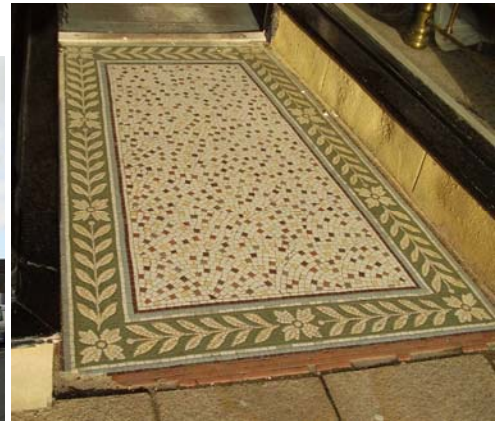


LEYBURN

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Adopted as Supplementary Planning Guidance 23 February 2010



Contents

APPRAISAL

Introduction

Location and Setting

Historic Development and Archaeology

Architecture and Building Materials

- Architectural style of Town buildings
- Materials. Stone, render, brick, roofing materials
- Floorscape
- Enclosures fences and gates
- Street furniture and monuments

Character

- Function and uses
- Views and approaches
- Character areas
- Open spaces and trees

Conclusions

MANAGEMENT PLAN

Preservation and Enhancement

- Design guidance
- Listed Buildings
- The protection of other buildings

Opportunities

- Neglected buildings, land and sites
- Parking
- Wirescape
- Development
- Sustainability

Action Points

Community Involvement

Useful Information, Appendices and Contact Details

Introduction

A Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990). Leyburn was designated a Conservation Area in 1973.

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 or 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. Leyburn has such an 'Article 4 Direction' in place which removes permitted development rights on residential properties.

This Appraisal and Management Plan should be read in conjunction with the following documents

- Richmondshire Local Plan
- The emerging Local Development Framework
- The 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

Leyburn is one of the principal market towns on the east side of the Yorkshire Dales and is attractively positioned on a natural river terrace above the River Ure near to the middle of Wensleydale. To the east the countryside falls away to the Vale of York and the wide flood plains of the River Swale, whilst to the west the Pennines rise to form the Yorkshire Dales. Just over 1km to the south the River Ure changes its character from a fast flowing upland river to a slower meandering watercourse set in a wide valley. Ripon lies 21 miles to the south east, with Bedale and the A1(M) 12 miles due east, Northallerton a further 8 miles beyond this and Richmond 9 miles to the north. Although Leyburn is set high on the valley side, at almost 200m above sea level, much of the surrounding landscape is agricultural pasture, the nearest open moorland being 2km to the northwest. Mineral working and quarrying in the area is a long established and historic activity and remains of this can be found to the west and northwest of the town.

Historic Development and Archaeology

Wensleydale has a long history of occupation possibly dating from immediately after the last Ice Age about 6,000 years ago. Prehistoric settlement sites are found throughout much of the Yorkshire Dales on elevated platforms above the river valleys and it is thought that The Shawl could prove to be one such site. Undated finds in the Victorian period suggest that Bronze Age and Iron Age peoples had small settlements in this part of the Dale and that later Romans inhabited the site. The best documented evidence in Leyburn was the discovery in 1957 of a Bronze Age burial site during works at the school. The axe and skeleton that were discovered were dated to the period 1800-1500BC.

The earliest parish record survives from 1078, predating the Domesday book by 8 years, in which the town is recorded as Leborne. At this time a Norman Count Alan, Earl of Richmond, held the lands but the town is also noted as being owned by Wihomarc, a Bretton (man from Brittany). Throughout the medieval period the small town remained a focus for the surrounding agricultural land and many remains of the medieval strip field systems survive in good condition around Leyburn today. In 1294 there is record of lead merchants in the town and this suggests that mining had become a significant local industry by this time. It is thought that a chapel possibly existed at this time on the area now known as Chapel Flatts but no substantial evidence of this survives, save for some carved masonry incorporated into the walls of Leyburn Hall. A later “chapel of ease” dedicated to St Peter and St Paul was constructed to the immediate west of the Hall and stood from c.1540 to 1895 and it is possible that the earlier medieval building was replaced in the mid-16th century.

At the beginning of the 14th century the town comprised two distinct elements, one in service to the Neville family, who as Lords of the Manor were later to construct Bolton Castle and the other in military service. At this time the population of the town is estimated to have been around 150 and it remained below 200 for much of the 14th century, during which time Wensley was the principle town in the dale. For the next 150 years the small town, focussed on what is now Grove Square, remained the dale’s second settlement. The ravages of plague at the end of the 16th century encouraged people to leave Wensley for the less blighted Leyburn and from the beginning of the 17th century the town grew to the largest settlement in the dale. It was during this period that the association with Mary, Queen of Scots was formed when it was said she was held at Castle Bolton. The legend of her escape and recapture at Queen’s Gap to the west of the town led to the naming of the popular walk along the scarp edge as The Shawl recalling her lost cape. A likely alternative to the origins of The Shawl is that it could derive from ‘Schall’ a corruption of the Scandinavian skali, meaning ‘huts’.

By 1673 the population stood at around 300 souls and the town was large enough to support a market, the first being held on 29th September 1684 under a charter granted by Charles II to the Marquis of Winchester, later the Duke of Bolton. The market was held in the present market square and focussed on the toll-booth or market hall, positioned on the site of the former Town Hall building (photo 1) which replaced it in 1856. Originally held on alternate

Photo 1



Tuesdays the market was increased and moved to a Friday in 1686 by order of James II and continued unbroken until 1968, when the livestock sale became held on alternate weeks.

By the end of the 17th century the Quarter Session courts were held in the market hall and a Quaker meetinghouse had been established in 1689. One of the towns earliest surviving buildings, the Sandpiper public house (photo 2) dates from this



period, albeit much altered over the centuries. The prosperity of the town resulted in steady growth and investment was made in substantial buildings such as The Grove (photo 3) (now Secret Garden), Leyburn Grove (now Thornborough Hall) (photo 4) and Leyburn Hall. During the same period the surrounding moors were enclosed as field systems and ancient woodlands were restocked to provide for future timber needs. Leyburn had become a significant focus for the Dales and the late 18th and early 19th centuries saw substantial growth and investment leading to the construction of many of the buildings that now flank the Market Place. The population growth also encouraged religious expansion and several Non-Conformist chapels were



built in the early years of the 19th century, culminating in the Catholic Church of St. Peter and St Paul in 1835 (photo 5). By comparison the established church arrived late on the scene. St Matthew's was constructed in 1868 to a design by C.G.Wray (photo 6).



It is notable that Leyburn does not have any of the industrial mills that can be found even in small dales villages and this is possibly attributable to the lack of a river in the town powerful enough to drive a mechanised mill. Population growth peaked in 1831 at which time Leyburn was unparalleled in the dales and the town became a popular destination for the Victorian tourist. A theatre had been established in the town in 1794 on Love Lane, which continued in use by touring companies until 1865 and other attractions included the Leyburn Shawl Tea where



the path along the scarp was laid out as a terrace with a marquee for those attending the festivities. The largest event was held in 1844 when 2000 people took part and the last Tea was held in 1848. By the latter half of the 19th Century Leyburn was a popular residential and retirement location for Yorkshire business families and several large developments from this period remain today, most notably St Matthew's Terrace (photo 7). The market had changed in character with the paving of the corn market in 1800 and the loss of a large elm tree, which had formed a focus to the market place until 1821. The new Town Hall and market building of 1856 formed an important feature in the market place and is typical of the Victorian contribution to the town.

A further boost to the economy was provided with the coming of the railway in 1855, which led to the expansion of the town to the east. Goods traffic eastwards to Northallerton started in November 1855 and was the prime economic reason for the railway transporting agricultural produce, livestock and minerals, especially limestone, from the railway yard at the east of the town. Passenger services began in May of the following year and the through route connecting westwards to Garsdale dates from 1877. The railway saw extensive use during the Second World War when it served the military ranges and establishments around Richmond but its core business remained the transport of minerals from the area's many quarries. Passenger services ceased in 1954 but quarry traffic continued to use the line as far as Redmire until 1992 when the line was mothballed, only occasionally being used by the military. In 2000 Wensleydale Railway PLC took a lease on the line and began running revenue earning services in 2003, aimed primarily at tourists, allowing the railway to continue playing a part in the future of Leyburn.

The 20th century saw much expansion of the town but this has taken place in new estates around the outskirts of the town leaving much of the historic core undisturbed. The overall good state of preservation of the older parts of the town make its protection for future generations essential and Leyburn is fully justified in being designated a Conservation Area.

Architecture and Building Materials

Architectural Style of Town Buildings

The buildings of Leyburn present a strong initial impression of uniformity, partly due to the character of the Market Place, which defines the style of many of the town's

Photo 8



buildings. The majority are of pale grey stone or pale coloured render giving the town a cool look, perhaps slightly bleak on a windy winter's day and, whilst there are no particularly outstanding buildings in the main public areas, there are many well detailed vernacular properties. These are predominantly of mid or late Georgian date with later additions and modifications made predominantly throughout

the 19th century. Buildings of particular note include the range on the north side of the square from the Black Swan (photo 8) to the Golden Lion (photo 9), which date

mainly from the turn of the 19th century. Mostly of three storeys, the buildings tend to be positioned at the edge of the footpaths and be of single bay depth with service buildings of a maximum of two storeys high running back along the original plots. Whilst the frontage buildings appear to have been little altered throughout the 20th Century with one or two exceptions, changes to the service buildings at the rear are more common. The individual properties are often separated by alleys, doors or narrow streets that provide access to the rear of the buildings, back yards, service areas, and now, on the north side of the square, to the parking area at the rear. To

Photo 9



the southern side of the square the rear plots have been developed for housing through the 20th century, particularly as the views from here over the dale are splendid.

Photo 10



The most singular building in the Market Place is the former Town Hall of 1856 (photo 10). This has a prominent position, emphasised by its scale and slightly classical form with large scale formal stonework detailing. Close by is the most



Photo 11

distinctive of the smaller buildings in the core of Leyburn, the HSBC bank (photo 11). This formal Victorian commercial building of 1875 has no relationship to the local vernacular style being designed as an interpretation of the Bank's then fashionable Jacobean house style. The roof of this building is particularly notable as most vernacular buildings in town are of a very shallow pitch whilst

here the steep slate roof is decorated with iron cresting to the ridges and French baroque flat topped turrets to each end of the building.

The other nearby building, which pays more regard to a Victorian style than the local vernacular, is the Police Station of 1877 on the High Street in Grove Square (photo 12). Rather more restrained than the bank building it nevertheless is of a formal architectural style rather than being a truly local building. To



Photo 12



Photo 13

the east end of town St Matthews Terrace (photo 13) is a typical example of high status Victorian housing with its detailed stonework, large windows (photo 14) and



Photo 14



Photo 15

decorative bay windows and dormers. The station buildings, currently outside the Conservation Area, are of the functional style employed by the North Eastern Railway and its constituent companies. The goods sheds (photo 15) built by the Bedale and Leyburn Railway Company are the older structures on this site and are more vernacular and less 'styled' in character than the passenger buildings

and offices (photo 16). The stonework used in the later buildings is of a different material and much more formally laid than the earlier rubble walls of the goods sheds.

Leyburn has several significant individual properties each worthy of study in their own right. The oldest of these is probably The Sandpiper Inn (photo 2), at the east end of the Market Place towards St Matthews Church.



Photo 16

This is thought to date from the 1600's and, although much altered particularly with later windows, could represent the form of Leyburn's buildings from the late medieval to the mid-Georgian period. Its low proportions, steeply pitched stone roof, short but substantial chimneys and small windows hint at its early date and internally the exposed timber beams and floor plan confirm this building's historic importance.



Photo 17

Leyburn Hall plays a less important role in the Conservation Area as it is in a secluded setting, behind high walls at the edge of the town (photo 17). In views from the west it is apparent that the Hall is of some significance due to its size and position. It dates mostly from the mid-18th century and although it has some later 19th century additions the main core of the house reputedly survives intact.



Photo 18



Photo 19

Rather more altered is Thornborough Hall, which appears at first to be thoroughly Victorian with a slightly classical style (photo 18). Jacobean style gables date from a rebuilding in 1863 but these hide a much older building that is more apparent to the rear where the structure of the mid 18th. century house is visible (photo 19). The scale of the house gives an idea of the wealth of the



Photo 20



Photo 21

owners who had the grounds landscaped to include a bridge (photo 20), rock quarry garden, ice house, various walks and the important Gothick Gazebo folly of c1790 (photo 21).

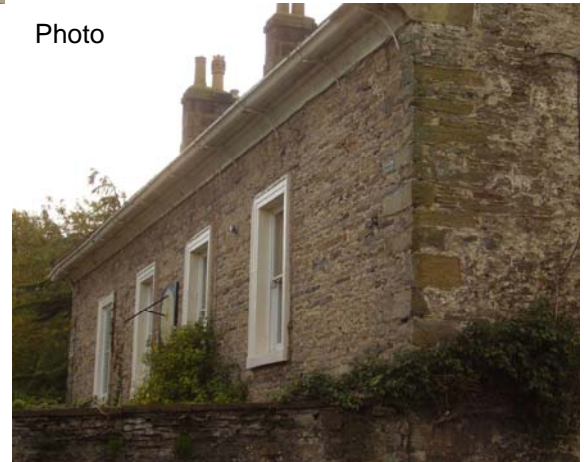


Photo

The original Hall was possibly a more restrained building, perhaps in the style of the nearby Grove of 1740, which has an important position and garden wall on Moor Road (photo 22). This house is an excellent example of a mid-Georgian period property much influenced by the local vernacular. The regularly coursed stone walls, multiple chimneys, stone weathered gables and deep eaves (photo 23) combine to produce a strong appearance, with

regularly spaced large sliding sash windows set within detailed stone mouldings.

Photo



Grove Square comprises mostly of domestic properties the most important of which are



Photo 25

numbers 4 and 5 (photos 24 and 25), which date from the mid 18th century and the



Photo 24



Photo 26



Photo 27

neighbouring Grove Hotel (photo 26), dated 1757 above the front door (photo 27). These houses have typical details of



Photo 28

the period, with dated door cases, sliding sash windows set close to the outer face of the wall and steeply sloping roofs. To the rear of these properties windows tend to be smaller although it is at the back that more alterations have taken place and original features are rare. Trevor House (photo 28), nearby on Richmond Road is another good example of a local vernacular mid size house of a slightly later date.



Photo 29

Throughout the range of buildings the majority of windows are sliding sashes with very few older mullioned or casement examples surviving. Notwithstanding this there is a great variety of window styles ranging from the simple large panes of The Grove to the more complex margined multiple-sashes on the front elevation of The Bolton Arms (photo 29). Several windows have margined sashes (photo 30) rather



Photo 30

than the more common simple two paned examples and earlier multi-paned sashes are also found around the Market Place (photo 31).



Photo 31

Photo 32



Door styles within the Conservation Area tend to reflect the various ages of the properties. There are several examples of mid 18th century decorated and dated door heads with a variety of pediments and this local tradition is well represented at Grove Hotel (photo 27) and Sanderson's Shop on the east side of the High Street (photo 32), which are dated 1757 and 1746 respectively. The door to Thornborough Hall (photo 33) represents the more classical Georgian style but

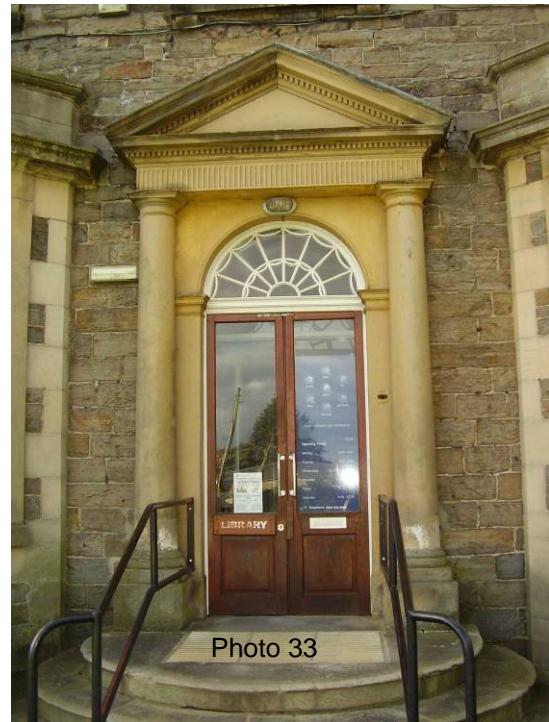


Photo 33

Photo 34



Photo 35

other examples of this type of fanlight door case exist in the town. There are also some good surviving and replica older shop fronts within the town with examples at Serendipity (photos 34 and 35) on the corner of Market Place and Crown Court, the Co-operative on the Market Place (photo 36 and 37), and the newsagents and

Photo 36



Photo 37

Photo 38



estate agents at 30 to 34 Market Place (photo 38). Other shop fronts are less in keeping with the Conservation Area and in particular the frontages of the One Stop Shop (photos 39 and 40) could be improved to give a more traditional appearance. A particular feature in the ginnel alongside Lamberts is the hand pump built into the thickness of the wall to supply fresh water for some of the properties around Commercial Square (photo 41).



Photo 39



Photo 40



Photo 41

Within Leyburn there are a number of chapels, churches and church halls dating mostly from the 19th century. These tend to be discrete within the town and do not dominate their settings. Even St Matthews (photo 6), the largest of the churches and an important building at east end of Market Place, still sits comfortably within the townscape rather than forming a dominant feature. It is unlike many parish churches as it was a single construction in 1868 to

the design of C.G.Wray and lacks the historic interest more usually found in historic settlements. The Catholic Church of St Peter and St Paul is 30 years older and more classical in design (photos 42 and 43). Its simple form and large windows set



Photo 42



Photo 43

in the pale stonework give a distinguished character particularly to the southwest elevation. Of the non-conformist buildings the Methodist Chapel at the east end of the Market Place (photo 44) has an impressive wheel window facing the roadside (photo 45) and a similarly good quality forecourt with Victorian railings and walls (photo 46). The Friends Meeting House on Grove Square is typically modest, built originally as a house but used as a meeting house as Carperby and Countersett were considered too remote.



Photo 44

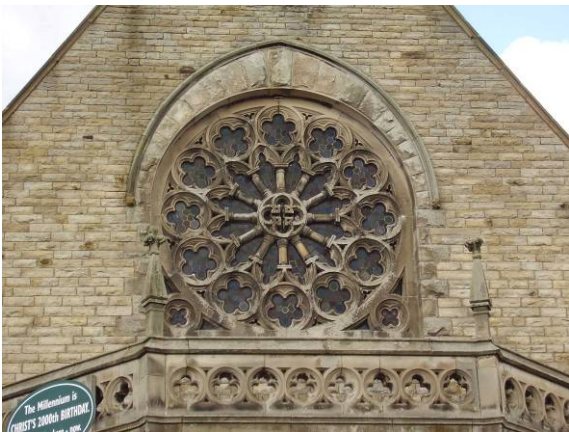


Photo 45



Photo 46

A final architectural idiosyncrasy of Leyburn is the number of buildings with odd shapes and forms within the town including the modern public toilets at the east end of Railway Street (photo 47), the



Photo 47



Photo 48

distinctive town shelter near the former Town Hall (photo 48) and the small shops added to the front or side of larger properties along the south side of the Market Place (photos 49).



Photo 49

Materials

Stone

The main walling material in Leyburn is stone, predominantly the locally sourced pale grey sandstone in rubble blocks, although there are some examples of pale yellow sandstone used in prominent later Victorian buildings. The style of stonework takes several forms within the Town ranging from the dry stone walling found in many boundary walls (photos 50 and 51) through the irregular rubblestone



Photo 50



Photo 51



Photo 52



Photo 53

(photos 52 and 53), coursed to greater or lesser degrees in different buildings, to the rubble-faced dressed and coursed stonework that is an important feature of many of the buildings around the Market Place (photo 54 and 55). Formal dressed ashlar is also used in some of the more aspiring later buildings in the Town, particularly on St Matthews Terrace (photo 7). In some cases principal façades of buildings may be



Photo 54



Photo 55

constructed in good quality regularly coursed stone whilst the side and rear elevations are built of cheaper random rubble (photo 56).



Photo 56

It is worth noting the size and shape of the stones used in the wall as this has a distinct impact on the character of the building. Amongst the older and smaller buildings stones tend to be slim and small (photo 57) with larger elements used to form corners. This results in a more dominant use of mortar and a less formal character to the wall. Later buildings and particularly those with



Photo 57

prominent locations tend to use larger stones in the wall, often dressed and finely coursed with the result that the mortar is much less dominant as an element of the building (photo 58). It is important that repair mortar is correctly matched to the building and stone colour for both visual and



Photo 58

technical reasons as a poorly selected mortar will detract from the character of the building and can damage the fabric of the structure in the medium term.

The different stones used throughout the Town also differ in their individual characteristics, some square cut dressed stones with rock cut faces having a distinctly formal and hard look as found on the Methodist Church (photo 59), whilst others appear softer and more informal such as the stonework at number 29 Market Place. The front elevation of the Bolton Arms employs finely coursed slim stonework whilst along Love Lane a very dark stone is included into a wall of small sharply angled rubble-work (photo 60).

Photo 59

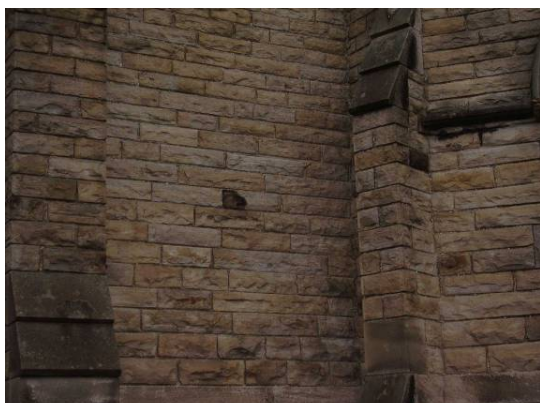


Photo 60



Render

The second most used walling finish is render. In older properties this may have been employed as 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 several finishes that can be applied to render and each give a different character to the property. The oldest traditional form is a wet-dash render with a large gauge aggregate included for bulk, which results in a coarse textured finish following the contours of the aggregate in the render mix. The coarse texture of the mortar mix varies greatly from site to site depending on the tradesman applying the mix. This type of finish gives a visually soft outline to a property, often exacerbated by repeated applications of lime-wash, which soften the rough texture of the render. It remains a very successful material for sheltering poor quality stonework from weathering and can be used to harmonise a group of buildings or to disguise alterations. Good examples of this type of finish can be found at Grove House on Grove Square (photo 61), and at Westend House on Riseber Lane (photo 62). Where a building was designed to have a rendered or plastered finish and this has been

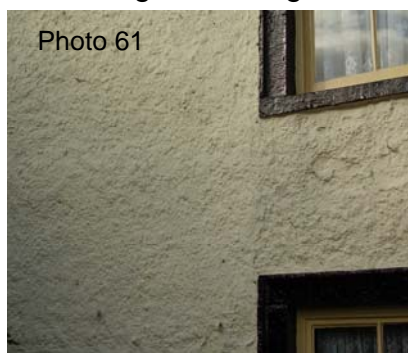


Photo 61

removed, the revealed stonework may be of a poorer quality and details around window openings may not function correctly due to the lost depth of sheltering mortar.



Photo 62

Lime render can also be applied as a formal finish with a smooth floated top coat with a much finer sand added to the mix. This gives a base for either coloured lime-wash or scoring to resemble ashlar stonework, the ultimate form of which is found in the complex forms modelled in stucco plasterwork to resemble dressed stone complete with moulded details. Examples of smooth lime renders can be found on the former Town Hall (photo 63) and at the nearby property 35 Market Place (currently Serendipity), on the corner of Crown Court and the Market Place.

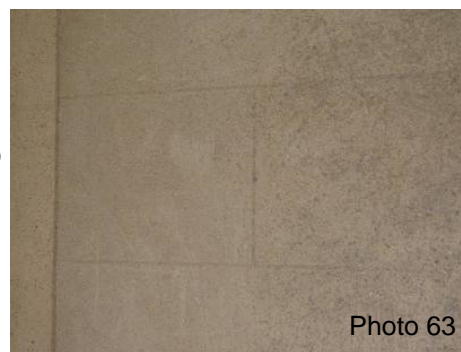


Photo 63

In the 20th century textured pebble dash was applied on top of a render base, often using a feature aggregate to add colour to the building. This is a very different finish for the building as it relies mostly on cement based mortar a material with a hard



Photo 64

impervious skin. Cement based mortars 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 (photo 64). 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.

Brick

There is almost no brick used within the Town, probably a reflection of the abundance of good quality building stone in the area and the lack of readily accessible clay for brick making. Prior to the 20th century buildings would reflect the locally available materials and traditions, i.e. have a vernacular character. Transport was difficult and expensive and thus bricks would not have found favour with those constructing properties in Leyburn. The main exceptions are the two large commercial buildings in the corner of the Market Place leading to High Street (numbers 30 to 34 Market Place), which are constructed in pale cream bricks with sandstone dressings (photos 65 and 66). Although the details of these large frontages vary the buildings are very similar, both reflecting the established form of late Victorian commercial architecture. The main front elevations of these two prominent buildings are brick however the less prominent masonry to the rear is stonework (photo 67), a case of using the more readily available and cheaper local material on less high profile elevations. Traditional red brick is almost unknown in the heart of the historic town only occasional being used, for example in small ancillary buildings and rear boundary walls (photo 68), however even here stone is still the principal construction material. Where brick is prominent in views the buildings are sited beyond the Conservation Area boundary (photo 69).

Photo 65



Photo 66



Photo 67

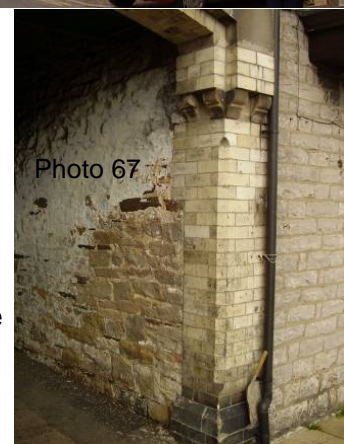


Photo 68



Photo 69



Roofing Materials

Stone Slates

This is historically the traditional material for domestic roofing in the area and has been used widely on a range of buildings throughout Leyburn. Stone slate was locally quarried and is laid in diminishing courses, narrowing from large slates at the eaves to small slates at the ridge and is often finished with a



Photo 70



Photo 71

dressed stone ridge piece. In Leyburn the local stone slate weathers to a dark brown colour different from the greys found to the immediate north and this colour variation contrasts well with the predominantly grey walling stone, giving Leyburn an individual character to its buildings. Good examples of stone slate roofing include the properties that line the north side of the Market Place from the Black Swan to the Golden Lion (photo 70 and 71), the Sandpiper Inn (photos 2 and 72) and the more prestigious properties of Leyburn Hall and The Grove (photo 73).



Photo 72



Photo 73

Slate

Grey Welsh slate has been brought into the town since the 19th century as an alternative to the local stone slates. Welsh slate would have been found to have several advantages over the established local material; it is lighter, can be produced more rapidly and efficiently and is very long lasting and weather resistant. Coming in standard sizes it can be more easily handled, cut and laid without the need for sorting into different sizes to produce the diminished coursing of stone slates. As a material 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. Examples of grey slate are to be found at the HSBC bank on High



Photo 74

Photo 75



Photo 76



Street (photo 74) where the ridge is crested with decorative ironwork, and St Mathews Terrace to the east of the Town (photo 75). The former Town Hall hides much of its Welsh slate roof behind a deep parapet (photo 76) whilst the prominent Police Station (photo 77) and the two brick built shops at the northwest corner of the Market Place also have grey slate roofs.

Photo 77



Other Roofing Materials

Mention must be made of the Westmoreland Green slates used occasionally in the Town and most notably on the much altered and extended Thornborough Hall (photo 78). These slates are a

Photo 78



distinctive colour and are laid in diminishing courses in the same way as stone slates.

The cost of using these slates in the past tended to result in them being found only on higher status buildings and Thornborough Hall is typical of this. Although widely used throughout the country clay tiles do not feature at all as a roofing material in the Conservation Area.

Within Leyburn the range of traditional roofing materials has been supplemented with modern alternatives including concrete tiles. These have been used on some

Photo 79



properties throughout 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 tiles have usually mellowed with weathering to blend into the street scene. Ideally these will be replaced with more traditional alternatives as they become life expired. Examples of concrete tiles are found on several buildings to the south side of the Market Place including 4, 6 and 7 Railway Street (photo 79). Along the High Street

number 6 and the properties to the north of the Police Station also have concrete tile coverings to the roofs. The single storey shop at 15 Market Place is roofed in a lightweight asbestos cement tile (and there are several examples of tin sheeting coverings to barns and ancillary buildings behind the main frontages (photo 80). These can have a bearing on the character of parts of the Conservation Area and in some instances can become quite prominent.



Photo 80

Examples include many of the outbuildings in low level use to the north of the Market Place buildings.

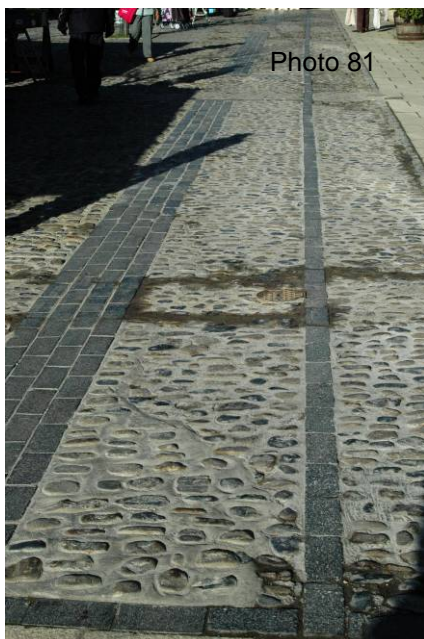


Photo 81

Floorscape

Much of the centre of Leyburn is dominated by car parking throughout the main squares. In the Market Place the parking surface is of good quality but is still tarmac with several areas of standard modern concrete paviours. There are areas of cobbling, particularly to the north side of the Market Place and concrete paviours have been used to demark the positions of the former auction mart pens (photo 81). This gives a good impression of how traditional natural materials can be successfully used as a surface within the Conservation Area. Commercial Square is again dominated by



Photo 82

parking but here cobbles form the surface (photo 82) and some of the more recently replaced fringes have incorporated traditional materials into their finishes particularly the gated entry to Leyburn Hall (photo 83). Footpaths elsewhere tend to be either tarmac or surfaced in modern standard slabs in a pale yellow



Photo 83

colour although there are a few areas of Yorkstone flags particularly at the west end of the Market Place (photo 84).



Photo 84

Many of the ginnels and alleys are in poor condition and in some cases overgrown with weeds but in dealing with these issues it is important to recognise the need to maintain an informal appearance to the passage to retain its character.

Enclosures Fences and Gates.

The main heart of the Conservation Area is characterised by commercial properties that stand at the back of the pavements, so formal enclosures, fences and walls are few. There are good examples of Victorian ironwork railings and gates at St Matthews Terrace (photo 85), the HSBC bank (photo 86), numbers 9



Photo 85

and 10 Grove Square (photo 87) and outside the Methodist Church (photo 46). Other important walls include the boundaries to the principle houses at Leyburn Hall where the garden wall defines the approach to the Town from the west, and at The Grove and Thornborough Hall where the stonework dominates the street on the approach to



Photo 86

Grove Square. There is also an important stone boundary wall to the Catholic Church and adjacent school buildings. Other less prestigious boundaries, particularly to the rear of properties, comprise drystone walls of various styles and the walls defining the alleys and ginnels are predominantly stone



Photo 87



Photo 88

(photo 88). Few hedges are used to form boundaries within the Conservation Area but at Stratsmore adjacent to St Matthews Terrace and some of the individual properties along St Matthews Terrace have substantial planting to the more public front garden areas.

Street Furniture and Monuments

Leyburn is characterised by large open uncluttered spaces with few obstructions, however there are several items of street furniture worthy of note that contribute to the Conservation Area. Most importantly the war memorial at the west end of the Market Place close to the former Town Hall forms an important focus to the open area and is prominently sited at the junction of the Town's main roads. Other items of interest are collected around the former Town Hall itself and include the railings to the former Town Hall steps (photo 89); a decorative water fountain (photo 90); the main post box in the town (photo 91); the town shelter (photo 48) and an array of cast iron bollards (photo 92). The mounting block in Commercial Square and the reversed post



box opposite Thornborough Hall are also of local interest. Seating is provided at a few locations within the town most notably the metal benches of some considerable age adjacent to St Matthews Terrace (photo 85). On Commercial Square the ginnel between number 1 and 2 houses an interesting hand pump built into the wall of the shop (photo 41).

Street lighting is provided by a range of modern standards and lights (photo 93), not particularly in keeping with the character of the Conservation Area and litterbins and parking signs could also be improved with thought given to their impact on the townscape. Rather more difficult is addressing the issue of prominently sited large road signs, essential for directions and road safety purposes but often detrimental to the wider character of the area.



Character

Functions and Uses

Leyburn is an important centre in Wensleydale providing shopping and commercial facilities for a large rural area and retaining its function as a location for the local livestock market. There is a range of general stores and facilities including supermarkets, estate agents and agricultural suppliers however an important component of the Town's economy is focused on the tourist trade. Hotels, guesthouses, restaurants and public houses proliferate and several shops cater for visitors. Quarrying remains an employer for some in the Town although the clothing and footwear factories of the past have now been replaced by more general small businesses focussed on the business park to the east of the Town. The Town is served by a number of bus routes and in recent years the Wensleydale Railway has begun to reintroduce a rail service that operates as far as Leeming Bar and the A1.

Views and Approaches

There are four main approaches to the Leyburn Conservation Area; from the east along the A684 Harmby Road; from the north east along the A6108 Richmond Road; from the north west down Moor Road; and from the west along the A684 Wensley Road. The A6108 from Middleham joins the Harmby Road beyond the Conservation Area boundary but is still an important approach to the Town.



From the east the Town becomes visible just after leaving Harmby however the view is dominated by the modern auction hall in the foreground and the more distant 20th century suburbs and the school building rising to the north of the Town. On the approach to Leyburn the tree lined road gives way to the business park and the development at Cliff Drive whilst the historic station complex remain relatively insignificant in views as it sits at a lower level than the road (photo 94). Passing over the railway two elements dominate the view, St Matthews Terrace forming the edge of the Conservation Area



to the north (photo 95), and the open vista across Wensleydale to the south. This vista is of key importance throughout many parts of the Conservation Area and is seen in glimpsed views between houses and across wide open spaces alike.

Both approaches from the north arrive above the Town at high level on the valley scarp edge, and between modern developments of housing and industry. Along the Richmond Road the bungalows of Dale Grove and Mount Drive and the school complex lead to the Catholic Church of St Peter and St Paul and its associated buildings (photo 96). The cattle market screens views of the historic core of the town and the entrance to Grove Square is modest with a well constrained view into the heart of the Conservation Area

Photo 96



Photo 97



Photo 98



Photo 99



(photo 97). From the Moor Road the approach is more dramatic with long vistas and views across the dale seen between trees that screen the industrial and quarrying sites along the route. The high level of the road cuts out all views of the Town before descending steeply from the upper moorland between modern 20th century developments to pass between the defining walls of Thornborough Hall and The Grove and ultimately arrive in Grove Square (photos 22, 98 and 99). The former gardens to

Thornborough Hall play an important role in this approach as the trees dominate the left hand side of the road right up to the boundary wall.

It is from the west that the most dramatic approach to the town is made. The scarp edge of The Shawl defines the horizon with a few house roofs providing punctuation

Photo 100



along the skyline (photo 100). The railway line leads the eye along the valley side and forms a subtle but important element to the approach. Chapel Flatts, the trees and garden boundary to Leyburn Hall become prominent with the Hall itself standing high above the road, but the Town itself remains screened behind the trees (photo 101). Fringe activities such as the cemetery and the rugby club impact slightly on the approach but the key feature is the tight corner and steep climb alongside the walls of Leyburn Hall and up to the Market Place (photos 102,103,104). As the road emerges large buildings dominate the view, principally the former Town Hall and the Bolton Arms (photo 105).

Photo 101



Photo 102



Photo 103



Photo 104



Photo 105

In the wider landscape Leyburn sits on a slightly flattened terrace almost at the top of the valley side and this position ensures that the best views of the Town are from the south and west particularly from Middleham Low Moor where the view takes in The Shawl, Chapel Flatts and Moor Road. From this location the change in character of the Dale becomes apparent with a steeper sided, more pronounced valley running westward from Leyburn and the gradual opening out of the landscape towards Bedale and flatter lands to the east. Leyburn sits mid-way in this transition and benefits from a most beautiful setting. Lower down on the valley floor the tower of Wensley Church rises to prominence as a skyline feature above the village of Wensley. From the north views of the Town are almost impossible until the outskirts

are reached. The elevated moorland provides views across the Dale, and where the Town can be seen it is framed in the context of the trees set in the garden to Thornborough Hall. From the east the topography and the surrounding modern developments screen much of Leyburn.

Views Through the Town

Leyburn has three different types of views within the Conservation Area; the wide urban vistas across the Market Place and Grove Square; the more constrained views along the principle streets of Harmby Road, Richmond Road and along High Street; and the glimpsed views both out of the Town to the south across the open Dale and through to backland areas along the alleys and ginnels that surround the Market Place.



Photo 106



Photo 107

The main vistas within the Town are looking east down the Market Place to St Matthew's (photo 106) and the view to the west across the Market Place towards the Town Hall (photo 107). These two vistas take in much of the essential character of the Town being defined by the tall predominantly Georgian vernacular buildings that surround the square. Looking east, St Matthews Church is an important but not dominant element in the view despite being positioned away from the Market Place itself (photo 108). The tower houses the only public clock in Leyburn and forms an important reference point. Its position, lower than the main group of buildings, reduces its impact within the view and this underlines the difference between the two vistas; one being down the slope to the east, whilst the



Photo 108

other view is up towards the Town Hall and, notably, the Bolton Arms pub (photo 109). The smaller scale of Grove Square is seen from close to Thornborough Hall (photo 22) where the view opens out between the prominent garden walls of The Grove and the pair



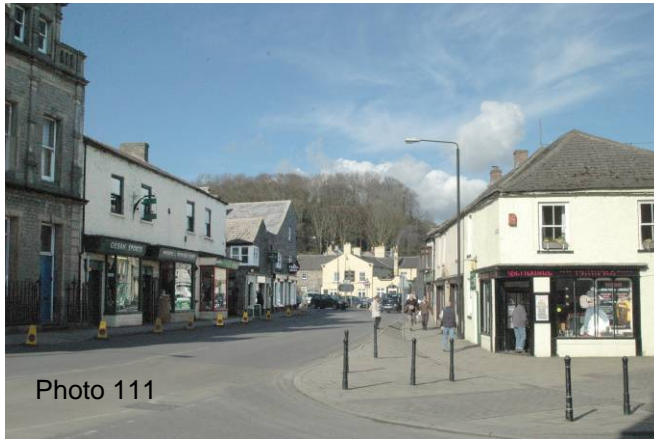
Photo 109

of Victorian Gothic houses at 9 and 10 Grove Square and draws the eye into the Square itself. The police station dominates this view and provides closure to the east end of the square (photo 110).

Of the more restricted views along streets, two that are most notable focus on the intimate space of Grove Square. The first is gained on approaching the Town centre along Richmond Road past the Catholic



Church of St Peter and St Paul. Here the narrowness of the road is accentuated by the terrace on the southeast side and reaches a pinch point around Willow Garth and Trevor House (photo 97). The view extends way beyond this to take in the properties on the south side of Grove Square and the gradual development of the view, opening up to reveal more of the square and its features is an important character of the Conservation Area.



From the former Town Hall looking north along High Street a reverse of this view is possible but the character is very different (photo 111). The scene is viewed from a busy commercial area dominated by independent shops and the pinch point to the view is much less restrictive allowing a wider field of vision. The Kings Head is the building that terminates the view of the square (photo 112) but the skyline is defined by the trees of Thornborough Hall gardens which are important to the character of this part of the Conservation Area.



Similar constrained views through the town can be gained at the east end of the Market Place and around Railway Street where the substantial buildings set close to or on the edge of the pavements create narrow field of vision but allow long views through the



Town (photos 113,114). Further views around the former Town Hall are influenced by the size, position and bulk of the building and this type of urban scene is an important element of the townscape (photo 115,116). Views along Harmby Road are rather different with buildings set back from the edge of the street and domestic gardens and wider vistas across the Dale to the south creating a more suburban and open feel to the town. Even the scale of St



Photo 115



Photo 116

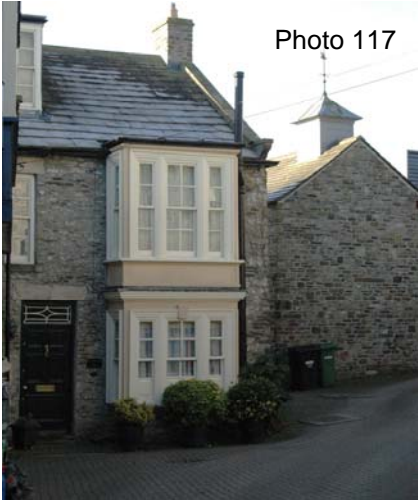


Photo 117



Photo 118



Photo 119

Matthew's Terrace is moderated by the gardens in front of it and although it is a prominent element in the street it is not overbearing (photo 95).

The many glimpsed views within the Town provide a range of insights into its workings and add richness to the urban scene. These views encompass discrete private service yards (photo 117,118), gardens (photo 119), ancillary buildings



Photo 120



(photo 120) and modern developments in backland sites (photo 121). The variety is huge with some ginnels leading to small built up areas particularly around the north side of the Market Place where they access car parks, public toilets and service buildings (photo 122), whilst other alleyways open out to modern suburban gardens with wide views over the Dale (photo 123). Without the variety of these views and accesses the grain, texture and quality of the Conservation Area would be much reduced.

Just beyond the boundary of the Conservation Area a significant and spectacular wide view of the dale can be gained from The Shawl looking across Chapel Flatts to the south (photo 124). Although

not in the Conservation Area at the present time, the quality of this view and its importance to the Town, make it worthy of mention here.



Character Areas

Despite its size and local importance the character of Leyburn is defined by one principal area, the Market Place. The contribution of other areas is nevertheless valuable and adds richness to the context of this large space. The Conservation Area will be divided into five distinctive character areas for the purposes of this study:

- The Market Place and Commercial Square,
- Grove Square,
- The eastern approach along the A684,
- Leyburn Hall and The Shawl,
- Thornborough Hall and surroundings.

These divisions are closely related and it is not appropriate to consider sharp boundaries between them, rather to consider a gradual change of character flowing from one distinct area to another.

1) The Market Place and Commercial Square
This large open space is the most important single element in Leyburn and for most visitors defines the character of the Town. The Market Place falls by some 5m along its length and this slope adds to the impact of certain buildings at the west end such as the former Town Hall and The Bolton Arms (photo 109), whilst diminishes similarly important buildings set lower down to

Photo 125



Photo 126

the east including the Church of St. Matthew (photo 114). In plan form the Market Place is a long rectangle oriented east-west however on the ground the space is intruded onto by the group of buildings at the eastern end on Railway Street (photo 125) and most notably by the former Town Hall towards the northwest corner (photo 126). At the western end Commercial Square

(photo 127) forms an extension to the Market Place and there is less of a sense of enclosure here, particularly where the Hawes road leaves the town, compared to the strongly defined edges around the remainder of the space. The road pattern through the Market Place is visually poorly defined, becoming confused with the extensive and intrusive car parking. The



Photo 127

points of entry to the space are subtle, the High Street being hidden behind the former Town Hall and Wensley Road falling away steeply to the southwest corner of the square. At the eastern end a choice of minor routes appear to leave the Market Place, albeit that these meet up beyond the prominent group of buildings that define the east boundary.



Photo 128

The built form surrounding both Commercial Square and the Market Place is typical of much of the Town and dates mostly from the late Georgian period with later Victorian additions and alterations. The tall buildings of two and three storeys produce a striking boundary to the space and variations in details and materials produce an interesting character, albeit somewhat formal. Highlights in this space include the former Town Hall (photo 1), of massive proportions and occupying a notable position, the bank building in the northwest corner (photo 128) which is to a striking design unlike anything else in the Town, and the Golden Lion Hotel (photo 71), a large 18th century building with Victorian alterations, the detail of which sets it apart from its neighbours.



Photo 129

The character of Commercial Square compliments that of the Market Place although the rear entrance to Leyburn Hall does provide a small splash of greenery in a townscape otherwise dominated by grey stone walls (photo 129). The Bolton Arms Hotel is an important corner building that defines the extent of the square and its elevated position at a point where the ground falls to

the south sets it prominently within the town (photo 130). It provides a screen to hide views of Leyburn Hall, which is architecturally more interesting but makes much less contribution to the character of the Conservation Area. Also in Commercial Square at the north west corner junction with and Shawl Terrace (photo 127) provide an important focus for pedestrian routes through the Town and the character of these two thoroughfares becomes more domestic in scale and more intimate in size away from the square itself (photo 131). The buildings along these two



Photo 130

streets are an interesting mix of houses and service buildings that have been converted to residential use and much of historic importance can be found in this core part of the Conservation Area.



Photo

Any comment about the quality of this space cannot fail to mention the impact of the extensive car parking throughout the Town's principal squares. The number of vehicles and the amount of parking does impact severely on the character of the Town and diminishes the visual importance of structures such as the War Memorial, which is set next to the road and surrounded by cars. Although an attempt has been made to protect the space with well considered hard landscaping much of the impact of this is visually lost as parking surrounds it.

2) Grove Square

A much more intimate space than the Market Place, Grove Square is much more domestic in character and most of the properties comprise individual private houses, some now in use as guesthouses. The High Street forms the eastern side of the square and provides the crucial visual link to the former Town Hall and the northwest corner of the Market Place (photo 132). The most notable buildings along this side of the square are the Police Station (photo 133) and the chapel (photo 134), both large and well detailed structures of the later part of the 19th century



Photo 132

which give a Victorian character to this part of the Town. Further to the north High Street becomes Richmond Road and takes in Trevor House (photo 135), a good mid-sized vernacular property, and the complex of buildings focussed on the Catholic Church of St Peter and St Paul (photo 5). This group includes the Church itself, the attached presbytery and



Photo 133



Photo 134



Photo 135

the nearby primary school all of which relate well to each other around the space formed by the school playground.

Running through the heart of Grove Square is Moor Road but the sense of a defined road is much reduced due to the amount of parking that takes place in and around the square. This issue is significant here too, as it impacts greatly on the sense of space and quality of this area and compromises the character in a similar manner to the Market Place.

3) The Eastern Approach Along the A684

This section of the Conservation Area although limited in size has a distinctly different character from the rest of the Town as it is comprised mostly of large structures set back from the road in substantial grounds. The Conservation Area is set to the north of the road, whilst to the south the land falls away to the railway and beyond, and is occupied by a series of modern properties. St Matthew's Terrace (photo 7) creates a fine approach to the Conservation Area and draws the eye towards the Town centre on the approach along Harmby Road. Although comprising several individual properties, these have a unified appearance, the subtle variations in detail adding to the character of the building itself. The front wall forms a linear feature and strong boundary to the street that defines the current extent of the Conservation Area. At the west end of the terrace an important group of service buildings and stables have been converted to provide extra facilities for the Hotel that occupies the end of the block (photo 136).



Photo 136



Photo 137

The adjacent semi-detached properties at Railway Cottages have now been combined to form a single house but their character remains essentially unchanged and they have a presence in the street that is enhanced by their elevated position and closeness to the road (photo 137). Stratsmore is hidden in the extensive garden (photo 138) and has a much more secluded and suburban character, the

surrounding trees and bushes providing an important green element in the street. St. Matthew's Church is not a dominant building in this part of the Town despite its size. Well proportioned and appropriately detailed (photo 139) it is rather clinical in its appearance, perhaps a result of being built in a single phase rather than having a long history of alteration and repair. It nevertheless provides a secluded semi public green space of quality at the entry to



Photo



Photo 139

the core of the Town where such spaces are almost non-existent (photo 140). Beyond the church a short terrace of late 20th century housing (photo 141) does not compliment the character of the Conservation Area but relates more to the modern estate



Photo

of Bentwood to the north and out of the Conservation Area than to its important historic setting. The road junction has the dominant character here (photo 142) which is unfortunate as there are a number of interesting buildings at this point including The Sandpiper Inn (photo 2), the Methodist Church (photo 44) and the range of buildings including Clyde House (photo 143). These combine to form the twin entrances to the Market Place.



Photo 141



Photo 142



Photo 143

4) Leyburn Hall and The Shawl

Leyburn Hall is one of the most important houses in the Town, but manages to make little contribution to the wider landscape of the Conservation Area despite being set prominently overlooking the approach from the west (photo 144). Its limited presence in the Town is due mostly to its position behind the Bolton Arms Hotel (a later building) (photo 145), and set within its own walled garden (photo 118). The former coach houses and outbuildings to the south adjacent to Wensley Road are now converted to private houses and screen the main Hall from view (photos 146 and



Photo 144



Photo 145



Photo 146

147). From the north properties along Shawl Terrace obscure views of the rear of the main house (photo 148) and it is only from the west that a full view of the ochre rendered building can be obtained. From this perspective the Hall sits behind the



Photo 147



Photo 148

garden wall and within a group of large trees (photo 144). Positioned towards the top of the sloping site views from the house are magnificent and from a distance the scale of the property and its setting can be appreciated in the context of its garden and the wider Town.

Shawl Terrace itself comprises a narrow lane of great character with an interesting range of vernacular buildings to each side (photo 131, 148 and 149). Buildings here include a former Chapel of Ease at the west end of the street and various buildings

ancillary to the Hall - many now converted into domestic use. Shawl Mews at the east end of the street has been carefully converted to residential use from a range of farm buildings (photo 150). The link known as Smithy Lane between Shawl Terrace and Moor Road is a small quiet passage comprising houses, service outbuildings (photo 151). Love Lane contains the feature of the back garden wall of Grove House. Although not imposing properties and features,



Photo 149



Photo 150

this type of structure is of great importance in maintaining the grain and character of the wider Conservation Area and the retention of intimate areas such as this is essential to the setting of more high profile parts of Town. Love Lane which links between Shawl Terrace and Moor Lane at the other end is reputed to be the location of the Town's first theatre (NewTheatre) between 1794 and 1865.

Beyond Shawl Terrace the path turns round the outbuildings of Leyburn Hall

and leaves the current Conservation Area boundary heading west along the edge of the valley scarp above Chapel Flatts. Although beyond the current boundary this area is worthy of mention for its magnificent views over Wensleydale and the high quality of the public open space and its inclusion within the Conservation Area should be considered.

5) Thornborough Hall and Surroundings Although much altered since its heyday as a grand private house, Thornborough Hall and its gardens remain an important element with a unique character within the Conservation Area. The Hall itself retains much the same external appearance that it attained after its last major rebuilding in the mid 19th century (photo 152) and it continues to dominate its setting as it is approached up the drive from Grove Square (photo 153). The



Photo 151



Photo 152

open lawn in front of the main façade allows a full vista of the front of the building and the secondary elevation to the south is in full view of the public road behind the substantial wall, which provides a definite edge to this area. The large garden and grounds that were laid out during the domestic life of the house remain in part, however the building of various properties during the later part of the 20th century has



Photo 153



Photo 154

impacted on their form. The construction of the house Thornborough (photo 154) to the north west of the hall has severed part of the original garden although the impact of the established house itself is limited. Directly to the north the construction of the sheltered flats (photo 155) has had a much greater impact on the setting of the Hall and the character of the garden landscape. Although this development has not divided the garden area itself, the presence of the two storey building



Photo 155



Photo 156

cuts off the views from the rear of the house and has introduced a large structure that visually competes for attention, particularly as it is so different in style from the Hall. Thornborough Cottages (photo 156) and the post office sorting office (photo 157) impact less on the grounds as they are seen more in the context of properties to the rear of Grove



Photo 157

Square but the form of the sorting office is out of character with the scale and form of the surrounding buildings.

Surviving within the grounds to the Hall are several of the early structures that formed the landscaped garden. The lawn to the front of the hall extends to the north where a substantial brick Georgian wall with a sheltered decorative niche (photo 158, 159) forms an elevated terrace and separate lawn area providing views across



the lawns to the house and beyond (photo 160). Behind this a footpath rises through the woodland (photo 161), which features a number of non-native specimens, clearly imported for the landscaping of the garden. A level elevated walk follows the

Photo 160



contour running east to west, crossing a manmade rock cut dell with a substantial bridge (photo 20) before passing the Gothick folly (photo 21) built into the hill slope. The walk continues beyond this point but access is prevented as the private garden of Thornborough House cuts across its original line. These surviving features are of great importance as they are a unique example within the town of picturesque landscape gardening with elements dating from the late 18th century. Although compromised in some areas sufficient survives to gain an impression of the style of garden that was fashionable at the period.

Open Spaces and Trees

Leyburn is a Town of urban open spaces, the principle one of which is the large Market Place, big enough to accommodate easily the former Town Hall to one corner and still maintain an impression of significant spaciousness. An important feature to this space is the way it slopes to the east and the wide views that result from this. It is important to recognise the connection of this space with Commercial Square and close visual link to Grove Square. Both of these spaces are significant in their own right but are smaller and more intimate than the Market Place. Commercial Square unsurprisingly has a more businesslike feel and has an important group of shops and businesses that contribute to the bustling character of the west end of the Market Place. Grove Square is more domestic in character, being surrounded on most sides by residential properties or guesthouses. It has a less commercial role in the day to day life of the Town, but functions as a visually important setting to several of the Town's more important buildings as well as providing additional car parking.

A secondary open space is created at the east end of the Market Place around the Sandpiper Inn with the view to the east being closed by St. Matthew's Church, although this space is dominated by traffic and is somewhat removed from the main bustle of the Town. There is a marked contrast between the openness of these large spaces and the close, tight character of the linking streets, passages and ginnels that surround them.

Other more private formal spaces exist at the grounds of Thornborough Hall, which includes several surviving features of the planned and landscaped Victorian garden, and to the front of The Grove, now a guesthouse but set within a well planted garden. The garden at Leyburn Hall is entirely enclosed and does not contribute to the character of the Conservation Area but provides a setting to the important Listed Building. A significant natural open space is the area of Chapel Flatts and The Shawl but these are presently outside the Conservation Area and comprise open countryside rather than part of the urban area.

Trees are absent throughout most of the Conservation Area appearing only at select points as highlight features in the streetscape and not making a great contribution to the area's character. Examples of planting forming features in the Town are found at Stratsmore on Harmby Road; to the rear of Leyburn Hall at the entry onto Commercial Square; and around The Grove, where the trees form a buffer to the front of the house creating a private and secluded setting for the building. The main area of planting is to the north of Thornborough Hall where the planned woodland within the grounds of the large house is positioned at the crest of a scarp slope and defines the horizon in this part of the Conservation Area. This wooded area extends to the open countryside and is an important component in defining the character of the town both around Thornborough Hall and in more distant views of Leyburn.

Conclusions

Leyburn has a long history as one of the principle towns in Wensleydale and its range of large imposing buildings and substantial public open spaces reflect this. Some buildings date from the 1600's but they are predominantly of late 18th and 19th

century origin and cover a wide range of types of structure from the modest domestic scale of The Sandpiper Inn (photo 72) to the civic bulk of the former Town Hall (photo 126) and the commercial style of the 'Jacobean' bank on the High Street (photo 127). Large Halls and substantial houses underline the wealth of past residents, and the development of the landscaped garden at Thornborough Hall illustrates that national trends and styles had an influence where money allowed.

The Conservation Area was established to protect the character of the Town in 1973 and for the most part this has been successful. Commercial pressures for alterations to buildings appear less influential in Leyburn than in many other larger towns with the result that the majority of shop fronts retain an attractive and valuable individuality often lost in high streets. Housing development and expansion of the Town has taken place mostly away from the historic core and due in part to the topography the impact of this on views is limited, protecting the character of the Town. An amount of investment has taken place and this has usually been successfully managed to ensure that it compliments the existing appearance and feel of Leyburn.

The main area where the 20th century has impacted on the Town's character is the dominance of traffic measures that have been essential to accommodate the private car throughout the urban area. Extensive car parking in highly visible locations, particularly in the Market Place, Commercial Square and Grove Square may be seen as essential but does great harm to the character of the Conservation Area. The townscape itself is generally robust, and well considered developments and alterations could continue to enhance the Town and add to its vibrancy. However care must be taken to achieve a balance between creating a pastiche Victorian setting and the unregulated commercialisation of properties with inappropriate 21st century details. This can be addressed through the adoption of a detailed Management Plan.

To ensure the continued protection of the quality of the Conservation Area consideration should be given to extending the boundary in 4 areas :

A) The Backland Areas Between the Market Place and the Car Park.

Although some of this area is already included within the Conservation Area much is not and it is suggested that the boundary be extended to include Kelberdale Terrace (photo 162) and the properties and buildings to the rear of the Market Place (photos 163, 164) . This is an important area as it demonstrates the grain of development in the Town and may contain important archaeological evidence about the early history of Leyburn. Inappropriate development here could be seen in



glimpsed views from the Market Place and could compromise the quality of the Conservation Area. Conversely, opportunities may exist for well considered schemes that would enhance the Conservation Area in a similar manner to the modern development along the access to the car park (photo 165).



Photo 165

B) The Station and South View.
This is historically an important area in the development of the Town as the arrival of the



Photo 166

railway had a widespread influence. The survival of the station complex (photo 166) including the station house itself (photo 16), the attached goods shed (photo 15) and crane (photo

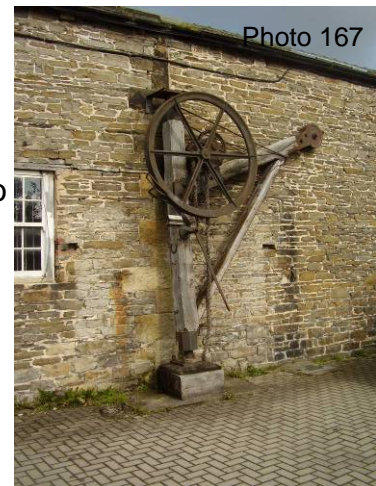


Photo 167

167) along with the coal drops and office (photo 168) in the yard is important and worthy of including in the Conservation Area. This group of buildings can be linked to the main Conservation Area boundary via South View (photo 169), a late



Photo 168



Photo 169

Victorian terrace adjacent to St Matthews Terrace. The area suggested for inclusion should not extend to the agricultural engineers / workshop and tyre yard and a masonry wall exists which could be used to define the revised boundary.

C) Chapel Flatts and The Shawl

Although not part of the developed area of the Town and clearly in open countryside The Shawl (and adjoining fields) provides a most spectacular view over Wensleydale (photo 124) and is closely linked to social history and local legends

within Leyburn. Its position close to the urban area influences the setting of the Conservation Area particularly in views from the south and west and it is important in the setting of the listed Leyburn Hall (photo 144). Chapel Flatts at the foot of The Shawl are similarly important in the setting of, and approach to, the town.

D) The Green Space to the North East of the Catholic Church of St. Peter and St. Paul

This small green field site currently serves as overspill car parking for Town events, in particular the Auction Mart opposite the site across Richmond Road. It is important in the approach to the Town and critical in the appearance and setting of the complex of buildings set around the Catholic Church (photo 96). The field also provides a buffer between the historic 19th century core of Leyburn and the later 20th century developments to the north.

A further minor alteration to the boundary should be considered to the north of St Matthews Church to include the whole of the land being developed and to better reflect the boundaries of the modern properties around the junction of Brentwood.

MANAGEMENT PLAN

Preservation and Enhancement

It is the aim of the District Council that the existing character and appearance of Leyburn 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.

Neglected buildings that spoil the character and appearance of Leyburn will be investigated. In critical cases, action will be taken to ensure repairs are carried out.

The open spaces that have been identified as being crucial to the character of the Town should be preserved and where possible enhanced. In a number of places trees form an important backcloth to the setting of properties and their management should be promoted

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 Leyburn's continued economic vitality. The general design guidance for any work requiring planning permission in the Conservation Area is that the character or 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 forms of the existing historic buildings in the Town.
- 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.

When resources permit Design Guidance will be produced addressing issues of importance to Leyburn. These may include the design of domestic extensions and alterations, design of shop fronts and signage and guidance on the repair and maintenance of historic buildings. Where particularly sensitive sites become available for redevelopment these may be subject to Design Briefs to establish the parameters within which new schemes will be considered appropriate to the character of the Conservation Area.

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 30 structures in the Leyburn 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. Residential properties are subject to some increased planning controls brought about by the designation of the Conservation Area as well as the Article 4 Direction which has already been introduced which requires that planning permission be obtained for some alterations. Nevertheless, changes could still 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. On dwellings many such changes could be made without the need for planning permission but in Leyburn an Article 4 Direction has been introduced meaning many alterations to residential properties require planning permission. A Design Guide to inform and promote the traditional building methods and techniques would be appropriate and should be produced as resources permit.

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

Opportunities

There are aspects of Leyburn which are either out of keeping with the character of the Conservation Area or which could be enhanced to create a more positive contribution. The elements identified below have been taken forward to the Management Plan along with other issues to produce a strategy of working to improve and enhance the character and appearance of the Conservation Area.

Neglected Buildings, Land, Sites and Features

In general, buildings in Leyburn 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 (photos 164, 170 and 80) but as these are an important part of the character of the Town, their decay and ultimately their loss would be to the detriment of the character of the Conservation Area. Buildings that are under maintained or appear neglected are identified on the accompanying map.



Photo 170

There are some frontage properties that could benefit from sympathetic repairs and alterations to improve their contribution to the Conservation Area. In particular some individual shop fronts and signage schemes do not contribute positively to the character of the Town.

Leyburn has several features in the public domain that contribute to the character of the area. Many of these are in good condition and make an interesting and worthwhile addition to the Town. It is important to respect these in future works within the Town and also to exercise restraint in trying to add further features and commemorative structures.

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 rationalise and, where appropriate, remove anything unnecessary.

Parking

Parking is a significant issue in Leyburn and the impact of large amounts of public parking within the key historic open spaces has a distinct impact on the quality and character of the Conservation Area. It is recognised that the provision of parking is crucial to the vitality of the Town and that a lack of visitor parking would be detrimental to the tourism industry particularly in the summer season, nevertheless the amount of parking provided impacts significantly on the possibilities for exploiting the historic character of the town. Whilst it is beyond the scope of this Appraisal to address the wider issue of parking in the Town, where opportunities arise to make further sensitively designed parking provision that is well linked to the

historic core this will be investigated. Also improvements to the landscaping particularly in the main open squares of the Town will be investigated when resources allow and these should concentrate on reducing the impact of motor vehicles in sensitive locations and improving the quality of the Conservation Area.

Wirescape

There are a few instances of overhead wires occurring in Leyburn but these are limited and occur mostly around Riseber Lane and Moor Road. In general, wires do not impact greatly on the quality of the Conservation Area at the present time and it is aimed to maintain this uncluttered appearance. Efforts should be concentrated on reducing wires fixed to prominent building frontages and to remove unused service equipment where possible.

Development

The opportunity for development within the Conservation Area is limited but some possibilities may exist to the rear of properties on the north side of the Market Place and behind the east side of High Street. Although there may be some scope for development to the north of Grove Square, great care must be taken to respect the character of existing buildings and the historic landscaped gardens of Thornborough Hall. Other substantial open spaces within the Conservation Area tend to be private gardens to large houses including Leyburn Hall and The Grove. Whilst it is not suggested that these are under threat of development it must be recognised that the spaces play an important role in the character of both the Conservation Area and the Listed Buildings to which they are attached and it is unlikely that development could be successfully accommodated within these areas.

All proposed development should have regard to the design guidance and 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, services etc on the character of the Conservation Area.

The harm of specific small scale alterations that can be undertaken to individual properties, has been identified and guidance should be provided to ensure alterations to windows, doors, roofs 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.

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 affect 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.

Action Points

This 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 spoil 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 amendment of the Conservation Area to include :

1. The backland areas between the Market Place and the Car Park;
2. The Station and South View;
3. Chapel Flatts and The Shawl (and adjoining fields); and
4. Green space to north east of Catholic Church of St Peter and St Paul,

should be investigated when resources permit.

A dialogue should take place when resources permit with the statutory groups to review the range of features in the “public domain”, including street lighting, signs, road markings, grit bins, and waste bins to develop and implement a sympathetic scheme which will enhance the character of the area.

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

Design guidance for alteration and extensions should be produced as resources permit

A Design guidance for shopfronts and advertisements should be produced as resources permit.

As resources permit schemes that would enhance the character of the conservation area should be developed and implemented, such as the floorscape of the ginnels, public spaces and the setting of some of the buildings.

Community Involvement

At the outset of the process to produce this document the Town Council were approached and a small working group established. This working group fed into the production of and commented on an initial Draft Appraisal and Management Plan document. A summary document of the Draft Appraisal will be circulated in Leyburn and to the various interested bodies, English Heritage, North Yorkshire County Council etc. with an invitation to look at the more comprehensive document, on the Richmondshire web site, at a “Conservation Character Discussion Open Day” or on request. 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

Archaeologically Sensitive Area
 Tree Preservation Orders
 Listed Buildings
 Key unlisted Buildings
 Article 4 (2) Direction Plan

Designations

There are no Scheduled Ancient Monuments within Leyburn Conservation Area.

Tree Preservation Orders : 2/1994 Leyburn Caravan Park Riseber Lane
 5/1995 Westend Riseber Lane
 4/2000 6 Grove Square
 4/1977 Dial Cottage Yoredale Avenue
 5/2000 Church Grounds St Matthews Church

Key unlisted buildings in Leyburn Conservation Area.

Thornborough Hall
 9 to 11 Thornborough Mews
 9 and 10 Grove Square
 6 and 7 Grove Square
 Kings Head Public House, Grove Square
 Hall to the south of Trevor House, Grove Square (former Congregational Chapel)
 Police Station, Grove Square
 HSBC Bank building, High Street
 Serendipity shop, corner of Market Place and High Street
 1 to 4 Commercial Square
 1 to 8 Shawl Terrace
 Methodist Church, Market Place
 House to the rear of 1 Railway Street
 St Matthews Terrace

Listed buildings within the parish of Leyburn.

NGR	Building Name	Street Name	Grade
SE1137990393	CHURCH OF ST MATTHEW	A684	II
<i>SE0998390131</i>	<i>MILE POST</i>	<i>A684</i>	<i>II</i>
SE1103590484	LEYBURN HALL	COMMERCIAL SQUARE	II*
SE1103490501	GATE PIERS APPROXIMATELY FIVE METRES FROM NORTH WEST CORNER OF LEYBURN	COMMERCIAL SQUARE	II

NGR	Building Name	Street Name	Grade
SE1107390496	GATE PIERS AND WALL APPROXIMATELY TWENTY METRES FROM NORTH EAST CORNER OF LEYBURN HALL	COMMERCIAL SQUARE	II
SE1113490650	4 AND 5	GROVE SQUARE	II
SE1109990655	GROVE HOTEL	GROVE SQUARE	II
SE1104690639	THE GROVE	GROVE SQUARE	II
SE1115090556	SANDERSON AND CO	HIGH STREET	II
SE1114290510	TOWN HALL	MARKET PLACE	II
SE1116090509	FOUNTAIN ADJOINING NORTH EAST CORNER OF TOWN HALL	MARKET PLACE	II
SE1120090510	BLACK SWAN HOTEL	MARKET PLACE	II
SE1120690506	PREMISES OF MESSRS TENNANTS	MARKET PLACE	II
SE1121490506	27	MARKET PLACE	II
SE1122190505	25	MARKET PLACE	II
SE1123690502	GOLDEN LION HOTEL AND RAILINGS	MARKET PLACE	II
SE1130490446	THE SANDPIPER INN	MARKET PLACE	II
SE1127390411	CLYDE HOUSE	MARKET PLACE	II
SE1117290447	BARCLAYS BANK	MARKET PLACE	II
SE1115490452	PREMISES OF MESSRS JONES (now Chemist)	MARKET PLACE	II
SE1115390451	PREMISES OF C MILNER AND SONS	MARKET PLACE	II
SE1113690453	PROSPECT HOUSE 4	MARKET PLACE	II

NGR	Building Name	Street Name	Grade
SE1121910449	LOWOOD HOUSE	MARKET PLACE	II
SE1108090474	BOLTON ARMS HOTEL	MARKET PLACE	II
SE1212789749	WALK MILL	MILL LANE	II
SE1119890643	TREVOR HOUSE	RICHMOND ROAD	II
SE1120990650	GATES PIERS APPROXIMATELY FOUR METRES TO NORTH EAST OF TREVOR HOUSE	RICHMOND ROAD	II
SE1122290714	CHURCH OR ST PETER AND ST PAUL	RICHMOND ROAD	II
SE1123490721	ROMAN CATHOLIC PRESBYTERY	RICHMOND ROAD	II
SE1089690666	WESTEND HOUSE	RISEBER LANE	II
<i>SE1169090283</i>	<i>2 COAL DEPOT SHEDS AT LEYBURN STATION</i>	<i>HARMBY ROAD</i>	<i>II</i>
SE1099590779	THE GOTHICK FOLLY TO THE NORTH OR THORNBOROUGH HALL	MOOR ROAD	II
SE1113090493	WAR MEMORIAL	MARKET PLACE	II
<i>SE1056990812</i>	<i>OLD CHAPEL BARN</i>	<i>RISEBER LANE</i>	<i>II</i>