

# Leyburn Quarry Hills

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Adopted  
28 April 2015



# Contents

Introduction

## APPRAISAL

Location and Setting

Historic Development and Archaeology

Architectural Features and Building Materials

Architectural Style of Buildings

Windows, Doors, Chimneys and Other Features

Materials: Stone, Roofing Materials, Floorscape

Enclosures, Fences, Gates, Street Furniture and Trees

Character

Functions and Uses

Character Area

Views and Approaches

Open Spaces and Trees

Conclusions

## MANAGEMENT PLAN

Preservation and Enhancement

Design Guidance

The Protection of Historically Significant Buildings

Opportunities

Neglected Buildings, Land, Sites and Features

Parking

Development

Sustainability

Community Involvement

Useful Information, Appendices and Contact Details

# Introduction

A Conservation Area is an 'area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990). Leyburn Quarry Hills was identified as such an area and was designated a Conservation Area in 1988.

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). The following 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. It may be appropriate to consider a Direction to this effect for Leyburn Quarry Hills Conservation Area.

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

*The Richmondshire Local Plan Core Strategy*

*The National Planning Policy Framework*

*National Planning Practice Guidance*

# APPRAISAL

## 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 centre 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. Ripon lies 21 miles to the south east, with Bedale and the A1(M) 12 miles due east and Northallerton 8 miles beyond this. 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 can be found to

The Quarry Hills Conservation Area of Leyburn is situated to the east of the historic core of the town and to the north west of the railway station. It is now surrounded by late 20<sup>th</sup> century development but at the time it was developed it was an establishment detached from the main urban area. (photo 1)

Access to Quarry Hills is now gained from the south west along a 1980's estate road (Brentwood). Residential properties substantially surround the site, but to the east (photo 2) there is the intervening development of Brentwood Lodge, a residential home originating in the late 1970's and extended significantly since then. (photo 3)



The landscaped grounds bound the Conservation Area to the east with the access to Brentwood Lodge providing a buffer to the residential bungalows of Brentwood estate to the south. To the north of the Conservation Area and separated from it by a narrow green space (photo 4) is the larger residential estate of Maythorne, occupying much of the east of the urban area between Brentwood and Richmond Road and constructed by the Local Authority during the late 1950's. (photo 5)



4



5



6

Although the Conservation Area now lies within the main urban area of Leyburn, it stands in modestly landscaped green surroundings separated from its immediate neighbours, with public or semi-public boundaries to all sides. (photo 6)

To complement this and define the extent of the original establishment it is surrounded by substantial stone walls, mostly of the locally typical vernacular dry stone construction. Although these walls have gained new openings and are in some places overgrown and less distinct, they still define the strong boundary to the site (photo 7) and the principal access remains the pillared gateway which now opens onto the Brentwood estate road. (photo 8)



## 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 to the immediate west of Leyburn could prove to be one such site. Undated finds in the Victorian period suggest the possibility of Bronze Age and Iron Age settlements and some later Roman occupation in the area. 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. 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. The Quarry Hills site is bounded by two of these historic agricultural areas with medieval field systems being noted to the north within the Maythorne estate and to the east beneath Bolton Way and around Brentwood.

At the beginning of the 14<sup>th</sup> Century the population of the town is estimated to have been around 150 and it remained below 200 for much of that 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 to the west of Quarry Hills, remained the dale's second settlement. Following outbreaks of plague at the end of the 16<sup>th</sup> Century the population left Wensley for the less blighted Leyburn and from the beginning of the 17<sup>th</sup> Century the town grew to the largest settlement in the dale. By 1673 the population stood at around 300 and the town was large enough to support a market, the first being held on 29<sup>th</sup> September 1684. By the end of the 17<sup>th</sup> Century the Quarter Session courts were held in the market hall and a Quaker meetinghouse had been established in 1689. One of the town's earliest surviving buildings, the Sandpiper public house (photo 9) close to the entrance to Quarry Hills dates from this period, albeit much altered over the centuries.



The prosperity of the town resulted in its steady growth and investment in buildings and services. Leyburn became a significant focus for the dales in the late 18<sup>th</sup> and 19<sup>th</sup> Centuries, the population peaking in 1831 when the town was a popular tourist destination, agricultural centre and focus for mining and quarrying. A further boost 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.

Quarrying and mining had always been an important industry in Leyburn and the surrounding area with records of lead merchants in the town dating back to 1294 suggesting that mining had become a significant local industry by this time. The peak of activity appears to have been the 18<sup>th</sup> and 19<sup>th</sup> Centuries although some quarrying remains active in areas around the town even today. The Quarry Hills site is believed to have been a small privately owned limestone quarry which was operational at the time of the first Ordnance Survey of 1857. By the end of the century it was no longer working, the Union Workhouse having been constructed at the site in 1875-77.

The use of the site is likely to have originally been as agricultural land, possibly forming part of the wider holdings of the medieval farm systems prevalent in the area until the enclosures of the late 17<sup>th</sup> and 18<sup>th</sup> Centuries. It is not currently known when quarrying commenced here, nor for how long it continued, but the limited scale of works indicated on the early OS maps suggest that it was not an extensive operation and may have originated as a private enterprise to meet local needs only. Although much limestone was exported from the area there was a local need for burnt lime, quicklime to improve pastures and for building stone. The location and scale suggests that the quarry originated where a natural outcrop of stone occurred and was worked only whilst economically viable, ceasing production whilst other larger concerns continued.

The growth of the town through the 18<sup>th</sup> and 19<sup>th</sup> Centuries resulted in the need to cater for the poor of the Parish. Poor Laws existed from the Elizabethan period to ensure that a basic level of provision was made for paupers and the legislation and Parliamentary Acts of following years refined the system of poor relief and defined the responsibilities of Parishes in this regard. An Act of 1601 made Parishes responsible for their paupers and allowed that workhouses should be set up to provide work for able bodied paupers, whilst the elderly and infirm were “maintained” without the requirement for work. This system was refined and amended to create a complex range of arrangements across the country and a private Act of Parliament of 1782, Glibert’s Act, allowed groups of workhouses to set up Unions. Following the Napoleonic Wars at the end of the 18<sup>th</sup> Century there was a marked increase in the numbers seeking poor relief and the system was overhauled between 1832 and 1834 leading to the Poor Law Amendment Act of 1834. This enforced the creation of Poor Law Unions, however comprehensively implementing the Act to cover the whole country took until 1868.

The workhouse was designed to provide a place of last resort for those without work or income. They were established on the principle that residence in the workhouse should be less attractive than those of the poorest independent labour and there was most definitely a social stigma attached to them that extended beyond the individual to their immediate family. They were places of desperation and poverty.

The first workhouses to serve the Leyburn area were those at Middleham and East Witton, both of which were in operation in 1776. Leyburn became part of the local Poor Law Incorporation in 1812, and this organisation lasted until 1834 operating several poor houses in the area including one in Leyburn on Moor Road to the northwest of the town. Typically this was on the outskirts of the town and was housed in old cottages, of little use for anything but the lowest form of accommodation. Although the Incorporation ceased operation by 1834 a new body was founded under the auspices of the 1834 Act and Leyburn Poor Law Union came into being on 22<sup>nd</sup> February 1837. T his Union took on the existing workhouse, refurbished it and adapted it to improve conditions. By 1841, however, the buildings were poorly suited to this function and ultimately the decision was made to erect a new purpose built complex to the east of the town. (photo 10)





Costing around £5000 it was built to the design of Mr J T Jackman, an architect of whom little is known. His only other known work is the Catholic Church of St John the Evangelist in Brentford, Middlesex. The Leyburn workhouse was one of the last workhouses built in Yorkshire and is of a type identified by the Royal Commission on Historic Monuments of England as a “Separate Block Workhouse”. It takes the form of a main block two storeys high and facing south, dominating the site with an additional two storey block to the north and slightly higher up the slope. (photo 11)



This second block has been identified as the infirmary building. Between the two lie a range of ancillary service buildings stepping down from two to one storeys. (photo 12)



The buildings now known as New York Cottage (photo 13) and Poachers Cottage (photo 14) appear on the second edition OS plans of 1893 and are believed to be roughly contemporary with the main construction phase.



The 1881 census reveals three adult staff and two children living at the workhouse along with 40 inmates and vagrants in their care. Their range of former occupations include labourers, domestic servants and “scholars” but also, rather incongruously, a fisherman and his wife. There are also two inmates noted as “idiots”, a term used at the time to denote a wide range of mental illnesses for which little provision was made. After 1930, the workhouse came under the control of the Yorkshire Casual Poor Assistance Authority and became a residential home for the elderly and infirm. The building was later used as Social Services offices before being converted to residential use.

An analysis of the available OS maps shows that whilst the surroundings of the workhouse have changed significantly, little on the site itself has altered between its construction in 1875 and the present day. The first edition OS map dates from 1856 and shows the site as a quarry set amongst open fields. There are a number of designations indicating quarry workings in the immediate neighbourhood but several appear to be closed or abandoned. The railway has already arrived with the construction of the station buildings and yard however it only serves Leyburn as a terminus with the lines running to Northallerton. At this time no other development had taken place along the Harmby Road beyond the limits of the Market Place.

The second edition OS maps date from 1893 and show the fully developed workhouse complex and outbuildings. The principal building faces south across the open landscape with the infirmary behind it to the north. The two cottages of New York Cottage and Poachers Cottage are present as is a small narrow building behind New York Cottage which runs into the former quarry workings. This is no longer present on site. The remains of the old quarry are noted, however, the advance of the Victorian town is more prominent with the recent construction of St Matthew’s Church (1868) (photo 15) and the accompanying construction of St Matthew’s Terrace (photo 16) linking the town to the railway station (photo 17). The railway is now a through route, a development completed in 1877 with the completion of the link to the Midland Railway’s Settle and Carlisle line at Garsdale.



The 1913 edition of the OS map show little significant development in the immediate area. There has been no notable change to the workhouse complex and little of note to the east of the town. The post World War Two edition (1956/57) does begin to show the pressures of development on the rural scene. Whilst the form of the buildings has changed little, the title is noted as P. A. Institution, a recognition of the change to and abandonment of workhouses and the new Local Authority role. The other distinctive change, again brought about by the Local Authority, is the construction of the estate road and setting out of plots for Maythorne and the housing which reaches as far as Richmond Road. At this date the precise layout is not defined but the roads are set out. This would tie in with the style and form of the houses (photo 18) which appear to date from the later 1950's rather than emerging 1960's styles.



The final OS map to consider is that of 1981. By this time the Maythorne estate has been fully developed and is well established. The initial phase of Brentwood Lodge is shown (believed to have been built in the late 1970's) and the housing development along Brentwood has been laid out and constructed to the west of the workhouse site between it and The Sandpiper public house. The development of bungalows which now surround the Conservation Area has not been laid out, but the access is in place serving the future development as well as the old Institution. The workhouse is now referred to on the map as Quarry Hills House. The only new developments since 1981 have been the construction of numbers 1 to 4 The Cottages (photo 19) in the north west corner of the Conservation Area, the redevelopment and expansion of Brentwood Lodge to the east and the completion of the housing estate along Brentwood including Bolton Way, Bolton Court, Rowan Court and Hawthorn Close.

A new dwelling has recently been approved at 10 Quarry Hills Lane following a lengthy and controversial design and planning process. The dwelling is unquestionably modern in its design approach, but seeks to complement its more traditional surroundings and at the same time deliver the highest standards of sustainable building construction.



## Architectural Features and Building Materials

### Architectural Style of Buildings

Within the Conservation Area there are three historic buildings, one rebuild and a single late 20<sup>th</sup> Century addition to the group. In addition, there are a number of ancillary structures, mostly attached to Quarry Hills House, the main block of the group. The setting of the buildings reflects the current use and late 20<sup>th</sup> Century conversion of the complex, however there are several important historic features remaining which relate to the previous history and layout of the site.

The principal building of the group is Quarry Hills House itself. (photo 20) This was built as the main accommodation block of the workhouse and dates to the initial construction phase of 1875-77.



It is a substantial two storey building which would have had a commanding presence over the surrounding fields to the south of the site when first constructed, however the residential developments over the last 30 years have significantly reduced its impact from the south and compromised its original setting. (photo 21)



The building comprises a single pitched roof block with a central two storey shallow projecting wing complete with a decorative gable feature with a dated scroll work embellishment. (photo 22)



The gable is purely decorative having been added to a hipped roof structure which steps forward from the main roof slope. The five chimneys on the main roof are tall, stepped and decorative forming significant features of the building. (photo 23)

They are not symmetrical, the central chimney being located forward of the ridge and off-set to the right of the central gable. (photo 24) It is assumed that this is a functional response to the use of rooms below. There does not appear from external inspection to have been a sixth chimney to mirror it and the asymmetric arrangement of the ground floor elevation suggests that strict symmetrical balance was not part of the original design. The two gable chimneys stand on projecting stacks which form features to the otherwise unrelieved large gable ends of the building. (photo 25)



23



24



25

26



At ground floor level the central projecting block accommodates what would have been the main entrance to the building. (photo 26)

27



This is off-set to the left with a tripartite feature window filling the rest of this element. Two large porches provide access to each wing of the building. (photo 27)

28



These appear to be contemporary to the original building and as they appear on the 1895 OS map they are considered to be original features. Their construction detail and regard for other elements of the main building such as the prominent string course and window spacing also suggest they formed part of the original building. It is noted that the string course only extends as far as the projecting chimneys at each gable end, (photo 28) the expense of decorative sawn stone being spared away from the principal elevation of the building.

To the north side are outshuts that originally housed bathrooms and water services, (photo 29) one to each wing corresponding in position to the porches, and a range of attached single storey outbuildings and ancillary structures, (photo 30) all now converted to domestic use.



29



30

From a study of the early OS map these buildings are considered to be contemporary with the main construction phase and the lack of evidence of change within the fabric or differing styles or forms of design suggests that these remain largely unaltered since 1877. The current garage block (photo 31) appears to have been extended forwards to the south to accommodate its new use and a new single garage has been added to the west gable of the main range (photo 32), however other than these two measures to accommodate cars the rest of the building appears externally much as it was in the 19<sup>th</sup> Century.



31

To the rear of the main workhouse block is another two storey building, now divided into two domestic properties. (photo 33) This was built as the infirmary building for the workhouse and shares the same tall storey heights and vertical proportions of the main building.





Its simpler form, elevated position and lack of ancillary single storey buildings make it appear more stark and slightly forbidding, however the domestic appearance of its setting, well maintained garden areas and small storm porches create an attractive and well-proportioned building. (photo 34)

Again the simple pitched roof has a range of feature chimneys - one on a projecting stack to each gable end, and a centrally positioned one. These share the decoration and form of the chimneys on the main building and also provide a termination to the string course on each gable. (photo 35)



Stylistically these two buildings are typical Victorian institutional buildings of the period. They are relatively small in scale when compared to other buildings of their type, and use predominantly locally sourced materials with the exception of the roofing slates. They exhibit no strong architectural influence but are robust, yet simple, well-built structures with a distinctly local character, derived mainly from the use of local stone in their construction. The south elevations of both buildings are modestly detailed and this would be consistent with their publically visible presence in the landscape and the desire to demonstrate the solid and worthy character of the organisation without ostentatious demonstrations of showy decoration.

To the west of the entrance are two single storey properties, New York Cottage and Poachers Cottage. They vary significantly in form, Poachers Cottage appearing as a domestic design which complements the style of the main workhouse building whilst New York Cottage is much more simple and agricultural with many of the characteristics of a barn conversion. Both buildings appear to have been constructed between the surveys for the first and second OS maps, i.e. between 1856 and 1893, and the style of the stonework and detailing suggests that their construction would have been contemporary with the construction of the main block.

Poachers Cottage is the less prominent of the two, being positioned to the immediate left of the entrance gate to the site but set back some distance from the road within a landscaped garden area. (photo 36)



It is orientated on an east - west line following the boundary of the site and reasonably close to it, but the house is well screened from the adjacent public footpath by the stone wall and tall shrubs which bound the site. (photo 37) The most prominent elements of this house are the two tall matching chimneys and the roof slope to the south elevation.



The east gable has a presence which is enhanced by the chimney and its associated detailing (photo 38), however, it is not a key element in the wider Conservation Area. The fenestration of the house has strong vertical emphasis (photo 39) and matches well with the windows to the main buildings.



New York Cottage is much more prominent (photo 40) and this property was substantially rebuilt at the time it was 'converted' and this accounts for the domesticity of the current form. It is a substantial building which runs north – south along the access to the site and is close to the roadside.



Its single chimney (photo 41) to the north gable appears to be a later less decorative addition than the original chimneys on the other 19<sup>th</sup> Century buildings. The windows throughout are smaller and of more square proportions. (photo 42)



Structurally it is a single simple form with weathered gables to each end and a predominance of solid wall over windows to the principle elevation.

There is some decoration at the kneeler stones on the gables (photo 43), but all other masonry is simple and robust giving the building a very different character to the rest of the development, though this may be attributed also to the substantial rebuilding.

43



In the north west corner of the Conservation Area a short terrace of four houses that was constructed as part of the redevelopment of the site to residential use. (photo 44)

44



These have been constructed in stone with a slate roof to match the rest of the buildings on the site, however their proportions and detailing are of the late 20<sup>th</sup> Century distinguishing them from the older buildings.

A string course running round the building echoes that on the main historic two storey buildings and the four chimneys also reflect historic details, albeit in a much simplified, shorter form. The arrangement of windows is robust and domestic and the additional porches to the south elevation add a distinct rhythm to the buildings when seen from the approach. (photo 45)

45



The smaller blocks set back at each end provide useful articulation to the terrace, increasing the size of the buildings without creating a long unrelieved terrace which might be out of proportion to its setting. (photo 46)



## Windows, Doors, Chimneys and Other Features

There are three main groups of architectural features within the buildings of the Conservation Area, the domestic designs of the 1870's buildings; the "barn conversion" style of New York Cottage; and the modern cottages to the north west of the site.

The 1870's domestic style is characterised by large vertically proportioned sliding sash windows, usually in a two over two arrangement of panes and set between stooped and chamfered heads and cills. (photo 47)



Some of the later replacement windows have lost their central glazing bars to the detriment of the window proportions. (photo 48)

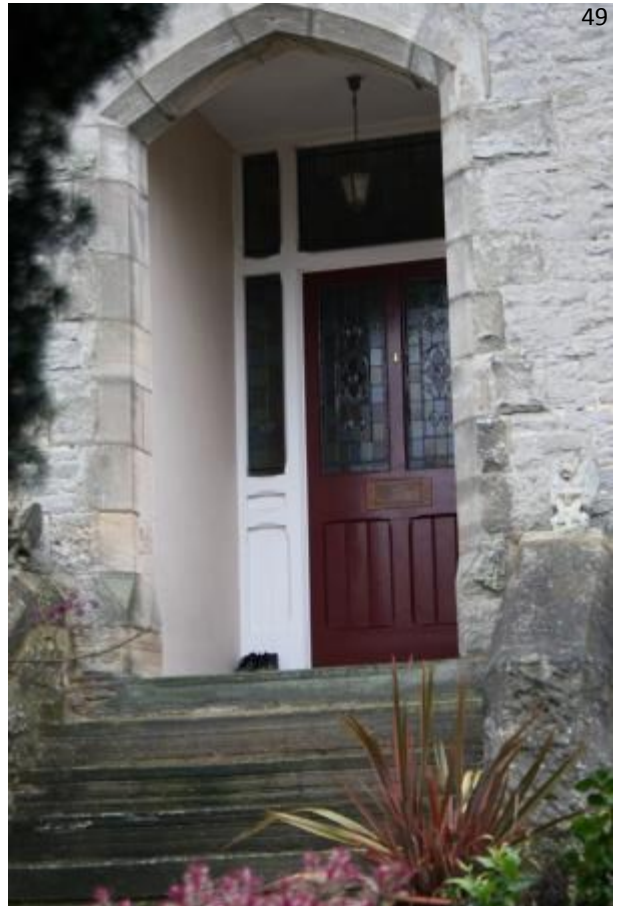
48



Many of the doors appear to be modern replacements but all replicate the essentials of typical Victorian boarded or panelled styles. (photo 49)

There are few decorative elements to the buildings but notable items include the date stone set in a small gable to the centre of the front elevation of the main block (photo 50); the string course that runs across the front elevations of the two storey buildings and; the subtle use of dressed and sawn stone to quoins and other feature elements of stonework. (photo 51)

49



50



51



The most visually striking elements of this phase of design are the chimneys which are tall, slender and built of sawn stone with a chamfered step above the roof line and steeply chamfered and detailed cappings of cut stone. (photo 52)



The chimneys vary in size and feature one, two or three flues. Some incorporate decorative “arrow slit” features at lower levels within the stack and where the fires are located on a gable wall the chimney stack is expressed as a protruding feature, giving depth to an often otherwise blank gable.

New York Cottage is altogether simpler with more square proportion windows and simple sawn head and cill details. (photo 53)

The windows themselves are well scaled modern two over two sliding sashes.

The door is a simple plain framed and battened item, (photo 54) entirely in keeping with the character of the building. The only decorative elements are the sawn kneelers at the gable foot and the dressed quoins at each corner. (photo 55)



55



The eaves demonstrate that there was substantial alteration to this building when the site was developed for residential use as there is a deep timber soffit behind the modern guttering which significantly adds to the visual weight of this element. (photo 56)

56



It is painted black which does help reduce its impact. The chimney is a modern addition to the building which picks up the style of the earlier chimneys with a stepped element at the ridge line but is much shorter, with a simple oversail detail rather than the decorative capping of the older items. (photo 57)

The modern houses at the northwest corner have been designed as a compromise to match the materials and established forms prevalent in the Conservation Area, whilst providing a modern style of housing. The result is that although the basic elements of the sliding sash windows are present (photo 58), they do not have the same elegance of proportion as the Victorian originals, being smaller and less vertical whilst at the same time having to have a more robust timber section in their construction to carry double glazing and trickle vents.

57





58



Heads and cills are simple square cut items with a chamfer to the cill but no discernible tooling or decoration. The end blocks of the terrace also feature squat proportioned half dormers with large flat barge boards which do not accord with the established styles of the Conservation Area but are not so prominent as to be detrimental. (photo 59)



59

The doors are modern items in a suitable half glazed style which accords with the general theme of the site. (photo 60)



60

The chimneys are short and squat, (photo 61) breaking up the long roof line but not replicating the elegant slender proportions and details of the chimneys on the older buildings. This is most probably a response to modern requirements and the need to prove their structural stability. Decoration is limited to the inclusion of subtly contrasting quoins and a string course around the building which corresponds to first floor level, matching in intent that added to the Victorian two storey buildings.



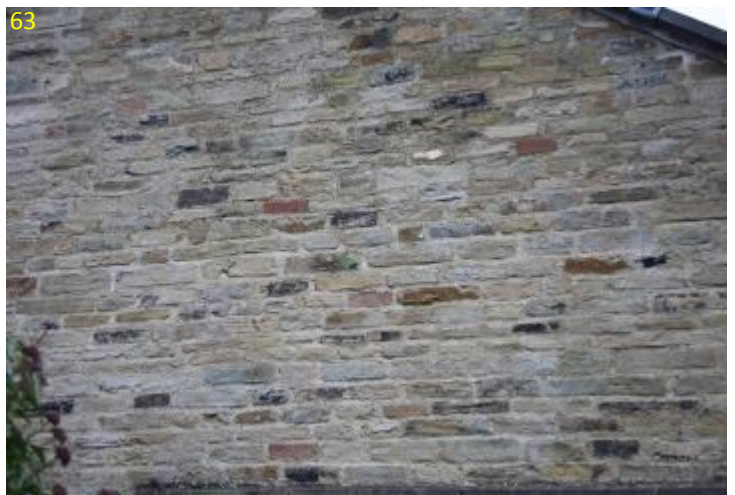
## Materials

### Stone

Throughout the Conservation Area all the buildings and some boundary and retaining walls are constructed in stone. (photo 62)

Historically a locally sourced grey limestone has been used which is typical of older traditional and vernacular buildings throughout the area and also defines the character of the nearby town centre. The 1980's additions and interventions to the site use a more yellow sandstone, occasionally featuring iron-rich brown or reddish stones randomly included in the walling. (photo 63).

The recently approved dwelling at 10 Quarry Hills aims to achieve a pallet of colours that reflects the stone in the Conservation Area.



The stone used in the 1980's differs significantly from the historic material in colour, consistency and size, being a more "blocky" stone with deeper bed depths rather than the slim bedding planes of the local grey stone. The difference is sufficient to set apart the modern alterations and additions to the Conservation Area without compromising the general impression of a stone built environment.

The historic stonework features a range of forms and finishes to the masonry. Quarry Hills House and the Infirmary Building, along with the ancillary extension between them, are constructed of finely coursed slim random rubble set within ashlar mouldings to the window surrounds, string courses and eaves details, and rock-faced larger blocks which form the quoins to the buildings.

The feature gable to the south elevation of Quarry Hills House is a well cut ashlar element, the only such feature on the site. (photo 65) Rubble faced strainer arches appear over several of the ground floor window openings to reduce the loading to the window heads below and these provide added interest to the elevations.



The stonework of New York Cottage and Poachers Cottage differs slightly from these principle buildings and is less refined or decorative, comprising random rubble brought to courses with larger stonework elements forming quoins and window surrounds. Poachers Cottage features sawn ashlar stonework details to the chimneys and feature vents in the gables (photo 66) as well as the detailed sawn stone kneelers to the gable ends which it shares with New York Cottage.

A detailed study of New York Cottage reveals its reconstructed credentials and where new windows have been added, as the stonework is slightly different in style and form. However this does not detract from the building, rather it adds to the story of the house and its historic evolution. The window heads and cills throughout this building appear to be new items simply detailed and sawn.

Most of the encircling boundary walls use fine coursed dry stone walling techniques with open joints and rough hewn half round copings. (photo 67)



### Roofing Materials

The original buildings on the site all carry roofs of grey, regular coursed, welsh slate throughout with blue clay ridge tiles and lead work details to the eaves, valleys and gutters. (photo 68)

This has been carried through to the new buildings at Quarry Hills and also used on re-roofing and repairs throughout the Conservation Area. (photo 69)



Welsh slate is generally an excellent roofing material for this type of building and its widespread use became more common during the Victorian period with the growth of railways and the consequent improvements to distribution networks across the country. Most of the roof gables run to raised “water table” weathering details, sometimes with the stonework being profiled to provide an extra decorative detail. (photo 70)

The use of kneeler stones is consistent through the older buildings but does not appear on the modern Cottages.

Other roof features include a single projecting timber ventilator on the rear slope of the garage block, (photo 71) and solar panels to the west elevation of New York Cottage (photo 72). Their position is appropriate on the less visible west face of the building so that they do not intrude into principle public views through the Conservation Area.

The new dwelling at 10 Quarry Hills incorporates an entire roof of integrated panels in order to sustain the general roofscape appearance.



70



71



72

### Floorscape

Nothing appears to survive of the original surface treatments to the site although it is likely that these would have mostly comprised earthen path surfaces or unbound crushed rock to form cart accesses. As the use of the site continued into the 20<sup>th</sup> Century it is expected that a bound tarmac surface would have been provided to cater for increased traffic, however it appears that the redevelopment of the site included the large scale resurfacing of the roads and drives. The surfaces now present include a large expanse of modern block set paving providing the main route into the site (photo 73)

73



and access to The Cottages in the north west corner, (photo 74)

74



with areas of black tarmac serving the Infirmary Building and providing driveways to the rear of Quarry Hills House. (photo 75)



75

Although not historically important or accurate, the current surfacing does not particularly detract from the site as it has weathered and is not visually prominent. To try to replicate an historic floor surface which would meet modern standards could potentially create a false impression of an ordered streetscape which did not exist at the site, the development originally being set apart from the main urban area with its hard surfaces and paving.

## Enclosures, Fences, Gates, Street Furniture and Trees

Within the site the character is that of a very urban area despite being originally set in the open countryside. It is relatively densely developed, hard surfaced and defined by masonry walls of both buildings and boundaries. Most are constructed in stone and this is an important visual feature of the Conservation Area. (photo 76) The wall at 5 Quarry Hills has, however, been supplemented with a fence which was approved granted because of specific circumstances (photo 90).



76

There are a few key shrubs and additional hedges, but these mostly fit within the stone framework and reinforce the privacy of individual buildings rather than defining the boundaries. (photo 77)

77



Gates tend to be open modern ironwork which respond to the modern layout of the site. (photo 78)



78

The exception is the retained original gatepost at the entrance, one of a pair which would originally have flanked the road. (photo 79)

79



This tall substantial ashlar pillar with a pyramidal top has lost its gate and matching partner and therefore appears somewhat disregarded in its current setting, but is historically important to the Conservation Area.

Other street furniture is very limited. The lampposts are modern concrete items of little interest and the bright yellow grit bin is poorly positioned at the entrance directly in front of the historically important gatepost. (photo 80)

There is nothing else of particular note and little opportunity for further seating or monuments to be added to the public realm. With regard to trees within the Conservation Area, the only substantial specimen is a good Sycamore (photo 81) set in the garden of the Infirmary Building to the north east of the site, which is the subject of a Tree Preservation Order. The new dwelling to be built alongside will partly obscure one view of this feature but the tree will still be visible from the main vantage point to the south.

80



81





There are no other sizeable trees however there are a number of areas of substantial planting and shrubs which soften the appearance of the Conservation Area, most notably around Poachers Cottage (photo 82) and to the north end of New York Cottage.



A substantial evergreen hedge provides privacy to the ground floor of Quarry Hills House but visually this cuts the principal elevation off at first floor level, preventing the main building from making its full contribution to its setting. (photo 84)



## Character

### Functions and Uses

Historically the site has had various uses; quarrying, the workhouse, a residential home and, later, social services offices. It has since been redeveloped to solely private residential use. Each of the past uses were distinct and superseded the previous use and the present domestic residential use of the site covers the whole of the Conservation Area.

## Character Areas

The limited size of the Conservation Area, its predominantly single phase of construction and uniform domestic use give Quarry Hills a single and distinctive character very different from the surrounding 20<sup>th</sup> Century developments.

## Views and Approaches

The workhouse buildings would originally have been seen as substantial buildings of imposing proportions standing apart from the town in an agricultural setting. The remains of the quarry workings may have appeared as features to the immediate west of the buildings. The rising landform which positions the site higher up the slope than the fields to the south gave added grandeur to the principal façade. Although the railway, nearby to the south, predated the workhouse by some 20 years, it is set below the prevailing land levels in a cutting and the associated buildings and infrastructure would not have been as prominent in the landscape as the workhouse.

Over the last three decades of the 20<sup>th</sup> Century the context of the Conservation Area changed completely and the buildings became surrounded by modern housing which screens many of the key historic views. (photo 85)



The construction of Maythorne Drive to the north did not impact on the main views from the south. However, views of the rear of the site from the north are now only available as glimpses between the houses or obliquely along the grass strip to the rear of the boundary. (photo 86)



The surrounding stone wall has always screened much of the workhouse and particularly the northern side which housed the more utilitarian and functional spaces. The new built Cottages within the Conservation Area also screen the minor views that may have been available across the site from the north west corner. (photo 87)



The result is that no significant views across the site exist from the north, the only important elements being the presence of the tall stone chimneys and roof-scape.

The construction in the 1970's of Brentwood Lodge did not impact fundamentally on the key view from the south as the new facility is set substantially lower and away to the east of the key elevation of the workhouse. However, the subsequent bungalows built along Brentwood have cut off the workhouse complex from its agricultural setting and screen much of the principal front elevation in wider views. (photo 88)



Glimpses are possible between the bungalows and over smaller elements of the new development, however the former workhouse has now lost its commanding presence in the landscape. From the access to Brentwood Lodge the presence of Quarry Hills House defines the northern boundary of the space, but the substantial hedge set on top of the stone boundary wall screens the buildings completely in this context and the impact of the Conservation Area is very limited. (photo 89)



Glimpsed views are possible from the east end of the drive near to Brentwood Lodge itself and through the informal gateways which provide pedestrian access between Brentwood Lodge and Quarry Hills House. (photo 90)



The key remaining view is now that along the road access to the site. (photo 91)



This single access point, originally narrower than the present road, provides a view into and through the Conservation Area. The gable ends of the principal historic buildings and their ancillary structures dominate the scene and the red painted garage doors are prominent in the view. The façade of the main workhouse building, for so long the principle element of the site, is now visually truncated by planting and no longer plays the role it did in defining the area from a distance.

There is only one other approach to the Conservation Area, along the footpath from the rear of Maythorne Drive, and this does not access the site, rather it runs alongside the stone boundary wall (photo 92) and provides glimpses into the private domestic gardens of the Conservation Area. Its importance is in defining the extent of the site and providing a buffer to encroaching modern development.

92



Views through the Conservation Area are limited, mostly due to the very small scale of the designated area. The main views are from the entrance to the site along the façade of Quarry Hills House (photo 93) and from the northern end of the access across the frontage of the Infirmary Building to the open landscape beyond. (photo 94)

93





The first of these views is compromised by the close proximity of the tall hedge which limits the space and reduces the setting of the front of the building. The amount of shrubbery and planting and incidental domestic structures and fences reduce the impact of the main building and the scale and sweep of its elevation, but make the property more habitable and appropriate for 21<sup>st</sup> Century domestic living. A similar issue arises with the view across the front of the Infirmary. The domestication of the property once it was converted for residential use has changed the character from a rather austere institutional block to a pair of attractive dwellings. The historic form can still easily be read but the appearance is softened. Of importance here is the open end to the view, a surprising aspect given the surrounding housing. It results from the landscaped gardens to the north of Brentwood Lodge being set lower than the site and the houses to the east comprising bungalows at a lower elevation. The result is an expansive view beyond the tall presence of the Infirmary which retains some of the openness that the site must have experienced in the past. The presence of trees adds to this view and includes both the sycamore beyond the end of the current Conservation Area and other trees more distant from the boundary. Other views through the Conservation Area do not reveal significant planned features and are of limited scope and interest, the key factors defining the interest of the site being the historic buildings present, rather than planned open vistas.

## Open Spaces and Trees

The Conservation Area is a tightly developed private domestic environment where the public open spaces between the buildings are dominated by the shared vehicle and pedestrian surfaces of the access roads. There are no significant public open spaces.

As noted, only a single tree in the north east of the present Conservation Area makes a significant contribution to Quarry Hills. This large sycamore (photo 95) provides a backdrop to the buildings in views from the west.

95



Two smaller trees to the north of the property also contribute in views along the rear but these are in the secluded back garden area and do not contribute to the wider Conservation Area. Most other trees which are seen in the context of the Conservation Area actually lie beyond the boundaries, particularly the large trees to the east of the Infirmary gardens and those to the south of Poachers Cottage. The open landscape and low-set buildings which surround the site allow the height and scale of these trees to contribute to the character of the area even though not contained within its boundaries.

Other notable areas of planting include the evergreen hedge to the south of Quarry Hills House, a similar hedge and planting forming the boundary to Poachers Cottage and the planted shrubbery around New York Cottage. (photo 96)

96



## Conclusion

The Conservation Area encompasses a small group of historic buildings which have an important role in the local history of Leyburn. Their importance is of local standing rather than regional or national importance and this is reinforced by the lack of listed status for any of the structures on the site. The Quarry Hills complex has changed its use and function significantly over the last 150 years but the key historic buildings survive in good condition. The main deterioration in the historic quality of the site is its setting, as the buildings are now surrounded by modern housing rather than the agricultural landscape which provided their context until the later part of the 20<sup>th</sup> Century. Within the Conservation Area the historic landscaping to the buildings has been replaced by modern domestic estate roads and small ancillary buildings have been added during the adaption of the principal buildings to their new uses. A modest new scheme has been added to the north west of the Conservation Area but this is relatively discrete and does not impact on the historic arrangement of the site. A further new addition, of much more modern and contrasting design, is yet to be built in the north east corner.



# Management Plan

## Preservation and Enhancement

It is the aim of the District Council that the existing character and appearance of Leyburn Quarry Hills Conservation Area should be preserved and enhanced. This will be achieved through the consideration of any planning applications to ensure the management of change in a manner that will ensure it will not be harmful to the character or appearance of the area. The residential properties have had their 'permitted development rights' removed and thus planning permission will be required for most material alterations.

There are no neglected buildings that spoil the character and appearance of Leyburn Quarry Hills. If in future buildings become neglected, action may be taken to ensure repairs are carried out.

Whilst no open spaces are identified as being crucial to the character of the site, the identified views should be preserved and, where possible, enhanced.

Although there are few notable trees in the Conservation Area the single sycamore (which is the subject of a Tree Preservation Order) located just beyond the current boundary in the north east corner is an important local feature.

## Design Guidance

Extensions and alterations will be expected to follow the design guidance included in the Appendix. The designation of a Conservation Area is intended to manage change with the aim of preserving or enhancing the character of the area. In general, design should have regard to the following :-

- The design and materials should accord with those traditionally used. UPVC windows and doors are inappropriate on prominent elevations. Rooflights and solar panels need careful siting and design.
- New buildings should reflect the simple forms of the existing historic buildings.
- The siting of new developments should be carefully considered to ensure that it complements 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.

## The Protection of Historically Significant Buildings

None of the buildings and features in the Conservation Area are listed, but the historic buildings within the boundary contribute to the area's character and appearance.

Many of the buildings have retained their historic character through the survival of original windows, or the 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 the properties.

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 Quarry Hills which could be enhanced to make a more positive contribution.

### Neglected Buildings, Land, Sites and Features

The buildings throughout Leyburn Quarry Hills all appear to be generally in good condition, and the surroundings are well kept. This is in part due to the limited scale of the Conservation Area but also due to the care and respect of the residents. It is important that this high standard of maintenance is continued and that it includes the maintenance and repair of ancillary buildings and boundary walls which play such an important part in creating the character of the area.

Leyburn Quarry Hills has a few features in the public domain that contribute to the character of the area, most notably the boundary wall and the single remaining gatepost at the entrance to the site. These are in reasonable condition and make an interesting and worthwhile addition to the Conservation Area. It is important to respect these in future works and to ensure that their maintenance complements their surroundings.

The stone boundary walls are important features in the Quarry Hills area and they vary in their construction and function. These need to be regularly inspected and repaired as necessary. A full review of the street furniture should be undertaken with a view to replacing outdated or damaged items with appropriately designed replacements and to rationalising and, where appropriate, removing anything unnecessary.

## Parking

Parking within the Conservation Area is well catered for as Quarry Hills is now a residential area and adequate parking appears to have been provided as part of the conversion of the site. Purpose built garage courts and parking areas have been designed into the setting of the buildings and the demand for parking is not excessive. The result is that, although some garages do have a modern presence within the historic setting they have been designed in accordance with the current design guidance and are appropriate to the Conservation Area. Cars are on the whole successfully accommodated at Quarry Hills and do not impact significantly on the historic setting.

If there is an increase in demand for parking or increased pressure of vehicles which cannot be successfully accommodated within the existing facilities, the provision of any new parking or garaging should be weighed against the protection of the historic character of the area and be in complete accordance with the design guide.

## Development

There is very little opportunity for any significant new development within the Conservation Area. The site is isolated from its surrounding development by the stone boundary wall and any proposal that would impact on that wall would significantly compromise the integrity of this historic feature which defines the Conservation Area. The amount of open space within the defined boundary is very limited and comprises almost exclusively private gardens and highways and circulation space. Whilst it may be possible to enlarge some of the existing properties within their current landholding, 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.

With regard to the potential for new properties, a site for a single dwelling has been approved in the garden ground to the east of the former Infirmary Building. Future development should be guided by the design principles set out in the Management Plan.

Some small scale alterations can be undertaken to individual properties without the need for planning permission, such as, gas bottles, oil tanks, satellite dishes, solar panels etc. These can be very visually intrusive and should be obscured from view wherever possible.

## 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 source 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 and the impact of the proposals balanced against the quality of the historic environment. With regard to the provisions for bin stores and recycling of waste, the introduction of differing refuse collections will also have to be sensitively considered so as not to have a detrimental effect on the character of the Conservation Area.

## Community Involvement

A summary document of the draft appraisal will be circulated in Leyburn Quarry Hills and to the various interested bodies, English Heritage, North Yorkshire County Council etc. 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.

## Useful Information, Appendices and Contact Details

Scheduled Monuments - None in the Conservation Area.

Archaeologically Sensitive Areas - None identified in the Conservation Area.

Listed Buildings - None in the Conservation Area.

Important Unlisted Buildings - Identified on the Key Plan.

Tree Preservation Orders - Sycamore tree to the east of the Infirmary Building.

