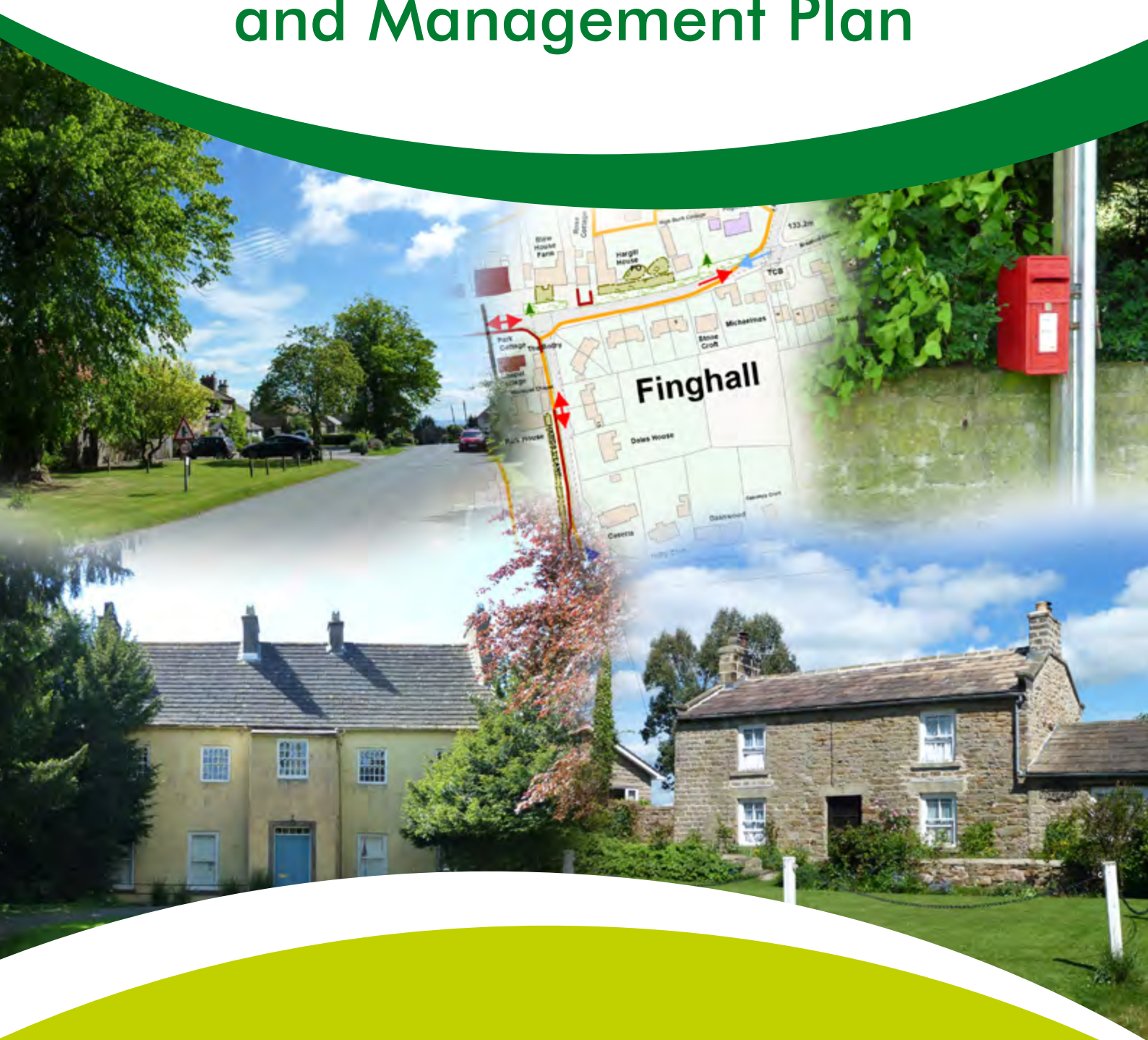


FINGHALL

Conservation Area Appraisal and Management Plan



Adopted March 5 2019



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Introduction

Finghall was designated a Conservation Area in 1995. A Conservation Area is an 'area of special architectural or historic interest the character or appearance or which it is desirable to preserve or enhance' - Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990.

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.

When making a decision on an application for development in a Conservation Area, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' - section 72 of the Act. While this should make sure that harmful change is not allowed, some changes, not normally requiring planning permission - 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 necessary. It may be appropriate to consider a Direction to this effect for parts of the Finghall Conservation Area.

This Appraisal and Management Plan should be read in conjunction with:

- Richmondshire Local Plan Core Strategy 2014
- National Planning Policy Framework

Historic England has produced 'Conservation Area Designation, Appraisal and Management' Advice Note 1 for reference.

Statement of Significance

Finghall was a small linear village comprising one public house, four farms and 12 houses surrounded by parkland with mature trees. It was not until the mid 20th Century and early 21st Century that the size of the settlement was considerably increased, in 1947 by the building of eight council houses and then subsequently by further small and infill developments to become approximately 64 houses seen today. Its historic core around which the Conservation Area has been drawn, remains largely intact. The village occupies a hilltop location overlooking the main Leyburn to Bedale Road, with properties running along the ridge line.

Properties are generally detached and positioned at similar distances apart along the main street with ridges parallel to the road and principle facades facing the road. The exception being Manor House, Park View Farm and Park House which face away from the current main road and there is some suggestion that the road from Thornton Steward passed behind the properties of Westmoor Road. The consistent use of local materials with the exception of the Methodist Church creates a homogeneity of form. The architectural qualities of the buildings lie in their simple vernacular style.

The green provides the focal point of the village and its attractiveness is enhanced by individual trees which add considerably to the quality of the street scene.

Location and Setting

Finghall lies approximately 8km east of Leyburn and 10km west of Bedale. It is at the crest of the hill with the valley created by Burton Beck/Leeming Beck/ Newton Beck to the north. The undulating countryside further to the south then falls to the valley of the River Ure. The main street through the village runs east - west, parallel to the main A684 Leyburn to Bedale road about 1km to the north and a line of buildings can clearly be seen from this main road.

The surrounding countryside is a combination of arable and pasture, with varying amounts of trees and small woods. Trees are more prevalent close to the village, following field boundaries as well as around the Manor House and Park House.

Historical Development and Archaeology

Finghall is a very well preserved example of a planned Norman village. It takes the traditional form of two rows of properties facing each other over a former village green – which is now partly enclosed as front gardens. Each property has direct frontage to the former green and have a long narrow plot to the rear, typical of a medieval smallholding. These are particularly well preserved to the north east of the village with many of the internal boundaries surviving. On the northern side of the village the rear plots terminate at a continuous boundary or back lane. Ridge and furrow earthworks survive in a number of the back plots in and around the edge of the village.

The place name appears in the Domesday Book of 1086 as Finegala and in 1157 as Finyngale. There is little information of the village's early development but in Saxon times it appears to have been a settlement of some consequence with a Synod having been held in Finghall in AD788. The Church of St Andrew which contains fabric of the 12th, 13th and 14th centuries, lies some distance to the north east of the village and is thought to have possibly served a lost village.

Originally it is thought that the main approach to the settlement may have been from the south, certainly Manor House (former Rectory), Park View Farm and Park House all face to the south. Here the early maps show an extensive parkland landscape which included ponds and a carriage driveway, possibly introduced with the building of the Rectory in 1702. The Manor House had an extensive range of buildings. Many over their lives had multiple uses and many, in more recent times, have been sold off and converted for residential purposes or demolished.

Architectural Features and Building Materials

Architectural Style of Village Buildings

The small number of buildings in the Finghall Conservation Area means there is less variation in the architecture than in other villages in Richmondshire. On the whole buildings are simple vernacular forms of local materials but The Manor House and the Methodist Church stand out as being different, in terms of both their materials and architecture.

In recognition of their special architectural or historic interest seven building/ structures have been designated as Heritage Assets (Listed Buildings), all Grade II. They are:

- The Manor House (**photo 1**): dates from the late 17th Century to early 18th Century with later alterations. Formerly a rectory but now a house it is finished with roughcast render and has an artificial stone slate roof with ashlar copings and rendered stacks. It is of two storeys with a basement and has a central two storey porch. The first floor windows are unique vertical sashes with 20 panes with arched lights at the top of both sections. The ground floor windows are one over one sashes.
- The gate piers to the Manor House (**photo 2**): from the early 19th Century and of ashlar stone. They are square in plan, rusticated with simple bases and caps.
- The Queens Head (**photo 3**): dates from the late 17th Century to early 18th Century. Originally roughcast rendered, the render has been removed from the front elevation. The roof is local stone slate with copings and end stacks. It is in two parts with the range to the right being lower. The main building is two storey with a rear outshot. The front façade is symmetrical about a central door with a part glazed 20th Century porch, and having two four pane vertical sliding sashes on the first floor and four pane vertical sliding sashes on the ground floor. The range to the right has a canted bay window on the ground floor and a four pane vertical sash at first floor. Internally on the ground floor is an arched ingle beam over a fireplace and crudely chamfered cross beams and joists.



Photo 1



Photo 2



Photo 3

- Park Cottage (**photo 4**): dates from the late 18th Century to early 19th Century. It is built of coursed sandstone with a stone slate roof that has copings and kneelers and end stacks. The house is of two storey with a single storey former workshop attached to the left. There is also a single storey outshot to the rear. The front façade of the main building is symmetrical about the front door with two four pane vertical sashes to both first and second floor. The single storey element has two four pane sashes. There are a number of traditional outbuildings within the curtilage.



Photo 4



Photo 5

- The Firkers (**photo 5**): dates from the early to mid 18th Century. It is built of coursed rubble with the main building roofed in pantiles with end stacks and the slightly lower range to the right hand side in welsh slate with copings to the right. Both parts of the building are two storey. The main block is symmetrical about the central door which has a 20th Century gabled and open single storey porch. There are two windows to the first and ground floor, all are Yorkshire sashes in two sections with six panes in each. The lower range to the right, formerly a cow byre, has quoins to the right and a six pane casement window at first floor.

- Linden House - listed as Cricket Cottage (**photo 6**): dates from the late 18th Century to early 19th Century. It is built of coursed sandstone with a stone slate roof with copings, kneelers and end stacks. The stonework includes quoins and there are deep lintels with a herringbone tooling detail. The property is two storey with two four pane vertical sashes windows placed symmetrically on each floor. There is a 20th Century porch which unfortunately covers the original door detail.



Photo 6

- Newton Cottage (**photo 7**): dates from the mid-late 18th Century. It is built of coursed rubble stone with a stone slate roof with ashlar copings and kneelers. It is two storey and symmetrical about a central eight panel door, with two four pane sashes on each floor.



Photo 7

Two other buildings of note are:

- The old Wesleyan Chapel (**photo 8**): sited in Hargill Lane it dates from 1854. This is a simple coursed stone single storey building with stone slate roof a central door with window either side.
- The replacement Chapel: a large single storey building on the south of the main street built in 1909 of red brick with a welsh slate roof (**photo 9**).

The original chapel sits innocuously in its location but the same cannot be said for the replacement building because its materials are noticeably out of keeping with the rest of the village and it therefore tends to dominate the view along the street.



Photo 9



Photo 8

The other older properties within Finghall date from around the 19th and early 20th centuries (**photo 10**) and are constructed mainly in local stone, which is generally of good quality. In the second half of the 20th century a small number of properties were developed on spaces or to replace other buildings (**photo 46**) within the Conservation Area. The larger portion of development of this period is outside the Conservation Area boundary and consists of former Local Authority housing (**photo 11**).

While stone predominates, one of the most significant buildings in Finghall - the Manor House - is externally rendered, reflecting the high regard paid by previous generations to this traditional finish. The few rendered or colour finished vernacular buildings provide an important and interesting contrast. Traditionally roof coverings would have been stone slate and Finghall has been fortunate in the number of properties that have managed to retain this important material. Welsh slate is also apparent. In more recent times the scarcity and expense of stone slates has meant alternative roofing materials such as flat concrete tiles have been used on roofs in the village.

Traditionally windows would either have been vertical sliding sashes with varying numbers of glazing bars or Yorkshire sash windows (**photo 12**) which slide horizontally. The larger houses were likely to have had '8 over 8' or '6 over 6' window patterns, although the Manor House has an exceptional style of sash window which includes arched glazing bars (**photo 13**). The Yorkshire/horizontal sash is in two sections with six or eight panes in each. Often the vertical sashes are on the principle façade for public display and the Yorkshire sashes face the private areas to the rear.

Within Finghall there have been alterations made to original windows style, and the use of modern forms of windows particularly on the vernacular properties that are not 'listed' is unfortunate - for example Blew House Farm (**photo 14**). These changes have been to both the style of window and the materials used resulting in an incongruous appearance that has a detrimental effect on the character and/or appearance of the Conservation Area. In some cases the window openings themselves have also been altered - usually enlarged - to gain more light (**photo 15**) with the resulting appearance being out of keeping with the local vernacular.



Photo 10



Photo 46



Photo 11



Photo 14



Photo 13



Photo 12



Photo 15

Windows generally have stone heads and cills (**photo 16**), with many of the heads having herringbone tooling details. The design of doors varies. Traditionally they would have either been vertically boarded (**photo 17**) or panelled (**photo 18**) but, similar to windows, doors have been extensively changed over the years and now a whole range of modern styles are visible.



Photo 16

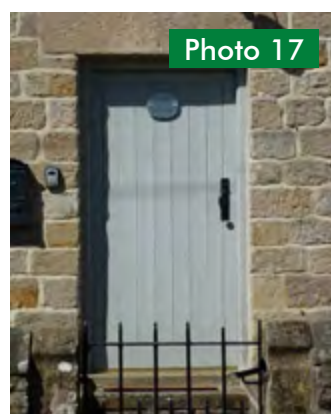


Photo 17



Photo 18

Doorways on the whole have a stone lintel with the Manor House being the only property with a full stone surround. Finghall has many examples of 20th Century porches which have been added over the original doorways and which hide original details.

The impact of the extensive alterations and variety of modern windows and doors is greatly reduced because of the low density of the buildings and spaciousness around the village,

Generally the roof ridges run parallel to the street. They are normally uninterrupted spans, punctuated only by end chimney stacks. Traditionally, dormers and rooflights are not found on elevations fronting on to the public highway. Variation occurs where properties move between two storeys and one storey usually where these have been side extensions or additions. There are some slight variations to the pitches of roofs, but the distance between buildings makes this difficult to compare.

The majority of properties are set within gardens with stone walls bounding the roads but The Firkers and Linden House (**photo 19**) front directly on to the Green with the stone wall linking between them. Porches were not traditional to the village and have only been introduced as a modern feature to properties.

The 20th century has seen some new development in Finghall but this is generally outside the boundary of the Conservation Area. The new housing is generously spaced within their own plots and some of these developments have been more successful than others. Their success usually is usually down to the correct use of local materials and architectural detailing

Materials

Stone

Around 85% of the buildings in Finghall are constructed of local stone. The principle elevations of the majority of cottages and houses use well-dressed squared stone laid strictly to courses (**photo 20**) with coursed rubble often on secondary elevations (**photo 21**). Dressed stone is used in selected areas - for quoins, heads and cills (**photo 22**).

The use of stone has continued throughout the 20th Century and despite the form of construction changing from solid wall to modern cavity wall most recent properties in the Conservation Area continue the traditional use of stone - and the walling has been fairly well done, matching the traditional styles of the village (**photo 23**). It is also important to achieve the correct coursing of the stone to match the vernacular of the village.

Care must always be taken in new construction and repair to avoid leaving sawn faces exposed in rubble stone walls as the smooth surface left by disc cutters contrasts harshly with the surrounding masonry.



Photo 19



Photo 20

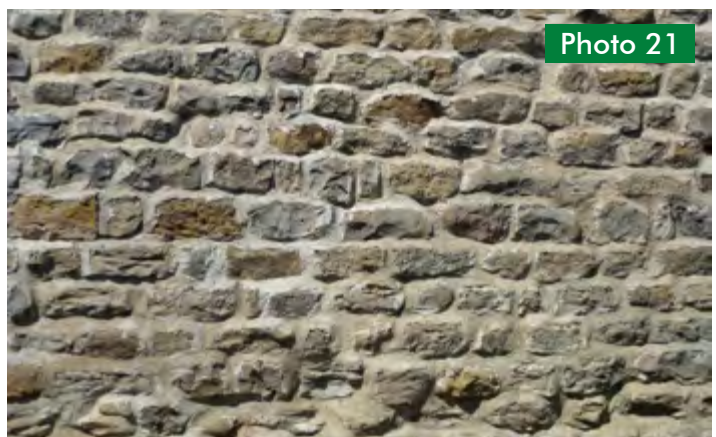


Photo 21



Photo 22



Photo 23

Render

Render comes in a number of forms - traditional smooth or rough cast render, modern cement render and pebble dash. Around 12% of properties in Finghall are rendered and this includes the Manor House (**photo 24**). It is likely that this number may have been higher at one point but the fashion for stone facades in recent decades has encouraged some owners to remove the traditional render and expose the stonework underneath. Often such stonework was never intended to be seen and can be poor quality or the render was often used to conceal alterations to buildings during phases of aggrandisement or as an additional form of weather-proofing given the hill-top location of the village. The rendered buildings contribute significantly to the character of Finghall and are dispersed throughout the village.



Lime wash was a traditional way to weatherproof the poorer quality of stone and would have appeared as a colour finish to a property, though none of the properties in Finghall appear to have been treated this way.

Brick

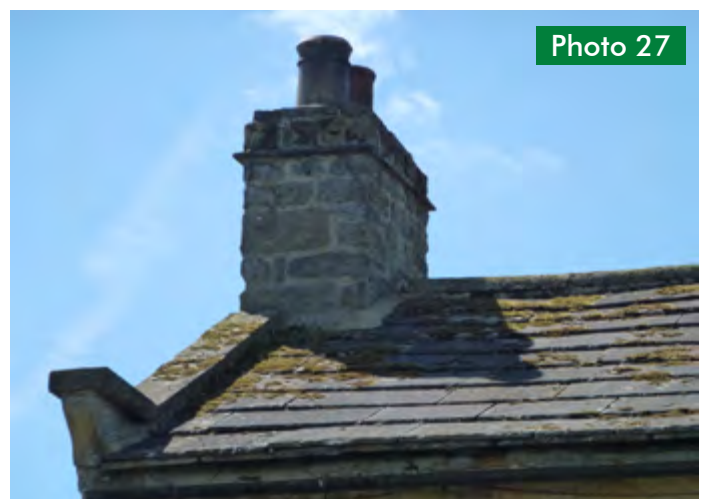
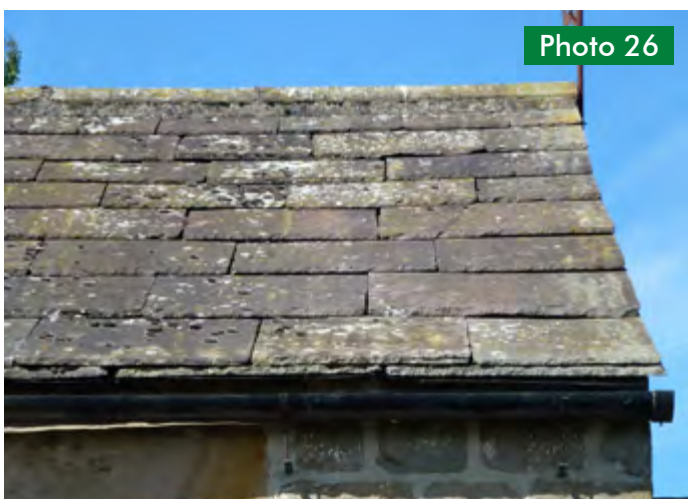
The only brick structures in Finghall are the Methodist Chapel (**photo 25**) and its boundary wall which are in a prominent position on the south of the village street. It is a hard Victorian manufactured brick which has a very different appearance to the usual historic handmade brick. Brick is really not used elsewhere in the Conservation Area even in the usual places like chimney stacks, rear elevations and outbuildings.



Roofing

Stone Slate

Stone slate has historically been used for domestic roofing within Finghall (**photo 26**), and the village has been very fortunate to retain a large portion -around 40% - of buildings with this roofing material. The stone slates will have been locally sourced. These sandstone slates are thick in comparison to other roofing materials and are laid in diminishing courses, narrowing from large slates at the eaves to small slates at the ridge, often finished with a dressed stone ridge piece. This produces a distinctive character to the roof very different from other natural slates as the covering is notably thicker and the roof has a textured finish arising from the thick slate edges. Although when first quarried the sandstone slates are a pale grey/buff colour they weather in time to a deeper grey/brown colour slightly darker than walling stone. These roofs are often associated with details such as copings and kneelers (**photo 27**).



Welsh Slate

Around 25% of the roofs in Finghall are covered with Welsh blue/grey slates (**photo 28**). The earliest use of slate will date from the latter half of the 19th Century when transport systems, particularly the railways, were sufficiently developed to allow slate to be imported to the area. Unfortunately in more recent times imported materials from Spain/China have been used as a substitute for Welsh slate and they do not have the same patina/colour/finish.



Photo 28

Pantiles

A few of the roofs in Finghall are covered with pantiles. Pantiles were often local products that would vary in shape, size and texture from one producer to another and so surviving historic roofs could provide examples of tiles from small local companies now long gone. Unfortunately in Finghall there are no hand made pantiles left. Roofs have been relaid with machine made, interlocking pantiles which give a harsh, regular appearance (**photo 29**) which is unfortunate when hand made natural clay pantiles are still available. The new pantiles do however go some way to reflect the original materials used.



Photo 29

Other Roofing Materials

Over more recent times the traditional stone slates in Finghall have been replaced with more readily available, cheaper alternatives - mostly flat concrete tiles. Concrete tiles now make up around 15% of the materials on village properties having been used through the later part of the 20th Century to replace older traditional stone slate roof coverings. Concrete tiles come in a number of forms both flat (**photo 30**) - found on around 15% of properties - and profiled (**photo 31**), which feature on only 1% of properties. Profiled tiles only occur occasionally but look out of place. Flat concrete tiles are not ideal for traditional buildings due to the characteristics of the material itself and the regular mechanical appearance of the finished roof which differs from the traditional slates, but the flat tiles have usually mellowed with weathering to blend into the street scene. The profiled concrete tiles often used to mimic pantiles are so visually different they should not be used. Ideally these should be replaced with more traditional alternatives as they become life expired.



Photo 30



Photo 31

There are some small instances of other modern roofing materials, such as bituminous felt, asbestos tiles, corrugated asbestos and corrugated iron (**photo 32**) all of which are unfortunate and look out of keeping with the character of the Conservation Area, but most are on outbuildings. Ideally over time these should be replaced with traditional materials.



Photo 32

Floorscape

The main road through the village is black top macadam. The wide street has a grassed area to the north side (**photo 33**) except at the front of the Queens Head. There are no kerbs to this grassed area and no formal footpaths. A narrow grass verge run down the south side of the main street and along both sides of Hargill Lane to the south. Both of which have no formal edging detail. The result is a very restricted range of flooring materials (macadam and grass) that dominate. It is recommended that the introduction of new kerbs should be avoided to conserve the rural character created by the un-kerbed verges and green.

There is a lack of road marking on the carriageway, signage and street lighting all of which contribute to the rural character of the village.

Private drives run across the large grassed area to the north and the small verge to the south. These feature a variety of modern surfacing including block paviors (**photo 34**), concrete (**photo 35**), tarmac (**photo 36**) and crushed stone/gravel (**photos 37, 38 and 40**). Many would originally have used crushed stone/gravel. More modern solutions look out of place.



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 40

Enclosures, Walls and Gates

The main type of boundary treatment used throughout Finghall is stone walling which can be supplemented with hedges/planting of various types.

Stone boundary walling follows along both sides of the main street (**photos 41 and 42**) and the lane to the south, though here the mature planting somewhat hides the walls (**photo 43**). The stone walling is mostly coursed rubble stone with ashlar only being used as occasional gate piers. The height of the walling is fairly low at around a metre. Of particular note is the walling to the Meeting House which has a fine carved stone coping detail (**photo 44**). Other walls are mostly topped with large stones or stone slabs. The only exception to the use of stone is the wall to the Methodist Chapel where the same brick used for the walls of the building has been continued to the boundary treatment (**photo 45**). In the 20th and 21st centuries stone walling has been accompanied with modern designs of railings (**photo 46**) but unfortunately these tend not to be done in the traditional way with all of the railing uprights fixed directly into coping stones such as at Highfield House and Southwick Cottage. Access through the walls is via gates of a myriad of designs either timber or iron, but none of these have any particular quality (**photo 47**).

A variety of posts and rails have been used on the grassed areas to prevent encroachment by vehicles (**photos 48 and 49**).



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50

Monuments and Street Furniture

There are no monuments within the village. There is also little street furniture, although a traditional post box is attached to a timber pole (**photo 50**) and there is a bench and a bin near the bus stop at the junction of the main street with Hargill Lane (**photo 51**). There is no street lighting through the village. Poles are used for other overhead wires but are unsightly.



Photo 51

Character

Functions and Uses

Finghall is primarily a residential village relying on other nearby larger centres for employment. The historically important agricultural sector now employs only a small number of people. Finghall has a public house and a limited bus service.

Views and Approaches

There are two main approaches to Finghall:

- from the west - Leyburn via Spennithorne
- from the east - Bedale via Patrick Brompton (A684).

There is also a minor approach road - Hargill Lane - from the south.

These roads approach the village through countryside with fields of crops and livestock. All the roads are bounded by hedges with stone boundaries featuring in close proximity to the village. On all of the approaches modern development is encountered before the historic core.

Views within the village are reasonably low key with the mature trees on the green drawing attention and the only focal point being Blew House Farm on the approach from Hargill Lane to the south (**photo 52**). The most notable views of Finghall within its wider context are from the A684 at about 1km from which the backs of properties are visible running along the ridge.

Views out of the Conservation Area are restricted to those following the line of the roads but trees obscure distant views to the west and south (**photos 53 and 54**). The only extensive views are towards the east where the land falls away and the distant countryside towards the North York Moors can be seen (**photo 55**).



Photo 52



Photo 53

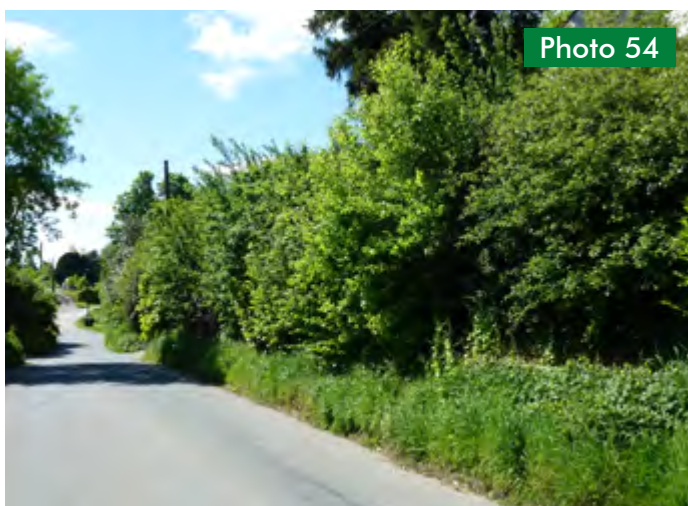


Photo 54

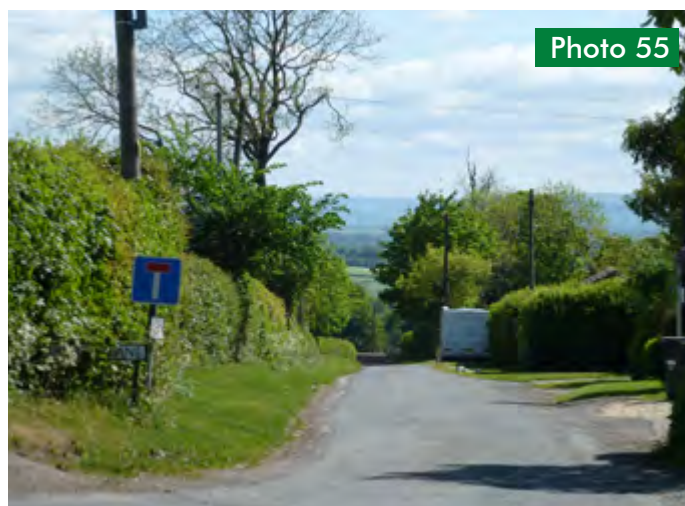


Photo 55

Character areas

The small size of the Conservation Area means there is just one main character area along the main village street and a second one along Hargill Lane.

Main Street

This is a wide street approximately 1 km long with detached properties facing each other across a road - with a grassed area to the north at the eastern end. The grassed area to the west has more of the feeling of a wide grass verge whereas the eastern end feels more like a village green, which provides a setting to the many Listed buildings. The grassed area is the focal point and is punctuated by mature trees (**photo 56**) which often screen views of the properties on the north side. The design, scale, height and

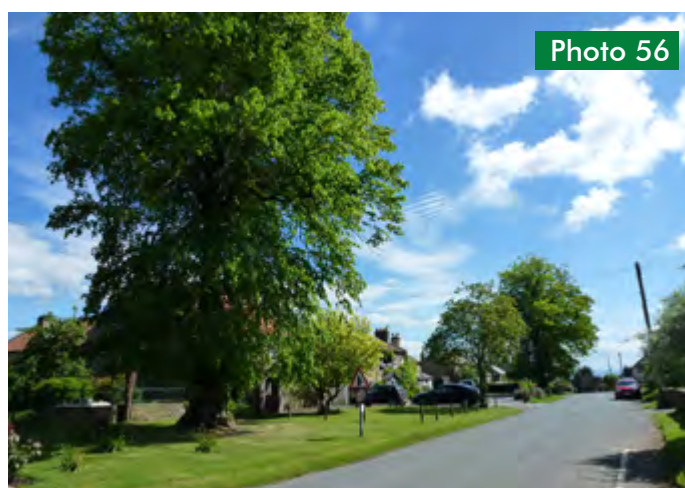


Photo 56

positioning of the properties to the north side is similar and creates a unity of local vernacular form. At the eastern end the properties front on to the green and are more dominant, whereas at the western end they are behind private mature gardens. Although the core buildings are two storey there are often other ancillary attached buildings with lower roofs. The buildings are generally linked by walls, gates or hedges and often have a series of outbuildings which are more visible at the eastern end because of a lack of front gardens and screening.

To the south side the size, design and position of the buildings is more varied with those at the eastern end being set close to the road (**photo 57**) which means there is less shrubbery/mature planting in this part of the village. The Methodist Church is very prominent but mainly because it is the only brick building. The grass verge to the south is restricted to a narrow strip. The mature gardens screen most of the houses. The buildings are mostly detached properties with many having associated outbuildings on spacious plots. The exception being the two 20th century properties which have more restricted gardens (**photo 58**). To the rear of the Chapel an area that was formerly farm buildings has been redeveloped (**photo 59**), and whilst the buildings have little impact on the character of the Conservation Area the concreted access certainly looks out of place (**photo 60**). At the eastern end the Manor House sits hidden within mature gardens but the associated service buildings and coach houses (**photo 61**) can be seen. These outbuildings have been the subject of much alteration, not all of which is in keeping with their character such as small flat roofed extensions and sheet metal gates.



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61

Hargill Lane

This is a secondary approach from the south of the village. Generally the mature trees and hedges screen the buildings in the Conservation Area (**photos 62 and 63**) until the junction with the main street is reached. At the junction Blew House Farm is the focal point. A group of single storey buildings (**photo 64**) on the eastern side leading to the junction are the only visible buildings, with the former Wesleyan Chapel being the most noteworthy.

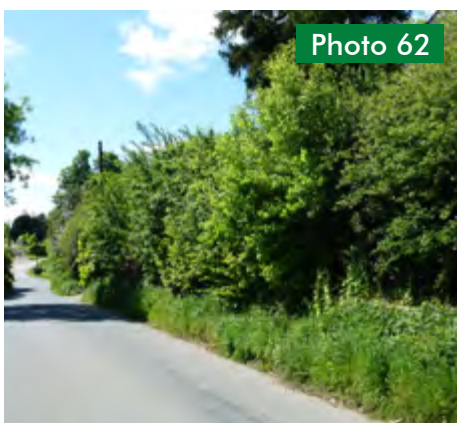


Photo 62



Photo 63



Photo 64

Open Spaces and Trees

The public open space within the historic settlement is restricted to the wide grass area on the north side of the village street and the narrower verge to the south.

Within the confines of the village, trees, groups of trees and mature shrubs in the gardens contribute noticeably to the overall landscape and greenery throughout the Conservation Area.

Conclusion

Finghall is a small but highly attractive Conservation Area with, by and large, a homogeneity of forms and architectural styles, using local materials in a local vernacular style. The green provides a focal point and a setting for the buildings with mature trees featuring in the streetscape. The historic environment stretches beyond the obvious frontage properties to the plots at the rear and forms an essential part of the character of the Conservation Area. It is recommended that the boundary be amended to include these areas.

Management Plan

The District Council's aim is to ensure that the existing character and appearance of Finghall Conservation Area should be preserved and enhanced.

Preservation and Enhancement

Listed Buildings

Some historic buildings are 'listed' by the Secretary of State for Culture, Media and Sport on the recommendation of Historic England - because of their exceptional interest. Listed Building Consent is required for any work to the interior or exterior of the building that would affect its special interest. More information about listed buildings is available from the District Council. While the aim of listed building legislation is to preserve or enhance them for their own sake, any changes affecting them should also be considered in terms of their effect on the Conservation Area.

Buildings at Risk

The buildings in Finghall appear to be in good condition, although at the time of the survey Blew House Farm appeared to be up for sale and in need of some repair/maintenance. The only other buildings that might be considered to be at risk are the outbuildings and subsidiary elements such as walls and gate piers. Such buildings do contribute to the character of the Conservation Area and should be maintained in a decent state of repair.

Preservation and Enhancement

Preservation or enhancement will be achieved by promoting and, where necessary, approving proposals for schemes which contribute positively to the character of the area and ensuring that permission is not granted for the demolition or alteration of any building or structure if it would be harmful to the character or appearance of the area. The designation of a Conservation Area is not intended to prevent change, especially that which would enhance the character of the area, and ensure its viability as a settlement. In particular, the proposed design and materials should accord with those traditionally used.

The spaces and trees that have been identified by this study as being crucial to the character of the village should be preserved.

Design Guidance

The general design guidance for any work requiring planning permission in the Conservation Area is to aim to ensure that works are of a high quality and at the same time preserve or enhance the character and appearance of the area. 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 development should be carefully considered to ensure that it compliments the existing grain of the Conservation Area
- new developments should not 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.

Wirescape

Overhead wires intrude extensively throughout the village. The village would benefit from a reduction in overhead cabling and poles by the undergrounding of services and removal of surplus poles.

New Development

The opportunity for further development within the Conservation Area is fairly limited. The openness within Finghall is substantially as private garden areas. In these cases a robust assessment of the value of the open space, along with views into and out of the area, should be made to establish the contribution which each particular site makes to the character of the Conservation Area. If it is found that its contribution is important and the character of the area would be harmed, 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 cumulative effect of issues such as parking and services on the character of the Conservation Area.

The harm specific small scale alterations that can be undertaken to individual properties, without the need for planning permission, can have a cumulative harmful effect on the character of Conservation Areas. When carrying out alterations to windows, doors and roofs care needs to be taken to ensure works are sympathetic to the character of the area. There are, however, other small changes which can have detrimental effects. Gas bottles, wheelie bins and oil tanks can be very visually intrusive and should be obscured from view and not within the setting of buildings wherever possible. Other examples include insensitively sited satellite dishes.

Sustainability

The increasing high profile of achieving a sustainable environment and life style are likely to present further challenges to the historic environment. The use of alternative energy in the form of solar panels, wind turbines, air source heat pumps, local refuse and recycling collections may all have the potential to detrimentally affect the historic environment. As proposals come forward, each case will have to be considered on its merits, whilst environmental benefits should be considered it is important to remember in the decision-making process that heritage assets such as conservation areas are finite and that in balance conservation of the heritage asset should take priority.

Action Points

- The character appraisal should be taken into account when considering applications through the planning process.
- The open spaces and trees identified as being crucial to the character of the village should be preserved.
- Care and special attention needs to be given to proposals with sustainable credentials to ensure the character of the Conservation Area is not detrimentally affected.

Community Involvement

A consultation exercise will be undertaken in Finghall and with various interested bodies including Historic England, North Yorkshire County Council – with comments invited. The comments will be considered and a final Conservation Area Appraisal and Management Plan will be produced. The Appraisal will be reported to a Committee of the District Council and formally adopted.

Useful Information

Designations

Listed Buildings within Finghall Conservation Area

Property	Location	Grade
Queen's Head	Village Street	II
Park Cottage	Village Street	II
Manor House	Village Street	II
Gate Piers to Manor House	Village Street	II
The Firkers	Village Street	I
Linden House	Village Street	II
Newton Cottage	Village Street	II

Tree Preservation Orders

There are no Tree Preservation Orders in Finghall.

Schedule of Positive, Negative and Enhancement Opportunities

Positive	Negative	Enhancement
Local vernacular architecture consisting mainly of two storey, but occasionally single storey, properties with a dominance of solid over void incorporating vertical elements.	Potentially any building of the wrong scale, depth of plan, pitch of roof even flat roofs, incorrect story height, windows too large and in wrong proportions.	Ensure that future design accords with the local vernacular on both new build and extensions - large and small.
Local stone walling either coursed or random.	Imported stone with little regard to the colour and grain of the local stone, often with mechanical sawn appearance and too great a variation of course depths.	Ensure new and replacement stonework accords to local vernacular tradition.
Pointing in lime mortar with flush or recessed finish.	Pointing in cement mortars and/or finished projecting/strap.	Pointing should be removed and a traditional lime mortar and finish used.

Positive	Negative	Enhancement
Traditional lime render with roughcast or a float finish.	Cement renders either pebbledash or smooth finish.	Remove cement renders and replace with traditional render and finish.
Traditional roofing materials, local stone and Welsh slates.	Concrete tiles - flat, profile and interlocking.	Concrete roofing materials should be replaced at the end of their life with traditional materials.
Chimney stacks and pots (generally end stacks).	Where chimney stacks have been removed or truncated	Chimneys rebuilt to full height and pots reinstated.
Traditional roof details such as ridge tiles, stone copings, kneelers.	Use of concrete products as an alternative - or removal of detail altogether.	Retain, repair and reinstate missing details.
Traditional lead flashing details.	Use of 'flashband', mortar fillets, bituminous products.	Remove inappropriate details which are often short term temporary solutions and introduce traditional lead details. In some circumstances - such as valley and parapet gutters - aluminium products could be appropriate.
Cast iron guttering and down pipes on rise and fall brackets.	Fascia boards and plastic guttering and down pipes.	Remove fascia boards and replace plastic with cast iron and rise and fall brackets. In some circumstances cast aluminium may be appropriate.
Local vernacular architecture does not generally include fascia board details.	The use of upvc fascia panels.	Where fascia boards are part of the design these should be in timber.
Original openings with stone surrounds or lintels and cills.	Window openings enlarged to accommodate large 'modern' windows often with horizontal emphasis or bays. New windows introduced that are out of proportion and of non-traditional design. Use of concrete lintels and cills.	Window openings returned to original traditional proportions. Ensure new windows relate to the local vernacular style of the existing building, using stone lintels and cills.
Traditional timber painted windows either vertical sliding sash or Yorkshire sash or flush fitting side hung casements all with or without glazing bars.	Use of upvc in most designs, use of timber in non-traditional style, often incorporating various elements such as top opening casements, bay windows, storm weather details where casements stand proud of the frame, stick on glazing bars.	Replace windows with timber and with traditional detailing.
Traditional timber painted four and six panel doors, some with fanlights above. Usually the principle entrance door to domestic properties.	Off the peg timber and upvc doors often incorporating fanlights.	Replace with traditional timber painted door of correct proportions and incorporating correct moulded details.
Traditional vertically boarded timber painted doors. Usually a subsidiary or minor entrance door to domestic or other agricultural/commercial buildings.	Off the peg timer or upvc door sometimes split in half.	Replace with traditional timber painted door of correct proportions and incorporating correct moulded details.

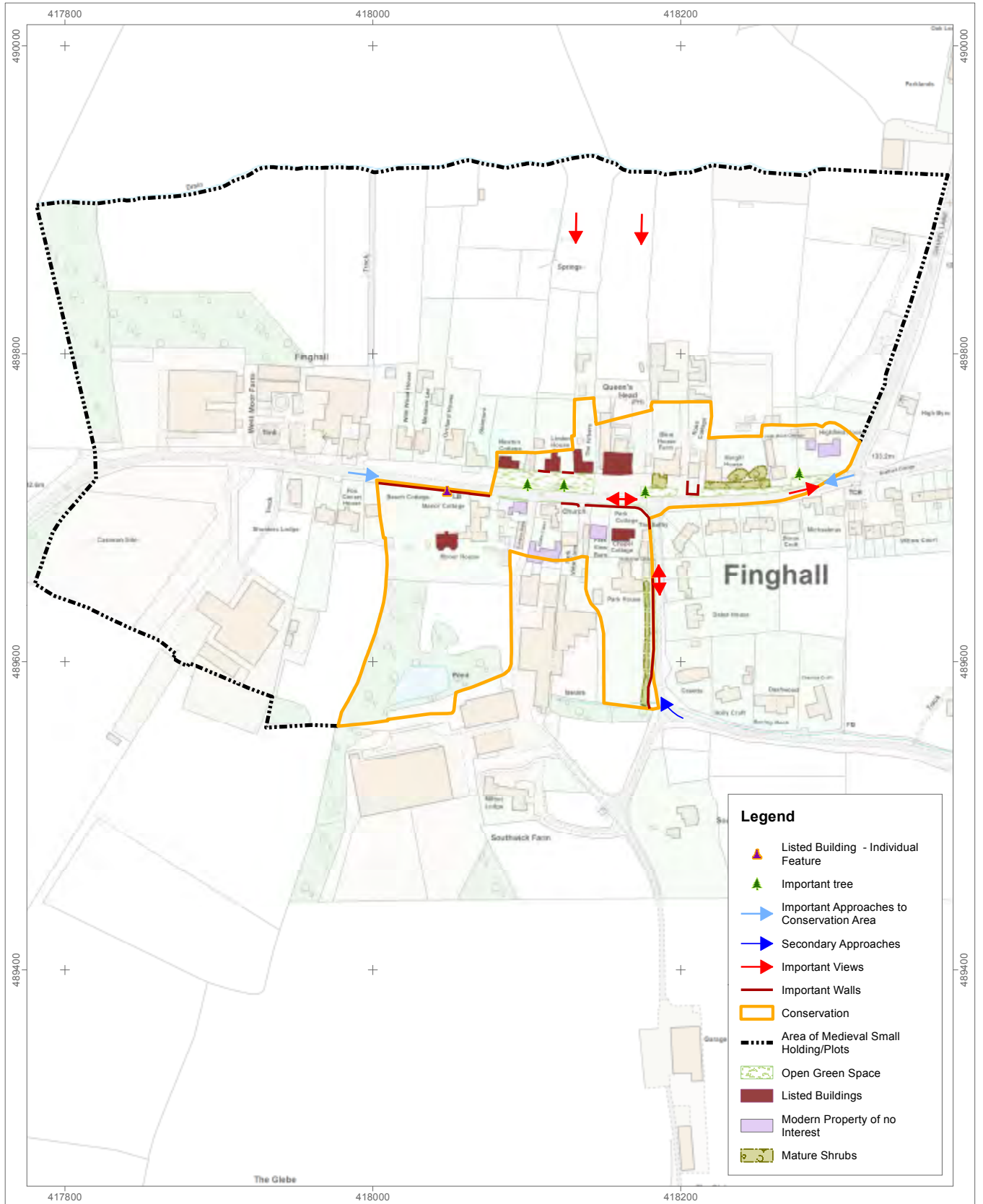
Positive	Negative	Enhancement
Service wires all entering property as one group in incongruous position.	A spaghetti of wires traversing the main frontages compromising architectural details.	Rationalise, remove redundant wires, route close to the ground or in association with other features such as downpipes/gutters
Principle elevations should be clear of detritus.	Satellite dishes on the frontage of properties.	Remove and re-site in an unobtrusive location avoiding any architectural details, preferably to rear, on the ground or on gable away from frontages - sometimes a location at the base of a chimney can work.
Principle elevations should be clear of detritus.	Burglar alarms that are bright coloured and fitted in sensitive locations which compromise architectural detailing.	Choose less dominant colours for example white and position adjacent to other features such as external light.
Principle elevations should be clear of detritus.	Meter boxes particularly projecting on external elevations.	These should be housed internally or on the ground in a forecourt area, if absolutely necessary they should be recessed and coloured to match the walling.
Principle elevations should be clear of detritus.	Flues, cowls and vents for heating systems and extractor systems.	These should be on rear elevations where they are not visible.
Principle elevations should be clear of detritus.	External lighting in modern floodlight form on centre of buildings.	Use traditional forms of character lighting discreetly placed to the side of doors.
Waste and recycling apparatus positioned out of view.	Wheelie bins and recycling boxes housed on public display.	These should be away from public vantage points in rear or side gardens, or if not possible screened with walls or planting.
Clear span roofs.	Solar panels, both photovoltaic and solar thermal on roofs visible from public vantage points.	These should be positioned away from frontages on rear elevations and outbuildings, or ground mounted where they are not seen in conjunction with features that contribute to the character of the Conservation Area.
Clear span roofs.	Dormers and rooflights on principle elevations	These should be accommodated on rear elevations and be in a traditional form so as not to dominate the roof.
Boundaries of walling, stone wall or plinth. Traditional railings fixed directly to the coping/plinth.	Modern timber panels such a larch lap or woven, post and rail fencing, steel and metal fencing.	These should be removed and a traditional boundary treatment installed.

Positive	Negative	Enhancement
Domestic outbuilding where visible in traditional materials and forms.	Range of designs and materials for sheds/outbuildings in front gardens. Use of brick, timber, profile metal and asbestos sheeting look incongruous.	When a non-traditional building come to the end of its life replace with more traditional forms of outbuildings - matching with local materials.
Buildings in good state of repair, both main buildings and outbuildings.	Roof slates slipped, windows and doors needing painting, gutters needing cleaning out and shrubbery removed.	Buildings need a planned maintenance programme.
Boundaries and outbuildings maintained particularly to domestic properties.	Boundary walls/outbuildings to both domestic and agricultural fields in poor condition.	Adopt a regular maintenance program to ensure boundary walls and other features are retained in good condition.
Colour generally emanates from natural forms for the main structure. For details such as the joinery, light earth base colours, never brilliant white. Functional details such as pipes and gutters would have been dark.	Garish modern colours such as brilliant white, bright purple, scarlet, fluorescent colours.	Return to earth based pallets using light colours to highlight details such as windows and doors and dark colours to hide details such as gutters and downpipes.
Traditional floorscape materials of compacted earth, hardcore and cobbles have now been supplemented with tarmac to become part of the local vernacular.	Concrete paving in large and small units and concrete laid in situ look incongruous.	The use of concrete paving and concrete laid in situ should be avoided. Where possible it should be replaced with a material that is more part of the character of the village.
Informal edging or lack of it to demark roads and accesses.	Use of 'highways' standardized concrete kerbs solutions, plastic bollards and excessive use of bollards.	Use more informal edging treatment in small unit natural materials. Remove/rationalize bollards.
Small areas of grass.	Erosion of the grassed areas by over running and hard surfacing to accommodate parking.	Selective placing of traditional features. Use of local stone edging at restricted targeted locations.
Street furniture group	Litter bin standing in splendid isolation	Re-site the bin in association with another feature such as a wall
Village free from wires.	Poles carry the various wires throughout the Conservation Area.	These should be removed and the wiring put underground.

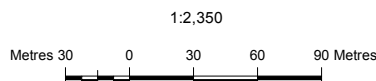
Finghall Conservation Area

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