

RICHMOND HILL CONSERVATION AREA

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Draft for consultation
September 2012



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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). Richmond Hill was designated a Conservation Area in 1983 and encompasses the former barracks area which is now known as Richmond Garden Village.

Local Planning Authorities are required to ‘formulate and publish proposals for the preservation and enhancement of any parts of their area, which are Conservation Areas’ (Section 71 of the Act). This Character Appraisal and Management Plan fulfils this duty.

In making a decision on an application for development in a Conservation Area, ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’ (Section 72 of the Act). While this should ensure that harmful change is not allowed, some changes, not normally requiring planning permission (known as permitted development) could still damage the special qualities of the area. Local Authorities have special powers to issue directions removing certain permitted development rights from properties if it can be shown that it is necessary. Within the Garden Village most of the new dwellings have had some of their ‘permitted development rights’ removed through the planning permissions, but there are still some things that can be undertaken that may be harmful to the character of the Conservation Area.

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

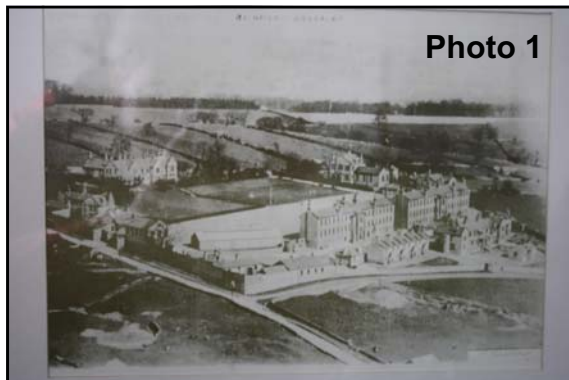
Richmondshire Local Plan 1999—2006
Richmondshire Local Plan Core Strategy—Proposed Submission August 2012
National Planning Policy Framework
Historic Environment Practice Guide (PPS 5)

APPRAISAL

Location and Setting

The Richmond Hill Conservation Area covers the area of the town now known as Richmond Garden Village, a small enclave developed as Richmond Barracks in the last quarter of the 19th century. It lies to the north of the town on Gallowgate just before the road becomes Whashton Road, and was historically positioned away from the main body of the town on the higher ground. It is clearly defined behind the high defensive masonry walls and militarily styled principle entrance and when first constructed must have appeared as a 19th century counterpart to the historic castle in the town centre.

The barracks were built on gradually sloping land above the valley of the River Swale at about 190 meters (625 feet) above sea level. They were clearly constructed to give an impression of strength and military might and would have been an easily identified landmark just outside the town. **(Photo 1)**



In the 21st century much of its presence has been lost and the main public views of the barracks are now limited to the streetscape around the entrance from Gallowgate as a result of encroaching modern housing development. **(Photo 2)**



Although the views of the former barracks are now limited the properties within the Garden Village benefit from wide expansive views across the town to the south. **(Photo 3)** To the north views are more limited by the encroaching houses and the rising topography.

The Conservation Area itself is tightly defined by the limits of the barracks walls.

Within this enclosure a formal layout of the older buildings is dominated by the two principle blocks which are oriented roughly on an east west alignment. The central parade square has been developed in a formal manner producing a well balanced group of houses which respect the formality of the original barracks development. To the northeast, southeast and northwest corners modern development has been less rigorous in its formality whilst to the south of the entrance gate a number of older ex-military service buildings survive in new uses and with modern additions and alterations. The designated Conservation Area therefore includes the principle historic elements of the barracks and encompasses the later additions to the site but does not extend beyond the well defined boundaries to include any of the surrounding land. These surroundings have now been entirely developed for late 20th century housing.

Historic Development and Archaeology

Richmond itself has a long and distinguished history as a military centre in the North Riding. The castle at the heart of the town dates from the 11th century and is believed to have been commenced in 1071, growing and expanding over several hundred years and remaining in use until the 20th century. As an ancient building its efficiency and effectiveness diminished as the character of the army changed throughout the Victorian period and the modernised army moved first to the barracks site in the 1870's and then in the 1960's relocated to Catterick Camp. The domestic growth of Richmond as a town did not extend far to the north beyond Pottergate and it appears that the principle development in this area was the Richmond Race Course, which by 1775 was sufficiently popular to warrant an extravagant stone built grandstand. This now lies in a separate the Conservation Area to the northwest.

Map 2



The first edition of the Ordnance Survey maps dating from 1860 (**Map 2**) shows Gallowgate leaving the town from the junction with Pottergate and running northwards away from the town through an agricultural setting. Beyond a small cluster of houses around the junction little development is visible however the site of the Conservation Area is identifiable to the south of Cutpurse Lane. Buildings on the site in this mid Victorian period only appear to consist of two structures, one on Gallowgate and one on Cutpurse Lane. No evidence of these remains today and it is likely that they were demolished to build the barracks some 15 years later on a greenfield site.

In 1873 Richmond became the home to the Green Howards (formerly the 19th Regiment) a regiment previously based at the castle in the centre of town. With the need for more modern facilities the new barracks were constructed, foundations being laid in 1875. The barracks were one of a limited number of newly built facilities for the army, most other regiments adapting existing buildings and complexes elsewhere in the country to provide accommodation. The regiment used the new barracks as the regimental depot and principle training base from 1877 to 1961 and during this period it was renamed Alma Barracks after the Green Howards' most famous battle honour.

The military development of the site positioned substantial buildings around the central parade square oriented on a roughly north south axis. To the north of the parade ground the Officer's Quarters fronted onto the space and was set up in a raised position to the higher end of the site, whilst the southern side of the square was closed by the main barracks blocks. **(Photo 4)**



Photo 4

This was originally constructed as two separate blocks which were linked in 1939 with the construction of the central portion and later wings were added to both sides of the original buildings. The tall forbidding character of these buildings would have dominated the southern section of the parade ground and been the principle significant feature in the barracks. Ancillary buildings were added over the years including the gym in the south west corner of the site.

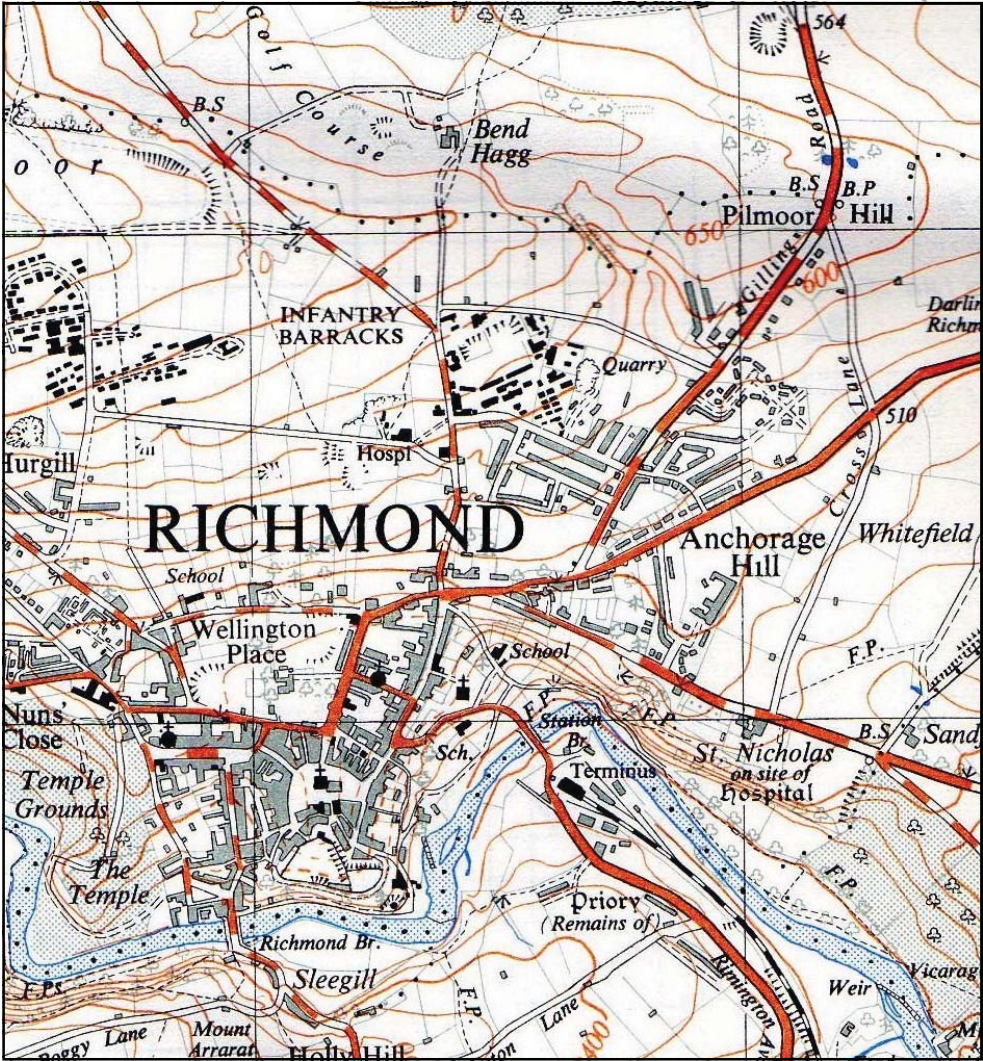
A comparison of the site plans from 1904 (**Map 3**) and 1957 (**Map 4**) indicates the range of buildings which were added however throughout the active period of the barracks the parade ground remained the principle open space within the encircling walls.



Map 3

After the depot closed in 1961 it was taken over by the Home Office and became an Approved School for boys. The gym was refurbished for use by the school, the Officer's Quarters became an administration block and many of the other ancillary buildings were demolished. In the 1980s the School, which by this time was not meeting the improving standards for accommodation, became the responsibility of the County Council, which closed it and sold the site. The site remained unused for several years pending disposal by the County Council and a number of the remaining buildings fell into disrepair. The development of the site for housing over the last 25 years has retained the principle surviving historic structures and brought new life to them whilst replacing the ancillary buildings with a range of house types to meet modern needs.

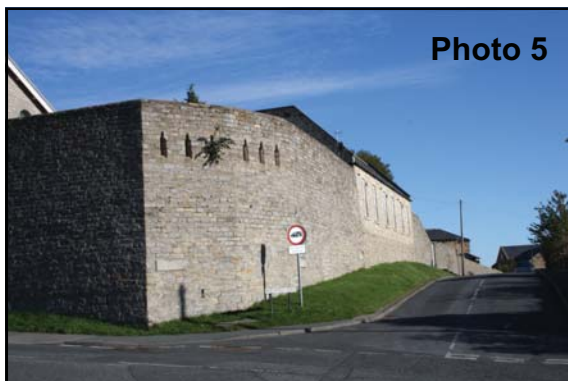
Map 4



Architectural Features and Building Materials

Architectural Style of Conservation Area Buildings

The initial construction of the barracks would have been undertaken as a planned architectural exercise with a limited range of materials and a design code developed to create a military character to the site. Style and design features on the project would have reflected the current national fashion for military sites and would have had little regard to the prevailing local vernacular except possibly for the use of locally sourced stone. The presence of the barracks was emphasised through the scale and defensive appearance of the encircling wall and this was further expressed through the functional character of the buildings and the strict application of design details.



The boundary wall has a modestly decorated/embellished military defensive style based on Victorian ideas of Gothic medieval defensive structures rather than on effective military structures. The walls though impressive in

height particularly to the south (**Photo 5**) are of limited thickness and the defensive features such as the bastions at the entrance gate (**Photo 6**) and arrow slits



(**Photo 7**) are purely decorative as demonstrated by the lack of functional detailing. The scale of the walls is accentuated in the design particularly through the use of the prevailing land levels and this tends to make them appear larger and more



imposing than they actually are.

Internally the barracks block was originally constructed as two separate buildings, Hulse block and Howard block. These were simple massively constructed buildings of forbidding, almost industrial appearance (**Photo 8**) which remained separate buildings until the late 1930's when the national investment in the armed forces improved conditions for soldiers.





Photo 9

The detailing of the original blocks is simple and strong with well coursed stonework and simply detailed quoins in contrasting stone to window reveals. **(Photo 9)**

The only decoration is the block names to the north elevation of each of the original block. **(Photo 10)**

To the north elevation the original door



Photo 11

cases remain but have been altered in at least two further phases, first in the 1939 rebuilding when lower doors were inserted and then again in the conversion to residential apartments when the doors were altered to become

windows. **(Photo 11)**



Photo 10



Photo 12

In 1939 the biggest change to this building took place with the filling of the space between the buildings with the imposing central structure **(Photo 12 and 13)** and the addition of two cross wings to each block **(Photo 14)**.



Photo 13



Photo 14

This created a palace fronted building with more sculptural form than the simple stark barracks. The detailing of the original buildings was continued through the new construction however instead of contrasting stonework a high quality compound concrete based block was used to create the quoins and details. **(Photo 15)**



Photo 15



Photo 16

The more elaborate central door case **(Photo 16)** appears to be in carved stonework and is an illustration of the importance of the barracks at this time. In comparison to other military sites of the Second World War period the construction is of very good quality and well detailed. In other locations cheap brick and timber

framed corrugated sheet cladding was more commonly used for barrack buildings such as found on airfields and camps across the country. The building remained dominant but the additions break up the mass to a degree and create a better sense of articulation to the elevations. The new sections provided much needed wash rooms and additional service facilities as well as increasing the capacity of the barracks block.



Photo 17

The Officers Quarters **(Photo 17)** is constructed more in the style of a large Victorian house and similar style buildings can be found around the edge of most towns and cities where industrial growth and trade created a wealthy merchant class of industrialists. It was designed for the site by Major H.C. Seddon, Royal Engineers

attached to the War Office and constructed between 1874 and 1877. The sides and rear of the building are not of particular note, being well detailed but functional and to the east end of the building having a later extension added in a much simpler style **(Photo 18)**. It is



Photo 18



Photo 19

the south facing front elevation which is the design highlight of the exterior and this contributes significantly to the quality of the Conservation Area. **(Photo 19)**

Constructed of stone throughout and with a grey slate roof to a relatively steep pitch the asymmetric elevation is dominated by large features jostling for supremacy. Three gables break through the eaves line each with slightly differing arrangements of tall windows and blind arched features set in relief above the first floor. **(Photo 20)** A strong and massively constructed porch extends in front of the main building



line supported on carved stone columns with decorated foliate capitals and chamfered plinths. **(Photo 21)** To the left hand side of the elevation a half octagonal bay projection enhances the former mess room, now a main living room and this sits beneath a multi-hipped roof creating a significant feature.

(Photo 22) The roof line itself is punctuated by a range of chimneys of

matching style but varied in size and orientation. The smaller scale decorative features of this building are typical of Victorian buildings of this type and range



from the carved medallions on the porch **(Photo 23)** through the foliate carving to the columns to the detailed finials to the living

room and the porch. **(Photo 24)** Elsewhere ornamentation is limited, the building making its visually extravagant statement through the use of scale, proportion and articulation of the elements of the construction. Importantly all the fenestration remains in its original form and the fine construction of the joinery coupled with the consistent depth of reveal makes a significant contribution to the quality of the building. The building was converted to its current nursing home use in the late 1980's and was listed in 1998 as a good example of its type and the most representative and unaltered part of the former barracks. More military buildings followed and some of these survive in new uses.



Most notable are Luttrell house (**Photo 25**) and the former gymnasium building to the west side of the complex. (**Photo 26**)



Luttrell house has been divided into four properties however its important south façade comprises two houses set on a plinth and beneath an iron and glass canopy. (**Photo 27**)

Greatly Victorian in style this building has many of the qualities of smaller public institutional buildings and can be compared to railway station offices and smaller hotel frontages. Its charming and attractive setting is enhanced by the robust and careful detailing which is not over decorative and thus remains appropriate to the function of the site. (**Photo 28**)



The single storey building beneath the canopy is simple and attractive with striking large chimneys with a distinctive chamfer feature and details similar in style and form to those of the barracks block. Here however they are employed in a more domestic setting and do not have the same imposing or forbidding character. To the



north lies a two storey element of the same property and this shares many of its characteristics with the smaller structure. The shallow roof pitch, significant chimneys and tall vertical windows all produce a distinctively late Victorian style to the property. (**Photo 29**)

The gymnasium building (**Photo 30**) is a later addition to the suite of military structures being constructed in 1938, (**Photo 31**) however it shares many of the



Photo 31



Photo 30

styling features established early in the development of the site, particularly in the form and detailing of the masonry. The large windows at high level would flood light into the space and the retained form of these timber windows is extremely important in the character of the building. The changing requirements of the military would have been met by a range of temporary and more permanent structures most of which have now been cleared from the site. These included a range of domestic scale properties to the south of the main barracks block, perhaps provided as married quarters, which have been demolished, some single storey service buildings to the south West corner of the site now replaced by the gymnasium and the later brick built house of 1893 (**Photo 32**), a large shed-like structure which was latterly the Richmond Dance Centre now replaced by residential, (**Photo 33**) and a significant large building facing across the parade ground to the entrance gates which appears domestic in character and may have been a commanding officers residence. This latter building was demolished but has been replaced by a modern development which fulfils the visual function of terminating views through the site. (**Photo 34**) Following the departure of the military the

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Photo 32



Photo 33



Photo 34

next phase of construction was connected to the use of the site as an approved school. Although the accommodation for the boys was likely to have been in the former barracks there was a requirement for staff on site and they were provided with the properties constructed to the northwest of the former officers quarters block. The two sets of three linked town houses are very typical of more modest houses constructed

throughout the 1960's and early 70's **(Photo 35)** and comprise structural cross walls, here faced in stone to compliment the surrounding buildings, with a lighter weight infilling wall forming the front elevations. In this instance these elevations comprise timber cladding above ground floor window level and rendered block work below. The shallow pitched roofs, deep boxed timber gutters and horizontally emphasised picture windows are typical of the period and do not compliment the established historic buildings on the site which formed the framework for the later house styles. Notwithstanding this the properties add to the history of the site and their position, setting and landscaping allow them a comfortable place within the Conservation Area without detracting from its historic qualities.



In addition to the linked blocks another house (Headmasters) was added to the site at a similar time in the north east corner. It was designed with regard to the current architectural style and had little regard to the prevailing style of the Victorian barracks. This building picks up a number of the qualities of the wider site through the use of materials, however the proportions and style of the building are indisputably of the late 20th century period with a shallow pitched roof, horizontal windows, stained woodwork rather than painted joinery and large feature glazing. **(Photo 37)** Again here the building provides a good quality house, albeit at odds with the Conservation Area, which is subtly discrete in its position and so does not impact on the character of its wider historic setting.

Following the closure of the school the development of the site for residential use has brought a range of sizes and styles of modern housing to the area. The most distinctive of these have been sited on the former parade ground and have a formality and style which contributes to the established character of the original development. The layout of this phase of development specifically creates a series of views through the site to emphasise the formality of the buildings and the properties are arranged in such a way as to compliment this design.

(Photo 38 and 39)





Photo 40

Larger buildings with feature gables to each external elevation define the corners of each block **(Photo 40)** whilst along Dresser Close the central unit is a prominent house stepping forward of the established line to create a well sculptured front to the elevation. The intervening houses are arranged with standard detailing to the windows and doors complimenting the prominent corner and centre blocks and it is critical that this uniformity of window and

door treatments is maintained to retain the strong character of the development.

(Photo 41) Gables to each house define the entrances and break up the eaves line to provide a more interesting roofscape.



Photo 41

Whilst the detailing is contemporary in the use of arch topped leaded dormers and square first floor windows the whole development is respectful of the style and materials used on the site historically, and reflects this in the use of stone and slate throughout for the construction. In general the detailing of the newer buildings is not as delicate and intricate as the older historic

buildings and the fine proportions and intricate mouldings of historic stone and timberwork do not translate to modern building methods and styles. The provision of a rear service yard space is a major contribution to retaining the quality of the Conservation Area as it allows parking off street and without the creation of extensive garaging in visually important frontages. **(Photo 42)**



Photo 42

Other less strictly ordered housing is sited to the south of the barracks block and here the houses are more contemporary and conventional although the layout of the street has been engineered to reflect the symmetry and formality of the original military development. **(Photo 43)** This is a successful part of the Conservation Area combining as it does the historically important barracks and reflecting this with modern housing which respects the form and dominance of the main block but does not try to copy the detail or produce a shallow pastiche of the earlier buildings.



Photo 43

To the north east of the Conservation Area a further development of modern houses is less attuned to the site and far more conventional in its layout. **(Photo 44)** This could be seen as a function of its position, tucked away from the more formal central areas and less influenced by the dominant historic blocks. The houses themselves are conventional modern buildings and they are laid out in a simple estate form, separated from the rest of the site by the pillared walls to create an enclave within the defensive walls of the old barracks.



Stonethwaite House to the northwest corner of the site is one of the most recent additions to the Garden Village. A large modern property which is prominent in views of the corner of the barracks site but is well screened and hidden from within the walls **(Photo 36)**. It plays little part in defining the character of the Conservation Area and has a distinct presence with a tall west facing gable featuring large expanses of glass and vertically hung slate. Despite the decidedly modern style of the building the use of steeply pitched roofs, local stone and grey slate help to assimilate the property into the area and the additional detail to the gabled bargeboards provide a modern interpretation of a high Victorian feature which compliments the site well.



Materials

The range of materials initially employed appears to have been limited to locally sourced stone with natural slate roofs and this established a strong character to the area which was reinforced by subsequent military developments. Later 20th century additions to the site have varied the source and manner in which stone is used but the barracks remain dominated throughout by stone buildings.

Stone

Although the dominant material throughout the site is natural stone there are a number of distinct variations in the style and form used for the individual buildings. The encircling wall is constructed of well coursed, roughly faced local sandstone with dense bedding planes and occasional inclusions of brown banding within the stone. **(Photo 45)**



The grey colour is emphasised by the use of a pale creamy yellow sawn sandstone for the details and dressings to the wall

and this is particularly notable around the principle gateway where the quoins and corbels frame and define the structure of the small bastions. **(Photo 46)**

Within the site the two principle historic blocks vary significantly in construction style. The former Officer's Quarters to the north is a far more decorative building



with good quality sawn stone details and a predominantly brown rough dressed sandstone to the masonry walls. This is laid in diminishing height courses and is banded through with



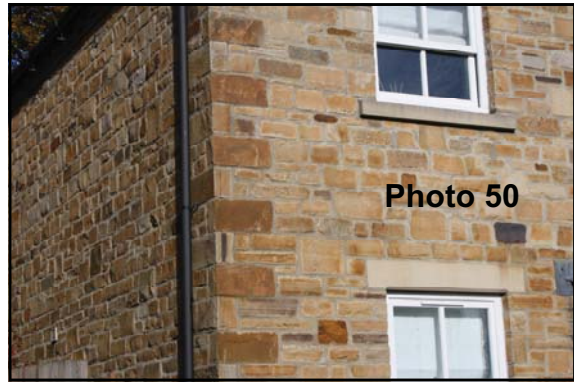
flush sawn string courses to visually heighten the building. **(Photo 47)** The quality and style of the stone decoration is typical of the late Victorian period and is found throughout many building types of this age, here giving an almost domestic feel to the focal building in the barracks. A later extension to the eastern end of the building has employed similar materials, however the less generous scale and proportions of the addition mark it out as later work. **(Photo 48)**



The dominant building to the south is the main barrack block and this has a very different character. Built in several phases the walling stonework is in regularly coursed grey dressed blocks with contrasting brown sandstone forming the sawn detailing to the string courses, window surrounds, quoins and other details. **(Photo 49)** The result, when coupled with the scale of the building, is a forbidding massive structure reminiscent of Victorian industrial mill buildings and presenting striking cliff like faces of stonework within the site.

The late 20th century development of the site for housing introduced a range of building materials which do not match the quality of materials used historically on the site. The first phase of this domestic development is concentrated in the north east corner of the barracks and dates from the 1970's. It employs random stone facings to the structural gables and cross walls of the short terraces with the infill panels being faced in timber boarding at first floor level and render panels to the

ground floor. The stonework is typical of the period being random and un-coursed with no general dressing to the face. Throughout the later phases of residential development random coursed sandstone of variegated colours has been used which contrasts greatly with the uniform solidity of the earlier buildings. **(Photo 50)** This material appears to have been imported to the area and its bright oranges, deep browns and random sizes all contrast markedly with the uniformity and high quality of the military buildings. Although some distinctive features are incorporated into the new buildings these tend to be constructed from manufactured stone and the detailing is compromised and lacks the solidity and delicacy of the original buildings.



Brick

Only one building in the Conservation Area is built in brick and this uses pale cream stock bricks with occasional random darker headers. **(Photo 51)** Built in 1893 as a single house and subsequently extended in a similar style the pale colour brickwork is a very subtle addition to the predominant stonework of the site and does not detract from the uniformity of materials. **(Photo 52)**



Render

Render is not used as a principle material on any structures within the Richmond Hill Conservation Area and only appears on the ground floor infill panels of the 1970's housing in the northeast corner. As a material it is a modern smooth render painted in pale tones or white and is appropriate to the quality and style of the houses on which it is used. Its presence here is minimal and it has no significant impact on the surroundings.

Roofing Materials

There is a strong uniformity throughout the site in the use of natural grey slate for the majority of roof coverings. **(Photo 53)** The historic buildings retain their regularly coursed natural grey slate which has weathered well and in some locations may have been re-laid to maintain its condition.



It is likely that this slate was sourced from North Wales as the more local roofing materials would be stone slates as used on more vernacular buildings or Westmoreland type green slates, both of which are laid in diminishing courses and produce a thicker and more textured roof covering. The repair and re-laying of the slates on these properties has generally been well undertaken and the results are appropriate to the buildings.

The later domestic buildings also use a grey slate for the roof covering although the precise source and form of these slates is unknown. **(Photo 54)** They retain a very dark colour at present and some appear to have a slight sheen, particularly in strong sunlight suggesting that manufactured slates have been used on some roofs. In time the colour will weather and the roofs will assimilate better with the older structures.



Photo 54

The only exceptions to the use of slate within the site are the 1970's buildings which are covered in grey concrete tiles however these buildings are discretely positioned and the weathering of the tiles has allowed them to blend into the setting in an acceptable manner. Pan tiles and other roofing materials are not used at all within the Conservation Area.



Photo 55

Windows and Doors.

Throughout this appraisal mention is made of the importance of windows and doors to the character of the Conservation Area. In the Richmond Hill Conservation Area the established uniformity and regularity of design plays a critical role in maintaining the formality of the site and the quality of the area's character. Window styles vary depending on the age and original use of the buildings but within building types there is usually a definite established form to the fenestration. This is important as it can signify the purpose of a building, (for example the large windows to the gymnasium), or the relative status of the building, (for example the differing windows between the officers quarters

(**Photo 55**) and the main barracks block) (**Photo 56**). The majority of windows to the historic buildings would have been timber framed sliding sash windows and these have a distinctive and attractive appearance creating a deep reveal on a number of planes and a contrast between the colours of the stone, the white painted window frames and the usually dark glazing of the window. There are variations to the form of opening windows including casement windows and fixed panes however these usually are for a purpose and signify the use of rooms beyond or hierarchy of different elements of



Photo 56

the buildings.

The late 20th century properties have differing designs to the windows with wider openings, particularly to the less tall first floor windows (**Photo 57**) and this change in proportions creates a different character to the building. Notwithstanding this the uniformity within the new developments and the hierarchy of window designs remains, although on a somewhat simplified level.

It is clear then that the form and design of windows and doors throughout the site is important and serves far more purposes than simply the prime reasons of light and ventilation. It is critically important that in a Conservation Area which relies so heavily on uniformity and controlled regularity for its character great care is exercised when seeking to replace or repair windows on any buildings. In general the best approach will be to replicate exactly the form, material and design of the original window from the building as this will retain the valuable character of the feature and continue to make a contribution to the character of the site as a whole.



Floorscape

Throughout the site a consistently good quality of contemporary flooring is employed. The original surface throughout the military use of the site will have changed to reflect the available materials of the day. The initial parade ground surface was unbound crushed and rolled rock or gravel and that formal surfacing at that time would have been limited to sets and paving flags to define official walkways and paths. Through the evolution of the site tarmac would have been introduced probably in the late 19th or early 20th century and this is likely to have dominated large areas and the parade ground in particular.

The redevelopment of the site in the last quarter of the 20th century has seen the introduction of a more considered and detailed scheme of paving appropriate to the changed use of the area. Although designed to a highway standard the entrance is enhanced through the use of smaller better quality concrete pavers to the pedestrian areas and feature cobbled areas notably outside Luttrell House (**Photo 58**) at the entrance to the Conservation Area. Dressed granite kerbs are used throughout the site with black tarmac and pale concrete pavers contrasting to produce a formal appearance to the barracks area as a whole (**Photo 59**).





Photo 60

Most driveways have been constructed in modern sets (**Photo 60**) and the presence of shared ownership of surfaces has ensured a degree of uniformity appropriate to the development. Although there are some smaller areas of flag stones or contrasting surface finishes these are very minor in comparison to the prevailing formality of the estate roads which are considered entirely appropriate in the

context of the former use of the site.

Enclosures Fences and Gates.

The principle enclosure is the defining boundary wall to the barracks which gives the Conservation Area its definition and expresses its important character to the surrounding town (**Photos 61, 62 and 63**). The design of this wall reflects picturesque antique military styling with symbolic features derived from medieval defensive structures and applied in a structured manner but at a much reduced and

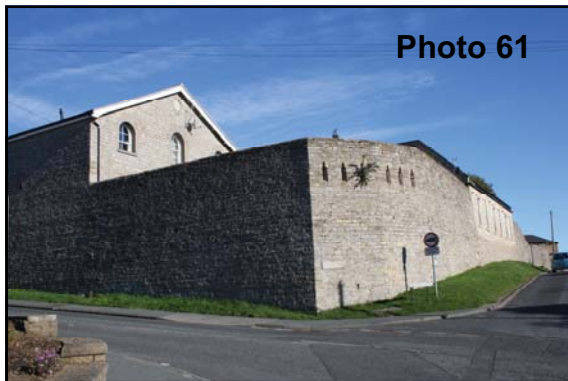


Photo 61



Photo 62

simplified scale.



Photo 63

The arrow slit details (**Photo 64**), corbelled copings and entrance bastions (**Photo 65**) were not built to a defensive scale but rather to strongly suggest the military function of the buildings within the compound. The curtain wall features numerous blind openings at high level which have a decorative role whilst the encircling wall itself is breached by a number of former access doors for military use clearly designed as part of the building but now blocked, ironically to prevent access to the domestic properties (**Photo 66**).



Photo 65



Photo 64



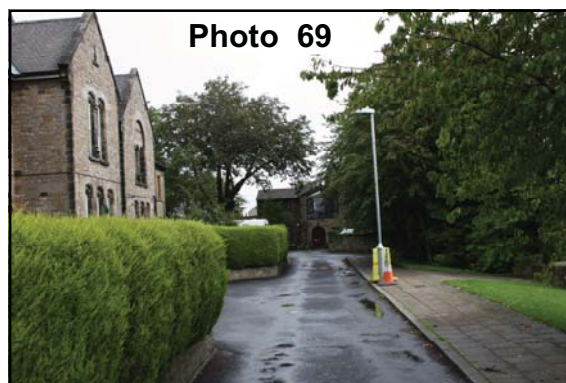
Photo 66

There are relatively few formal boundaries within the site with railings being restricted to protecting drops and changes in level. Examples of this are the front of Luttrell House where the short canopied terrace has a simple railing to separate it from the roadside (**Photo 67**), and the north front of the principle barracks block to protect the drop to the lower area. The railings are mostly modern replacements of earlier items and this can be discerned by the methods of fixing, the style and type of welding employed and the modern and sometimes clumsy sections of metal used to create inauthentic replicas.



Victorian railings would have been substantial but well proportioned items, fixed with hot rivets or bolts and any welding would have been forge welded by a blacksmith. The modern replicas employ standard rolled steel sections which are gas or electric welded into panels before being bolted to fixed stanchions. In some cases the decorative finials are insubstantial or out of scale to the rest of the railing and appear as add-ons rather than a part of the design of the railing itself. (**Photo 68**)

Other boundaries are present within the Conservation Area with one or two shorter sections of hedging (**Photo 69**), occasional stone walls and some sections of timber fencing to define garden spaces around the 1970's houses (**Photo 70**) but these are limited in their impact and do not detract from the generally open aspect of the Garden Village. Short sections of chained boundaries are present to protect grassed areas but again these are limited and not unduly obtrusive.



Street Furniture and Monuments.



Street furniture is very limited within the Conservation Area possibly because there has not been an extended period over which incremental additions to the streetscape can be accumulated. Lamp posts are of two main types, a discrete and simple grey column with a cylindrical lamp (**Photo 71**) or a replica historic lamppost with a lantern top and painted black. (**Photo 72**) Fortunately these two styles of column are set in distinct areas of the site and therefore



retain a degree of unity in most views.



Road signage is limited in the barracks area and comprises mostly standard street names on simple black posts. (**Photo 73**) There are a number of other signs remaining from the period of army use of the buildings and these include barrack block names (**Photo 74**), a coat of arms above the principle entrance and occasional smaller plaques identifying individual properties (**Photo 75**). Of particular note are the identification points situated around the outer walls of the barracks noting the positions of turrets and corners to the defensive wall. (**Photo 76**)





Photo 77

These are letter cut stones and in many cases have had descriptions deliberately erased (**Photo 77**) or have eroded significantly to the point that much of the lettering is illegible. A final important and prominent sign is that at the main entrance identifying the barracks as Richmond Garden Village, a clear indication that the revived buildings have found a new, viable use in the 21st Century. (**Photo 78**)

Open Spaces

There are three principle areas which can be identified as open spaces within the Conservation Area and each are predominantly linear and defined by the buildings and trees within the Conservation Area. The first space encountered is Lyons Road which comprises the principle road of the site and the gardens lining it (**Photo 79**). The sense of space is created by the careful enclosure of the road and the line of



Photo 78



Photo 79

lime trees in the verge to the front of the barracks block, supported by the planting in front of the houses to the north. Although linear and relatively narrow the effect of creating a tree lined avenue draws the view to the terminating building on Atkinson Avenue and the impression is of a significant open area albeit defined by the road and verges. The openness of the front gardens and the lack of demarcation to boundaries is important in allowing views to

flow through this space.

A similar very formal quality of open space has been achieved on Dresser Close however here the car parking, roadway and closeness of housing do not achieve the same quality of openness and the space remains more akin to a conventional estate road. (**Photo 80**)



Photo 80



Photo 81

A less formal space exists to the northeast corner of the site at the corner of Seagrim Crescent and Chestnut Close. Here the area is defined by the west wall of the former Officer's Quarters, now a nursing home and by the surrounding garage blocks and hedges (**Photo 81**).

The space is dominated by the tree cover and remains an intimate area without significant views out or through it despite being one of the larger open areas on the site. Car parking does detract slightly from the quality of this space however it is accommodated in a low key manner and well landscaped within the context of the green setting. Despite the potential openness of the access road across the front of the nursing home the tightly clipped hedges and established trees maintain a sense of closure which is reinforced by the heavily landscaped modern property at the east end of the roadway.



Photo 82

The final identified open space is less definable and is set across the various levels to the immediate south of the main barracks block. The private terrace and gardens create a well defined space along the length of the frontage which visually runs out across the roofs of the garage blocks (**Photo 82**). Beyond this and at a lower level the open parking area runs onto the wide estate road (**Photo 83**) and across to the gardens of the houses round the cul-

de-sac of Atkinson Avenue (**Photo 84**). The space here is defined by the houses to the south and the barracks to the north and relies again on open and undefined front gardens to the houses. The falling levels across this area give an increased sense of space as the terrace to the barrack apartments is set above the roof level of the furthest houses in the cul-de-sac.



Photo 83



Photo 84

Trees

Trees play a very important role in the present character of the Conservation Area, a surprising influence given the amount of recent development and the former uses the site has been put to. The majority of trees on the site are broadleaved deciduous native species although there are also a significant number of ornamental species such as cherry. A number of more mature specimens are set to the northern part of the Conservation Area and these contribute to the setting of the former Officer's Quarters /nursing home. Of particular note are the Horse Chestnuts, and Beech trees around Chestnut Close (**Photo 85 and 86**) whilst the late 20th century housing set on the former parade ground has a good selection of maturing younger trees including Cherry, Holly, Lime and Copper Beech. (**Photo 87**)



Photo 85



Photo 86

This variety provides an attractive visual display of leaf colour and cover throughout much of the year. Smaller ornamental trees worth noting are the Rowan and Cherry



Photo 87



Photo 88

trees along the frontage of the houses on Lyons Road and the Silver birch which denotes the corner of the street. Perhaps the most important group of trees are the row of limes which are now well established to the northern front of the barracks building (**Photo 88**). These establish a formal layout to the space and soften the stark character of this large block when seen in views through the Conservation Area. It should also be noted that on the northern boundary of the site three large mature trees contribute to both the Conservation Area and the surrounding housing estate, these being the large Ash tree to the east of the nursing home, the Horse Chestnut at the north east corner of the Conservation Area (**Photo 89**) and the Beech tree to the rear of 10 Atkinson Avenue which is covered by a specific Tree Preservation Order.



Photo 89

Character

Functions and Uses.

The site of the Conservation Area was an open pastoral landscape until the last quarter of the 19th century when the construction and development of the barracks was commenced. Throughout its military history the barracks would have played host to a wide range of uses associated with the accommodation and training of the units stationed there, however these would principally have been a military version of domestic uses with the majority of training taking place on the surrounding ranges across North Yorkshire. Administration functions were accommodated in the principle buildings and areas would have been set aside for quartermaster stores for general day-to-day items. With the cessation of military occupation in 1961 the buildings were converted for use as an approved boys school, a function which had much in common with a military barracks in terms of the requirements of the buildings. Closed in the 1980's by the County Council the redundant buildings were disposed of for residential development, a process which has now been completed.

Within the boundary of the Conservation Area there has therefore been a relatively short history of occupation and this has been exclusively of a residential character whether military, institutional or domestic. The resident population rely on the surrounding area for shops and services, principally in the town centre which lies ½ kilometre away down hill to the south.

Views and Approaches

The strong military character of the site is best appreciated from the west where the boundary wall and main entrance opens onto Gallowgate (**Photo 90**). Along this frontage the high stone walls create a significant feature in the landscape and the detailed treatment of the wall including the principle entrance to the site establish a strongly defensive character to the area which is softened somewhat by the upper storeys of Luttrell House and the large trees to the north of the site (**Photo 91**).





Photo 92

The southern section of the wall is broken by the gym building and the adjacent two storey block where the lower windows and domestic door openings somewhat detract from the defensive character of the Conservation Areas encircling wall. **(Photo 92)**. This elevation nevertheless provides an important introduction to the site and defines views through this part of the town, particularly looking south down Gallowgate from where the new developments at

Catterick Garrison can be seen in the distance.

The southern boundary to Beechfield Road also creates a singularly defensive appearance in the wider townscape. Here the embrasures, details to blocked door openings and the arrow-slit openings at the corner with Gallowgate combine with the elevated height of the wall to continue to reinforce the strong defensive character of the site **(Photo 93)**. As this section of the wall opens onto adjacent late 20th century housing its scale and unrelieved character provides a marked contrast to the more



Photo 93



Photo 94

domestic setting lying to the south **(Photo 94)**. It is important to note here that the domestic buildings within the walled complex are constructed at a higher level than their neighbours immediately to the south and thus enjoy open views across the town from the back gardens, something

which is not common within the site.

Along Cutpurse Lane the military quality of the encircling wall is much diminished and the wall appears as no more than a stout boundary to the estate **(Photo 95)**. It is important in this context as it turns Cutpurse Lane into a single sided street however the quality of the Conservation Area does not extend beyond the wall and the surrounding housing is of modest character. Similarly the eastern boundary all but disappears in to the general development surrounding the site. It provides a substantial boundary for the rear gardens of Pikepurse Lane and doubtless gives these private areas a distinct quality however this is not evident in the wider surroundings.



Photo 95

Within the Conservation Area views out of the site are very limited and usually only extend as far as the immediately neighbouring housing. From the gateway the view is terminated by the properties opposite and even from the higher terrace to the south of the main barracks block the majority of the views are restricted. Glimpsed views between trees and over houses reveal small sections of Richmond’s roofs to the south (**Photo 96**) but to the north the limited opportunities for a view are rewarded only with sight of the immediately adjacent housing.



Character Areas

Despite the limited scale of the Conservation Area there are a number of distinct character areas within the encircling walls. The dense tree cover around the 1970’s housing at the north of the site is clearly different from the open airy space to the south of the barracks block and the formality of the central former parade ground is missing in the more relaxed character of the small enclave to the northeast of the site. For the purpose of this study 4 character areas have been identified within Richmond Hill. These areas are not rigidly defined, rather there is transition between them and each area interacts with its neighbours to create the special character of the overall site.

1. The north of the complex around the former Officer’s Quarters.
2. The central former parade ground.
3. South of the Barracks Block
4. The modern buildings to the north east



The north of the complex around the former Officer’s Quarters.

This area is focussed on the grade II listed former Officer’s Quarters which occupy an important position within the site and dominate this area of the barracks (**Photo 97**). The building faces out from this area across the site of the former parade ground however its informal architectural arrangement is more in character with the dominant and numerous trees set within and around the open space to the west of the building. To the east a heavy canopy



of trees and dense shrubs screen the later buildings leaving the large former Officer’s Quarters in an almost miniature parkland setting surrounded by greenery and enjoying wide views to the south down the flight of steps. The other buildings in this area are mainly of late 20th century date with the exception of the garage block set on Chestnut Close (**Photo 98**).



The modern housing comprises two sets of three linked town houses (**Photo 99**) at right angles to each other positioned to the north west of the Officers quarters and two larger individual properties, one set at the end of the access within its own heavily screened plot (**Photo 100**) and the other, Stonethwaite House tucked away behind the town houses. Of these the town houses are the least appropriate to the Conservation Area being constructed in a typical 1960's/70's style and taking a conventional format found in many suburban developments of the period. The materials and detailing contrast with buildings found elsewhere across the site but the setting and the secluded location reduce the impact of these properties in the wider Conservation Area. The two individual properties are similarly discrete, Stonethwaite House only really being visible from beyond the boundary wall (**Photo 101**) with its access screened by trees and set behind a timber gate (**Photo 102**).



Within the area trees dominate the setting and these comprise a range of large mature native species including Beech, Horse Chestnut and Sycamore several of which are fine specimens and worthy of protection and note in their own right **(Photo 103)**. Complimenting these are the more recently planted ornamental trees set on the verge to the south of the area. These include Holly and Cherry trees and provide an excellent foil to the modern development in the adjacent character area **(Photo 104)**. Supplementing the tree cover is a wide range of low growing shrubs which screen some of the more modern buildings and provide depth and density to the green character of this area.



2. The central former parade ground.

The expanse of formal open space which for so long provided a setting for military drill training has now been developed to provide a range of modern housing of an individual style incorporating a range of designs and sizes but with a common shared style and strongly ordered layout. The symmetry of these blocks is important to the character of the Conservation Area as it establishes a formality to the new development which echoes the rigid formal layout of the barracks block and reinforces the ordered, almost military character of the area (**Photo 105**). The uniformity of detail is similarly critical to the success of this development (**Photo 106**) as the introduction of non conforming designs of window or door would reduce the established visual quality of the scheme.



The new housing is surrounded by the surviving ancillary barracks buildings to the west which include the well detailed Luttrell house (**Photo 107**), now four properties, and the structures serving the principle gate into the barracks (**Photo 108**). Around the gate are a number of small utility buildings providing locations for substations in some instances and retaining the historic structures of the barracks in other cases (**Photo 109**).



The small garage block (**Photo 110**) is not intrusive as it is well screened by planting. The two storey property built into the main barracks wall would benefit from a programme of maintenance and it is one of the few properties in the Conservation Area where inappropriate designs and materials have been used for replacement doors and windows (**Photo 111**), but these are the subject of a live enforcement notice and will be replaced in due course.



The Rowan House building at the corner of this area (**Photo 112**) replicates much of the scale and proportion of the former barracks recreation building, a property of average architectural quality but apparently fondly remembered for its use as a dance hall and social venue in the later days of the barracks.



The southern side of this area is dominated by the principle barracks block to the south (**Photo 113**). This formal building presents a well detailed but impenetrable wall cutting across the site and its presence could be forbidding were it not for the well proportioned additions of the 1930's and the use of lime trees to create a single sided avenue along the frontage. This creates a formal but extremely well defined edge to this character area which is mirrored to the south by the same building. Again the uniformity of detail is important particularly



to the barracks block as it unifies the appearance of the building and protects its identity as a single structural unit. At the east end of Lyons Road a modern housing block (**Photo 114**) has replaced the original military buildings but the form and footprint remain similar to that of the earlier structure. The



style and design of this new range echo those of the central blocks and its position is important as it sits across the end of Lyons Road, providing a focal termination to the view along the street.

To the north of this building a single property (**Photo 115**) and the modern boundary walls of the small group of houses to the corner of the Conservation Area (see area 4) intrude into the formally planned scene but this is mitigated by the successful planting and landscaping and the use of matching materials in the new construction.



This part of the Conservation Area has an established formality lacking in other areas and benefits from wide open plan streets and well controlled car parking enclosed within garage courts to the internal yards of the modern house groups (**Photo 116**). Combined with the carefully considered and established planting which creates and frames linear views through the site the effect is of a well cared for and settled



Photo 117

development which respects its older setting (**Photo 117**). The formality is useful in retaining something of the almost military sense of order to the Conservation



Photo 116

Area once access through the defensive wall has been gained.

3. South of the Barracks Block

Once again a formally planned layout has been used to create a distinctive character to this part of the Conservation Area which is dominated by the massive construction of the south elevation to the main barracks block (**Photo 118**). The 1930's additions have given a relieved form to the solid mass of the earlier blocks and the terraced gardens extending over the garage block helps to provide a counterpoint to the tall building, moving the observer away from the foot of the block and reducing the apparent mass of the structure to a degree. With a full elevation exposed to the south this side of the building is an altogether lighter and less formidable character when compared to the north face of the block and this is reflected in the openness of this character area. The open character is further exaggerated by the fall of the land and the contrast in scale between the early military block and the modern domestic housing.



Photo 118



Photo 119

Although these are large houses (**Photo 119**) they are very much supporting elements to the historic buildings. The layout is formally arranged and focussed to create a view to the focal point of the main block and this continued formality is a theme which runs through much of the development of the site. Their style and form are consistent with other modern domestic buildings on the site and the use of matching materials continues the

established character of the Conservation Area as a whole. The layout creates a significant open space focussed on the central access to the barracks block, however the dominance of car parking to the immediate north, the scale of the standard highways layout and the distance to the housing from the verge do not make this space quite as successful as a public area as other parts of the site. It does nevertheless create an attractive setting for the buildings which surround and define it.



Photo 120

At the west end of the street the view is terminated by Hillside House (**Photo 120**) the only brick building within the Conservation Area. This property stands alone surrounded by a number of significant trees which add significantly to the character of the site the whole of which provides an attractive termination to the view along the open wide street. Behind this the substantial stone buildings of the former gymnasium, the rear of Rowan House (**Photo 121**) and the small range of houses which sit on the encircling walls have a more random and informal layout much of which is dominated by access roads, car parking, service areas and well designed bin stores (**Photo 122**).



Photo 121



Photo 122

4. The modern buildings to the north east

This is a small enclave of conventional modern estate development providing good quality modern houses in an acceptable modern style (**Photo 123**). The estate



format and building style have no direct comparison within the rest of the Conservation Area as can be seen by the sweeping curve to the road, the angled positioning of the houses across the established grain of the rest of the site and the modern scale of openings, storey heights, garage and drive accommodation and defined individual garden spaces. Notwithstanding this the small group does not impact greatly on the wider character of the area for a number of reasons. Firstly

the materials used in this part of the site are a good match to those used on the other new developments thus helping to assimilate the buildings in to the wider setting. Secondly this area is a distinct element of the wider site and is defined by the domestic scale wall surrounding its western boundary (**Photo 124**). It does not seek to impose a non-conforming style on its surroundings, rather the presence of these houses is subtly screened into a separate part of the Conservation Area and allowed to establish its own character which contributes to the variety of the site. Again the uniformity of style to windows and doors is important as it retains the ordered quality of the original scheme without importing sharply contrasting and alien styles and materials.



Conclusion

There are limited opportunities to consider the expansion of the Conservation Area as the original designation closely followed the extent of the perimeter wall. This structure defines the original barracks and encloses all that is the focus of the Conservation Area. The grass verges lying outside the wall to the north west of the site (**Photo 125**) is considered important as it is critical to the setting of the Conservation Area and it should be protected from low level highways development or installations in order to retain the characteristic view of the visually powerful boundary wall.



MANAGEMENT PLAN

Preservation and Enhancement

It is the aim of the District Council that the existing character and appearance of Richmond Hill Conservation Area should be preserved and enhanced.

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

Design Guidance

Extensions and alterations will be expected to follow the design guidance included in the Appendix.

Listed Buildings

The former officers quarters and administration building is listed as being of special architectural or historic interest and this designation will therefore merit tight controls over any changes to it. Whilst the aim of listed building legislation is to preserve listed buildings for their own sake, any changes affecting them should also be considered in terms of the effect on the Conservation Area.

The Protection of Other Buildings

There are buildings and features in the Conservation Area which are not listed, but which contribute to its character and appearance.

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

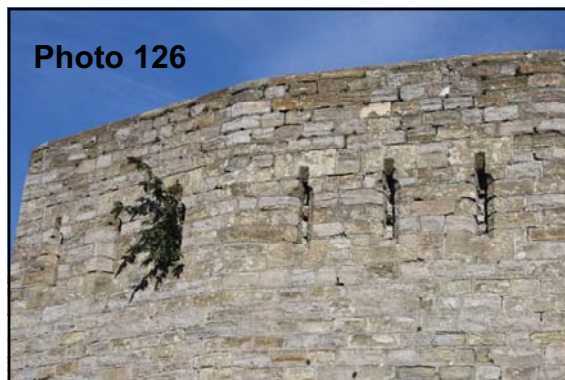
There are very few aspects of Richmond Garden Village which are either out of keeping with the character of the Conservation Area or which could be enhanced to create a more positive contribution.

Neglected Buildings, Land, Sites and Features

Within the Richmond Hill Conservation Area all the buildings appear to be maintained in good condition and there should be little immediate concern about deterioration of buildings in the near future. There are some minor areas of the enclosing wall which would benefit from attention to items such as removing plant growth **(Photo 126)**

Within the public domain there needs to be a concerted effort to maintain consistency in dealing with items such as lamp posts and grit bins.

The principle area of concern is inappropriate or inaccurate replacement of items of joinery (in particular windows and doors), the uniformity of which contribute significantly to the character of the Conservation Area.



Development

Opportunity for development within the Conservation Area is likely to be limited to extensions and alterations to existing properties and additional ancillary buildings within garden areas.

All proposed development should have regard to the design guidance and the special character identified in this appraisal.

The harm of specific small scale alterations that can be undertaken to individual properties has been previously identified and many of the important visual frontages within the Garden Village have had their permitted development rights removed. There are however other small changes which can have detrimental effects. For example, burglar alarms and satellites can be very visually intrusive and should be sited as incongruously as 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 air source heat pumps can all have the potential to detrimentally effect on the character or appearance of a Conservation Area. As proposals come forward, each case will have to be considered on its merits.

Community Involvement

The Draft Conservation Area Appraisal and Management Plan will be available on the internet. An exhibition will be displayed in the Community Office on Dundas Street and it will be manned on two occasions, details of which will be included in a letter circulated to all properties.

Useful Information, Appendices and Contact Details

Listed Buildings

Tree Preservation Orders

Garden Village Design Guide

Designations

Listed Buildings within Richmond Garden Village

Name: FORMER OFFICERS QUARTERS THE GARDEN VILLAGE

List Entry Number: 1375567

Location

**FORMER OFFICERS QUARTERS THE GARDEN VILLAGE, GALLOWGATE
RICHMOND**

NZ 10 SE

GALLOWGATE

(East side)

681-0/6/10000

**Former Officer's quarters, the
Garden Village**

Grade II

Formerly known as: Alma barracks GALLOWGATE.

Officers' quarters and mess, now retirement home. 1874-7, designed at the War Office by Major HC Seddon RE; converted 1980-90. Squared stone with ashlar dressings, shouldered stone ridge and gable stacks and a slate hipped and cross-gabled roof. Double-depth axial L-shaped plan. EXTERIOR: 2 storeys; 10-window range.

An asymmetrical range has 3 unevenly-spaced projecting coped gables, with a deep single-storey canted mess room bay to the left of the left-hand gable, and an open ashlar porch with hipped roof and lead finial to the right on columns with stiff leaf capitals to round-arched openings; the doorway has half-glazed double doors. Bay and gables have paired and 3-light windows with narrow segmental-arched transom lights and 4/4-pane sashes, mostly replaced by plate-glass sashes; the outer gables have 3-light first-floor windows under a 2-centre arched tympanum, and the windows between the gables and to the sides and rear have flat heads. INTERIOR: contains an axial passage, with an entrance hall dogleg stair, and original joinery and plaster decoration. HISTORY: built for officers' accommodation, mess and administration of the Richmond Localisation Depot, under the Cardwell Reforms.

These redistributed infantry barracks around the country to encourage local connections and assist recruitment. A standard design, very similar to the brick example at Brock barracks, Reading (qv). The barracks was unusual in being built of stone, and not having the characteristic keep. The officers' quarters is included as the most representative and unaltered element from the former barracks. (SAVE Britain's Heritage.. Deserted Bastions: London: 1993-: 238; Watson Colonel Sir H M: History of the Corps of Royal Engineers: Chatham: 19.54-: 157-160).

Listing NGR: NZ1746401826

Tree Preservation Orders

TPO/10/2005—10 Lyons Road, Richmond