



# East Hauxwell Conservation Area

## Conservation Area Study



*This Study has been carried out by Richmondshire District Council  
in partnership with Constable Burton and Finghall Parish Council*

**Adopted July 2000**

## **East Hauxwell Conservation Area Study**

### **1.0 Introduction.**

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

### **2.0 Background.**

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

### 3.0 Form and layout of East Hauxwell.

- 3.1 East Hauxwell occupies a steeply sloping site on the North side of a small valley formed by Garriston Beck. It is a fine example of a small estate village, which has changed remarkably little over the past century. This lack of change not only contributes to its special character but also provides an insight into the social structure of a rural estate.
- 3.2 The name East Hauxwell relates both to the village and the Parish. The wider community of Hauxwell however, embraces the adjoining Parish of West Hauxwell in which are located Hauxwell Hall, the Parish Church of St Oswald, the Rectory and the former Mill. To make sense of the scattered nature of the community it is necessary to appreciate something of the historical development of the estate. Firstly, the estate is an amalgamation of the 4 Domesday manors of East and West Hauxwell, Barden and Garriston. Secondly, although the siting of the Church and Mill may now seem somewhat remote from the main village, it is in fact the village itself which has become detached. It is said that the Church once occupied a central position within the village of West Hauxwell which was abandoned following the plague when new dwellings were erected some distance away.
- 3.3 Although these buildings form an important part of the wider community, the conservation area is focused on the well defined estate village of East Hauxwell.



*Laurel Bank, formerly two cottages, dated 1760*

- 3.4 The village is overall of a compact linear form, with a strong north south axis. This linear form is accentuated by the central roadway which not only bisects the village, but runs within an almost gorge-like depression. Quite why this deep cutting exists is uncertain, as it appears to cut through an otherwise continuous east-west ridge line, suggesting this to be a man-made rather than natural feature. Whatever its origins, the result is an outstanding piece of streetscape.



*The central roadway is set in a deep cutting which bisects the village*

- 3.5 Viewed from the North, the village provides a wonderfully sharp contrast between the tight, enclosed groupings of buildings which drop away down the slope, set against spectacular views of the open countryside beyond.
- 3.6 Roughly parallel and to the east of the main village street, is an un-surfaced track which links back into the village along Pump Street at its northern end and via a lane south of Rose Cottage at its southern end. This track is quite winding in comparison to the main village street and follows the natural contours of the landscape rather than being set within a cutting. The open land between the lane and village, including a number of traditional agricultural buildings, is important to the setting of the village and is included within the conservation area.
- 3.7 Buildings are arranged in groups rather than continuous terraced form, with gaps, often quite substantial, between. These gaps are important not only to the visual appearance of the village, but also in allowing views into the open countryside beyond. Most properties benefit from substantial private gardens, which add to the spaciousness of the village.

- 3.8 Although the overall form of the village is strongly linear, unusually the buildings themselves do not consistently follow the expected pattern of frontages parallel to the village street. In fact, the village divides almost into two halves in terms of building orientation, with those in the northern half (excepting 1 and 2 Pump Street) following a north-south axis and running parallel to the village street, and the southern half an east-west axis, taking advantage of the southern aspect over the valley. There is no obvious reason for this change in either topography or building age.
- 3.9 The building groups are linked by a network of walls, hedges and fences, which add to the sense of enclosure and form strong visual ties throughout the village. Of the various boundary features, perhaps the most striking are the roadside walls within the cutting. Trees and shrubs likewise feature strongly, though in places, particularly the central part of the village, the use of non-native tree species might be regarded as a little over done.
- 3.10 As referred to in Paragraph 3.1 above, East Hauxwell provides an interesting insight into the social structure of a small rural estate, particularly in the provision of communal facilities. The most obvious example is the former School, now converted to a dwelling. Almost opposite the School is a small single storey building known as the Reading Room, though sadly unused at the present time. A further feature of interest is the provision of a pair of village water taps. Both are located within the frontage walls. The first, sited almost opposite the entrance to Pump Street, is dated 1850 and remains in generally good condition. The second, less obvious, is located in the boundary wall of Newton Cottage and is in poor condition.



*former School, now converted to a dwelling*

- 3.11 Although for the most part hard surfacing throughout the village is of a macadam finish, an area of cobbles exists to the frontage of Wood Cottage and Laurel Bank, though not in particularly good condition. The cobbles provide an attractive and complementary forecourt to the buildings.
- 3.12 Part of the charm of East Hauxwell is the fact that it remains a working community which in terms of its buildings and overall form has changed remarkably little over the past century.



*a small area of traditional cobble surfacing survives at Cat Hill*

#### 4.0 The form and character of buildings.

*Note : a summary, in graph form, of building character and building condition surveys are appended to this report.*

4.1 As might be expected from a village designed primarily to house Estate workers, buildings within East Hauxwell are generally of a modest scale and simple architectural style. The majority are functional rather than decorative, though this is not to suggest that they are without quality and charm, having a distinctive style very much based on local traditions. In architectural terms this is known as the “vernacular” style.

4.2 4 individual buildings within the conservation area are included on the Statutory List of Buildings of Special Architectural or Historic Interest, details of which are appended to this report.

4.3 With the exception of the three storey Village Farmhouse and single storey Reading Room, buildings are of two storey scale. The key characteristics of the local architectural style, based on the principal elevation of the remaining unaltered buildings (which in the case of East Hauxwell represents the majority of buildings) are :-

- general form :-

- ⇒ quite narrow gutted (width) buildings with gabled roofs

- ⇒ a high wall to window relationship

- ⇒ roof pitches tend to be quite shallow where covered in stone slates and considerably steeper where covered in pantiles or Welsh slate

- materials :-

- ⇒ natural stone is used throughout the village as the external wall finish with the exception of Yew Tree Farm where the main elevation is rendered. This contrast of materials is both interesting and welcome

- ⇒ the quality of stone used for external wall construction is not of a particularly high in East Hauxwell, and is of two quite distinct forms. Almost two thirds of the buildings are constructed in random rubble (irregular sized stones), which is brought to course. Examples of this style of stonework include Pearsons Cottage and Rose Brae. The remaining third are of better quality squared random rubble (stones roughly dressed to a rectangular shape), which is strictly coursed, Laurel Bank and Wood Cottage being examples



*Wood Cottage, built in squared rubble, strictly coursed*

- ⇒ all properties retain one of the three traditional roof coverings found in the Richmondshire area, namely stone slates, Welsh slates and clay pantiles. Just over half of the roofs (55%) are covered in stone slates with the remainder being equally divided between Welsh slates and clay pantiles.
- ⇒ the roof covering to No. 2 Pump Street, although of clay pantiles is not entirely traditional, as the particular type of pantile used is of an over-large modern type. However, as with No. 1 Pump Street, a stone slate eaves course is incorporated

- architectural detailing :-

Buildings in East Hauxwell are not richly decorated, yet there is a distinctive style with detailing typical of vernacular architecture.

roof detailing :-

- ⇒ most domestic buildings have chimney stacks situated at the apex of the roof either at the gable or the junction between buildings. They are generally of stone construction, but not always, as brick is also used, a good example being Laurel Bank which has one stone stack and one of brick. The gable flues are built within the thickness of the external wall with one notable exception, No. 1 Pump Street, which has an external stepped stack



- ⇒ water tabling (verge coping) is quite a common feature, Rose Cottage and Burnett View being examples, sometimes in association with projecting kneelers, for example at Village Farm, No. 1 Pump Street and Laurel Bank
- ⇒ dormer windows exist at the former School, though as part of later alterations connected with its conversion to a dwelling rather than an original detail
- ⇒ another interesting detail is to be found at School House where the rainwater gutters are supported on projecting stone gutter supports rather than the more common metal brackets



*1 Pump Street, which dates from the mid-late C17, displays an array of interesting architectural features, including double-chamfered mullion windows, dressed quoins, kneelers and water tabling*

external walls -

- ⇒ quoins (large corner stones) are a common feature, though in many cases very simple in form, for example at Rose Cottage and Rose Brae. Examples of more finely dressed stone quoins are found at No. 1 Pump Street and School House
- ⇒ most window openings are of simple form with flush heavy stone lintels and projecting cills. At Laurel Bank the lintels are somewhat narrower and project. The lintels to Wood Cottage are of a completely different form being made up of a series of stones arranged on edge in the form of a flat arch (made up of individual stones known as voussoirs)
- ⇒ the mullioned windows of No. 1 and No. 2 Pump Street provide a particularly striking contrast, depicting an architectural form much earlier than the rest of the village
- ⇒ although not richly embellished, some main entrance door openings are strongly emphasised, for example with plain ashlar surrounds at Wood Cottage, Laurel Bank and School House
- ⇒ although examples do exist, for instance at School House and the Reading Room, front entrance porches are not particularly characteristic of East Hauxwell

doors -

- ⇒ within Richmondshire as a whole, the 3 most traditional forms of external door design are plain vertically boarded, 6 panel and 4 panel. East Hauxwell exhibits all 3 forms, with 4 panelled doors being the most prevalent pattern followed by doors of a vertically boarded design

windows -

- ⇒ 4 basic traditional window types dominate vernacular buildings in Richmondshire, being mullions, vertically sliding sashes, horizontally sliding or Yorkshire sashes and casements. Examples of all 4 types are to be found in East Hauxwell, with casements being the most common form. This appears to reflect a strong "Estate" joinery style
- ⇒ at the time of the survey, only 2 buildings have been significantly altered in terms of their window styles, being Pearsons Cottage and Village Farm. Replacement windows at ground floor level and one new first floor window directly above the entrance door have been introduced at Pearsons Cottage. A recent restoration and repair scheme has included reinstatement of windows to match the surviving historic windows, providing an excellent example of a sympathetic

enhancement project. The alteration to Village Farm is somewhat more complex as the building is not of a single build, though the painted blind windows at first and second storey level on the south elevation provide clear evidence that change has occurred.

## **5.0 Opportunities for enhancement.**

*Note : the following sections should be read in conjunction with Map 1 : Appraisal and Map 2 : Enhancement Opportunities which are attached to this report.*

- 5.1 Although East Hauxwell is an attractive village, it does not follow that all buildings and spaces within the conservation area necessarily contribute to that attractiveness. Ultimately the aim is to (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the conservation area and (b) to consider how the special character or distinctiveness, as defined in earlier sections of this report, might be best preserved or enhanced.
- 5.2 To set this process in motion, an initial list of thoughts and ideas was included in the Draft Study, and these, together with others which emerged during the process, discussed in detail with the local community. From these discussions a number of schemes have been identified, as set out in Section 6 below.
- 5.3 Clearly some of the ideas or suggestions relate to buildings or land in private ownership. It is important to remember that the Conservation Area Study merely represents a list of ideas and opportunities. Individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested.
- 5.4 However, they may be encouraged to think about any suggestions made, and once the Study has been adopted, the findings and recommendations will be considered by the District Council in response to any application for planning permission, Listed Building Consent, conservation area consent or request for grant aid.

## **6.0 Suggestions for preservation and enhancement schemes**

### **6.1 General setting of the conservation area :-**

- (i) the central “cutting” is clearly of considerable importance to the form and setting of the village as a whole. The banks to either side of the road are to some degree retained by stone walls which are an integral part of the form and character of the cutting. In places the walls have collapsed and elsewhere there are clear signs of deterioration. A repair scheme should be promoted for these walls. Discretionary grants towards such environmental enhancement works are available through the District Council’s Environmental Improvement Fund, and other potential grant sources could be explored.

- (ii) allied to (i) above is a need to encourage a repair programme to the edge of the highway, and in places to highway verges. The edge of the highway is quite severely damaged in places and repair, including repair of drainage channels is desirable. Over-running of verges, particularly at the southern end of the village is causing severe erosion. Where regular over-running is occurring, kerbing (stone) should be considered in association with North Yorkshire County Council as Highway Authority



*walls within the 'cutting' are important to the overall character of the village, but are in need of repair*

- (iii) the existing trees and hedges in and around the village are important to the overall character of East Hauxwell. It is recommended that thought be given to an overall management scheme to ensure these features are preserved in the long term and strengthened where appropriate. This initiative could be coupled with exploring opportunities for grant aid, for example through FWAG (Farming and Wildlife Advisory Group).
- (iv) in considering (iii) above, thought could be given to gearing management methods towards improving wildlife habitats

- (v) overhead wires are intrusive throughout the conservation area and undergrounding would considerably enhance the character of the village
- (vi) the only formal area of traditional hard landscaping are the cobbles to the frontage of Laurel Bank and Wood Cottage. Opportunity exists to consider the repair of the existing cobbles and possible extension of the area. This work may well qualify for grant - see Paragraph 6.1 (i)

## 6.2 Existing buildings :-

The survey of the existing buildings within East Hauxwell clearly identified that a distinctive character exists, although to limited extent this has been eroded by subsequent alterations which have not always recognised that distinctiveness. Options considered to safeguard and enhance the architectural character of East Hauxwell included the following :-

- (i) adoption of design guidance for future alterations to direct change towards materials and design detailing which compliments the defined local architectural character (see paragraph 6.4).
- (ii) formal control over the future alteration of buildings through 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 could be designed to relate for example only to alterations to the roof covering and front elevation. Having considered this option, the local community were not in favour of introducing an Article 4 Direction.
- (iii) promotion of schemes that seek to restore the architectural character of altered buildings. As referred to in Section 4 of this report, only 2 buildings have been significantly altered, namely Pearsons Cottage and Village Farm. Of these, a scheme has already been negotiated and implemented for the restoration of Pearsons Cottage. Village Farm presents a more challenging proposition, but clearly scope for a restoration scheme exists.
- (iv) although buildings appear generally to be in good condition, the condition of a small number to give rise to concern.
  - ⇒ the barn to the east of Village Farm causes some concern, though its condition is largely the result of a partial commencement of a conversion scheme. Completion of the scheme, or alternatively restoration is desirable
  - ⇒ the Reading Room appears to be generally sound, although the early signs of deterioration are beginning to appear. The challenge here seems more in finding a suitable long term use for this relatively small building rather than its structural condition



*The Reading Room and Yew Tree Farm present opportunities for enhancement*

- ⇒ although part of the charm of East Hauxwell is the fact that it remains a working community, the adaptation of buildings at Yew Tree Farm does little to enhance the overall character of the village. Acknowledging that there would be implications in re-locating the agricultural activities, conversion of these buildings to residential use would certainly be a positive enhancement
- (v) as referred to in paragraph 3.10, a pair of village water taps survive. The water tap opposite Pump Street is largely intact, though requires some repair, including re-setting of the copings, removal of plant growth and some repointing. The tap near Newton Cottage is in poor condition and requires much more extensive repair and restoration. This may well qualify for grant - see Paragraph 6.1 (i)



*Water pump, dated 1850, largely intact but in need of some repair*

6.3 Future buildings and extensions :-

Although the Richmondshire Local Plan does not envisage specific planned development at East Hauxwell, 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 East Hauxwell it is considered appropriate to adopt some basic guidelines as a checklist against which future proposals should be assessed. Ultimately it is recommended that they be adopted as non-statutory supplementary planning guidance and be considered alongside the Local Plan policies.

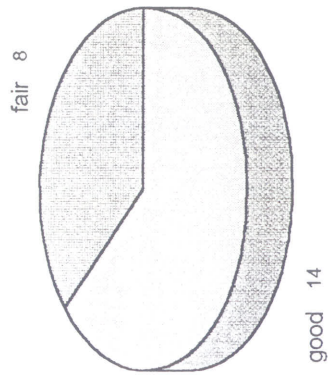
6.4 A guidance leaflet will be produced based around the following principles :

- (i) development should not impede upon the open form and character of East Hauxwell
- (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.

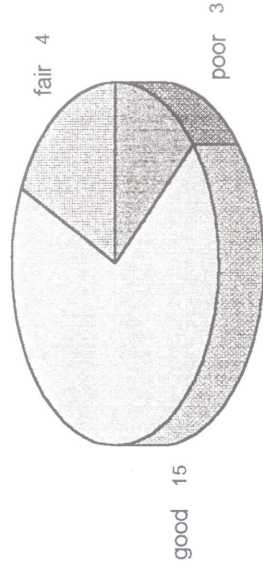




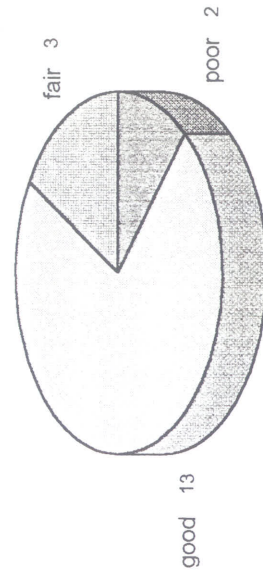
# East Hauxwell Conservation Area : Building Condition Survey



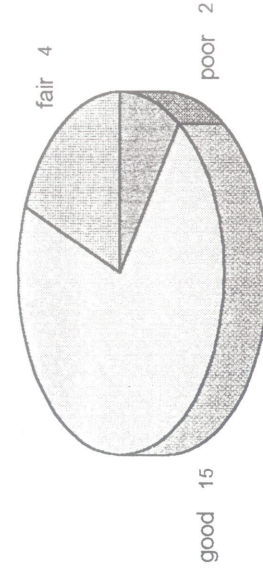
external walls



roof covering

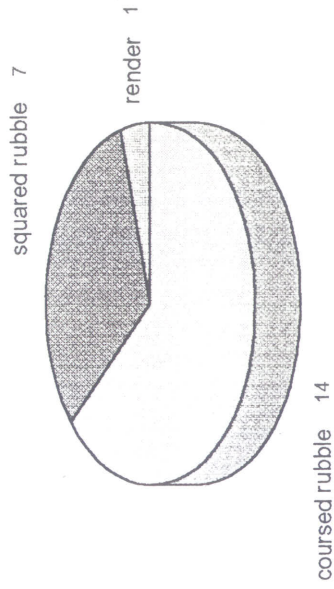


doors

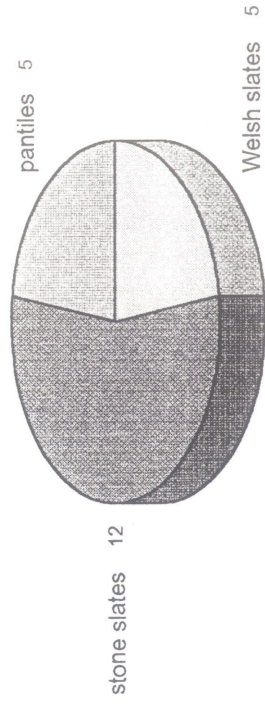


windows

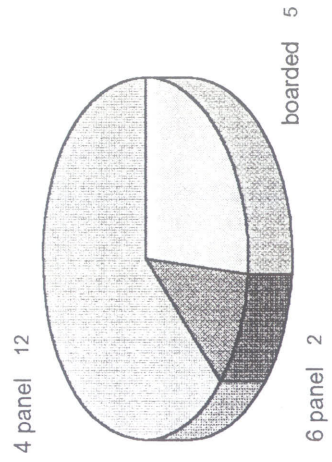
# East Hauxwell Conservation Area : Building Character Survey



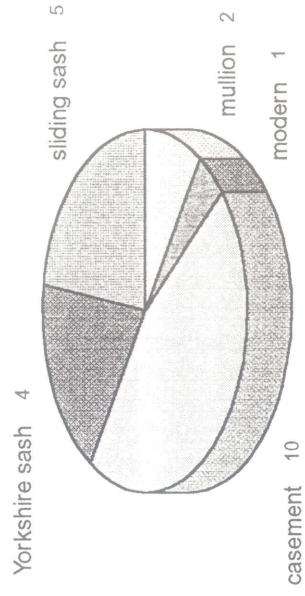
external walls



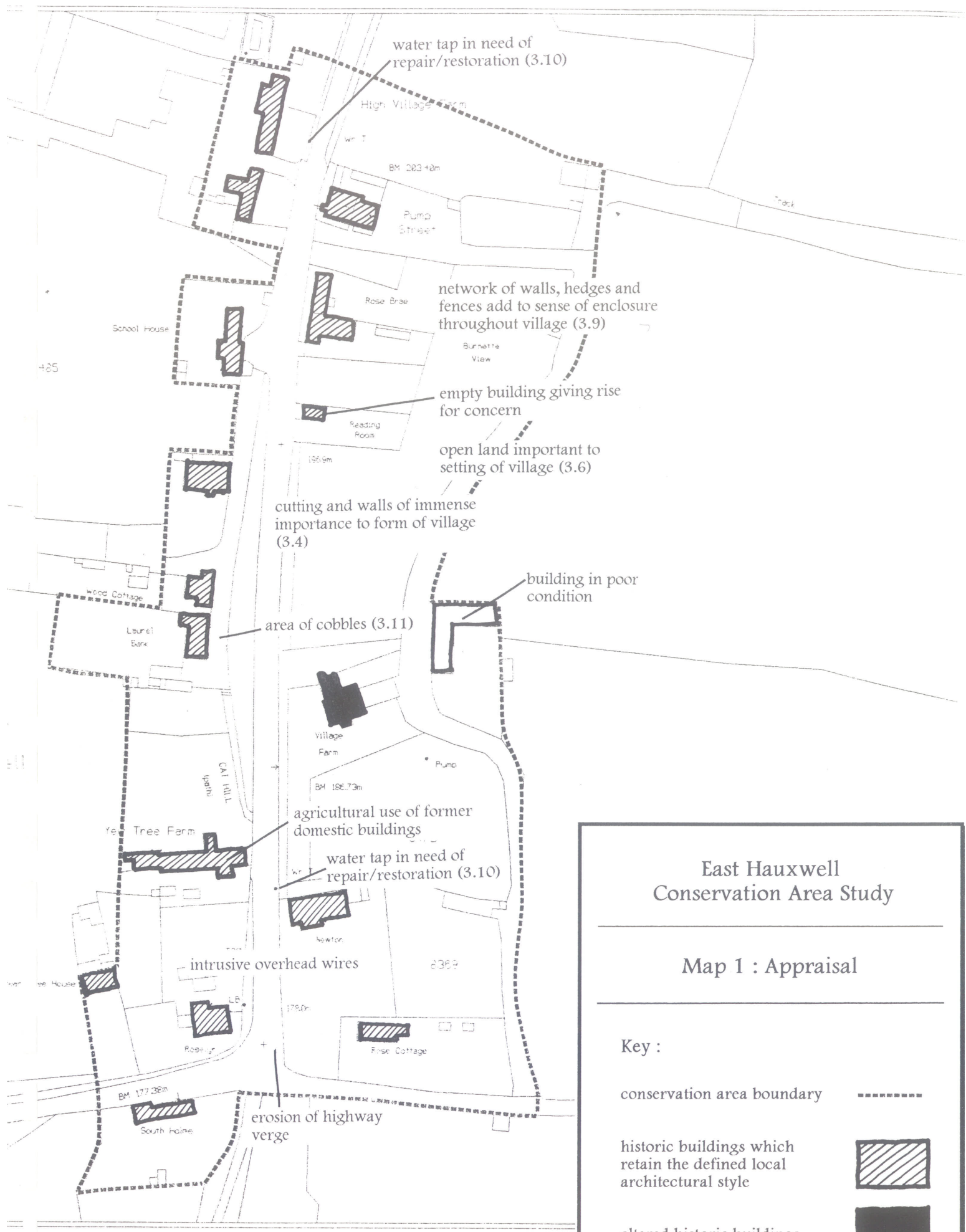
roof covering



doors



windows

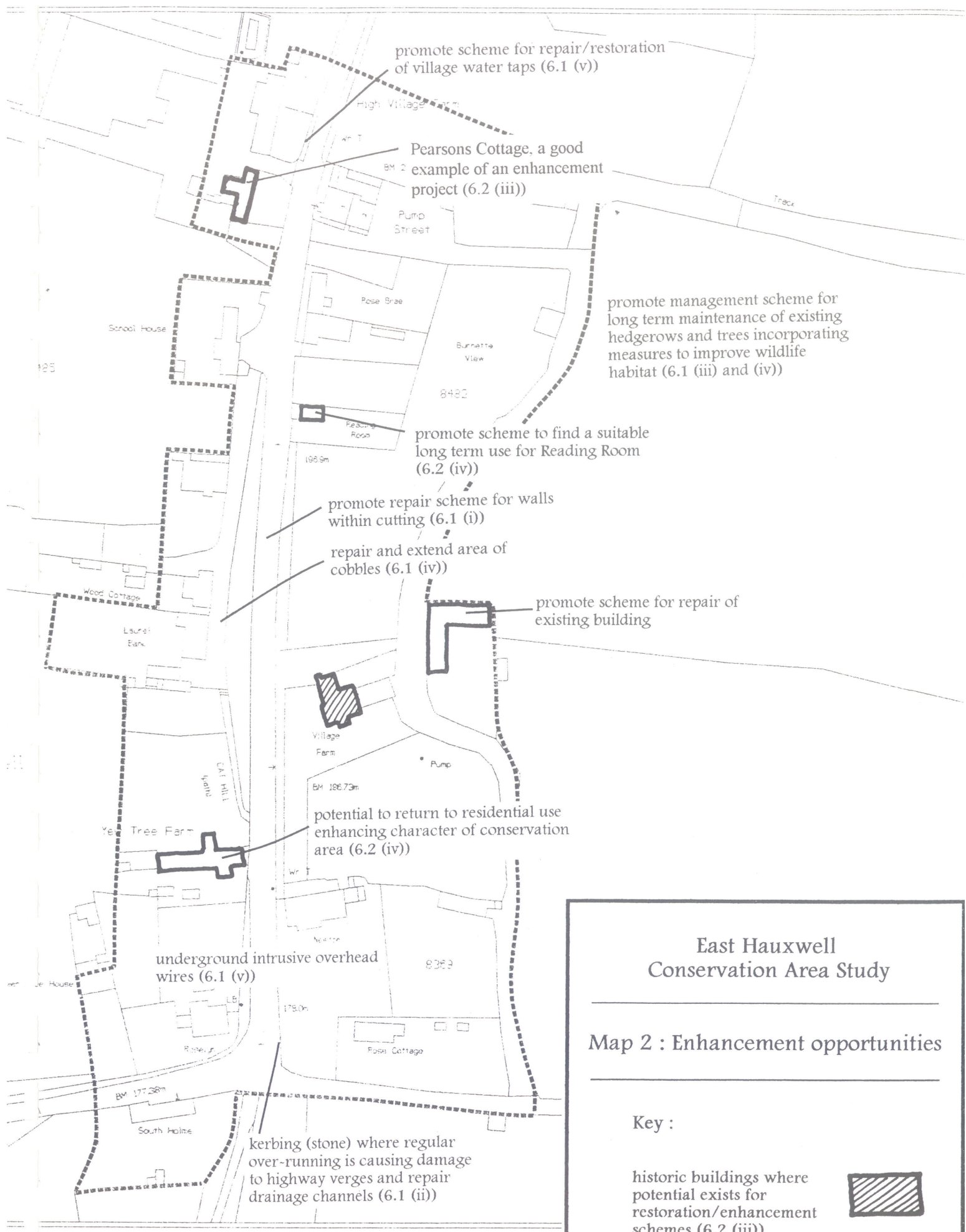


East Hauxwell  
Conservation Area Study

Map 1 : Appraisal

Key :

- conservation area boundary
- historic buildings which retain the defined local architectural style
- altered historic buildings



East Hauxwell  
Conservation Area Study

Map 2 : Enhancement opportunities

Key :

historic buildings where potential exists for restoration/enhancement schemes (6.2 (iii))

