



Brompton on Swale Conservation Area

Conservation Area Study



*This Study is being carried out by Richmondshire District Council in partnership with
Brompton on Swale Parish Council*

Brompton on Swale Conservation Area Study

1.0 Introduction.

- 1.1 The Brompton on Swale Conservation Area Study is being carried out jointly by the ~~the~~ community, Brompton on Swale Parish Council and Richmondshire District Council. The Draft Study aims to describe Brompton on Swale as it is today and identify the special character or distinctiveness of its setting, buildings and open spaces: Having identified those special qualities, the Draft Study will examine whether opportunities exist to protect and enhance its character
- 1.2 By identifying what makes Brompton on Swale 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 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 Draft 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 Draft Study focuses on 3 main elements, with the first 2 being factual assessments to define the existing character of Brompton on Swale 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.

3.0 Form and layout of Brompton on Swale.

- 3.1 Occupation of the area around Brompton on Swale, dates back to Roman times, with the important site of Cataractonium lying only a short distance to the east. The history of the village can be traced to pre-Conquest times and is based on an ancient manor held by the Dane, Torr. The manor was also held at one time, in the ownership of the abbot and convent of St Agatha, until the Dissolution¹. Additionally, there is an intriguing reference to a connection with the Knights Templars, who are reputed to have owned a small estate or chapel on the site of Brompton Grange².
- 3.2 Although no surviving buildings date back to these earlier times, the form of the village is very much medieval in character. Brompton on Swale is an excellent example of a linear settlement, that is a settlement based upon a roughly straight line of development either side of a through road. In the case of Brompton on Swale, the through road, once part of the Richmond to Lancaster Turnpike³, formed an important link from the arterial north-south A1 (close to the line of the Roman Dere Street) to Richmond, Swaledale and beyond.
- 3.3 The most striking and dominant element of the village is the central roadway, unusually broad and further exaggerated by the relatively long frontage gardens. A small but discernible change of levels adds *interest*, with a high point approximately mid-way along the street from which the road slightly dips in both an easterly and westerly direction. Viewing the village layout from the maps in this report, confirms that within the core of the village, the cottages are set in a series of long, narrow plots - this form or layout is medieval and is commonly referred to as tofts and crofts. What is interesting in the case of Brompton on Swale, is how deeply the dwellings are set within the plots. Generally, the dwellings in this form of layout are set towards the plot frontage. Although there is no documentary evidence to support this view, it is possible that the wide gap between the opposing frontages might have originally been intended to provide some communal use, perhaps a *village green*.
- 3.4 The other notable aspect of the village form is the apparent degree of uniformity in building line and building scale. The village appears to consist of two parallel lines of buildings of a generally uniform height. However, a closer inspection reveals this is not quite the case. In fact the gap between frontages is almost twice as broad at the west end of the village in comparison to the east. As can be seen from Map 2, the main body of the village, in terms of the alignment of buildings, is roughly arrow-head shaped. The illusion of parallel lines of buildings results from the strong visual corridor created by the parallel frontage walls, which are now an important and integral part of the character of Brompton on Swale. It is also worth recording at this stage, that the frontages are not continuous, with the most obvious and important gap being between Village farm and Bean's Cottage. Historically, other gaps within the frontage were equally prominent, particularly that which existed on the south side of the road immediately west of Pheonix House. This gap is now taken up by the entrance to St Paul's Drive and a pair of modern semi-detached houses (49 and 51 Richmond Road).

¹ Bulmer's History and Directory of North Yorkshire (1890)

² Speight - Romantic Richmondshire and

Brompton on Swale W.E.A Class - A Guided Walk Round Old Brompton on Swale

³ Brompton on Swale W.E.A Class - A Guided Walk Round Old Brompton on Swale



- 3.5 The uniformity in building height is likewise deceptive. Again closer examination reveals considerable variation in the height of the cottages and houses which line Richmond Road, from low 2 storey cottages (e.g. 28 and 37 Richmond Road) to taller 2 storey houses (e.g. 63 Richmond Road (Greystones) and Pheonix House) to the towering Manor House (also referred to as Brewery House). This variation in height adds greatly to the overall visual composition. However, the variation is perhaps less now than at any other time over the past centuries. An important building form has sadly, largely disappeared, being the single storey cottage. Only at Grange Road do we now find evidence of single storey cottages. Records (Guided Walk Round Old Brompton on Swale) provide evidence that single storey buildings were likely to have been more widespread within the main village street. The Guided Walk refers to Stonedene (39 Richmond Road) having been converted from a single storey cottage.
- 3.6 Agriculture, has played a crucial role in defining the form of Brompton on Swale and continues to play an active part of village life, as evidenced through the farmsteads which lie within the heart of the village, including Home Farm, Village Farm and Sundial House. Other farmsteads, for example Grange Farm, have disappeared, but provide further confirmation of the local importance of agriculture. Although generally in the industry, modern buildings have gradually replaced the old, some historic farm groups survive in the village, most notably at Village Farm and Sundial House. Further indicators of the importance of agriculture can be found in historical records including the reference to a mill in the Domesday Book⁴. The corn water-mill was an essential element within the local agricultural community, although the surviving buildings are of a much later date. Mention is also made of a 'bull park', suggesting a communal system of owning a parish bull for use by local farmers⁵.

⁴ Jane Hatcher - Richmondshire Architecture

⁵ Brompton on Swale W.E.A Class - A Guided Walk Round Old Brompton on Swale

- 3.7 Not surprisingly serving the needs of the travelling public, has also influenced the development of the village. Again the Guided Walk, paints a picture of a village well able to serve those in need of refreshment or rest. In addition to the surviving public houses, The Crown and King William IV, the Guided Walk recalls the Pheonix Inn (closed in 1907) Fryer's Crown Brewery and Inglenook being occupied as an Inn, "possibly one of two which were suppressed at Quarter Sessions in 1730".



the former Crown Brewery was located behind Manor House

- 3.8 The character of Brompton on Swale varies throughout the village, affected and influenced by the historical and social changes which have shaped its development over the centuries. To identify the distinctive character of each part of the conservation area, the village has been divided into 3 areas as follows :-
- (i) Richmond Road (west)
 - (ii) Richmond Road (east)
 - (iii) Grange Road and River Lane

3.11 (i) Richmond Road (west)

This covers the area from the west edge of the village to the gap between Village Farm and Bean's Cottage on the north side of Richmond Road and River Lane on the south. Approaching from the west, no real indication of the scale of the village or its form or character is gained. The view is dominated by the broad expanse of agricultural land north of the village, with neatly maintained hedge lines enclosing paddocks and fields coupled with a generous scattering of mature trees. The entrance into the village is via a relatively narrow double bend which winds down into the main street providing little indication of the form of the village. Originally, a narrow road entered the village on the west side of 77 Richmond Road, as confirmed by the Ordnance Survey Map of 1857, with the road being moved due to river erosion.

At the base of the short, but pronounced, hill leading down into the village, the road turns sharply left and enters the broad main street of Richmond Road. The immediate impression is of a long, linear village, dominated by the central road and its adjacent roadside boundary walls. To the north of the road, the cottages appear to form a continuous terrace, but closer examination reveals that this frontage consists largely of two relatively short terraces, linked visually by a modern 2 storey house. At the west end, Orchard House (44 Richmond Road), stands in isolation with its small group of outbuildings, including an attractive barn (now converted to a dwelling) which was used as a fish and chip shop in the 1940's and before that, as a boot and shoe shop⁶. Beyond the east end of Village Farm is an important gap providing relief to the otherwise linear built form of the village. This gap provides long expansive views into the attractive agricultural landscape setting of the village.

The development on the south side of the road is dominated by a single terrace of 2 storey cottages and houses and the Church of St Paul, behind which stands the former school. The terrace includes interesting variation in scale and height. From the plan view, the frontage line between 67 and 73 Richmond Road is consistent, with the Church breaking forward of the building line, suggesting the Church site is perhaps a redevelopment. Whilst the stepping forward of St Paul's Church may have broken the building line, and to a limited degree confuses the layout of the village, it adds interest to the street scene. A pair of modern houses completes the frontage, having been inserted into a broad gap along with the entrance to River Lane and St Paul's Drive.

With the possible exception of St Paul's Church, which itself is rather low and humble in scale, there are no focal or prominent buildings within this part of the village. The architectural character of this part of the village is derived from the sum of the total rather than the quality of individual structures.

Other than the group of riverside trees at the west of the village, remarkably few mature trees exist within this part of Brompton on Swale, making those which do, even important to the overall setting and character. Of particular note are the mature trees behind Orchard Cottage, within the grounds of St Paul's Church and at the junction of River Lane.

⁶ Brompton on Swale W.E.A Class - A Guided Walk Round Old Brompton on Swale

The criss-crossing of overhead wires is particularly intrusive, a comment that applies to the whole of Richmond Road. Likewise the over-running of the narrow grass verges (valuable relief to the otherwise continuous tarmac) and subsequent erosion does little to enhance the character of the area. The white bollards installed to reduce erosion whilst not entirely in character, appear effective, although their frailty is evident from the damage some have suffered.

3.12 (ii) Richmond Road (east)

This covers the area from Bean's Cottage on the north side of Richmond Road and River Lane on the south to the east of the core of the village, at the point where Richmond Road splits and becomes Station Road and Bridge Road.

The most striking differences at this end of Richmond Road are firstly that the gap between frontages becomes increasingly less, creating a greater sense of enclosure, and secondly, that whilst the general linear terraced theme continues, this is more broken on the north side.

Broken only by Grange Road, the terrace of cottages and houses on the south side of **Richmond Road** is virtually continuous to the boundary of the conservation area. With the exclusion of 3 notable exceptions, they are unremarkable in architectural terms as individual buildings, though in combination provide an interesting and varied streetscape. The 3 exceptions are :-

- (a) the Methodist Chapel dating from 1890 and built on the site of three cottages⁷, notable for its brick construction and the fact that it breaks the continuous frontage,
- (b) Phoenix House (formerly the Phoenix Inn⁸), at the junction of River Lane, due to its somewhat larger and more imposing scale, and
- (c) Inglenook, dating from at least 1733 (again possibly a former Inn⁹), for its ornate doorcase which dominates the elevation.

On the north side of Richmond Road, development along the frontage is more fragmented, though as elsewhere in the village, some modern infill has been introduced. The scale of buildings varies quite dramatically from the modest Beans Cottage, to the somewhat more impressive Sundial House, through to the substantial Manor House, formerly Fryer's Crown Brewery¹⁰. It is somewhat unfortunate that the subdivision of this fine, roughcast building, is marked by a colour variation between the two halves - certainly not as it was intended to be seen. The gaps between the building groups reflect the more spacious layout attributable to the farming activities at Sundial House and the development of the brewery site. Recent development has diminished the more spacious layout of this section of the frontage, although the overall form and dominance of the brewery complex has largely survived.

⁷ Brompton on Swale W.E.A Class - A Guided Walk Round Old Brompton on Swale

⁸ Brompton on Swale W.E.A Class - A Guided Walk Round Old Brompton on Swale

⁹ Brompton on Swale W.E.A Class - A Guided Walk Round Old Brompton on Swale

¹⁰ Brompton on Swale W.E.A Class - A Guided Walk Round Old Brompton on Swale



Phoenix House (formerly the Phoenix Inn)

The east end of Richmond Road is marked by an attractive group of historic buildings including the King William IV inn, adjacent cottages to the east together with Oakleigh House and Oakleigh Cottage. Oakleigh House, standing in the gap between Station Road and Bridge Road, plays an important visual role in terminating the east end of the village street. The small triangular green on which stands a horsechestnut tree planted to commemorate Queen Victoria's Golden Jubilee in 1887, add to the visual strength of this focal point.

The east end of Richmond Road again suffers from the intrusion of overhead wires. Likewise previous comments on the erosion of the grass verge and the white bollards installed to protect the verge are equally applicable.

3.13 (iii) Grange Road and River Lane

Perhaps the greatest contrast in character is found in the area centred upon Brompton Grange, certainly in architectural terms, the most outstanding building in the village. Access to this area is gained from two narrow lanes, Grange Road and River Lane, the later having been widened to accommodate access into St Paul's Drive.

Grange Road has a far more intimate and enclosed character than Richmond Road. Sadly, the condition of the carriageway does much to undermine the appearance of an otherwise attractive area. The gentle twisting of the lane is much softer on the eye than the tunnel-like character of the main village street, providing added interest in the form of the village. To the south of the lane, a high wall masks development built on the site of the former Grange Farm. The wall provides continuity and a sense of enclosure. To the north are a cluster of single and two storey cottages with a wide variety of scale and detailing. The general character and form of historic buildings in this area has been echoed in the modern development focused upon a narrow footway linking Grange

Road and River Lane. Brompton Grange is not prominent within the streetscape, although the trees within its landscaped grounds do make a valuable contribution to the street scene.

In common with Richmond Road, Grange Road suffers from a profusion of overhead wires which detract from the visual appeal of the area.

The entrance to River Lane was substantially widened to accommodate the access serving St Paul's Drive and St Paul's Close. Fortunately the high stone wall framing the east side of River Lane survives, providing both a visual and physical link to the historic core and character of the village. Mature trees in the roadside verge help to soften the entrance into River Lane, as well as contributing to the character of the historic core generally. The trees also tend to soften the impact of the modern bus-shelter at this point. Beyond St. Paul's Drive, the lane becomes more visually appealing, narrowing and bending away towards the river with a much greater sense of enclosure. This is enhanced by the contribution made by the trees to the north of and within the landscaped grounds of Brompton Grange.



*River Lane - more intimate
and enclosed character*

Brompton Grange, whilst more commanding from River Lane than Grange Road, is still only viewed by glimpses and at no point can the full architectural composition be appreciated from any public vantage point. Perhaps the most attractive view is through the fine gated entrance with their outstanding ironwork attributed to James Flint, a Richmond iron-founder who also acted as an architect and built Brompton Grange¹¹ in the mid-C19th. Another fine iron gateway exists on the west side of the lane at Grange Lea.

The modern development north of Brompton Grange and centred upon the narrow footpath leading through to Grange Road, forms an attractive grouping which reflects the more intimate character of this part of the conservation area.

Some erosion of the roadside verges has resulted from the over-running of vehicles in this area, despite attempts to protect the grass verges with bollards. In comparison to Grange Road the surface of the lane is in reasonable condition.

- 3.14 In conclusion, Brompton on Swale is a linear settlement whose character is derived more from the sum of the whole than the value of individual buildings. Perhaps the most vulnerable element is its simple form and in particular, its uncomplicated architecture. Throughout the village there is evidence of incremental change, which potentially could undermine the overall character of Brompton on Swale.



fine gated entrance to Brompton Grange - attributed to James Flint

¹¹ Jane Hatcher - Richmondshire Architecture

4.0 The form and character of buildings.

- 4.1 Brompton on Swale is very much a village of simple local vernacular cottages and houses. There are very few examples of buildings which could be described as other than modest in scale or decorative in their architectural form or style. Simplicity does not however equal plain or un-interesting, and a closer look at the buildings within the village reveals many examples of good quality vernacular buildings, with varied and interesting detailing.
- 4.2 So 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 Brompton on Swale, distinctive sub-categories can be defined, as explained below.
- 4.4 Setting aside modern development, there are 2 very distinctive architectural styles which describe the form of historic buildings in Brompton on Swale, 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

- 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. In the case of Brompton on Swale, only Brompton grange falls into this category.

- 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. With the exception of Brompton Grange, all historic buildings in Brompton on Swale fall into this category. However, that does not mean they are all identical in scale, form or detailed design.
- 4.7 Map 2 identifies those buildings which have largely retained their architectural character and identity based upon the vernacular building styles identified above.
- 4.8 Within this broad description of vernacular buildings and the immense variety in design detailing, there are several general key characteristics. By considering these basic characteristics of local vernacular buildings, it is possible to define the particular architectural style or styles of Brompton on Swale. Variation is also the result of changing fashions and trends, so for example whilst the mullion windows at Home Farm are characteristic of a building of C17th date, they would not be typical of cottages dating from the C18th or C19th when vertically sliding sashes or horizontally sliding sashes (Yorkshire sashes) would have been used. The following section aims to identify the character of historic buildings in Brompton on Swale.



Bean's Cottage - a good example of vernacular architecture - although sadly the original roof covering has been replaced

4.9 Firstly, it is possible to identify certain overall characteristics in the form or shape of the buildings

general form :-

- generally quite narrow gabled buildings with gabled roofs - the only building of note with a hipped roof is Brompton Grange
- a high wall to window relationship - relatively small window openings within a large wall area is typical of local vernacular architecture in this area
- roof pitches tend to be relatively steep, particularly where covered in pantiles or been replaced

Although generally steep, roof pitches in Brompton on Swale vary considerably. For example, using a group of cottages on Richmond Road for comparison, the roof pitches at Chapel House (25) and Estrella Cottage (33) have relatively steep pitches, but not as steep as The Rosary (27), yet all are covered in pantiles. Even steeper are the roofs to Coopers Cottage (61) and the King William IV, the later covered in Welsh slates, which have replaced an earlier roof covering of pantiles or perhaps even of thatch. The W.E.A. Guide that Coopers Cottage was also originally thatched. This variation of roof pitches, even where using the same type of roof provides considerable variation in ridge height, adding to the interest of the building groups.

4.10 Examining the buildings in detail provides more evidence of the variety in the local vernacular buildings.

materials - walling :-

- the main walling material for Brompton on Swale is local stone in the form of river cobbles. River cobbles are smooth rounded stones gathered from the river bed and generally comprise a mix of both sandstone and limestone.

In terms of quality, compared to ashlar (smooth, squared blocks of stone of uniform appearance, strictly coursed and with very tight mortar joints) or squared rubble (stone faced to produce even rectangular blocks, laid strictly to course), cobbles are a poor material. They are laid in courses with heavy mortar joints. In an attempt to improve their visual quality, in some cases the face of the cobble is split off to produce a flat rather than rounded face. When walled in strict courses, these split cobbles give the appearance of squared rubble - good examples are found at Tylecote and Swiss Cottage, Estrella Cottage and Chapel Cottage amongst others.

Locally quarried Triassic sandstone also features, though due to its friable nature and therefore being prone to severe weathering, it is usually limited to quoins and lintels or occasionally as blocks within an otherwise cobble wall.

One example of the more extensive use of this highly colourful stone exists at Village Farm where the front facade is constructed in dressed blocks of the sandstone with herringbone tooling.

The stonework of St Paul's Church and perhaps more notably, Brompton Grange adds yet another variation in that the individual blocks are laid at a slight angle - the top edge of the stone standing slightly more proud than the bottom edge. This form of walling is known as 'water-shot masonry' and is designed to shed water.

- another important wall finish is render. The use of render is quite widespread in Brompton on Swale and was almost certainly more prevalent. Render has been a traditional finish in the Richmondshire area since at least the C18th and historically was certainly regarded as more aesthetically pleasing than rubble stonework. It was deliberately applied to provide a particular architectural finish and often used to provide a weather-proof coating over inferior walling material. Bearing in mind the poor quality of local stone, it is not surprising that render has been extensively used.

Its status as a high quality finish is reflected in the use of render on some of the larger scale and more imposing buildings including Pheonix house, Sundial House and Manor House.



Sundial House

- brick is a very minor material in relation to historic buildings in Brompton on Swale, with the Methodist Chapel, dating from 1890, being the only structure built in brick. Brick is more widely used as a decorative material, for example lintels and over-sailing cornice

materials - roofing

- examples of all three forms of traditional roof coverings to be found in Richmondshire exist within the village, namely clay pantiles and Welsh/Westmorland slates and stone slates.

Stone slates, which are prominent in the west of the District exist on just one main frontage building being Greystones (63 Richmond Road). It is likely that stone slates were more extensively used, though only this single example survives. Stone slates are also found in combination with pantiles, where they are used to provide an eaves course, with Home Farm being an example.

The most common form of traditional roof coverings found in Brompton on Swale are clay pantiles. Sadly the pantiles on a number of cottages have been replaced with dull modern concrete tiles, which are a poor substitute. The traditional pantile roofs are finished with attractive stone ridge tiles, usually of a half-round pattern.



*Ivy Cottage - traditional clay pantile roof.
Note the imposing door casing with
rusticated quoin surround and keystone*

The development of the railways enabled material to be transported over great distances with considerable ease. One industry that fully exploited this opportunity to export goods was the slate mining industry, in particular Welsh slates. Brompton on Swale, in common with most settlements in the central and eastern parts of the District, experienced an influx of Welsh slates from the mid-C19th onwards. The slates were used on new buildings erected at that time, such as St. Paul's Church and the former School, as well as a replacement roof covering on earlier buildings, for example the King William IV (early C18th) and Sundial House (early-mid C18th) - it is likely that clay pantiles were replaced in these cases.

A variation of this theme is found at Brompton Grange where the 'imported' slate is not Welsh but Westmorland, an attractive grey-green coloured slate often associated in this area with more important buildings and estates.



*King William IV
Welsh slates probably replaced an earlier pantile roof covering*

architectural detailing :-

- most domestic buildings have chimney stacks situated at the apex of the roof either at the gable or the junction between buildings. The stacks are often constructed in red brick, not the material used for the main walling. The reason for the use of brick is its resistance to decay from sooty deposits and ease of use in building a single skin stack. Where deterioration of the brick stacks occurs, it is quite common for the external faces to be rendered to prolong the life of the stack. Flues are generally built within the thickness of the external wall.
- water tabling (verge coping) is quite a common feature, usually in the form of flat, rectangular slabs. This detail is usually terminated at the junction between the roof and wall by a kneeler - a projecting stone intended to prevent the water tabling from sliding off the roof. Kneelers are usually shaped. Good examples of water tabling and kneelers are to be found at Phoenix House, Greystones, Home Farmhouse and Sundial House. Half-rounded stone ridge tiles are generally found on pantile and stone slate covered roofs, with blue clay ridges being used in conjunction with Welsh slate. Although some examples of overhanging eaves and verges exist, for example at Tylecote and Swiss Cottage, simple plain eaves and verges are common to all local vernacular styles.

An interesting variation on the theme of verge coping and detailing is to be found at 61 Richmond Road and Beans Cottage where the verge comprises a series of triangular shaped stones - in the case of 61, the stones are dressed into a regular size and form. This detail is known as a tumbled gable.

- quoins (large corner stones) are commonly used in Brompton on Swale, with some examples being roughly shaped or dressed and others more finely tooled into large rectangular blocks.
- strong emphasis is given to window openings through the use of a variety of detailing. The simplest form consists of relatively heavy lintels and cills to openings, sometimes painted. Greystones, is a good example of this detail. A slightly more decorative form of lintel is found on a number of cottages including The Rosary and Chapel House. Rather than a single stone, the lintel consists of a series of wedge shaped stones (known as voussoirs) which make up a form of flat arch. Another form of flat arch also exists within the village being brick rather than stone, with an example being 3 Station Road. Full dressed stone surrounds are found on a number of cottages as well as larger houses. Examples of plain dressed surrounds include 22 Richmond Road, Inglenook and Estrella Cottage. Additional decoration is added in some cases through the introduction of a projecting key stone - examples include Tylecote and Swiss Cottage.

- main entrance doors are again strongly emphasised, with the opening often framed by a heavy plain ashlar surround. Good examples are to be found at The Rosary and Chapel House. Slightly more elaborate or decorative surrounds, which include mouldings and in some cases key stones, are found at Home Farm and Sundial House amongst others. Even more decorative are the heavy ashlar surrounds at Estrella Cottage and Ivy Cottage where the sides are framed by rusticated quoins (finely tooled raised quoins with chamfered edges) and the lintel incorporating tripartite keystones. But in terms of surrounds, it is that at Inglenook which takes the prize for the most elaborate. The surround which consists of Roman Doric pilasters supporting a frieze and pediment is certainly eye-catching, with local tradition linking its origin to the nearby Roman settlement of Cataractonium. It is much more likely to be contemporary with the 1733 date given for the property¹².



elaborate door-case at Inglenook

¹² Jane Hatcher - Richmondshire Architecture

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

Map 3	Historic Buildings : external wall finish
Map 4	Historic Buildings : roof coverings
Map 5	Historic Buildings : window types
Map 6	Historic Buildings : external doors

4.11 Modern development

Brompton on Swale has absorbed substantial development during the second half of the C20th mainly outside the designated conservation area, though some within it. Although the estate development to the east of the old village has had a considerable impact upon the village as a whole, the purposes of this report is to focus upon the conservation area rather than the wider village development.

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.

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 is evident. For example, in terms of scale and massing, the complex of small cottages and houses to the north of Brompton Grange captures the more intimate character of this part of the village. Likewise the recent development to the east of The Crown demonstrates an understanding of the local vernacular style and the use of appropriate materials.

5.0 Opportunities for enhancement.

- 5.1 Although Brompton on Swale 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 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 schema

6.1 General setting of the conservation area :-

Section 3 of this Study identifies the character of the conservation area in terms of its form and layout. The following list of potential schemes is aimed to preserve and enhance the character of the conservation area :-

- (i) protection of roadside verges vulnerable to over-running by vehicles - the existing white plastic posts serve a purpose but do little to enhance the character of the conservation area. Alternative solutions might be considered.
- (ii) removal of intrusive overhead wires
- improvement in the visual quality of materials used for paths**
- (iv) improvement of the road surfacing in Grange Road - the existing surface and its condition do little to enhance the character and quality of this pleasant lane.

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.

- (i) production of design guidance (by the District Council) for future alterations to direct change towards materials and design detailing which complements the defined local architectural character.

The survey of the existing buildings within Brompton on Swale 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. Many of the buildings within the conservation area are not subject to control in respect of potentially damaging alterations such as the replacement doors and windows. This perhaps represents the greatest threat to the distinctive character of Brompton on Swale. Options to safeguard and enhance the architectural character could include some or all of the following :-

6.2 Existing buildings :-

Grange Road - opportunity for enhancement



- (ii) **formal control** over the future alteration of buildings, designed to **protect** the distinctive character of Brompton on Swale. The aim would be to control alterations such as the replacement of roof coverings, windows and doors and could be 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.** Article 4 Directions are drawn up by the District Council.
- (iii) promotion of schemes that seek to restore the architectural character of altered buildings.

*Note : restoration of the **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 Richmondshire Local Plan does not envisage major planned development within the conservation area, 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 Brompton on Swale it would be possible to provide a **form of checklist to direct future decisions in relation to development** - this could be **adopted as non-statutory supplementary planning guidance** and be considered alongside the **Local Plan policies.**

Such guidance might propose that :

- (i) development should not impede upon the open form and character of Brompton on Swale (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 distinctive local architectural style both in terms of overall form and detailed design.

Buildings of Special Architectural or Historic Interest

The following **buildings** are included in the Statutory List dated 6 November 1986 :-

1. Manor House Ref. 11/11
Grade II
House dating from the early - mid C18. Former Crown Brewery.
2. Sundial House Ref. 11/9
Grade II
Early - mid C18 house
3. Cow byre north of Sundial House Ref. 11/10
Grade II
Cow byre dating from the early C19
4. 20 Richmond Road Ref. 11/8
Grade II
2 cottages, now one, dating from the late C17 - early C18
5. 2 Richmond Road Ref. 11/7
Grade II
Late C18 - early C19 house built in coursed sandstone with herringbone tooling
6. 28 Richmond Road Ref. 11/6
Grade II
House dating from the early - mid C18

7. 36 Richmond Road Ref. 11/5
 Grade II
 Late C17 house double chamfered mullion windows
8. 15 Richmond Road (Inglenook) Ref. 11/12
 Grade II
 House dated c. 1733, possibly earlier in origin. Ashlar pedimented door-case with Roman Doric pilasters and triglyphs to frieze.
9. 17 Richmond Road (Laburnam Cottage) Ref. 11/13
 Grade II
 Much altered house dating from the mid C18
10. Tylecote and Swiss Cottage Ref. 11/14
 Grade II
 3 cottages, now 2 houses dated 1771 (inscription "Anthony & Elizabeth Barker 1771")
11. 25 Richmond Road (Chapel House) Ref. 11/15
 Grade II
 Cottage dating from the late C18 - early C19
12. 27 Richmond Road (The Rosary) Ref. 11/16
 Grade II
 Cottage dating from the late C18 - early C19
13. 33 & 35 Richmond Road (Estrella Cottage) Ref. 11/17
 Grade II

Late C18 - early C19 refronting of an older building when the **house** was divided into 2 cottages - **now one house**. Rusticated chamfered **quoined** surrounds to doors (one blocked) with extended lintels and **tripartite** keystones

14. 37 Richmond Road Ref. 11/18

Grade II

Cottage dating from the **mid - late C18** with ashlar dressing to the window and door openings

15. Pheonix House Ref. 11/19

Grade II

Roughcast rendered house dating from the late **C18 - early C19**. Was the **Pheonix Inn** from 1829 to 1907

16. 63 Richmond Road (Greystones) Ref. 11/20

Grade II

2 cottages now one house. Late **C18 - early C19** rebuilding of older cottages

17. Church of St Paul Ref. 11/21

Grade II

Chapel of ease and school, now a chapel of ease dated 1838.

18. 73 Richmond Road (West End) Ref. 11/22

Grade II

2 cottages now one house dating from the early - mid **C18**, probably of two builds

19. Brompton Grange Ref. 11/23

Grade II

Small country house dating from the early - mid **C18** for James Flint. Watershot coursed rubble walling with a westmorland slate roof.

20. **Garden walls with main gateway and garden buildings at Brompton Grange** Ref. 11/24

Grade II

Garden walls, gateway and buildings dating from the early - mid C18. Ironwork by James Flint of Richmond who lived at Brompton Grange

21. Gate, gate posts and railings at Grange Lea Ref. 11/25

Grade II

Gates, gate posts and railings dating from the early - mid C19

22. King William IV Ref. 11/26

Grade II

Public house dated c. 1728. Has previously been known as The Oddfellows and the Kings Head.

23. 3 Station Road Ref. 11/27

Grade II

Stable and 2 cottages now one house dating from the late C18 - early C19