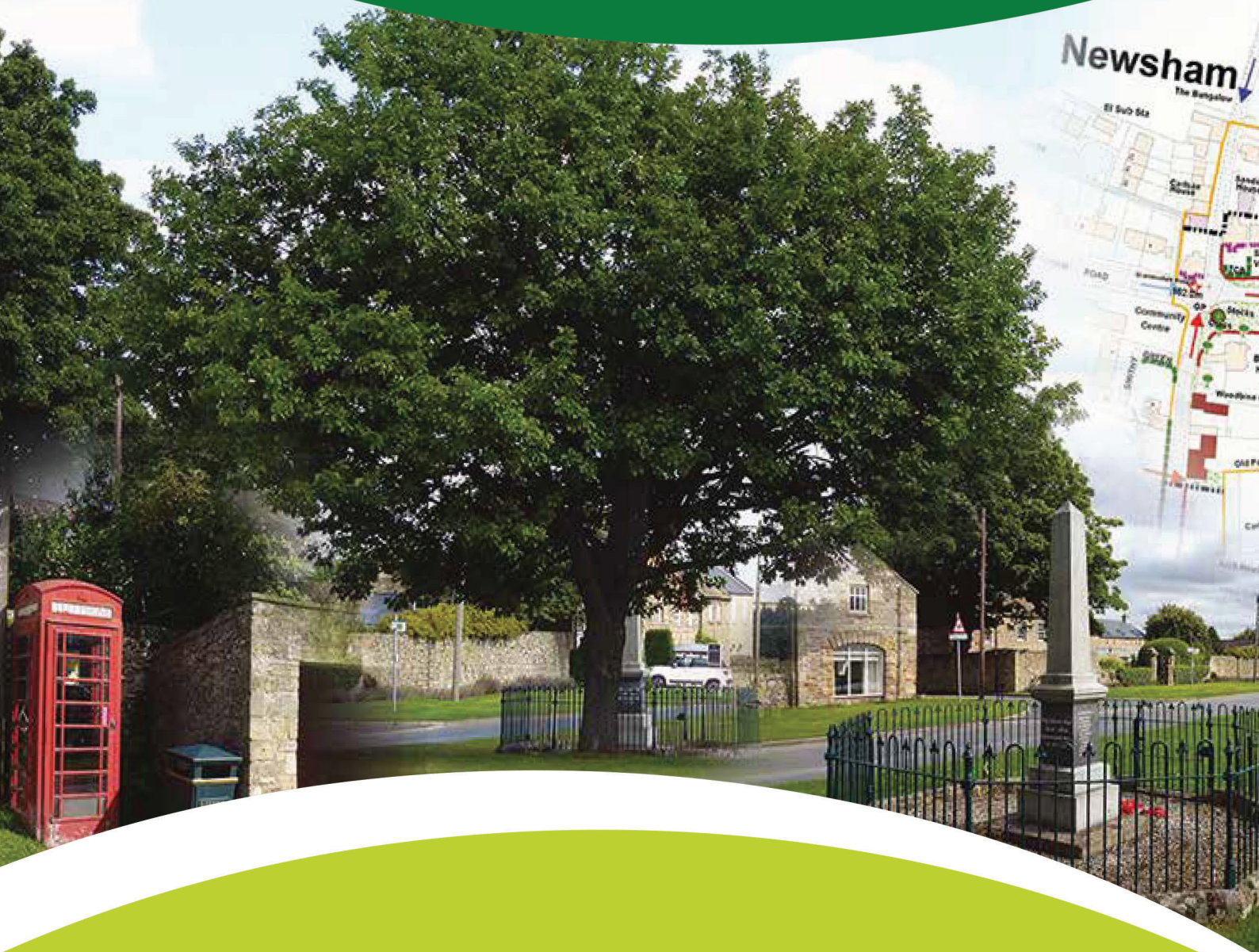




# NEWSHAM

## Conservation Area Appraisal and Management Plan



**Adopted 7 November 2017**

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# Introduction

A Conservation Area is an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990). Newsham was designated a Conservation Area in 1982.

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).

This appraisal and management plans should be read in conjunction with the following documents:  
The Richmondshire Local Plan Core Strategy 2014  
The National Planning Policy Framework

## Statement of Significance

Newsham Conservation Area has a general linear form with a wide street, the south part of which is village green that incorporates a market cross, stocks and war memorial. The only significant extension of this street occurs along the east side of Dark Lane which heads south from the western end of the main street. The buildings are on the whole orientated parallel to the village street, grouped in short terraces, semi-detached or detached properties. The resulting form is groupings of local vernacular buildings all within a rural landscape setting. The current character of the majority of the buildings (excluding the listed properties) is characterised by their diversity of style, design, orientation, relative positions and surroundings. Many of the older buildings have had unfortunate alterations which are not in keeping with their traditional origins and this does, as a whole, compromise the historic and architectural character of the village. The significance of the village is derived from the overall impression rather than specific buildings or details with no one feature being dominant.

## Location and Setting

Newsham lies approximately 13.5m north west of Richmond and 1km to the south of the A66 trunk road, formerly a Roman Road. It is positioned on fairly high flat land at the head of the catchment area for the river Swale with the watershed for the river River Tees just to the north. Slightly to the south of the village runs Cottonmill Beck which drains south to the Swale at Brompton on Swale. On the whole the village has a linear form with a wide main street running east/ west and then a few subsidiary streets running of to the south and north.

To the north east of the village the land rises to a ridge which forms the northern horizon upon which the A66 runs on the alignment of the former Roman road. To the south and west the land rises to the open moors, parts of which are occupied by the Feldom military ranges.

The rural nature of this community means that it sits within an extensive rural landscape just off the main A66 arterial road surrounded by pasture and the arable landscape with the moors as a backcloth. Although providing an attractive backdrop to the village, the surrounding landscape, which is almost parkland in appearance, has no direct effect upon the character of the Conservation Area. The boundary thus concentrates on the historic core and is drawn tightly around the buildings and gardens

# Historic Development and Archaeology

The village is an ancient settlement which pre-dates the Domesday Book. The 16th century market cross provides a clue to the former importance of Newsham which gained prominence for its market during the Tudor and Stuart periods. Iron stocks near the cross replaced a wooden set in 1828. The farming origins of the village was supplemented with a number of water powered mills on the outskirts, but now it is predominantly a residential community.

The area around Newsham has had extensive historical settlement as evident in the many archaeological finds but nothing has been specifically found in Newsham itself.

The village is an ancient settlement which pre-dates the Domesday Book of 1086AD. The form is a traditional two-row settlement laid out around a broad rectangular green. Behind each property on the green is a long rear plot that is typical of Norman planning. These plots are still quite legible on the southern side of the village where they terminate at a continuous boundary. The plots would traditionally be open in character and not much has changed on the southern row, to the northern row modern developments have compromised the plots. The 16th century market cross provides a clue to the former importance of Newsham which gained prominence for its market during the Tudor and Stuart periods. Iron stocks near the cross replaced a wooden set in 1828. The farming origins of the village was supplemented with a number of water powered mills on the outskirts, but now it is predominantly a residential community.

The area around Newsham has had extensive historical settlement as evident in the many archaeological finds but nothing has been specifically found in Newsham itself.



# Architectural Features and Building Materials

## Architectural Style of Village Buildings

The majority of buildings within the Newsham Conservation Area are of C18th and C19th date. The only property that pre-date this period is Newsham Hall. There are a substantial number of individual C20th houses distributed along the village street these vary as to how well they have followed the local vernacular domestic style with several that do compromise the character of the Conservation Area. On the whole, buildings are constructed in local stone which is generally of good quality. Historically the buildings would have had vertically sliding or Yorkshire sash windows and solid doors. The few painted and rendered buildings provide an important and interesting contrast. Traditional roof coverings are generally stone slate and clay pantiles but Welsh slate is also apparent. In more recent times a number of properties have replaced these traditional roof coverings with varying forms of concrete tiles which is unfortunate. The architectural qualities of the buildings lie generally in their grouping and simple vernacular style.

A number of the older properties have been recognised for their architectural or historic interest and have been Listed Grade II.

Diamond Napier House (**photo 1**) is dated 1756 and appears to be the oldest house in the village. It was obviously a very high status building in its day having been faced with ashlar stone, chamfered rusticated quoins and carved stonework such as the keystones moulded on monolithic lintels. Unusually for the area it has an open porch and above it an inscribed plaque. The roof is very typical of the area, stone flags with corniced end chimney stacks, copings and kneelers. This property shows the typical solid to void relationship of traditional properties, with multi-paned vertical sliding sash windows where the first floor windows are  $\frac{3}{4}$  the height of the ground floor windows. The house is set behind a small yard bounded by a low ashlar wall with iron railings. This design is very typical of the local vernacular style of the period.

Another property of a slightly late date (late 17th to early 18th Century), is Newsham Hall (**photo 2**). It appears to have been built in several phases and have had later alterations. It is constructed of coursed rubble stone with a stone slate roof. It has a 'U' shaped plan to the main range with two wings, the major wing on the left and a minor wing to the right. The main range has 3 bays with a central door in ashlar surrounds and 16 pane vertical sliding sash windows with ashlar surrounds. The solid to void relationship of the main range is notably different from the later wing to the left hand side, the stone work being dominant on the main range and the windows being dominant on the later wing. The wing has 2 bays with 4 pane vertical sliding sash windows. Unusually for the village the wing has a hipped roof on a cavetto cornice. The return of the wing has flush quoins to the right hand side and chamfered rusticated ashlar quoins to the left. There are ashlar surrounds to the windows with a two light flat faced mullion window and a 16 pane vertical sliding sash window. There are chimney stacks on the left hand gable and to the centre. In the early 19th Century the building housed a boarding school.

The gate piers to Newsham Hall (**photo 3**) are listed in their own right, believed to date from the early 18th Century. They are of ashlar stone with very ornate carved details. Facing the green are fluted pilasters and then an entablature with pulvinated frieze, cornice, blocking course and urn finials (which are currently awaiting reinstatement following necessary repairs). The elegant gates are 20th Century wrought iron. They are the most ornate feature within the street scene.



Photo 1



Photo 2



Photo 3



Photo 4

Oak Cottages (**photo 4**) probably dates from the early 18th Century, it appears to have originally been two cottages and is now one. It is two storey constructed of coursed rubble and dressed stone with a pantile roof and eaves stone slate course and shaped kneelers. Each original cottage has a door in dressed stone quoined surround flanked by a bay with 4 pane windows.

Central House (**photo 5**) and adjoining cottages (**photo 6**) date from the early 18th Century with later alterations. The buildings are two storey and constructed of coursed rubble with pantile and stone slate roofs. The original house occupies the central position with three 16 pane sash windows at first floor. The two ground floor windows are 20th Century bow windows and there is a central door between them. Either side of this central section are later extensions and to the left hand side there is an addition in two phases with two 16 pane sashes on the first floor and a 16 pane sash on the ground floor. To the right hand side is a Yorkshire sash without glazing bars to first floor and ground floor and a door.

Orchard House (**photo 7**) is from the late 18th Century in quoined coursed sandstone. It is two storeys and of three bays. The central six-panel door has a 4 pane overlight and a quoined surround. The ashlar end stacks are corniced. It is likely that the window surrounds had flat-faced mullions. This is one of the few older properties that faces away from the street frontage and is behind other buildings.

Boundary House (**photo 8**) is an early to mid 18th Century two storey property. Built of rubble with a stone slate roof with shaped kneelers and ashlar copings. It has two end chimney stacks with the one to the right being external and extended on cyma reversa corbels at first floor. The windows are 20th Century casements with stone heads and projecting stone cills. Three at first floor and two at ground floor. It has a central part glazed fielded panel door in a raised ashlar surround with bases.

The above properties are all on, or just off, the main village street. The other older properties of Newsham are on Dark Lane and unusually for the village the first two of these properties are gable end on to the road frontage.

Woodbine Cottage (**photo 9**) is probably from the mid 18th Century. It is built of coursed rubble with quoins to the left and an interlocking tile roof. It is two storey with an extension to the rear.

The two storey house to the east of Woodbine Cottage (**photo 9**) probably originates from the mid 18th Century. It is built of rubble and partly roughcast with a stone slate roof having cavetto-moulded kneelers and ashlar copings. Windows have ashlar surrounds. The property has a part glazed door in a stone surround with projecting ashlar hood.

The house to the south of Woodbine Cottage (**photo 10**) is two storey and also probably mid 18th century in origin. Like the majority of other older properties, it has the principle elevation facing the lane.





Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Much of the architectural style and detailing of Newsham's listed buildings is reflected in other later 18th and 19th Century properties. They are generally two storey of coursed sandstone rubble with some ashlar details, pitched roofs sometimes with ashlar kneelers and copings to the roofs **(photo 11)** which are generally a clear span of pantiles and/or stone slate. There are a few single storey properties **(photo 12)** and these are generally clustered to the east of the village street on the south side. The buildings on the village street are generally two or three bays wide, often with a central door and with windows generally having a vertical emphasis **(photo 13)** that would originally have been vertically sliding sashes, both multi-paned **(photo 108)** and 'two over two's' with stone lintels and cills **(photo 14)**. Those original windows with a horizontal emphasis would have had horizontally sliding Yorkshire sashes. Over recent years a large portion of the properties which are not Listed Buildings have altered windows and now have inappropriately enlarged windows **(photo 15)** and modern window patterns.



Photo 11



Photo 12



Photo 13



Photo 14



Photo 108



Photo 15

This can change the solid to void relationship of traditional buildings but achieves the owner's aspirations for greater light. Also modern windows of inappropriate design and materials are numerous (**photo 16**) and are found in around 50% of properties. Properties generally have chimney stacks and most are at the ends of roofs. There is a dominance of solid over void in walls, as illustrated by Rose Cottage (**photo 11**). Many of the unlisted properties have been subject to other small scale alterations, in addition to changes to their windows, such as railings (**photo 17**), satellite dishes (**photo 18**) and solar panels (**photo 19**). Some properties have introduced porches (**photo 20**) and other forms of front extensions (**photo 21**), lean-to's, conservatories and bay windows (**photo 20**) which are not a traditional feature and are out of keeping with the historic character of the village. Some of these features have been included on 20th Century properties. Traditionally dormers and rooflights are not found on elevations fronting on to the village green except where they have been approved over more recent years (**photo 22**). There is little change in level over the length of the village street. The roofs provide a variety of pitches that vary the roofline along the length of the street. A lot of the properties front directly onto the 'highway' particularly on Dark Lane (**photo 23**) but also on the village green (**photo 24**). Others on the village street have a small forecourt area behind a small enclosure of a stone wall and/or railings (**photos 25 & 26**), and others have more extensive front gardens (**photo 11**).





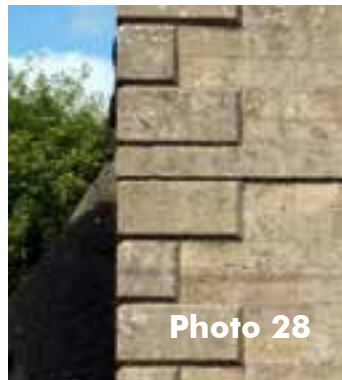
# Materials

## Stone

Locally, until the mid 19th Century, there were numerous quarries with a reputation for producing high quality building stone. Transport problems and costs saw the decline and eventual closure of most of the quarries, however, the nearby Duns Bank Quarry survives and still provides stone for the local area. Given this historic reputation it is unsurprising that nearly all the buildings in the village are constructed of local stone. The majority of cottages and houses use coursed rubble or random rubble construction for the walling. A notable exception to this is Budleigh House with its unusual use of random dressed stone (**photo 27**). Diamond Napier House is constructed of ashlar stone (**photo 28**) and ashlar is also used for some surrounds of openings, quoins (which are often rusticated as on Diamond Napier House (**photo 28**), and most notably the Gate Piers to Newsham Hall (**photo 3**). Most of the window openings have stone lintels and cills.

The use of stone has continued throughout the 20th Century and despite the form of construction changing from solid wall to modern cavity wall most recent properties continue the tradition of coursed rubble walling albeit not using stone from the quarries close to the village (**photo 25**). Care must always be taken in new construction and repair to avoid leaving sawn faces exposed in rubble stone walls as the smooth surface left by disc cutters contrasts harshly with the surrounding masonry.

Lime wash was a traditional way to weatherproof the poorer quality of stone and would have appeared as a colour finish to a property and one of the properties on the green Central House (**photo 25**) does have a colour finish to the stonework, though whether this is still a limewash finish or a modern paint finish is unknown.



## Render

Render comes in a number of forms; traditional, smooth, rough cast, lime, modern cement render and pebble dash. There are only three rendered properties in the Newsham Conservation Area i.e. in the terrace of buildings that includes cottages either side of Central House (**photos 29 & 6**) and South View (**photo 30**). It is not possible to determine whether these are traditional lime render or cement render. They all have a rough cast type finish.

The limited use of render contributes significantly to the character of Newsham and restricting the range of materials used for new construction in the village to stone for all external faces would be an appropriate way to continue to protect and enhance the character of the Conservation Area.



## Brick

Brick is very rare in Newsham - even on chimneys and outbuildings, which is common in other surrounding villages. As brick has not been used for any significant external work on buildings in the village and, in a similar manner to render, the use of brick in the village should be resisted in the future in order to maintain the dominant use of natural stone which gives Newsham so much of its individual character.



# Roofing Materials

## Stone Slate

This has historically been used for domestic roofing in the area (**photo 119**) and will have been locally sourced. Around 30% of the buildings have retained their stone slates. The sandstone slates are thick in comparison to other roofing materials and are laid in diminishing courses, narrowing from large slates at the eaves to small slates at the ridge, often finished with a dressed stone ridge piece.

This produces a distinctive character to the roof very different from other natural slates as the covering is notably thicker and the roof has a textured finish arising from the thick slate edges. Although when first quarried the sandstone slates are a pale grey/buff colour they weather in time to a deeper grey/brown colour, slightly darker than walling stone. Good examples of stone slate roofs can be found on many of the listed buildings, but particularly Diamond Napier House (**photo 1**). In Newsham the stone slates are occasionally combined with pantiles as an eaves course as on Central House (**photo 5**) as referred to below.



## Pantile

There are few instances of pantiles being used in Newsham (**photo 32**) – only around 8% of properties use them as the sole roofing material. They vary greatly in age and character. Around 11% of village properties feature pantiles with eaves courses of stone slates, a traditional and interesting vernacular feature which can vary in width from a simple single course to three or four courses of stone (**photo 33**). Pantiles and a stone eaves course can be seen at Central House (**photo 6**). Whilst it is important to maintain sound roof coverings to buildings and the use of modern pantiles is appropriate in the Conservation Area, it is also important to recognise older pantile coverings and to record and preserve them where they exist. Pantiles were often local products that would vary in shape, size and texture from one producer to another and so surviving historic roofs could provide examples of tiles from small local companies now long gone.



## Slate

There only appears to be one type of slate used on village buildings – Welsh slate (**photo 34**) and this features on around 15% of properties. Welsh blue/grey slates was first used in 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. The use of slate has continued alongside pantiles in both re-roofing buildings, but also as a traditional alternative to pantiles.



## Other Roofing Materials

Over more recent times throughout Newsham the traditional stone slate roofing materials have been supplemented with more readily available, cheaper alternatives including concrete tiles (**photos 35 & 36**). There are now 30% of properties with concrete tiles and they have been used extensively on village properties through the later part of the 20th Century to replace older traditional stone slate roof coverings and come in a number of forms - both flat and profiled. Although not ideal for traditional buildings due to the characteristics of the material itself and the regular mechanical appearance of the finished roof, which differs from the traditional slates or pantiles, the flat tiles have usually mellowed with weathering to blend into the street scene. Unfortunately the same cannot be said for the profiled concrete tiles (**photo 36**). Ideally these will be replaced with more traditional alternatives as they become life expired.

There are a couple of outbuildings/workshops that have used corrugated sheet materials (**photo 37**). The more visually intrusive is the roof to the building adjoining Century House (**photo 38**).





# Floorscape

The village is dominated by the expanses of village green which in a lot of areas remains unbound by kerbs (**photo 39**). In some locations it appears to have been necessary to formalise the demarcation between the roads and the green/verges and a number of means have been used to achieve this, including the standard highways concrete kerbs (**photos 40**).

The informality in many places around the main part of the village green is very important to the character of the village and should be maintained to protect the quality of the Conservation Area. Unlike other nearby villages the use of timber, plastic or other bollards has not been used to prevent overrunning.

All areas of public road are finished in a black macadam finish. The village has no lengths of 'formal' footpaths. Accesses away from these roads to the properties on the village green remain un-metalled and are generally crushed gravel (**photo 41**). Private drives feature a range of surfacing from informal beaten earth paths and rough rubble, through a range of gravels and crushed stone, to concrete (**photo 42**), tarmac and modern block paving (**photo 40**). This last form of surfacing provides a very mechanical finish that is at odds with other aspects of the village.

There is some evidence of cobbles being a traditional flooring material particularly on Dark Lane at the edge of the tarmac (**photo 43**). Stone flags also appear to the frontages of some properties but unfortunately many have been badly damaged and covered in concrete (**photo 23**). The yard area to the front of Woodbine Cottage has modern stone flags and cobble, but it is presumed this was based on a historic precedent (**photo 9**).



Photo 39



Photo 40



Photo 41



Photo 42





# Enclosures, Fences and Gates

There are two types of boundary treatment used substantially in Newsham - stone walling, sometimes accompanied with railings (**photo 44**), and hedging/mature shrubs (**photo 45**).

Stone walling is either coursed rubble stone (**photo 46**) to the front of more modest village properties or the formal dressed stone walls in front of some of the larger houses such as where ashlar stone is used for the gate piers (**photos 3, 47 & 48**). The variety in form of copings in the village is worth noting, including the use of pyramidal dressed stone (**photo 49**) and stone flags (**photo 13**).

Hedging is the other boundary treatment evident in Newsham particularly to the west of Dark Lane (**photo 50**) and along the access roads to the village.

Within the confines of the village, the most prominent trees are those within the private gardens of Budleigh House (**photo 45**), Central House and Newsham Hall. Those at Budleigh House are covered by a Tree Preservation Order. On the village green the trees are limited mainly to the few semi-mature individual planted specimens (**photo 51**).

A few of the front gardens do provide softening with mature shrubs (**photo 26**) to the junction between the grass of the green and the stone of the buildings. Within the wider landscape, small groups of trees feature within the backcloth.

Over the years unfortunate alterations have been undertaken to many boundary treatments, such as railings (**photo 17**) and the lack of a wall at an appropriate height (**photo 15**). These look out of context within the Conservation Area.







Photo 47



Photo 48



Photo 49



Photo 13



Photo 50



Photo 51



Photo 26



Photo 17



Photo 15

# Street Furniture and Monuments

There is a limited amount of street furniture, features and monuments in Newsham but the range that exists includes several important items, which make a valuable contribution to the character of the Conservation Area. The most prominent item to the west end of the village green is the market cross and stocks (**photo 52**). The war memorial occupies a more central position on the village green (**photo 53**). Although the telephone kiosk positioned to the west end of the green is of a standard national design, it has an important place in the community and appears well cared for (**photo 54**). The bus shelter is built of local materials and blends well with its backcloth (**photo 54**). A few bench seats are positioned at strategic points around the village often to take advantage of particular views.

There is a low level of street lighting provided throughout the village sharing space with the timber telecom poles (**photo 20**).

The level of street signage is low, and what exists is of a fairly poor quality.



Photo 52



Photo 53



Photo 54



Photo 20



## Character - Functions and Uses

Newsham is primarily a residential village with commuters heading for Darlington, Teeside and Richmond thanks to the close proximity of the A66 and its easy access to the A1 (M). This makes Newsham a tranquil escape from a busy workplace.

The historically important agricultural sector is now likely to only employ a small number of people and the stone quarrying has substantially disappeared from the area. Evidence of early industrial activity survives around the outskirts of the village in a number of former mills but these are now residential properties. Two vehicle businesses (haulage and coaches) operate out of premises behind the frontage buildings.

Newsham still retains a village hall but there is no village shop or post office and the closest pubic house is outside the village adjacent to the A66. There is a limited bus service to the village.

## Views and Approaches

The Conservation Area is restricted to the core of the historic village to the east and a small area to the south. The wider village extends to the west, further south and also in a small area to the north. The whole village sits within an extensive rural landscape. The approach to the village from the north and the A66 is slightly downhill towards generally flat land though there is a slight rise into the village. The village can be glimpsed over the top of roadside hedges initially, but at closer quarters the view is substantially blocked by the hedges. From the south the village is hidden by the landscape until the outer edges of the wider village are seen. In the approach from the west the historic core of the village is obscured by the wider village. Views out of the village to the surrounding countryside can only be gained along the line of the road to the east and the west. With the slight rise of the land from east to west and a slight bend in the road to the north (outside the Conservation Area) the land to the west can be glimpsed in the distance over the rooftops. To the east the straightness of the road allows clear views to the farmland.

# Character Areas

The Conservation Area splits into two distinctly different character areas, the Village Street and Dark Lane.

## Village Street

This is the principle part of the Conservation Area, characterised by the wide space comprising road and village green running east – west between building frontages (**photos 55 & 51**). Houses are generally arranged in small groups and terraces following a strict east-west axis, with a mixture of properties fronting directly onto the green and contained within attractive stone walled gardens (**photos 56 & 57**). This combination of form creates interesting and varied townscape quality. The relative position of the individual buildings varies to both the north and south side of the street but there is the general feeling of an opening out in the central area. Buildings which are set further back than their neighbours tend to have stone boundary walls which continue the built frontage feel, such as Newshall Hall (**photo 2**). The separation between properties also contributes to a feeling of spaciousness (**photo 57**). On the whole, the roof ridges run parallel to the street allowing the principle façade of the buildings to face the street (**photo 58**). The most notable exception to this is the former stable/agricultural building adjacent to Newsham Hall which has a gable presentation to the road (**photo 59**). The comprehensive use of stone helps at first glance to promote a feeling of cohesion and uniformity but on closer inspection this is a somewhat false impression as each property is distinctly different from the next. Many have been built this way, but others have been altered through the 20th and 21st Centuries. Of the six listed buildings on the village street, two are hidden - well set back, the other four are fairly isolated from each other in terms of position but also architectural style. In the case of Newsham Hall the building is of two distinctly differing styles (**photo 2**) reflecting the different periods of development. Budleigh House (**photo 60**) at the junction with Dark Lane is a very imposing building though its impact on the Conservation Area is now lessened by the mature trees. The style of architecture is very typical of its date with two storey bay windows, steep gables with ornate barge boards (**photo 31**). A number of late 20th Century houses have been built within former spaces along the street and this has been done with varying degrees of success in terms of being in keeping with the local vernacular (**photo 41**).

Towards the east of the street views can be enjoyed over the surrounding fields (**photo 61**). To the west the road rises slightly and the views are to the buildings of the wider village with the countryside beyond the rooftops (**photo 51**).

Off the village street to the south runs a minor road – High Lane which eventually connects with the more main southern access of Dark Lane. This is effectively a local access road and visually just appears similar to other property accesses.





Photo 56



Photo 57



Photo 58



Photo 59



Photo 2



Photo 60



Photo 31



Photo 41



Photo 61



## Dark Lane

Dark Lane is a narrow lane running south from the village street. It has a fairly continuous built frontage to the east (**photo 62**) and raised planting in the form of hedges and mature gardens to the west (**photo 50**). The first three properties close to the junction with the village street are listed. With, unusually for the village, the initial two having a gable presentation to the lane (**photo 63**). To the side of these properties is the only remaining access to paddock areas / the rural hinterland (**photos 63 & 64**).

After these buildings, the run of properties is in a series of two terraces which appear to date from the 19th Century. These properties exhibit many interesting local vernacular features such as kneelers, coping stones, chimney stacks, stone lintels and cills but 8 out of 9 have lost traditional windows and doors and gained modern details such as satellite dishes, porches/canopies, plastic pipework etc. (**photo 20**). The narrowness of the street and the slight twist in the access from the south (**photo 62**) means that the properties are only appreciated at close quarters and views out are blocked. With the continuous built frontage and the raised areas of planting there is a feeling of enclosure. The only views are along the road to the north and the main part of the village where Scammadale House acts as a focal point to enclose the view (**photo 65**). The ridges of these terraces run parallel to the lane with the principle facades onto the road (**photo 62**).



## Open Spaces and Trees

The critical open space in Newsham that contributes to the character of the Conservation Area is the wide expanse of the village street incorporating areas of village green (**photo 55**) particularly to the south.

The properties on the village street generally have a setting of garden grounds sufficient to imply the buildings are well spaced but there is little meaningful open space that is of interest. The one exception to this being the area of mature trees within the garden of Budleigh House (**photo 45**).

The only place where the surrounding rural land projects through to the road frontages is a small area to the south of the Old Post Office (**photo 66**). Here a series of small paddocks indicates what may have been found more extensively throughout the Conservation Area prior to a number of modern houses being built.

Although providing an attractive backdrop to the village, the surrounding landscape, which particularly to the south is almost parkland in appearance, has no direct impact upon the character of the Conservation Area. The boundary thus concentrates on the historic core and is drawn tightly around the buildings and gardens.

Trees, particularly those in and around the green, are a valuable feature of the Conservation Area. The most significant and dominant group of mature trees in the village at Budleigh House (**photo 45**) is subject to a Tree Preservation Order (TPO 1985 No 1). At Newshall Hall another mature tree in the front garden (**photo 67**) acts as a focal point to the village. The trees on the village green are a mixture of sizes and species (**photos 51, 68 and 69**). Other smaller garden trees act to soften the junction between buildings and the landscape (**photo 6**).



**Photo 66**



**Photo 51**



**Photo 6**



**Photo 55**



**Photo 67**



**Photo 45**



**Photo 69**



**Photo 68**



# MANAGEMENT PLAN

The District Council's aim is to ensure that the existing character and appearance of the Newsham Conservation Area is either preserved or enhanced.

## Listed Buildings

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

## Buildings at Risk

The buildings in Newsham appear to be in good condition. The main exception to this is the Central Garage buildings (**photo A**) which has been the subject of planning permissions that have, so far, not been implemented. Though the gable wall is traditional, there is little else that contributes positively to the character of the Conservation Area. Other buildings that may be considered to be at risk are those unlisted structures which make up the outbuildings (**photo B**) and subsidiary elements such as walls which are generally to the rear of properties. Such buildings do contribute to the character of the Conservation Area (**photo C**) and should be maintained in a decent state of repair.

## Preservation and Enhancement

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

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

## Design Guidance and New Development

The general design guidance for any work requiring planning permission in the Conservation Area is to aim to ensure that works are of a high quality and at the same time preserve or enhance the character or appearance of the area. In particular:

- **The design and materials should accord with those traditionally used**
- **New buildings should reflect the simple forms of the existing historic buildings in the village**
- **The siting of new development should be carefully considered to ensure that it complements the existing grain and setting 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.**



**Photo A**



**Photo B**



**Photo C**

The opportunity for further development within the Conservation Area is fairly restricted. Those open areas and particularly the green and surrounding agriculture land make a positive contribution to the character of the area and their preservation is critical. The open areas in public ownership, such as the green, are not likely to be subject to development pressure, however some other open spaces such as gardens may attract the attentions of developers. In these cases a robust assessment of the value of the open space, along with views into and out of the area, should be made to establish the contribution which each particular site makes to the character of the Conservation Area. If it is found that its contribution is important and the character of the area would be harmed, then development should be resisted. All proposed development should have regard to the special character identified in this Appraisal. Although each proposal will be treated on its merits, attention needs to be paid to the cumulative effect of issues such as parking, services etc. on the character of the Conservation Area.

The harm of specific small scale alterations that can be undertaken to individual properties, without the need for planning permission, can have a cumulative harmful effect on the character of Conservation Areas. This has been very prevalent in Newsham to the extent that the architectural and historic character has been substantially eroded. For example, amongst the unlisted buildings on Dark Lane only one remains that reflects its original architectural appearance (**photo D**) and even this property has a flat concrete tile roof. Others have been 'remodelled' and lost their architectural qualities (**photo E**). When carrying out alterations to windows, doors, roofs etc., care needs to be taken to ensure works are sympathetic to the character of the area. There are also other small changes which can have detrimental effects. For example, gas bottles, wheelie bins 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 to the historic environment. The use of alternative energy in the form of solar panels (**photo F**), wind turbines, air source heat pumps, local refuse and recycling collections may all have the potential to detrimentally affect the historic environment. As proposals come forward, each case will have to be considered on its merits but consideration should be given to the environmental benefits gained from each.

## Wirescape

Overhead wires are intrusive in Newsham (**photos G & H**) and some parts of the village would benefit from the reduction in overhead cabling and poles. However, it would then be necessary to find a suitable alternative means of accommodating street lighting as many lights share the poles (**photo I**).

## Action Points

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





**Photo D**



**Photo E**



**Photo F**



**Photo G**



**Photo H**



**Photo I**

## Community Involvement

A consultation letter requesting comments on this Draft Appraisal will be circulated in Newsham and to the various interested bodies, Historic England, North Yorkshire County Council etc. The comments will be considered and a final Conservation Area Appraisal and Management Plan will then be produced. The Appraisal will be reported to a Committee of the District Council and formally adopted.

## Useful Information, Appendices and Contact Details

### Designations

#### Listed Buildings within the Newsham Conservation Area

Property	Location	Grading
Woodbine Cottage	Dark Lane	Grade II
House to the east of Woodbine House	Dark Lane	Grade II
House to the south of Woodbine Cottage	Dark Lane	Grade II
Orchard House	Mill Lane	Grade II
Boundary House	Village Street	Grade II
Newsham Hall	Village Street	Grade II
Gate piers to Newsham Hall	Village Street	Grade II
Diamond Napier House	Village Street	Grade I
Central House and adjoining Cottage	Village Street	Grade II
Oak Cottages	Village Street	Grade II
Market cross and stocks	Village Street	Grade II

### Tree Preservation Orders

There is one Tree Preservation Order (1985 No 1) at Budleigh House

# Schedule of Positive, Negative and Enhancement Opportunities

Positive	Negative	Enhancement
Local vernacular architecture consisting of mainly two, and occasionally one, storey properties with a dominance of solid over void incorporating vertical elements <b>(photo 1a)</b>	Potentially any building of the wrong scale, depth of plan, pitch of roof, flat roofs, an incorrect storey height, windows too large and in wrong proportions <b>(photo 4a)</b>	Ensure that future design accords with the local vernacular on both new build and extensions, large and small
Local stone walling mostly coursed or random rubble, but there are also some squared coursed and ashlar buildings and details	Imported stone with little regard to the colour and grain of the local stone, often with mechanical sawn appearance and too great a variation of course depths	Ensure new and replacement stonework accords to local vernacular tradition
Pointing in lime mortar with flush or recessed finish	Pointing in cement mortars and/or finished projecting/strap <b>(photo 5a)</b>	Pointing should be removed and a traditional lime mortar and finish used
Traditional lime render with roughcast or a float finish often limewashed	Cement renders either pebbledash or smooth finish	Remove cement renders and replace with traditional render and finish
Traditional roofing materials, local stone, pantiles, clay tiles, Welsh slate <b>(photo 2a)</b>	Concrete tiles; flat, profile and interlocking <b>(photo 6a)</b>	Concrete roofing materials be replaced at the end of their life with traditional forms
Chimney stacks and pots (generally end stacks)	Where chimney stacks and/or pots have been removed or truncated <b>(photo 7a)</b>	Chimneys rebuilt to full height and pots reinstated
Traditional roof details such as ridge tiles, stone copings, kneelers <b>(photo 3a)</b>	Use of concrete products as an alternative or removal of detail altogether	Retain, repair and reinstate missing details
Traditional lead flashing details	Use of 'flashband', mortar fillets, GRP, bituminous products	Remove inappropriate details which are often short term temporary solutions and introduce traditional lead details. In some circumstances such as valley and parapet gutters aluminium products could be appropriate
Cast iron or lead guttering and down pipes - the former on rise and fall brackets	Fascia boards and plastic guttering and down pipes <b>(photo 8a)</b>	Remove fascia boards and replace plastic with cast iron and rise and fall brackets. In some circumstances cast aluminium may be appropriate





Photo 1a



Photo 2a



Photo 3a



Photo 4a



Photo 5a



Photo 6a



Photo 7a



Photo 8a

Positive	Negative	Enhancement
Timber gutters on projecting corbels etc	Plastic guttering	Remove plastic and reinstate correctly detailed timber sections
Original openings with a stone surrounds or lintels and cills, on rendered properties these may be absent <b>(photo 9a)</b>	Window openings enlarged to accommodate large 'modern' windows often with horizontal emphasis or bays <b>(photo 16a)</b> . New windows introduced that are out of proportion and of none traditional design <b>(photo 17a)</b>	Window openings returned to original traditional proportions. Ensure new windows relate to the local vernacular style of the existing building
Original openings with brick lintels, jambs and or sills <b>(photo 10a)</b>	Window openings enlarged to accommodate large 'modern' windows often with horizontal emphasis or bays <b>(photo 18a)</b> . New windows introduced that are out of proportion and of none traditional design	Window openings returned to original traditional proportions. Ensure new windows relate to the local vernacular style of the existing building
Traditional timber windows either vertical sliding sash or Yorkshire sash or flush fitting side hung casements all with or without glazing bars <b>(photos 9a &amp; 11a)</b>	Use of upvc in most designs, aluminium, use of timber in non-traditional style, often incorporating various elements such as top opening casements, modern bay windows, storm weather details where the casement stands proud of the frame, stick on glazing bars <b>(photos 17a, 18a, 19a, 21a &amp; 22a)</b>	Replace windows with timber of a traditional form
Traditional portico's, moulded door surrounds, canopies <b>(photos 12a &amp; 13a)</b>	Original detail removed or poor architectural details in modern feature <b>(photo 19a)</b>	Reinstate original details or ensure new development follows traditional vernacular details
Traditional four and six panel doors, many with fanlights above. Usually the principle entrance door <b>(photo 14a)</b>	Off the peg timber and upvc doors, often incorporating fanlights <b>(photo 20a)</b> . Fanlights blocked	Replace with traditional timber door or correct proportions and incorporating correct moulded details. Open fanlights
Traditional vertically boarded doors. Usually a 'cottage' or subsidiary/ minor entrance door <b>(photo 15a)</b>	Off the peg timber or upvc door, sometimes split in half <b>(photo 22a)</b>	Replace with traditional timber door of correct proportions and incorporating correct moulded details





Photo 9a



Photo 10a



Photo 11a



Photo 12a



Photo 13a



Photo 14a



Photo 15a



Photo 16a



Photo 17a





Photo 18a



Photo 19a



Photo 20a



Photo 21a



Photo 22a

Positive	Negative	Enhancement
Service wires all entering property as one group in innocuous position	A spaghetti of wires traversing the main frontages compromising architectural details <b>(photo 20a)</b>	Rationalize, remove redundant wires, route close to the ground or in association with other features such as downpipes/ gutters etc
Principle elevations clear of detritus	Satellite dishes on the frontage of properties <b>(photo 25a)</b>	Remove and re-site in an unobtrusive location avoiding any architectural details, preferably to rear, on the ground or on gable away from frontages, sometimes a location at the base of a chimney can work
Principle elevations clear of detritus	Burglar alarms that are bright coloured and fitted in sensitive locations which compromise architectural detailing <b>(photo 20a)</b>	Choose less dominant colours for example white and position adjacent to other features such as external light
Principle elevations clear of detritus	Meter boxes particularly projecting on external elevations	These should be housed internally or on the ground in a forecourt area. If absolutely necessary they should be recessed and coloured to match the walling
Principle elevations clear of detritus	Flues, cowls and vents for heating systems and extractor systems	These should be on rear elevations where they are not visible
Clear roofs spans	Solar panels, both photovoltaic and solar thermal on visible roofs <b>(photo 26a)</b>	These should be positioned away from frontages on rear elevations and outbuildings, or ground mounted
Clear roof spans	Rooflights on principle frontages <b>(photo 27a)</b>	Rooflights should be of traditional cast iron form and restricted to secondary and rear elevations
Clear roof spans	Inappropriately designed dormers on principle elevations	Dormers should be in a traditional form and on secondary/rear elevations
Boundaries of walling, stone wall or stone plinth. Traditional railings fixed directly to the coping/plinth and hedging <b>(photos 23a &amp; 50a)</b>	Concrete block walls <b>(photo 28a)</b> , modern timber panels such as larch lap or woven, post and rail fencing, steel and metal fencing <b>(photo 29a)</b>	These should be removed and a traditional boundary treatment installed



Photo 23a



Photo 50a





**Photo 20a**



**Photo 23a**



**Photo 24a**



**Photo 25a**



**Photo 26a**



**Photo 27a**



**Photo 28a**



**Photo 29a**



Positive	Negative	Enhancement
Colours generally emanate from natural forms for the main structure. For details such as the joinery light earth base colours, never brilliant white and functional details such as pipes and gutters would have been dark	Garish modern colours such a brilliant white, bright purple, scarlet, florescent colours	Return to earth based pallets using light colour to highlight details windows and doors and dark colours to hide details gutters and down pipes
Traditional floorscape materials of cobbles, stone paving and stone setts have now been supplemented with tarmac to become part of the local vernacular <b>(photo 30a)</b>	Concrete paving in large and small units and concrete laid insitu look incongruous <b>(Photo 31a)</b>	The use of concrete paving and laid insitu should be avoided. Where possible it should be replaced with a material which is more part of the character of the town
Stone kerbs, stone paving and cobbles clear of bollards	Use of 'highways' standardised concrete kerbs solutions <b>(photo 32a)</b> , bollards and excessive use of bollards	Use more traditional edging treatment. Remove/rationalise bollards
Traditional style street furniture	Utilitarian tubular steel railings	Remove or replace with street furniture of a more traditional form
Street free from wires and poles	There is a network of excessively large poles carrying the various wires. <b>(photos 18a &amp; 33a)</b>	These should be removed and the wiring put underground
Highways signs co-ordinated and condensed. Signs on walls where possible away from features of interest/focal points	Proliferation of uncoordinated traffic signs on exposed steel posts, compromising focal points and features of interest <b>(photo 34a)</b>	Replace with more appropriate design and siting and minimum necessary infrastructure



Photo 30a



Photo 31a



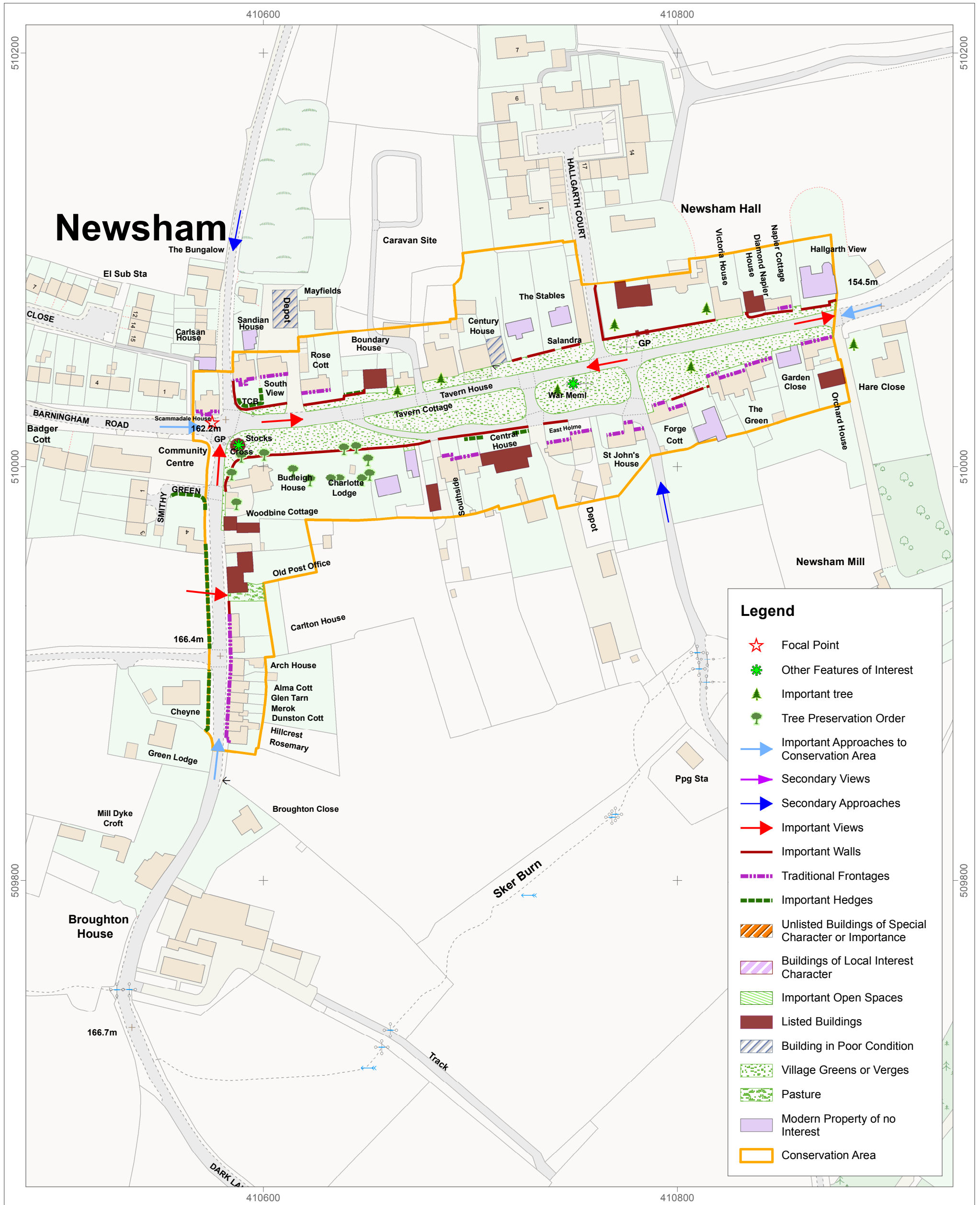
Photo 32a



Photo 33a



Photo 34a



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