form, though blue and red clay ridges exist within the village, particularly where used in conjunction with Westmorland slates (e.g. west end of High Green). Some of the 'estate style' buildings have overhanging eaves and verges with decorated barge boards which contrast with the simple plain eaves and verges of other local vernacular styles.

- quoins (large corner stones) are commonly used, though in a number of forms. Some are simple large stones of an irregular size (e.g. Old Hall and Cordilleras Farm), others are large, roughly squared rectangular blocks set in a regular pattern (e.g. Dilston House, Brookside and Allison House), and some of a very formal character (e.g. Aldbrough Hall and The Hawthorns), finely dressed, sometimes projecting with chamfered edges (rusticated).
- strong emphasis is given to window openings through the use of a variety of detailing, particularly in the case of 'estate vernacular'. The simplest form consists of relatively heavy stone lintels and cills to openings (e.g. Roslyn House), with a variation on this theme being the use of a flat arch or solid arch as a lintel (stones or bricks set on edge), examples of which include Cordilleras Farm and Brookside (stone) and Old Hall (brick).

Full dressed stone surrounds come in two main forms, firstly, those encasing a single window (usually a vertically sliding sash) and secondly, full surrounds incorporating vertical subdivisions or mullions. Of the first type, many are plain dressed surrounds, examples being The Hawthorns and Allison House, but some include mouldings, as at Aldbrough Hall or are chamfered, as in the case of School House. Again there is considerable variety in the detailed design of mullioned windows with good examples being The Smithy, Jasmine Cottage, Bianca Cottage and Lawnswood.

- main entrance doors are again strongly emphasised, with the opening often framed by a heavy stone surround. The style of the surrounds varies considerably. In its simplest form, a heavy stone lintel with quoins to the sides of the opening (Eastend). The most common form in Aldbrough is a full surround of plain ashlar - some examples being Bridge House, Beck View, Asthill House and The Homestead. Some include a fanlight (an over light above the door) e.g. The Hawthorns, but most do not. More heavily decorated and ornate surrounds exist on some of the larger houses, which include the use of columns, moulding and pediments (stylised gable, often triangular in shape). Examples of these more ornate surrounds include Aldbrough Hall, Old Hall and Cordilleras Farm. A small number of buildings include a porch as part of the original design, examples being School House and Bianca Cottage.

The distribution of some materials (frontage buildings only) and key design details are illustrated on the following maps :-

- | | |
|-------|-------------------------------------|
| Map 5 | Historic Buildings : wall finish |
| Map 6 | Historic Buildings : roof coverings |
| Map 7 | Historic Buildings : window types |

Aldbrough St John Conservation Area Study

Map 6
Historic buildings : roof coverings
(south)

Key



stone slate

welsh slate

westmorland slate

clay paniles

modern (concrete)



4.11 Modern development

Aldbrough has absorbed limited development during the C20th particularly in the post war period. This development has occurred both on the fringe of the village, extending the village outside its original core, and through the development of what might be described as infill plots or gap sites, within the core. Overall, the basic form of the historic core has been preserved.

4.12 Scale, massing, materials and detailed design are all crucial to the successful interpretation of the local architectural design or style. Whilst new buildings need not copy the design of old, if development is to be successfully integrated into a village, the design should respond to the basics outlined above. This stills leaves immense scope for the architect or designer to interpret the basic design theme. A careful look at the variety of designs employed by the Estate in Aldbrough during the C19th, illustrates this point.

4.13 It must also be recognised that awareness and expectation of design quality and its effect upon the character of an area, has increased significantly in the last quarter of the C20th - both public and government. Against this background, it is not surprising that those developments which most accurately reflect the defined local architectural styles, are often the most recent. Equally, it can be argued that a greater appreciation now exists on the issue of siting and the importance of the setting and form of settlements.

4.14 On reflection, not all modern development has responded to the local architectural style, and in some cases could reasonably be described as 'anywhere architecture'. There are however, some examples of what might be described as good practice, where a clear appreciation and understanding of the local style is evident. Not surprisingly, there are no examples of new buildings which might be described as reflecting the style of 'formal vernacular'. In terms of 'informal vernacular', the house to the east of Greenside and that adjacent to the former Methodist Chapel, offer good examples. 'Estate vernacular' is well reflected in the new development at Kilton Grange.

5.0 Opportunities for enhancement.

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

5.2 To set this process in motion, some ideas are set out below, **but it is important to emphasise that these initial thoughts and suggestions are designed to stimulate debate - it is hoped that they will encourage comment from the community and promote other thoughts and ideas.**

5.3 Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to remember that the Conservation Area Study merely represents a list of ideas and opportunities. Individual owners and/or the local

community will not be under any obligation to make the changes or improvements suggested.

5.4 However, they may be encouraged to think about any suggestions made, and once the Study has been adopted, the findings and recommendations will be considered by the District Council in response to any application for planning permission, Listed Building Consent, conservation area consent or request for grant aid.

6.0 Suggestions for preservation and enhancement schemes

6.1 General setting of the conservation area :-

Section 3 of this Study identifies the character of the conservation area in terms its form and layout. The following is a list of potential schemes aimed to preserve and enhance the character of the conservation area and to address other related concerns raised by the Parish Council :-

- (i) the central open greens are clearly of immense importance to the character of Aldbrough. However, in places the green is being eroded through regular over-running by vehicles and by parking.

Kerbing has reduced the damage in some areas, although some concern has been expressed over the choice of kerbing previously used. Vehicle parking is a clear problem at both High Green and Low Green, particularly close to the Doctor's Surgery and Stanwick Arms. Unless this problem is addressed, the green will continue to be eroded.

It is recommended that a detailed study be undertaken to address this important issue , which takes into account the following :-

- > whether additional kerbing is desirable where over-running continues to cause problems
- > the type of kerb

Some concern has been expressed locally over the choice of kerbing previously used, in that whilst effective in reducing erosion, tyre damage has been caused where wide vehicles (particularly agricultural vehicles) have found it necessary to over-run the kerb. The Divisional Engineer (NYCC - Richmond) has indicated a willingness to consider alternatives provided they achieve the general objective of discouraging frequent over-run and are aesthetically suitable.

- > identify those areas where the Parish Council might wish consider a more formal arrangement for dealing with indiscriminate parking

Demand for parking within the village is a major problem, yet central to this issue must be the primary objective of preserving and enhancing the character of Aldbrough St John. Achieving a realistic balance will require a degree of compromise on all sides.

Where it is desirable to eliminate or reduce erosion, it may be necessary to introduce kerbing or physical barriers such as bollards

Where a more formal arrangement for parking is proposed and can be accommodated without harming the overall character of the village, careful thought must be given to providing an appropriate surface to minimise any visual impact (subject to any necessary approvals - e.g. planning permission, legislation controlling the alteration and use of registered village green). For example at Reeth, a mesh system has been used to create a durable surface for parking on a small area of the green that allows the grass to grow through the mesh, retaining a grassed surface, which from a distance merges into the rest of the green.

- (ii) the provision of a surfaced footpath along the east edge of High Green.

Whilst it would be difficult to argue that such a provision would directly preserve or enhance the character of the conservation area, there may be overriding community interests to support such a proposal. If the Parish Council were minded to promote such a scheme (subject to any necessary approvals), natural stone paving should be used.

- (iii) to producing a management plan for those trees on Parish Council land, to ensure they remain as a long term feature.
- (iv) in considering the above, to gear management towards improving wildlife habitats, particularly along the line of Aldbrough Beck
- (v) to promote the undergrounding of overhead wires
- (vi) to re-lay the cobbled area along the Allison House frontage using a mix of cobbles and York stone paving

Whilst the contribution of natural paving to the overall character of conservation areas is considerable, the condition of this particular area is poor and in need of attention. Opportunity exists to improve the surface for pedestrians whilst still retaining its overall visual contribution by incorporating stone footpaths within the cobbled area.

- (vii) resurfacing of the access track at Chapel Green

The condition of this track is poor. Provision of an improved, low maintenance, surface should be considered in conjunction with parking provision for the Village Hall - it is suggested that any parking area should be provided in line with the type of solution identified at (i) above.

In terms of the access track, the surface should natural finish (possibly rolled into a macadam base) - the use of block paving should be avoided as they are not considered locally to be compatible with the character of the conservation area.

- (viii) replacement of the existing Village Hall with a building more in keeping with the defined local architectural style would be a considerable enhancement
- (ix) provision of a footpath to serve the bus shelter on the Melsonby Road close to Kilton Court

Note : some of the above may qualify for grant support through the District Council's Environmental Improvement Fund. Other grant funding opportunities would be explored.



erosion of village green - a major problem throughout the conservation area

6.2 Existing buildings :-

The survey of the existing buildings within Aldbrough St John clearly identified that a distinctive character exists, although to some extent this has been eroded by subsequent alterations which have not always recognised that distinctiveness. The following options aimed to safeguard and enhance the architectural character of Aldbrough St John could include some or all of the following :-

- (i) production of design guidance (by the District Council and agreed by the Parish Council) for future alterations to direct change towards materials and design detailing which compliments the defined local architectural character.
- (ii) promotion of schemes that seek to restore the architectural character of altered buildings.

A further option was considered as part of the initial discussions with the parish Council, being formal control over the future alteration of buildings - through what is known as an Article 4 Direction. An Article 4 Direction removes permitted development rights (these are the rights granted by Statute to alter dwellings without the need for planning permission within strict limitations) and can be designed to relate for example only to alterations to the roof covering and front elevation. The Article 4 Direction does not place an embargo on change, but rather brings it within the scope of planning control, so the impact of any proposed change can be assessed and controlled. Having considered this option carefully, the Parish Council are minded not to support the introduction of an Article 4 Direction at this stage.

Note : restoration of the character of historic buildings may qualify for grant through the District Council's Environmental Improvement Fund and structural repairs to historic buildings under the Historic Buildings Fund.

6.3 Future buildings and extensions :-

Although the current Richmondshire Local Plan does not envisage specific planned development at Aldbrough St John, some thought needs to be given to the impact that future development proposals (whether in the form of new buildings or through the extension of existing) might have on the character of the conservation area. Having identified the distinctive form and character of Aldbrough St John it is considered appropriate to adopt the following basic guidelines for future development :-

- (i) development should not impede upon the open form and character of Aldbrough St John (specific areas recognised through Policy 27 of the Local Plan)
- (ii) buildings should be constructed of materials which match local traditional materials
- (iii) design should reflect the defined distinctive local architectural style both in terms of overall form and detailed design.

Ancient Monuments and Buildings of Special Architectural or Historic Interest

The following structure is a Scheduled Ancient Monument :-

1. Packhorse Bridge, Chapel Green

The following buildings are included in the Statutory List dated 21 May 1987 :-

1. Pinfold, Chapel Green Ref. 11/3
Grade II
Animal pound, probably of late C18 - early C19 date.
2. Well, Chapel Green Ref. 11/4
Grade II
Well, probably dating from the mid to late C18, with circular bollard and hemispherical cap
3. Gate and gate piers, south west of Packhorse Bridge, Chapel Green Ref. 11/5
Grade II
Gate piers, gates and railings. Early C19. Erected as an entrance to Stanwick Hall, but the rest of the carriage drive was never completed
4. Packhorse Bridge, Chapel Green Ref. 11/6
Grade II
Bridge dating from possibly C16 or C17. Scheduled Ancient Monument.
5. Brookside, High Green Ref. 11/7
Grade II
House dating from the early C19
6. Pump, High Green Ref. 11/8
Grade II
Late C18 - early C19. Ashlar sandstone cylindrical shaft with conical cap

7. I High Green Ref. 11/9
- Grade II
- Early - mid C19 house with coursed sandstone facade. Door and windows to front set in raised ashlar surrounds.
8. West Dilston House and East Dilston House Ref. 11/10
- Grade II
- Late C18. Built of coursed sandstone with pantile roof with stone slates eaves. Venetian windows with ashlar surrounds to projecting hipped wings.
9. The Hawthorns, Low Green Ref. 11/11
- Grade II
- Early - mid C19 house with unusual 18 pane sash windows to ground floor.
10. Aldbrough Hall Ref. 11/12
- Grade II
- Dating from late C18 - early C19, built of coursed sandstone with a Westmorland slate roof. Central 3 bays project slightly and carry a pediment. Good quality central doorcase with engaged Tuscan columns carrying a triangular pediment.
11. Gate piers and front garden wall Ref. 11/13
Aldbrough Hall
- Grade II
- Contemporary with Aldbrough Hall. Monolithic ashlar gate piers surmounted by urn-style finials on pedestals.
12. Old Hall Cottage, Old Hall and Old Hall Cottage East Ref. 11/14
- Grade II
- Early - mid C18, Old Hall originally built as one, now divided into 3 houses. Tall hipped central range with lower hipped projecting wings.
13. Aldbrough House, Melsonby Road Ref. 11/20
- Grade II
- Late C17, with extensive C19 alterations. Evidence of earlier mullioned and transomed windows, replaced by late Georgian sashes.

14. Pigeoncote, Aldbrough House Ref. 11/21
- Grade II
- Partially collapsed pigeoncote dating from the C16 or C17. Tapering circular form with remains of stone slate conical roof.
15. Church of St Paul Ref. 11/23
- Grade II
- Chapel of ease dated 1890 by W. S. Hicks for Eleanor, Duchess of Northumberland.
16. Ashmoor and The Homestead Ref. 11/24
- Grade II
- Two houses dating from the late C18 - early C19 built for the Duke of Northumberland. Fine ashlar facade with raised ashlar surrounds to the 12 pane sashes and door.
17. Cordilleras Farmhouse Ref. 11/25
- Grade II
- 2 storey house of mid C18 date with fine ashlar door case. Formerly known as Hawthorn Farm, renamed by a farmer who moved from Cordilleras Farm near Marske.