

CATTERICK VILLAGE

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



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planning guidance 17.07.08



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Introduction

A conservation area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance' (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990). Catterick was designated a conservation area in 1977.

Local planning authorities are required to 'formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas' (Section 71 of the Act). This character appraisal and management plan fulfils this duty.

In making a decision on an application for development in a conservation area, 'special attention shall be paid to the desirability of preserving and enhancing the character or appearance of that area' (Section 72 of the Act). While this should ensure that harmful change is not allowed, some changes, not normally requiring planning permission (known as permitted development) could still damage the special qualities of the area. Local Authorities have special powers to issue directions removing certain permitted development rights from properties if it can be shown that it is necessary. It may be appropriate to consider a Direction to this effect for parts of Catterick Village Conservation Area.

This appraisal and management plan should be read in conjunction with the following documents

- Richmondshire Local Plan
- The emerging Local Development Framework
- North Yorkshire Structure Plan
- The emerging Regional Spatial Strategy
- National Planning Policy Guidance especially Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment.
- National Planning Policy Statements

Location and Setting

Catterick sits in gently rolling countryside in the wide vale of the River Swale just to the west of the river itself. The North York Moors to the east and the Pennine Dales to the west define the distant horizons but Catterick itself lies in the softer, rich agricultural landscape of this part of North Yorkshire. The settlement has a long military association dating from the Roman conquest right through to the current garrison, now situated some six miles west. The conservation area sits in the core of the village, bounded to both north and south by late 20th century housing and industrial developments. East of the High Street a few fields separate the village from the river whilst to the west the conservation area is bounded by open fields, a former gravel working, now a landscaped lake, and the A1 trunk road.

Historic Development and Archaeology

In 1992 a Bronze-age sword was found near Catterick Bridge providing a tangible link with the settlement's ancient past. A round barrow from the same period has been

identified on the flood plain of the River Swale to the north of the village and these remains provide the earliest evidence of occupation in the area. Pallet Hill Quarry just north of the conservation area has been identified as an Iron Age settlement dating from the period 800BC to 42AD although quarrying during the late 1960's and early 1970's destroyed this.

The most significant period for establishing the settlement was the Roman occupation from 43AD to 400AD. The invading Romans constructed a temporary marching camp at the Racecourse early in the occupation but soon protected the Dere Street crossing of the River Swale with a fort over the River Swale. This early settlement was named Cataractonium and was mentioned in Ptolemy's Geographia of 150AD. Dere Street was a principle route through Britain and as a bridging point on this important road Cataractonium developed into substantial town during the Antonine period of the 3rd century. The earlier 2nd century bank and ditch defences were replaced and the town extended to include wharf buildings on the nearby River Swale, town walls with a substantial gate complex and houses and shops fronting onto Dere Street itself. By the end of the occupation in 400AD Cataractonium also boasted a temple, indicative of the wealth and status of a substantial provincial town.

The decline of the Roman Empire saw a decline in the fortunes of the town. Evidence of houses and burial sites have been found supporting the Anglo Saxon occupation of the site and it is known to have been the location of a major battle around c.570 - 598AD between the local Celtic tribe and the Anglo-Saxon kingdom of Bernicia. The settlement by now was known as Catraeth, the anglicised version of the Roman name.

The Norman invasion of the country gave Catterick its oldest visible physical remains, the motte and bailey Castle to the north of the church (photo.1). This was founded by Count Alan but was dismantled by 1154 leaving the earthwork of the motte, sometimes incorrectly identified as a tumulus. The



Photo 1

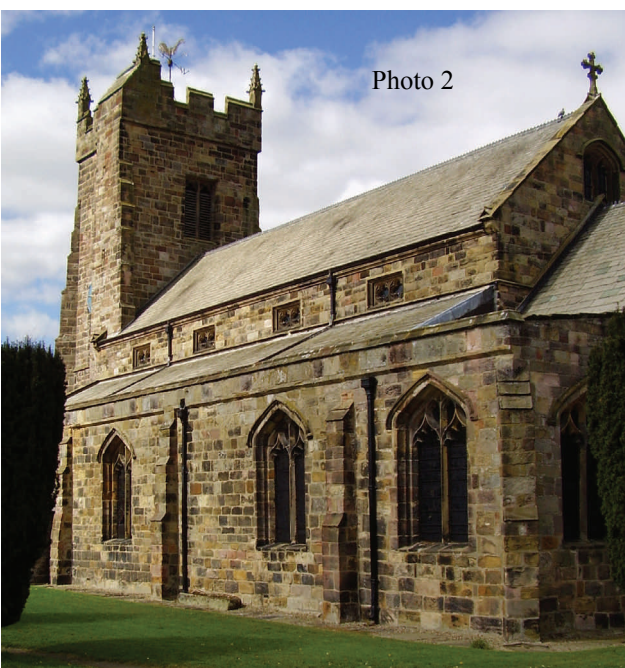


Photo 2

bailey of the castle is thought to have been sited where the present churchyard lies and traces of the settlement here were recorded during the mid Georgian period. The elevated location and close proximity to the main north south road ensured the continuation of village development through the medieval period, documentary evidence noting a church and 13 households present in 1301. The present church of St. Anne dates from 1412 although it has been the subject of much rebuilding in the 15th and 19th Centuries (photo.2). Also dating from this period Catterick Bridge, north of the village, was built between 1422 and 1425 but the original structure is now encased in later widening and strengthening works.

Catterick continued to prosper through the

post medieval period and several of the buildings along High Street date from this period (photo.3). The roofscape of this area when viewed from the churchyard above clearly shows the historic form of development with narrow plots of three storey buildings fronting onto the main thoroughfare (photo.4). By the beginning of the 18th century substantial town houses were being built to the north end of the High Street however Edward Ellerton (1784-1870) noted a decline in the fortune of the settlement writing “the modern Catterick is only a village,



Photo 3



Photo 4

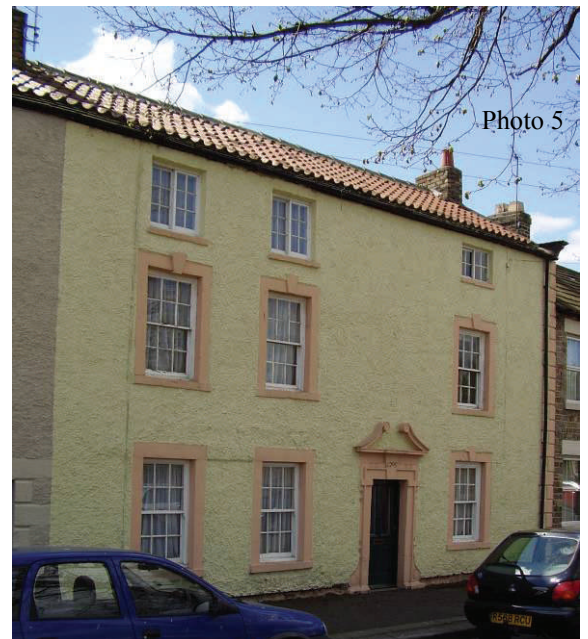


Photo 5

containing 561 inhabitants”. The historic core of the village remained centred close to the castle mound and church with later development throughout the 18th and 19th centuries flanking the existing greens. A number of substantial buildings were constructed including those at 41 and 43 High Street, dated 1709 (photo.5), and later, the houses that now line the north side of Low Green. Domestic buildings on The Bank also date from this period exhibiting a good range of typical Georgian features (photo.6).



Photo 6

The village continued to grow through the Victorian period with the Manor House farm complex at the west of the village being typical of small planned industrial farmsteads (photo.7). Cottages throughout the village changed little in design in this period but continued to develop along the north side of High Green (photo.8). The Richmond branch of the Stockton and Darlington Railway opened to Catterick Bridge in 1846 linking Catterick village to



Photo 7



Photo 8

the network and making available a wider range of building materials.



Photo 9

The 20th century has had little large-scale impact on the conservation area as a whole. A number of new houses have been constructed on gap sites and along the north side of High Green however these have not generally impacted adversely on the conservation area (photo.9). The two bungalows at the top of The Bank do not harmonise with the scale and character of other properties in this part of the conservation area

(photo.10). The Vicarage adjacent to the church is a very 1970's style building, but is much improved by the scale and landscaping of the plot on which it sits (photo.11). This site originally had a large vicarage and a range of domestic buildings towards the road with two entrances. The large size plot is unusual in the village but allows the new house to sit discreetly in its setting. On Low Green a pair of semi-



Photo 10



Photo 11

detached houses presents a very prominent brick flank to the green, which contrasts with the predominant stone of properties in the area (photo.12). Another pair of



Photo 12

semi-detached houses further down Beckside are more successful in addressing the conservation area and show that 20th century development can make a positive contribution to an historic setting. The frontage of the Club on the High Street is a typical 1960's style and might present an opportunity for enhancement through a redesign. (photo.15).



Photo 15

The growth of traffic in the 20th Century had a major impact on the character of the High Street with a need to accommodate ever-larger numbers of vehicles of ever increasing weights (photo.16). The roadway and its attendant parking areas have grown to cover the majority of the space between the building frontages. In addition the buildings themselves profited



Photo 16

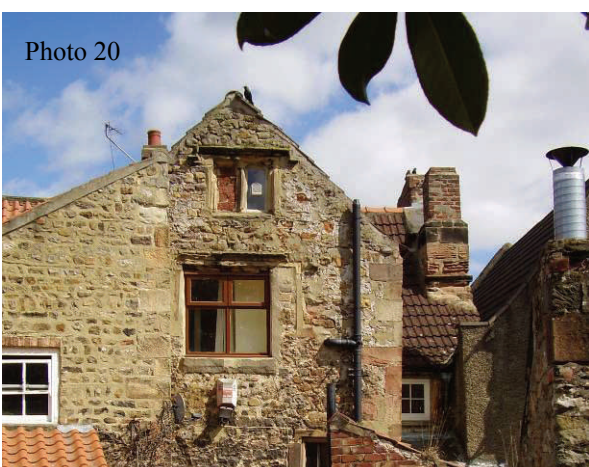
from significant commercial use catering to travellers and the alterations to capitalise on this were not always carried out in the best manner for the building and the conservation area (photo.17). The construction of the by-pass removed the pressure of traffic but has left a legacy of under investment in properties and wide expanses of tarmac.



Architectural Features and Building Materials

Architectural style of village buildings

Although the history of Catterick stretches back to at least the Roman occupation the earliest buildings visible today with the exception of the church date from the beginning of the 17th century. These buildings (photo.18), numbers 21 to 27 (odds) High Street, are clustered below the raised churchyard and are of a distinct late medieval style with steeply



pitched roofs, low ceiling heights and, originally, small casement windows set in heavy stone mullioned windows (photo.19). They have



relatively few small openings in the solid masonry walls and the chimneystacks visible to the rear tend to be either of massive construction or a later addition (photo.20). These are historically important buildings and are listed in their own right as important survivors of the period.

The next surviving phase of development is represented by the properties at 41 and 43 High Street (photo.21). These are dated 1709 on the ornate door moulding (photo.22) and are typical town houses of the period. The three storey construction, the form and detailing of the window mouldings and the scale and quality of the door-case would suggest that this was a high status building in the village. The windows approaching classical proportions but the detailing owes much more to local vernacular traditions.



The Georgian period contributes many distinctive buildings to the village including 6 and 7 Academy Buildings (photo.23), 9-17 The



Bank (photos.24-26), 24 Low Green (photo.27) and 32 and 34 Low Green, Stepping Stones House (photo.28).



Photo 26



Photo 27



Photo 28



Photo 29

Photo 30



Typical features dating these buildings include the ashlar stone surrounds with keystone details (photo.29), the rusticated door surrounds of 41a (photo.21) (an early building) and Academy Buildings (photo.30), and the distinctive joinery particularly at 13 The Bank



Photo 31



Photo 32



Photo 33

where the early glazing bars in the sliding sash windows are important survivors (photo.31). Stepping Stones House is a fine example of a good quality late Georgian provincial house with well-proportioned openings and classical details (photo.28). Other Georgian features in the village include a good fan light at 9 The Bank (photo.32), and the formal composition of the stable block to the south of the High Street (photo.34).

The more modest domestic buildings of the village changed little from the mid Georgian period through to the early 20th century. Details may have dated such properties but these are

susceptible to frequent changes as they wear or become damaged. For example a mid Georgian cottage may have its windows replaced in the Victorian period and again in the later 20th century. This makes dating such buildings from external evidence difficult and it is perhaps better to accept the building for its current merits rather than to value it



Photo 34



Photo 35



Photo 36

disproportionately purely because of its age.

The 19th Century contributed a range of buildings to the village from several of the cottages on the north of High Green and the Corner House at 42 Low Green (photo.35) through to the Booth Memorial Institute building at the corner of High Street and Swale Lane (photo.36). The large farm complex to the western end of the conservation area, although dating from the 18th century has a significant amount of development typical of a Victorian planned farmstead.

Materials.

Stone



Photo 37

The dominant walling material in Catterick is stone. This takes several forms and appears to be mostly local in origin.

The church set the standard for the use of stone in the early 15th century. It re-used stone from an earlier church particularly in the north wall. It is constructed of well coursed local sandstone exhibiting a rich variety of colours from pale buffs through a range of greys and browns to a delicate pink tone (photo.37). This is likely to reflect the available stone from differing quarry beds rather than a conscious

decision on the part of the builders but the result is lively and harmonious. Later alterations in the 15th and 19th centuries appear to have largely respected the selection of material but the scale and coursing of the blocks tends to distinguish different phases of work.

The earliest domestic buildings in the conservation area exhibit a different form of masonry. The front elevations are rendered but the rears are of coarse random rubble, roughly coursed and finished with cut stones for details and quoins. Where the masonry is visible it is clearly not intended to be exposed on a primary frontage and this reflects the use of render to present a formal finish to a building of workmanlike

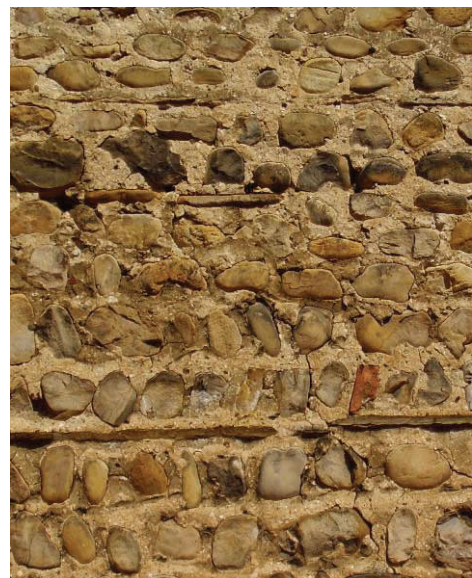




Photo 39



Photo 40

construction. The use of stone slates within the wall to establish coursing at intervals and tie through the wall depth is an interesting detail here (photo.38).

From the mid 18th to the mid 19th century the use of stone blossomed in the village. Much high quality walling was constructed using both coursed river cobbles and pitch faced blocks again brought to regular coursing (photo.39). Construction using river cobbles is difficult given the shapes of the blocks and to establish a well coursed wall is particularly noteworthy (photo.40). Ashlar sawn blockwork in local sandstone is used in many cases for detailed work such as archways, window surrounds and quoins (photo.41).



Photo 41

From the mid 19th century transport improvements allowed greater movement for materials and ideas within the building trade. The polite institutional buildings such as those that frame the entrance to the conservation area from the north are typical of mid to late Victorian construction throughout the country. Although the distinct vernacular style is much diluted by this point there is still a reliance on local



Photo 42

materials such as cobbles as they were cheap and available.

The 20th century significantly changes this approach. Edwardian houses are built to nationally adopted style with asymmetrical forms, tiled roofs and much render and decorative timber (photo.42). The local sandstone declines in use being replaced by brick, and it is only towards the end of the 20th century and the beginning of this century that stone makes a significant reappearance on the new development to the south of Low Green (photo.43). Notwithstanding the return to traditional materials the stone does not



Photo 43

appear to be sourced as locally and the skill and quality of the modern builders does not match the high standard set by the masons who constructed the adjoining cottages in the 18th and 19th century.

Render

The second major walling material is render. In older properties this is most probably a facing for poorer quality random rubble stonework however in some cases and particularly during the 20th century render achieved acceptance as a finish in its own right. There are two main forms taken by this finish, a smooth hard float finish which sometimes has a textured pebble dash applied on top, and the traditional roughcast finish (photo.44).



The first form has no place on an historic building as it is almost exclusively formed from a cement rich mortar and skimmed on to create a hard impervious skin. This will not work in harmony with traditional buildings as there is no flexibility in the material and trapped moisture cannot escape through the dense cement. All traditional buildings need to breathe to allow moisture to escape and avoid the build up of damp in the structure. Although not appropriate on traditional buildings this form of render can be successful in blending modern buildings into an historic setting. Care needs to be taken however to ensure that colours are not strident or dominating and details of corners and window reveals must be softened to avoid sharp edges and help assimilate the building into its context. The texture of the finish plays a large part in the success of the scheme and coarse building sand usually provides a good aggregate for inclusion to help soften the finish of the building.

The traditional roughcast render was formed of a lime-based mortar with a large gauge aggregate included for bulk. It created a distinctive rough texture and remains very successful at sheltering poor quality stonework from weathering. Photo 29 shows a patch of historic render still in place on Academy Buildings. Where a building was designed to have a rendered or plastered finish and this has been removed the revealed stonework often is of a poor quality. In other cases render has been applied to harmonise a group of buildings or to disguise alterations.

Brick

There was reportedly a brick works local to Catterick village, although the location is unknown. Brick appears sparingly in details and minor areas of repair such as chimney flues and breasts right through the development of the village up to the late 19th century (photo.45). The bricks used up to



this date are all hand-made and of local origin demonstrating irregularities, fractures and a wide range of colours. The fire-skin of these bricks is not well developed as they were fired for longer periods at lower temperatures. The exception to the large scale use of brick is the Georgian house on Beckside (photo.46) where one half of the building is of stone but the slightly later extension of the house is done in brick and rubbed brick vousiors are employed on the older stone building to create a degree of uniformity to the façade.



Later, buildings of the 20th century used brickwork more widely in particular the semi-detached houses of the interwar period along the north side of High Green and at Low Green (photo.12). The use of red or red/orange brick here is discordant within the conservation area.



Roofing Materials

Pan tile

Pan tiles are widely used as roof coverings throughout the village and appear to have been the dominant roofing material for many years (photo.47). They vary in age and character. And although many traditional buildings are being re-roofed in new pan tiles there are several examples of older tiles still in place in the village.

Slate

There are several types of slate used on village buildings. Welsh slates are the most numerous traditional alternative to pan-tiles and these are best seen at The Corner House and the nearby buildings stretching eastwards from here along Low Green (photo.35).

Locally sourced dales stone slates are employed to cover the roofs of the buildings at the corner of High Street and High Green (photo.48).



These slates appear as eaves courses on 12 High Street, a detail that is more common further west but never the less is an important local tradition (photo.49). Stepping Stones House at 32 Low Green is a sole domestic example of Westmorland green slate laid to diminished courses (photo.28). This is an example of an expensive, high status roof being used on a prestigious property in the village.



Photo 49

Plain tiles

The most prominent example of plain tiles in the village is on the Booth Memorial Institute at the corner of High Street and Swale Lane (photo.36). This is a reflection of a national style of architecture, taking an influence from the emerging ‘Arts and Crafts’ movement of the late 19th century.

Concrete Tile

These have been used extensively on properties through the 20th century to replace older roof coverings. Although not ideal for the building due to the added weight and characteristics of the material itself these have usually mellowed with weathering to blend into the street scene. Ideally these will be replaced as they become life expired.

Floorscape

Photo 50

Although the floorscape of the village is dominated by modern tarmac there are still surviving areas of older traditional materials and forms of road surfacing. Cobbling is present in several areas and laid to various patterns. Notable areas are found on the east side of High Street (photo.50), at the top of The Bank (photo.41) and along sections of Low Green (photo.51). On High Green some areas of unmade road survive. Such finishes are traditional in rural locations and should be retained. (photo.52).



Photo 51



Photo 52

Enclosures and Street Furniture

Many properties throughout the village front directly onto the edge of the footpaths or have open hard surfaced frontages running from the house to the roadside. The most prominent forms of enclosure are traditional stone walls with copings to various designs (photo.53). In many cases these have been supplemented with hedges planted behind and trained to different heights (photo.35).



Photo 53

Some of these traditional enclosures and finishes are under threat from the creation of hard standing car parking spaces in place of small front gardens. Fencing and railings are rare in the conservation area as is the use of gates to private areas, the only notable example of gates being those listed items enclosing the churchyard (photo.54).

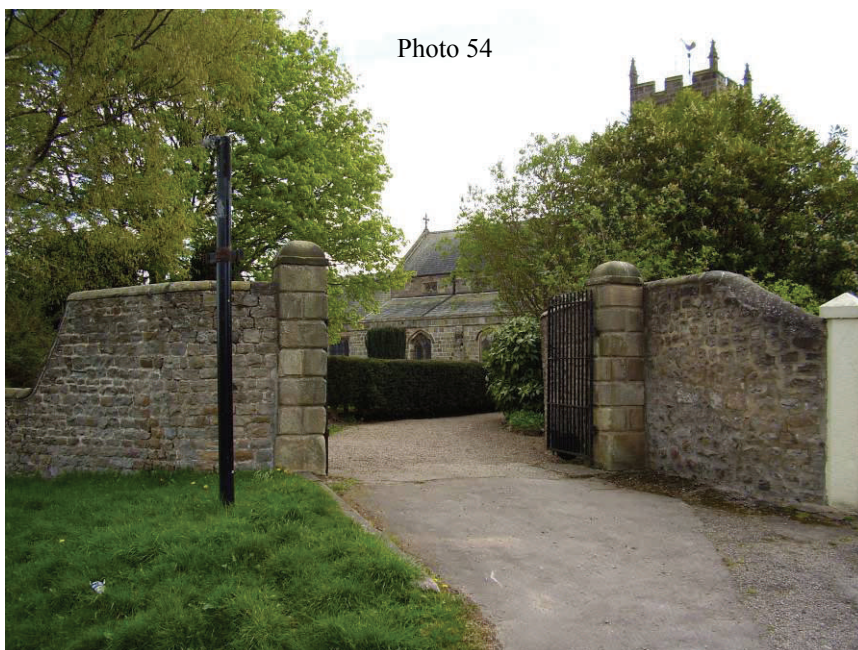


Photo 54

There are several forms of street furniture much of which is elderly and has deteriorated to a poor standard. There is no comprehensive scheme of street lighting, lamp-standards currently in use being mostly either concrete or standard modern steel items. Planters and litter bins throughout the village are generally in poor condition and safety railings on Becks side are damaged concrete items (photo.55). The footbridge over the beck



Photo 55

has been subject to repairs many times and this make-do-and-mend approach leaves the structure sound but not contributing to the quality of the conservation area (photo.56). There are some foundations of a former packhorse bridge adjacent to the existing structure. Seating is provided throughout the village and varies greatly in quality. Some is relatively new and in good condition whilst in other cases the seats are unusable (photo.57). Many of the seats benefit from attractive mosaics around them and this would be a feature well worth encouraging and maintaining (photo.58).



Photo 58

Photo 57

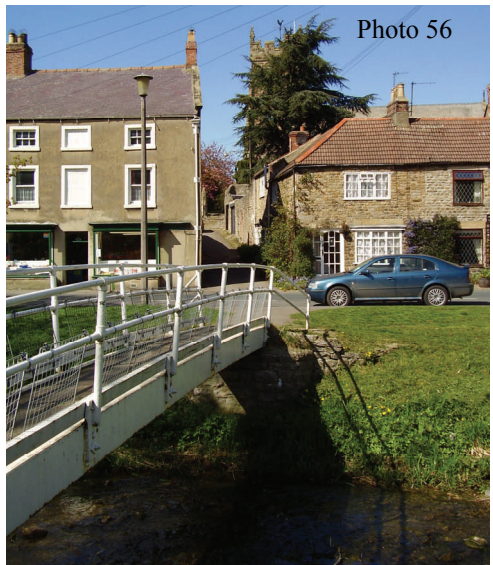


Photo 56

Character

Functions/uses.

Catterick Village Conservation Area comprises a mixture of uses but predominately residential. The commercial premises are generally concentrated on the High Street, unsurprising given its function as a stopping place on the Great North Road for centuries. Four pubs survive in the village: The Angel Inn and the CIU club on the High Street and The Oak Tree Inn (photo.59) and The Bay Horse on Low Green. The village maintains its Post Office,



Photo 59

two take-aways, a café and several other commercial premises on the High Street and the eastern end of Low Green. Other facilities within the village include an art gallery and Bed and Breakfast establishments.

In considering the character of the village it will be divided into 5 areas, the approaches to the village, the High Street, Low Green and Beckside, High Green and The Bank and the western end of the village.

The Approaches

There are two main approaches to Catterick and a minor access via a country lane from the west. The main approaches, unsurprisingly, are from northwest and southeast along The Great North Road.

From the north the approach to the conservation area is inauspicious (photo.60), softened by the hedgerows, passing first the Pallet Hill quarry site then through a mixed use area of estate housing,



Photo 60



Photo 61

community uses and commercial property before gaining access to the north end of the High Street.

From the south the straight line of the road deceptively hints at a Roman origin although this is not the case. The road is flanked on both sides by modern housing and it is not until the Town Bridge is gained that any hint of the historic settlement is revealed (photo.61). Both approaches are on level ground and the lack of relief from which to gain a view of the village contributes much to

the almost hidden character of the High Street.

The remaining access to the village is from the Tunstall Road approaching from the southwest (photo.62). This minor road gives a much better view of the village as the approach is undulating and glimpses from high points, including the motorway bridge, reveal the pantile roofs of the settlement.



Photo 62

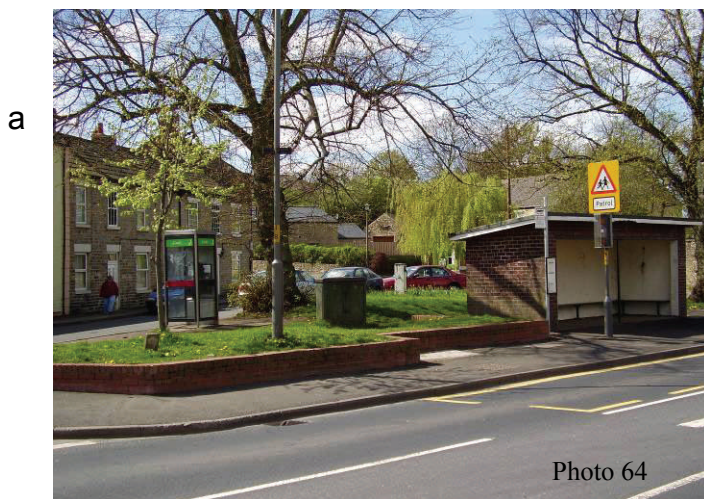
The High Street

The focus of the settlement has long been the High Street and the buildings grouped around here testify to this long development history. Particular buildings are discussed or mentioned throughout this document however they give a rich and varied character to the main street of the village.

The approach from the south hints at a small, intimate settlement with low set domestic cottages lining the west of the road and the solidity of the coach house and its flanking walls to the east (photo.63). It is a visual surprise then to turn the corner and emerge into the broad expanse of High Street. The road, a wide expanse of tarmac car parking and cars and traffic dominate this area. The buildings enclosing the views are substantial structures of two and three storeys many of which have strong characters that impose on the view (photo.16). This is particularly the case on the west side of the street, less so to the east where buildings are restricted to two storeys. There is a bustle and liveliness in this central portion of High Street which is derived from the commercial uses and the passing traffic.



Photo 63



a

Photo 64

The northern section of the High Street has different character, much more domestic in feel but still maintaining the substantial scale of buildings. This northern part is dominated by the pedestrian island, which accommodates the bus shelter and the mature trees (photo.64). The trees are of great importance here as they create a distinct change in character from the more commercial area to the south and give relief to this large space.

The High Street also benefits from glimpsed views along streets leading both to other parts of the village and out to the countryside. The view along Swale Lane makes an indifferent contribution to the townscape but the views up High Green (photo.65) and along Low Green and Beckside hint at a more extensive and interesting village (photo.66).



Photo 65



Photo 66

Low Green and Becks

This extensive part of the village is strictly contained to the north by the two and three storey buildings flanking the street at the pavements edge. This gives a strong identity to the Green and provides an interesting backdrop to the wider scene (photos.69&70). The area opens out from east to west, being rather closely set with buildings where Low Green meets the High Street (photo.67) but spreading out to an expansive green with specimen trees, seating and quoits pitches further west. The beck creates a strong linear feature



Photo 67

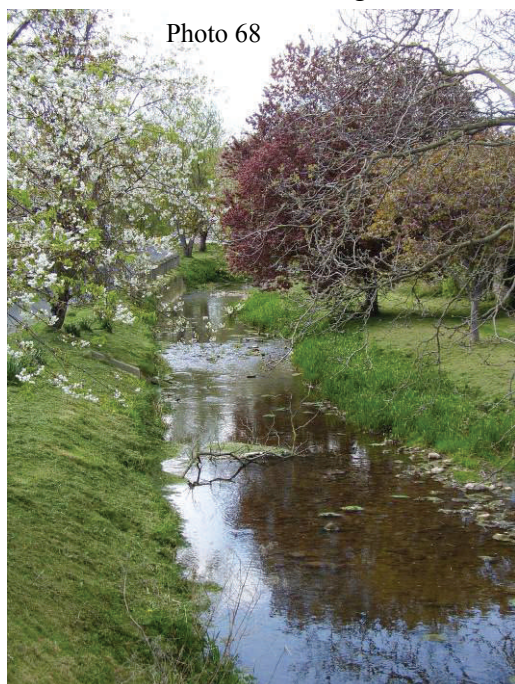


Photo 68



Photo 70



Photo 69

defining the southern and eastern boundary, and brings some topographical relief to the open space. Trees are extremely important in views through this area and are of a variety of species giving a range of leaf tones and blossoms (photos.68&71). The banks of the beck are suffering from erosion caused particularly during times of flooding.

The southern boundary is less rigidly defined as the buildings are of a range of ages, many standing detached in their own gardens. Although many of these buildings are of modern



Photo 71



Photo 72

construction and several are outside of the conservation area boundary they are important in defining the scope of views within this area. The small modern estate to the south of High Green has clearly been designed to reflect the materials used elsewhere, but the form, scale and layout of the buildings does not relate to the grain of the village.

High Green and The Bank

Historically the buildings in this area are of great importance as they include the castle mound, the church and several of the older buildings on The Bank (photos.72&73). Visually however this area does not have such a strong character. Although High Green itself is well defined and attractive, particularly at the eastern end where it is bounded by The Bank, many of its boundaries are less well defined relying on indistinct or back garden boundaries and a variety of blank stone walls.



Photo 73

Nevertheless this establishes a clear character for the area with boundary walls and glimpsed views through to rear yards and buildings providing deeply sculpted and articulated frontages.

The Western End of the Village

The west of the village has no single clearly defined character to unify it. At the far western end the large predominantly Victorian farmstead has been converted into housing but still retains the appearance of a farm. This building group provides a useful visual stop to the village and to views along the approach roads. The stone walls flanking the road from Low Green are important to the linear character of this part of the conservation area and reveal the open fields to the south (photo.74). This is a very attractive part of the village which survives substantially



Photo 74

unaltered.

Heading west from High Green the road is flanked to the south by a high stone wall and to the north by small houses of varying ages (photo.75). The range of sizes, designs and ages give a rich grain to the boundary. Glimpses through the houses reveal buildings and gardens in the back-land but screening is adequate to prevent the visual intrusion of the new development to the north. On the south side of High Green the main facades of the houses face south away from the public façade.



Photo 75

Set within the western part of the village is a large open field currently being grazed (photo.76). This is an important feature in the village as it maintains the open character of the urban area. It is flanked on all sides by stone walls that enclose it most thoroughly and from the majority of locations hide it from view. Although not a visually prominent feature its scale and location are important in defining the character of this large part of the village.



Photo 76

Open Spaces and Trees

Open spaces and green areas are crucial in defining the character of the village. There are four main areas of relevance, Low Green (photos.77&78), High Green, the churchyard and



Photo 77



Photo 78

Vicarage garden (photo.11) and the open field at the western end of the village. A subsidiary but still important green space is the bus shelter island on High Street (photo.64). The importance of these spaces is discussed above and they are identified on

the attached map.

Trees play an important part in defining the character of the conservation area. Many single specimen trees exist and these are important in their own right (photo.68). Others make contributions through screening undistinguished views, providing settings to the buildings and enriching the grain of the village (photo.71). Of note are the trees set on the bus shelter island on High Street, those on Low Green and along the side of the beck, the group on High Green and the planted Yews laid out in the churchyard (photo.80). Individual trees of and important groups are identified on the map.



Photo 80

Conclusion

Catterick Village is clearly an historic settlement of great character. At first viewing it gives the impression of an attractive village set around two greens with a range of interesting period properties and new development sitting comfortably side by side. A closer investigation reveals a deeper and more interesting history encompassing the Roman settlement of Britain, the Norman conquest and a vibrant medieval and post medieval history as an important settlement on the Great North Road. The current pattern of the village has evolved over the centuries to leave this interesting palimpsest of development and archaeological remains.

The conservation area was established to protect the important qualities of the village and in most respects this has been successful. Current development pressures have increased across the country and attractive villages such as Catterick attract a premium value thus increasing the pressure for development. If this is allowed to go unchecked the very values and qualities that make the village attractive will be compromised and the essence of the conservation area will be undermined. This appraisal aims to identify the qualities that make the area special and establish a management plan to ensure these qualities are preserved and enhanced.

To ensure the continued protection of the quality of the conservation area consideration when resources permit should be given to extending the boundary in four small areas.

1. The green space in front of the health centre. This area contains several significant trees and is important in the approach to the conservation area. It can be seen as a gateway site that should not be developed as the trees form an important setting to the approach. The extended boundary would

- included the rear portion of the old Victorian school buildings, thus bringing the entire building into the conservation area.
2. The area to the west of the castle mound. This area contains the farm buildings that provide an important sense of enclosure at the eastern end of High Green. It also is crucial in the setting of the castle mound, the village's oldest standing structure. The buildings on this site are of mixed quality but inappropriate development here could result in the loss of the historic boundary walls and damage to the setting of the conservation area. The new properties of The Anvil, Hanby House and Brucefield should not be included.
 3. The area to the south of Beckside between numbers 9 and 13. This area contains several modern properties however these are set well in landscaped grounds that have matured to strengthen the edge of the conservation area. The inclusion of this area within the boundary would give control over development in the front gardens of these properties and could guide any future development here to ensure that it does not jeopardise the character of the Low Green area.
 4. The west end of the village between Garth Meadows and the Manor House development. This is currently mostly an open area with large shrubs and trees forming the boundary to the farm conversion. Inclusion in the conservation area will protect the soft green character of the footpath route to the west of the village and allow a level of control over the future development of the entry to the field. The houses at 47 to 53 High Green should be included to gain further control over the appearance of this end of the conservation area.

MANAGEMENT PLAN

Preservation and enhancement

It is the aim of the District and Town Council that the existing character and appearance of Catterick Conservation Area should be preserved and enhanced.

Preservation will be achieved by refusing permission for the demolition of any building or structure if it would damage the character or appearance of the area.

Where buildings are in poor condition and the condition spoils the character or appearance of Catterick Village conservation area investigations will be undertaken. In critical cases, action will be taken to ensure repairs are carried out.

The open spaces and trees have been identified as being crucial to the character of the village and should be preserved.

Further research should be undertaken when resources permit to determine whether the Conservation area boundary should be amended as indicated in the conclusions above.

Design Guidance

The designation of a conservation area is not intended to prevent change, especially that which would enhance the character of the area and ensure Catterick's continued economic vitality. The general design guidance for any work requiring planning permission in the conservation area is that the character and appearance of the area should be preserved or enhanced. In particular

- The design and materials should accord with those traditionally used.
- New buildings should reflect the simple forms of the existing historic buildings in the village.
- The siting of new developments should be carefully considered to ensure that it compliments the existing grain of the conservation area.
- No new developments should obstruct identified views of importance.
- The immediate and long term impact of any new development on existing trees must be carefully considered. New planting should respect important views through the conservation area.

When resources permit a design guide for extensions and alterations will be produced.

Listed Buildings

Some historic buildings are 'listed' by the Secretary of State for Culture Media and Sport on the recommendation of English Heritage because of their exceptional interest. Listed building consent is required for any work that would affect the special interest of a listed building, whether inside or outside. More information about listed buildings is available from the District Council.

There are 27 buildings in the Catterick Conservation Area that are listed and thus merit the tightest controls over any changes to them. Whilst the aim of listed building legislation is to preserve them for their own sake, any changes affecting them should also be considered in terms of the effect on the conservation area and the design guidance already referred to.

The Protection of other Buildings

There are buildings and features in the conservation area which are not listed, but which contribute to its character and appearance. While residential properties are subject to some increased planning controls brought about by the designation of the conservation area changes could take place to them that would damage the character of the conservation area.

There are many unlisted buildings that have retained much of their historic character through the survival of original, or appropriate installation of replacement window and door designs. Facades, roofs and other features such as walls and railings have

generally been retained unspoilt by modern inappropriate materials. This is a credit to the owners of these properties. Normally on dwellings many such changes could be made without the need for planning permission.

Conservation Area designation alone offers little control over the types of alterations to domestic properties which over the years can erode the special character of the area. Consideration should be given to the removal of residential permitted development rights through an Article 4 Direction. An Article 4 Direction allows the planning authority to achieve a greater level of control over minor, but cumulatively damaging, alterations by requiring applications for planning permission for what would otherwise be 'permitted development'. This would mean householders would need to apply for planning permission to make alterations. Subject to resources being available the introduction of an Article 4 direction should be considered.

It is important that appropriate repairs and alterations continue to be encouraged as this is essential to maintaining the quality of the conservation area.



Photo 81

In certain parts of the conservation area low domestic boundary walls make a significant contribution to the character of the area. These are under threat to allow the provision of front yard car parking (photo.81), but the loss of these boundary features should be resisted because of their importance in the streetscape.

Opportunities

There are aspects of Catterick which are either out of keeping with the character of the conservation area or which could be enhanced to create a more positive contribution.

Neglected buildings, land, sites and features

In general buildings in Catterick are in good condition, however there are some sites and buildings in a poor state of repair. Generally these are ancillary buildings, barns etc to the rear of the main frontages but as these are an important part of the character of the village their decay and ultimately their loss would be to the detriment of the character of the conservation area. Of particular note is the large agricultural building adjacent to the castle mound (photo.82). Although now in agricultural use



Photo 82

the stone walls are of high quality and exhibit various stages of development. Any proposal for the redevelopment of this site should take account of the importance of this building in the streetscape. Buildings that are under maintained or appear neglected are identified on the map.

There are some frontage properties that could benefit from sympathetic repairs and alterations to improve their contribution to the conservation area. Of particular note is the frontage of the social club on High Street that has been unsympathetically altered in the past (photo.15). A scheme to replace the frontage with a more in keeping design would be welcomed here. The group of old properties that include the Chinese take away and the café (photo.3) would benefit from further study to identify their historic features and significance and bring forward a scheme of conservation based repairs.

Catterick has several features in the public domain that contribute to the character of the area. Unfortunately their maintenance and repair are rarely a priority. Of particular note is the bus stop and its surroundings on High Street (photo.64). This area includes rubbish bins, a phone box and a telephone service cabinet all of modern appearance. Much could be done here to improve the appearance of the area and to focus attention on the village pump (photo.83), currently stranded on this island amidst the functional 20th century services.



Stone walls are important features in the village and they vary in their construction and function. These need to be regularly inspected and repaired as necessary. A full review of the street furniture should be undertaken with a view to replacing outdated or damaged items, conserving and repairing any good quality items or pieces of historic interest and to rationalising and, where appropriate, removing anything unnecessary (photo.86).



To the front of The Angel Inn a number of concrete planters have been sited (photo.84). It is possible that these belong to the Inn however they do not contribute positively to the setting of the building or to the quality of the conservation area. A revised parking scheme should include the replacement of these items with something more in keeping with its setting.



Parking

Parking and traffic are both significant issues in the conservation area. On the High Street the motor vehicle dominates the scene set in a wide

expanse of carriageway far larger than required by the level of traffic using it (photo.85). This is obviously a legacy of the Great North Road. The attendant parking areas to the frontages of the commercial buildings should be better organised and maintained. In several cases historic and high quality surfacing remains and this should be exploited and repaired, replicating it in more locations where appropriate. A comprehensive assessment of the parking and traffic requirements here would inform a landscaping scheme that could have a very significant impact on the quality of this historic core.



Photo 85

Elsewhere in the conservation area domestic parking is an issue. Historic buildings and older village areas were never designed to accommodate the motor vehicle and as a result they often suffer visually when alterations are made to fit in the car. On The Bank the floorscape is deteriorating as it is used for parking and along High Green boundary walls are being lost as block paved parking spaces are constructed to the front of cottages. These small alterations have a significant impact on the character of the conservation area and should be resisted where possible.



Photo 87

Wirescape

Overhead wires in the conservation area are a sporadic problem with some areas not suffering unduly but locations being significantly marred by the poles and lines. Along High Street it is not considered too much of an issue as the area has a busy commercial character and the wires tend to be lost in the general scenery. Along Becksides however the poles and wires are particularly prominent and a significant improvement could be made by either the undergrounding of these wires or their omission all together (photo.87). The extent of this area is show on the plan in the appendices.

Development

The opportunity for development within the conservation area is fairly restricted. Those open areas that have been identified generally have a positive contribution to the character of the area the exception to this being the neglected buildings, land and sites identified above. The larger open areas in public ownership, principally The Greens and the church yard, are not likely to be subject to development pressure however some other open spaces may attract the attentions of developers.

In these cases a robust assessment of the value of the open space should be made including its contribution to the character of the conservation area. If it is found that its contribution is important development should be resisted. All proposed development should have regard to the special character identified in this appraisal. Although each proposal will be treated on its merits attention needs to be paid to the accumulative effect of issues such as parking, services etc on the character of the conservation area.

The harm of specific small scale alterations that can be undertaken to individual properties, without the need for planning permission, has been identified and guidance will be provided as resources permit to ensure alterations to windows, doors, roof and render are sympathetic to the character of the area. There are however other small changes which can have detrimental effects. For example, gas bottles and oil tanks can be very visually intrusive and should be obscured from view wherever possible. Other examples include insensitively sited satellite dishes.

Action Points

The character appraisal should be taken into account when considering applications through the planning process.

Preservation will be achieved by refusing permission for the demolition of any building or structure if it would damage the character of the area.

Neglected buildings/land which spoils the character and appearance of the Conservation Area will be investigated. In critical cases action will be taken to ensure repairs/improvement carried out.

The open spaces and trees have been identified as being crucial to the character of the village and should be preserved.

A design guide for alterations and extensions should be produced when resources permit.

A dialogue should take place with the statutory groups to:

- Review the range of features in the 'public domain', from signs to grit bins and traffic island to waste bins to develop and implement a scheme sympathetic to the area.

- Pursue the under-grounding of the various wires and removal of the then redundant poles.

As resources permit the amendments proposed to the conservation areas will be considered.

As resources permit consideration will be given to the introduction of the an Article 4 direction to remove specific 'permitted development rights'.

As resources permit the enhancement suggestions within the appraisal and management plan will be developed.

Care and special attention needs to be give to proposals with sustainable credentials to ensure the character of the Conservation Area is not detrimentally effected.

Sustainability

The increasing high profile of achieving a sustainable environment and life style are likely to present further challenges on the historic environment. The use of alternative energy in the form of solar panels, wind turbines and ground heat pumps all have the potential to detrimentally effect the historic environment. As proposals come forward, each case will have to be considered on its merits. The introduction of differing refuse collections will also have to be sensitively considered so as not to have a detrimental effect on the character of the conservation area.

Community involvement

A summary document of the draft appraisal will be circulated in Catterick and to the various interested bodies, English Heritage, North Yorkshire County Council etc. A conservation character discussion open day will be held and comments invited. The comments will be considered and a final conservation area appraisal produced. The appraisal will be reported to a Committee of the District Council and adopted as supplementary planning guidance.

Useful information, appendices and contact details

Catterick Village Conservation Area Character Map
Scheduled Monuments
Archaeological Sensitive Area
Listed Buildings
Key Unlisted Buildings
Catterick Design Guide
Article 4 (2) Direction Plan
Tree Preservation Orders

Designations

There is 1 Scheduled Monument within Catterick Village Conservation area. This is the Pallet Hill Motte and Bailey Castle mound 80m north of the church

Key Unlisted Buildings in Catterick Conservation Area.

- Low Green - numbers 12 to 22 evens
- Low Green - numbers 26 to 30 evens
- Low Green - 38, The Bay Horse and the Methodist Church
- Low Green - 46, 48, 58 and 60
- Beckside - numbers 6 and 7
- Beckside - 10
- Beckside - Mill building at the bridge to the south.
- High Street - the Post Office
- High Street - numbers 45 to 57
- High Green - numbers 12 to 20
- Low Green - numbers 1 to 5 Academy Buildings

Listed Buildings within the Parish of Catterick

ref No	Address	grade
21	9 and 11 The Bank	II
22	13 The Bank	II
23	15 The Bank	II
24	17 The Bank	II
25	Gates and gatepiers to north-west of Church of Saint Anne	II
26	Church of Saint Anne High Green	I
27	Tombstone of Thomas Roodes to left of porch of Church of Saint Anne	II
29	12 High Street	II
30	14 High Street	II
31	County Hotel High Street	II
32	21 and 23 High Street	II
33	25 High Street	II
34	27 High Street	II
35	41A High Street	II
36	43 High Street	II
37	Angel Inn Low Green	II
38	6 and 7 Academy Buildings Low Green	II
39	24 Low Green	II
40	32 Stepping Stones House and 34 Low Green	II
41	40 Chandlers House Low Green	II
42	42 The Corner House Low Green	II
43	44 Low Green	II
44	50 Low Green	II
45	52 Low Green	II
46	Oak Tree Inn Low Green	II
80	36 Low Green	