

Scorton

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



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Scorton Conservation Area Appraisal and Management Plan

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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). Scorton was designated a Conservation Area in 1977.

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 Plan should be read in conjunction with the following documents

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

The aim of the appraisal is to identify the elements and qualities of the conservation area that contribute positively towards its character. This will generally consist of

- the design and materials of the buildings which make up the local vernacular styles,
- the layout and orientation of the settlements
- the landscape and features
- the setting

The appraisal will also identify elements that are unfortunate and are out of keeping with the areas character. The impact of some of these features may have been reduced by time and scale but these should not be replicated in future development and where possible enhancement opportunities to remove the incongruous aspects should be taken.

Statement of significance

Scorton is a strikingly attractive village arranged around a large dominant village green. There is a full range of size and scale of buildings which follow a robust simple vernacular style constructed of a the full variety of materials found in Richmondshire, dating from the eighteenth century through to the present day.

Location and Setting

Scorton is set within an area of generally flat but slightly undulating, open landscape at the western side of the Vale of Mowbray, approximately 5 miles east of Richmond. Scorton is on slightly raised ground with the River Swale running from north to south half a mile to the west of the village and Scorton Beck running north to south just to the east. This strategic location is just over a mile from the crossing point of the Swale used from ancient times but sufficiently above the flood plain to avoid major flooding issues. The location is a junction on the north/south and the east/west route through Swaledale though now subservient to Brompton-on-Swale

and the A1. The road network consists of minor routes serving local traffic but with the routes radiating in all compass directions. The area to the west has been extensively worked for sand and gravel and there are now a series of lakes. To the east the land comprises undulating farmland of both arable and pasture.

Historic Development and Archaeology

The close proximity of Dere Street and Cataractonium demonstrates that the area as a whole has been inhabited for a considerable time.

The most significant period for establishing the settlement was the Roman occupation from 43AD to 400AD. The invading Romans constructed a temporary marching camp at the Catterick Racecourse early in the occupation but soon protected the Dere Street crossing of the River Swale with a fort. This early settlement was named Cataractonium and was mentioned in Ptolemy's Geographia of 150AD. Dere Street was a principle route through Britain and as a bridging point on this important road Cataractonium developed into a substantial town during the Antonine period of the 3rd Century. The earlier 2nd Century bank and ditch defences were replaced and the town extended to include wharf buildings on the nearby River Swale, town walls with a substantial gate complex and houses and shops fronting onto Dere Street itself. By the end of the occupation in 400AD Cataractonium also boasted a temple, indicative of the wealth and status of a substantial provincial town. The decline of the Roman Empire saw a decline in the fortunes of this town.

Scorton is mentioned in the Domesday Book as "Scortone" in the lands of Count Alan of Brittany who was tenant-in-chief during the Norman invasion. Prior to the invasion, the manor was granted to Thorfin of Ravensworth, but subsequently granted in 1086 to Bodin, brother of Bardulf. The manor was thereafter split into two parts, the larger granted to the Fitz Hugh family and the lesser to the Fitz Alan's. The descent of the larger part of the manor followed that of the manor of Kirkby Ravensworth until 1512 when it came into the Fiennes family, who were entitled as Baron Dacre. In 1600, the manor was left to Charles Tankard and Christopher Jeynes who sold it onto Leonard Wastell by 1616. Towards the latter part of the 18th Century the manor passed to the Earl of Tyrconnel and followed that family's descent.

The etymology of the name is derived from a combination of the Old Norse word skor, meaning a rift in the rock and the Old English suffix of tūn, meaning farm or settlement. Put together they mean 'ravine farm'. This terminology does not seem to add up with the topography of the current area.

It appears that the pattern of the late medieval village is fossilised in the street plan, although the predominant character is post-medieval. Aerial photographs demonstrate that the village is surrounded by medieval/post medieval open fields. Upstanding ridge and furrow survives to the west and north east of the Conservation Area. Now flattened earthworks can be seen in aerial photographs as crop marks to the east and north. The majority of older properties of the village from the early to mid 18th Century are found in a dispersed line along the north side of the village green leading out along the road to North Cowton, with only a few from this date dotted to the south of the Green. In the 19th century a large portion of the rest of

the frontages to the north, west and south were filled in with properties. The few gaps that remained were then filled in the 20th Century to create the near continuous frontage. The eastern end of the Conservation Area is dominated by the mass of buildings associated with The Abbey Care Village which originally developed in the mid 18th Century as the St. John of God Hospital but subsequently saw further development in the 19th and 20th Centuries.

It is likely that the origins of the village were based in agriculture and supporting transport routes. The once existence of four Inns/Public Houses gives evidence that the village was a stopping point for travellers.

Scorton feast is held over 4 days usually around the 15th August and includes a range of events at key sites in the village. It is believed to have been first held in 1257. The village has a unique historic event in that it is home to the Ancient Scorton Silver Arrow contest, which is an archery competition which was founded in the village in 1673.

In the 20th Century land adjacent to the Conservation Area formed part of RAF Scorton. Two sites have subsequently been developed for housing, but the war time 'Sick Quarters' remains undeveloped to the south of Manor House.

Around 2008 a geophysics survey of the village green was undertaken but nothing of interest was revealed, however the potential for further below ground archaeology exists within the Conservation Area and this should be given full consideration in any future works/development.

Architecture and Building Materials

Scorton lies in a transitional area in terms of architectural character, not because the buildings follow anything other than the robust, simple vernacular style, but rather in basic construction. To the east, buildings tend to be largely of brick, and to the west of stone. Scorton sits between and offers a splendid array of walling material with good brickwork, local river cobble, relatively poor rubble, and the traditional answer to poor masonry, quality lime render.

The dominant style of buildings in the village is the small to medium vernacular cottages, farmhouse and a number of small commercial premises. The majority of these are two storey though some have a third or attic storey, built of stone or render. Most roofs are a clear span of pantiles with end chimneys - no dormers and only the occasional roof lights. The windows on the whole have a vertical emphasis and originally would have been timber vertical sliding sashes.

Photo 1



The older properties of the village show all the evidence of the local vernacular style and most date from the mid 18th Century. The main group of older properties in the village are on the north side of the village green. Virginia House (photo 1) is a good example of a two storey, three bay, house constructed of coursed rubble stone. All openings have flat brick arches and stone cills with timber vertical sashes subdivided into two over two in the Victorian style. The roof is steeply

pitched and covered in pantiles with a stone eaves course, shaped kneelers and brick end stacks.

Mulberry House (photo 2) is of a similar date and was the former Royal Hotel. It is of a two sections of a similar scale. This property is roughcast rendered, which along with stone is the main walling material in the village. The building has a similarly steeply pitched roof. The gables on this property are visible and a simple side hung casement window gives evidence of an attic storey. The building has



Photo 2

vertical emphasis to the windows but in this case has retained the older form of sliding sash timber windows divided into six over six. This property has two small bay windows echoing the former public house use. The roof is covered in pantiles with shaped kneelers and ashlar copings. There are end chimney stacks on each section. This particular property has no decorative detail visible for the openings, but other roughcast rendered properties of a similar date such as Mill House incorporate ashlar surrounds with keystones to openings. Unfortunately the latter has had a replacement roof at some stage. It would formerly have been pantiles but the existing profiled concrete tiles do nothing to enhance the building.



Photo 3

School House (photo 3) is one of the few full three storey properties in the village and the only property with a stone flagged roof, a

material which is more commonly found to the west of Scorton. The stone flagged roof has ashlar shaped kneelers and copings. An element that is contrary to the general character of the village is the large external stepped chimney stack to the east gable (photo 4). This is one of four chimneys on the property the others having the more traditional internal stacks. This property has one of the few ornate door surrounds in the form of an open pediment on brackets whereas others tend to have a simple surround with fanlights. This property is larger in scale than commonly found in Scorton with three storeys and seven bays. Each storey has a full height window with ashlar surrounds and vertical sliding sashes with glazing bars. This property is again slightly different to the character of the rest of



Photo 4

the village in that the usual dominance of solid over void has been reduced thanks in part to the full height window on the third storey. The visual impression of this property is that it is over windowed. The neighbouring properties of Swale View and Greencroft (photo 5) being slightly less tall have utilized a small window to light the attic level and the balance of solid over void has been re-established.



Photo 5

The pattern of fenestration on Greencroft (photo 6) with glazing bars is likely to be closer to the original fenestration pattern.

Photo 6



Greencroft has a good example of a mullioned window, historically the original form of window for the locality. There is also evidence of a similar mullioned window in the gable of Swale View. Strangely on this pair of properties Swale View has chamfered ashlar surrounds and chamfered rusticated quoins but its attached neighbour of a similar date has neither. Holly House is another full three storey building. Visually the fewer bays and smaller scale of the windows follows the traditional solid to void relationship found elsewhere in the village.

Moving away from the central Village Green location onto Hospital Road is The Lodge (photo 7), a detached house slightly separate from the main group of older properties on the

village green. It is a similar scale to the others but unusually is flanked on either gable by lean-to pavilions. The finish is roughcast brick and unusually in the village the roof is Welsh slate. Welsh slate is only found on about 18% of properties in the village preference over the centuries has obviously been to continue to use the local clay pantiles. The Lodge does feature ashlar copings, shaped kneelers and end stacks all common amongst the



Photo 7

older properties of the village. The windows are vertical sliding sash with glazing bars as found elsewhere in the village but the decorative surrounds are limited to a projecting cill and a door case.

Rose Cottage (photo 8) another detached property on Hospital Road of a similar scale to the other older properties, is roughcast with a pantile roof but the windows have been altered at some point producing a modern fenestration pattern. It has a particularly detailed door surround of pedimented stone architrave (photo 9). The roof has the stone copings and kneelers common to the older properties of the village but the property lacks the end stacks. Being detached and set apart



Photo 8

Photo 9



The Lodge and Rose Cottage, have features that provide a setting namely the stone plinth and railings and boundary walls (photo 10).

Rose Villa is the final late 18th Century and early 19th Century property along Hospital Road. It is now two houses but was originally at house and school.

Its position set well back from the road behind substantial mature gardens means that

Photo 10



is does not contribute to the character of the conservation area.

Photo 11



To the south of the Village Green the mid 18th Century properties are less numerous and they stand apart from to each other which acts to dilute the impact of their historic character. The Manor House (photo 11) is particularly set apart, lying behind what is effectively a more private part of the Green. In design terms its solid simple form echoes the character of the other older properties of the village, a two story coursed rubble building with brick

quoins and flat-arched opening surrounds. The pantile roof has a stone eaves



Photo 12

course with shaped kneelers (photo 12), ashlar copings and brick end stacks.

Ash House and Clara Meyer (photo 13) are next door to each other and both are simple robust forms with 3 bays built of brick. Ash House is 3 stories with the third storey being an attic level the building windows are vertical sliding sashes with glazing bars on the two lower levels (photo 14) and half sized blind openings at the attic level, painted as six panes. The gable has an excellent example of the Yorkshire sash window (photo 15). The roof is Welsh slate which is a 19th Century alteration and uncommon in the village, but it has retained shaped kneelers and ashar copings. Clara Meyer is a two storey brick building with



Photo 13

Photo 14



Photo 16



Photo 15



Photo 18



Photo 17



sandstone ashlar dressings and a pantile roof with a stone eaves course (photo 16). It has copings and shaped kneelers with end stacks in common with the other older properties (photo 17). The Rectory (photo 18) occupies the south west corner of the Green and is from the early 19th Century built of brick in two storeys with brick arches and stone cills. The roof has been recovered with a modern concrete tile which is unfortunate but it retains the shaped kneelers and ashlar copings with end stacks. The setting of this house is enhanced by the small wall and railings.



Photo 19



Photo 20

These building details from the older properties within Scorton are reflected in the late 18th and 19th Century properties that developed in a continuous form fronting on to the Green, though they tend to be on a slightly smaller scale. The properties are generally two storey, though the odd three storey property exists such as Ash House (photo 19) on

Southside. Despite this, the variation in the roof position is considerable around the Green, all the roofs are generally in an uninterrupted span, no dormers and only the occasional rooflight, but divisions between properties are marked by chimneys, slight variations in the colour of the materials and occasionally by stone copings (photo 20). The buildings are generally two or three bays wide with the windows normally having a vertical emphasis. Originally the windows are likely to have been timber vertical sliding sashes, though many have replacement windows and a few have altered the opening proportions. Those windows that have a horizontal emphasis would have had horizontally sliding Yorkshire sashes. Often the openings have details such as brick arches and/or stone lintels and cills. It is not traditional

Photo 21



Photo 22



for properties to have porches, most doors are either four or six panels opening onto small garden frontages often enclosed behind a stone or brick wall/plinth and railings (photo 21). Those that had no private space opened directly onto the green most likely with a small earth or cobbled forecourt area (photo 22). Examples of the cobbles remain in front of Mill House and Mulberry House .



Photo 23

There are three groups of buildings of a larger scale. These are the former Grammar school, the Abbey Care Village and the War Memorial Institute. The scale of the two former being reduced as they are set back from the main Village Green.

The former Grammar School (photo 23) is an imposing purpose built brick building from 1760 constructed by Rev John Noble at his own expense. The mass is a double depth plan of two storeys with the five bays (windows) at first floor divided by buttresses paired at corners and rising from a double band. At the top the two bands delineate the round M-section hipped pantile roof. It has a panel door with a 12 pane overlight and rubbed brick eared architrave with bases on a tall dado. The windows have round-headed sash windows with glazing bars and brick headers with projecting keystones on the ground floor and surrounds of stretchers over shaped brick aprons on the first floor. There is a sandstone pediment with the coat of arms placed centrally. The central clock tower has double quoin strips of chamfered rustification supported by scrolls. The wooden octagonal cupola with lead-covered roof and a weather vane is visible from miles around and an eye catching feature



Photo 24

when approaching the village.

The Abbey Care village is made up of a number of very large scale buildings. The oldest and most modest in size being the former St John of God Hospital (photo 24) and which flanks the south side of Hospital Road. This building is thought to date to the early 19th Century and was The Poor Clares' convent building. The premises were vacated in 1857 when it was bought by a Cistercian Priest and became a hospital for the old and infirm. The building is generally 'L' shaped in plan in the Jacobethan style and is unique in the village. It is of two storeys with attics and is built of brick with ashlar dressings and a Welsh slate roof with shaped kneelers and raised verges. It features Tudor-arched doorways and chamfered mullioned windows with pointed arched lights. A pointed arched niche has a statue of St Clare. The next



Photo 25

building to the west of this is a Catholic Chapel of 1823, an imposing austere structure of render with a Welsh slate roof and with one of the few gable presentations to Hospital Road that occur in the village. The side elevations house a row of two storey windows and can be clearly seen from the west set behind the high boundary wall of the Abbey Care Village and forming part of the enclosure of the courtyard area to the east. The remaining buildings on this site form two distinctly different types. That



Photo 26



Photo 27

to the west is a 20th Century two storey flat/ mansard roofed building (photo 25) that is of no particular interest to the character of the Conservation Area. Its massing is at odds with the general grain of the village but it is fortunate that in many views it is set behind the War Memorial Institute and the high boundary wall (photo 26). The central block (photo 27), a three storey brick and Welsh slate structure with good detailing to windows including drip moulds and voussoirs at ground floor and brick arches at second floor is set well into the site and

seen at a distance from public vantage points so lessening the impact of the mass. The main feature of interest on this building is the clock tower which continues a theme in Scorton and is a focal point when viewed from Hospital Road (photo 28).

Photo 28



Photo 29



The Institute (photo 29) occupies a prominent position centrally on the east side of the Green. This late 19th Century building in an 'Arts and Craft' style is of its day and introduces a form of architecture not found elsewhere in the village, that of a timber structure with render and

brickwork. It similarly used a flat tile for the roof which is again not the local vernacular of the village. This differing architectural design sets the building apart from its neighbours and it dominates the eastern side of the Green but the use of clay tiles, render and brick also assimilates it into the wider village.

Materials

Stone

Photo 30



The walling material of Scorton is split fairly evenly between stone and render.

The local stone is however not of a very high quality and it is believed that in the past more of the buildings that are currently stone would have been rendered.

Most of the stonework that is evident is of coursed rubble and this can be seen on Virginia House with quoins (photo 30). In many cases the stones have unique rounded corners to the individual blocks giving a cobble style, but there

is a huge variety (photos 31 and 32). The sizes and shape are generally too regular to be true cobbles, which tend to be more random in size and shape. Most of the faces have a

Photo 33



split finish with instances of dressed stonework being rare. Generally

within the village dressed elements are restricted to items such as key stones, quoins and /or lintels. There is a noticeable lack of stone details such as heads and cills and quoins which would generally indicate that the stonework would have been finished with a waterproofing coat (i.e. render or limewash). Thus there was no need to go to the expense of larger blocks of stone and dressings. A lack of coursing

and the use of numerous small infill blocks within a course also give clues that stonework was likely to have been originally covered (photo 33). The passion for stonework in the recent past has seen the removal or render and this has impacted on the historic visual character of the village.

Holly House is similarly constructed of rubble stone but has rusticated quoins to one side. There are traces of former mullioned windows on this house where good quality stonework would have been used for the details. A number of other older houses show similar evidence of mullioned windows, often to the rear or in the gables such as at Swale View.



Photo 31



Photo 32



Photo 34

Ashlar and high quality dressed stone seems to have been used in Scorton for details such as the gate piers to the Grammar School which have rusticated bands, a cornice, ogee caps and ball finials (photo 34). Similarly at Swale View ashlar stone has been used for the gate piers with chamfered rustication, ogee bases and ball finials whilst on Rose Cottage stone is used to form an ornate surround (photo 35).



Photo 35



Photo 36

True cobbles are generally restricted to outbuildings and walling that was not going to be visible i.e. the rear or gables of properties, or hidden under a render of limewash (photos 36 and 37). This is clearly shown on 1 and 2 St Johns Terrace where the front is good quality coursed stone with quoins whilst the gable/side is cobble (photo 38).

Photo 38



Photo 37

Render

Render is equally common as stone for external walls. In older properties this may have been employed as a facing for poorer quality random rubble stonework, however in some



Photo 39



Photo 40

cases and particularly during the 20th Century render achieved acceptance as a finish in its own right. There are two main forms of rendered finish, the traditional roughcast finish as seen on Mill House and School House (photo 39) and a smooth hard float finish of which The Chapel in the Abbey Care Village is an example (photo 40). Sometimes the latter has a textured pebbledash applied on top (photo 41).



Photo 41



Photo 42

The traditional roughcast render was formed of a lime-based mortar with a large gauge aggregate included for bulk. It created a distinctive rough texture and remains very successful at sheltering poor quality stonework from weathering (photo 42). Where a building was designed to have a rendered or plastered finish and this has been

removed, the revealed stonework may be of a poorer quality (photo 43). In other cases render has been applied to harmonise a group of buildings or to disguise alterations.



Photo 43

The second type of render has no place on an historic building as it is almost exclusively formed from a cement rich mortar and skimmed on to create a hard impervious skin. This will not work in harmony with traditional buildings as there is no flexibility in the material and trapped moisture cannot escape through the dense cement. All traditional buildings need to breathe to allow moisture to escape and avoid the build up of damp in the structure.

Brick

Around 11% of the buildings in the village are of brick construction and it also appears in details and minor areas of repair such as dressings to openings and chimney flues and breasts. The bricks used on the older properties are all hand-made and of local origin demonstrating irregularities and fractures (photo 44). These can be seen on St John of God Hospital, Ash House and the Old Rectory (photo 45). The fire-skin of these bricks is not well developed as they were fired for longer periods at lower temperatures. The brick details are shown well on Manor House (photo 46) and elsewhere (photo 47).

Photo 44



In the 19th Century brick production was on a more industrial scale and not necessarily produced locally.



Photo 45



Photo 46

Bricks from this and later centuries are harder with crisp edges and came in a wider variety of more uniform colours as can be seen on the Methodist Church (photo 48). Broadmead House and the village shop and post office (photo 49) have a frontage constructed of white bricks which are certainly at odds with the character of the rest of the Conservation Area and is an example of the influence of improved transport links and a move towards large scale manufacturing processes. The use of brick has been carried into the 20th Century with example such as 3 & 4 St Johns Terrace (photo 50) and Ancient House (photo 51), but the uniformity of the brick and the lack of detailing makes the properties stand out slightly from the norm for the rest of the Conservation Area.



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51

Roofing Materials

Clay Pantile

Pantiles are the most widely used roof coverings in the village and appear to have been the dominant roofing material for many years (photo 52). They vary greatly in age and character and their different ages and sources combine to produce a richly textured roofscape to the village when viewed from the Village Green. Several village properties have 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 52

Photo 53



Pantiles and a stone eaves course can be seen at Manor House (photo 53) and Virginia House (photo 54). 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.

Photo 54





Photo 55

Interlocking Clay Tiles

Some of the original roofs of the village have been replaced with interlocking pantiles (photo 55) such as at 2, 5 & 6 St Johns Terrace and though these do not quite have the character of the original, they assimilate reasonably well into the over all street scene.

Flat Clay Tiles

Clay flat tiles exist on a few properties in the village such as at The Homelands and The War Memorial Institute (photo 56) and though these are noticeably different from the profiled tiles, their material and colour help to assimilate this type of tile into the roofscape.



Photo 56

Photo 57



Slate

There are several types of slate used on village buildings. Welsh blue/grey slates are the most numerous, as a material the earliest use of slate will date from the latter half of the 19th century when transport systems, particularly the railways, were sufficiently developed to allow slate to be imported to the area. The use of slate has continued alongside pantiles in both re-roofing buildings such as Ash House (photo 57) and the St John of God Hospital but also as a traditional alternative to pantiles and



Photo 58



Photo 59

these are best seen at Broadmead House and the village shop and post office (photo 58).

Locally sourced Dales stone slates are rare and only the only entire roof covered in these slates is the former School House now known as Leonard House (photo 59). They are used more frequently as an eaves course on Pantile roofs such as at Virginia House, Clara Meyer (photo 60) and the Manor House. This is an important local tradition.



Photo 60



Photo 61

Other Roofing Materials

These include concrete tiles – flat, profile (photo 61) and interlocking (photo 62) - that have been used extensively on properties through the 20th century to replace older roof coverings. Although not ideal for the building due to the added weight and characteristics of the material itself these tiles have usually mellowed with weathering to blend into the street scene such as those on the terrace to the north of Hospital Road (photo 63). Ideally these will be replaced with more traditional alternatives as they become life expired.



Photo 62



Photo 63

Floorscape

Unlike most villages today the dominant flooring material in Scorton is the grass of the Village Green thanks to its extensive nature and the fact that the largest part is raised above the surrounding road level. The road network around the Green and access roads into the Conservation Area are dominated by modern tarmac (photo 64). The access around the periphery greens to the properties could loosely be described as gravel/earth/cobble/patched tarmac (photo 65). There are some side alleys such as Flywheel Street (photo 66) where cobbles which may have been



more extensively used in the village can still be seen.

In several locations modern block pavements have been introduced, namely at the access to Westfields (photo 67) and Grammar School Court.

Photo 64



Photo 65



Photo 66



Photo 67



Photo 68

Most street and grass edges are formed with standard concrete kerbs (photo 68).

Enclosures and Boundaries

Within the village most of the properties around the Green either front directly onto the open area or have narrow enclosed forecourts (photo 69). These forecourts can be either small gardens or hard surfaced areas bound mostly by low walls of stone or brick. Some of these walls are then surmounted by railings such as at Rose Cottage (photo 70) and a few have hedges within the gardens to provide privacy such as at Holly Hill (photo 71). Along Hospital Road the more dispersed nature of the properties mean that hedging and shrubbery is more common, often to



Photo 69



Photo 70



Photo 71

supplement the existing such as at Scorton Lodge (photo 72) where the stone plinth and railings have been somewhat over powered.



Photo 72

Uniquely the main part of the village green is at a raised level that is bounded by a stone wall and then accessed by a series of stone steps. One of these have had a very modern tubular steel handrail introduced (Photo 73), which looks a little incongruous.



Photo 73

Street Furniture and Monuments

Scorton substantially has the standard range of street furniture used by the Highway Authority and other bodies over recent years. The Parish Council raised a

considerable amount of money to enhance the previous mismatched lighting scheme resulting in the 'conservation' style light column and fitting (photo 74), timber benches (photo 75), bollards (photo 76), bin, telephone box and



Photo 74



Photo 75



Photo 76

telegraph poles (photo 77). There are, however, some particularly unfortunate items such as the monster telephone poles on Hospital Road where the lantern style street light fitting looks completely out of context and the small white plastic bollards along Hospital Road (photo 78).

Photo 77



Photo 78



Of particular note in the village is the use of 'clocks' as a feature and a focal point. The clock tower on the Old Grammar School is visible from both inside and outside the Conservation Area (photo 79). The clock on the Scorton Memorial Institute is a focal point from the Green (photo 80) and the gable presentation of the clock on the Abbey Care Village is a focal point of the courtyard area off Hospital Road (photo 81).



Photo 80



Photo 81



Photo 79

Character

Functions and Uses

Scorton Conservation Area is predominantly residential, though it has a small range of services which includes a shop, village hall, church and two public houses which are distributed around the frontage onto the Village Green. The Abbey Care Home provides residential accommodation of a slightly differing nature and the buildings associated with this use are set apart both visually and in their location. Originally there were a wider range of services/commercial premises such as a smithy, forge, mill and a Grammar School but these buildings have now substantially been converted for residential use.

In considering the character of the village it can be divided into 7 individual character areas : the approaches; The Green and frontages; The Manor House Green; Hospital Road; alleys and areas set off the Green; Home Farm; and the views and vistas.

Photo 82

The Approaches

The main approaches to the Conservation Area are from the north, east and south with the southern route then splitting outside the Conservation Area to travel east and continue south. All the approaches are along fairly minor roads with hedges which tend to obscure distant views of the village. However, the clock tower on the former Grammar School is clearly visible as a feature in the distance when approaching from the north (photo 82) and east and from the south at closer quarters (photo 83). The immediate approaches from the north (photo 84)



Photo 83

Photo 84



and south (photo 83) arrive in the corner of the Village Green between buildings and gives the sense of opening up into a special place. The approach from the east differs and at a distance it is the mass of buildings associated with the Abbey Care Village which dominate the distant views, but at close quarters this is hidden behind the smaller scale frontage buildings of St John's Terrace. There is then an amount of more modern housing before the historic core of the village is reached, heralded with the terraced houses on either

side of Hospital Road acting in a funnel-like capacity before it opens out to the Village Green. Once within the central green area views out from the corners are effectively screened to the south by the built frontage and this is reinforced by the tree (photo 85) and to the north similarly (photo 86). On the eastern route it is possible to see away from the Green along Hospital Road to a barrier of trees which



Photo 85



Photo 86

are outside the Conservation Area (photo 87).

Photo 87

The Green and its Frontages

This area forms the most prominent and a highly attractive part of the village. The buildings are arranged around a large and dominant village green (photo 88). The triangular central and largest area of the



Photo 88 Green is bordered by roads and unusual in that it is raised above the level of the surrounding village by stone retaining walls. The plan form of the larger space including the subsidiary greens creates a roughly rectangular shape between the buildings, being well defined on the western (photo 89), northern (photo 90) and southern (photo 91) sides by tight building groups and terraces. The scale of the surrounding houses and cottages is



Photo 89



Photo 90



Photo 91

somewhat greater than in many villages, with a relatively high proportion of three storey buildings. The east side of the Green is more loosely developed, but no less well defined, with the high wall to the former Scorton Hospital with the War Memorial Institute in the foreground completing the strong sense of enclosure (photo 92).



Photo 92

Originally the Green extended to the area in front of the Manor House but the group of buildings consisting of the Old Post Office, Blacksmiths Shop, The Forge and Greens (photo 93) appear to



Photo 93

have been built on the original open space and their orientation is at odds with the general grain of the layout of the village and their effect on the character of the village is highlighted by their prominent location. With only a few exceptions, the buildings in this area run roughly parallel to roads. The exceptions being Kinnegad (photo 94) on the north side and the Methodist Church (photo 95) on the west side,



Photo 94



Photo 95

and these two gables therefore become a focal point. The building lines are not perfectly straight, with gentle curves, and slight recessed groups adding to the



Photo 96



Photo 97

overall townscape quality (photo 96).

The Manor House Green

This area (photo 97) was formed when the group of properties consisting of the former Post Office, Smithy and Forge were built on the south east side of the Green



Photo 98



Photo 99

(photo 98) effectively separating it off from the wider Green area. It is now tucked away from the main Green hidden by the group of buildings and is rectangular in



Photo 100



Photo 101

shape, bound on four sides. To the east, south (photo 99) and west (photo 100) are houses and to the north the high boundary wall of the Abbey Care Village (photo 101). The oldest house in this area is Manor House, a very imposing 18th Century property on the east side which stands apart within its own mature gardens (photo 102) separated from the Green by a stone wall. To the south is a terrace of three traditional properties which front straight on o the Green, the easternmost of which is single story - an unusual occurrence in the Conservation Area. The former Post Office forms the boundary to the west.



Photo 102

This area has a very intimate and private feeling as compared to the large and more public expanse of the main Village Green.

Photo 103

Hospital Road

The properties along Hospital Road are more dispersed than those found around the Green. The greater part is made up of detached properties some fronting close to the road (such as Rose Cottage (photo 103)), and others set slightly back



Photo 104

from the road like Scorton Lodge (photo 104), with some set yet further back from the road like Rose Villa. The distance that Rose Villa is set back means that the building itself has no contribution to make to the character of the Conservation Area.

This is a linear form of development where the eye is drawn forward and lacks the feeling of enclosure that the Greens have with the sense of enclosure only returning towards the eastern end



Photo 105



Photo 106

when the properties on both the north and south sides of the road return to the more typical position (photo 105) in the Conservation Area fronting directly onto the road/Village Green such as Katrine House, Scorton House and Jesmond House (photo 106) and the view is



Photo 107

terminated by the bank of trees along Scorton Beck (photo 107). Whilst the properties are more dispersed in the central section of Hospital Road a sense of enclosure is achieved to an extent by the continuous boundary treatment in the form of hedges and walls with no views possible out from the village. Views out are restricted by gardens with mature shrubs and trees or outbuildings (photos 108 and 109).



Photo 108



Photo 109

Alleys and Areas Set off the Green

Off the main Green area there are a number of small alleys such as Flywheel Street that provide access to other properties (photo 110). This particular street has retained a substantial amount of its cobbled surface. These areas are generally accessed through an innocuous gap in the buildings, such as the access to Honeysuckle Cottage (photo 111).

Photo 111



Photo 113

The properties tend to be small two storey buildings of a traditional form and materials (photo 112). The exception to this is the access to Westfields and the modern development lying outside the Conservation Area. Here the access is wide and designed to modern highway standards and looks a little incongruous. Its saving grace is the view provided to a very fine barn which is now flats but has retained a wealth of character (photo 113).



Photo 110

Photo 112

Home Farm

This area is behind the frontages to the north west of the Village Green. Based originally around Home Farm and its numerous farm buildings, the area has seen a change to its character as detached new properties have been developed not always in a form that is in keeping with the character of the Conservation Area. The two new bungalows, The Sycamores and Greenholme are particularly at odds with the general character in terms of their form and design (photos 114 and 115). Only



Photo 114



Photo 115

their use of materials and location away from the village centre and the boundary treatment helps to play down their visual intrusion.

View and Vistas

Extensive views towards and into the Conservation Area are restricted by the flat terrain and high hedges on the approaching roads. It is only at close quarters that the feature of the Old Grammar School clock tower is visible but the Conservation Area itself remains hidden. The road accesses into the north western (photos 116 and 117) and south western (photos 118 and 119) corners of the Village Green

Photo 116



Photo 117



enter the village through a confined space but then open up to provide a full 360 degree vista of the properties fronting onto the Green. The eastern approach is different - here the effect is to be 'funnelled' before the open vista of the Green is appreciated.



Photo 118



Photo 119



Photo 120

Within the Conservation Area there are very few views out. The only one of interest is that east along Hospital Road (photo 120) to the bank of trees that is outside the Conservation Area along Scorton Beck.

Focal points within the Conservation Area have been mentioned in previous sections and these consist of the Old Grammar School (photo 121); the Abbey Care Village clock tower (photo 122); the gable of the Methodist Church (photo 123); the Scorton Memorial Institute (photo 124); and the former St John of God Hospital .



Photo 121



Photo 122



Photo 123



Photo 124

Conclusion

Scorton is a Conservation Areas with a wealth of history, a blend of landscape and buildings which span centuries of activity. This has produced a highly attractive area with a variety of architectural styles, using predominantly local materials and in a traditional form, relative to the period in which they were built.

Through the consultation process for the conservation area appraisal and management plan consideration was given reviewing the boundary around Home Farm and off Westfield. These areas on their own have no special architectural or historic interest and did not contribute to the wider Conservation Area. No comments were received concerning this review and the proposed boundary changes were designated.

MANAGEMENT PLAN

It is the District Council's aim to preserve or enhance the existing character and appearance of the Scorton Conservation Area.

Listed Buildings

Some historic buildings are 'listed' by the Secretary of State for Culture Media and Sport on the recommendation of English Heritage because of their exceptional interest. Listed Building Consent is required for any work 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.

The majority of buildings in the Scorton Conservation Area are not listed.

Buildings at Risk

At the time of the survey work for this study two building projects were being undertaken in the village. In their current state these buildings would have to be considered to be "at risk", but this should be alleviated once works are successfully completed. The only buildings that might otherwise be considered to be at risk are those unlisted structures which make up the outbuildings 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.

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.

A schedule has been attached in the Appendices of the general positive, negative and enhancement opportunities within the Scorton conservation area.

Design Guidance

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

- The design and materials should accord with those traditionally used.

- New buildings should reflect the simple forms of the existing historic buildings in the village.
- The siting of new developments should be carefully considered to ensure that it compliments the existing grain of the Conservation Area.
- New developments should not obstruct identified views of importance.
- The immediate and long term impact of any new development on existing trees must be carefully considered. New planting should respect important views through the Conservation Area.

Wirescape

Overhead wires do not intrude at Scorton in the same way as they can in some other Conservation Areas. There are some parts of the village that would benefit from the reduction in overhead cabling and poles and these tend to be in the south west corner, north west corner, and the part of the Green to the north of Ash House and Hospital Road. These could benefit from the undergrounding of services and the removal of surplus poles. The large central Village Green which dominates the Conservation Area is clear of poles and thus those that do exist are visually sidelined.

New Development

The opportunity for further development within the Conservation Area is fairly restricted. Those open areas and particularly the Greens have a positive contribution to the character of the area and their preservation is critical. The open areas in public ownership, such as the Greens, are not likely to be subject to development pressure however some other open spaces (mainly gardens along Hospital Road and the site of the former 'Northern Sports Cars Garage) 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 effect to dramatically impact on the character of Conservation Areas. When carrying out alterations to windows, doors, roof and render, care needs to be taken to ensure works are sympathetic to the character of the area. There are, however, other small changes which can have detrimental effects. 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, 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.

Action Points

- The character appraisal should be taken into account when considering applications through the planning process.
- The open spaces, trees and views 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 detrimentally affected.
- The boundary should be reviewed in respect of the area around Home Farm.

Community Involvement

The Parish Council were invited to participate in the production of a draft document, but felt that they would prefer to comment in the light of a draft document having first been produced by the District Council for comment.

A letter was circulated in Scorton and to the various interested bodies (Parish Council, English Heritage, North Yorkshire County Council etc.) to inform the community about this work and seek further comments on the draft document which included a proposal to amend the boundary of the conservation area. All comments were considered and a final Conservation Area Appraisal and Management Plan produced. No comments were specifically made concerning the proposed boundary changes. The document was then considered by the Council's Planning Committee and adoption and an amended conservation area boundary designated.

Useful Information, Appendices and Contact Details

Scorton Conservation Area Character Map

Listed Buildings
Tree Preservation Orders

Designations

Listed Buildings

Address	Grade
Virginia House	II
Mill House	II
Royal Hotel	II
Grammar School	II
School House	II
Gate piers 3 m southwest of corner of School House	II
Gate Piers 15 south of School House	II
Swale View	II
Gate piers 10 m south of Swale House	II
Greencroft	II
Holly House	II
Manor House	II
Ash House	II
Clara Meyer	II
Old Rectory	II
The Lodge	II
Rose Cottage and railings	II
Rose Villa	II
St Clare's building at St John of God Hospital	II

Tree Preservation Orders

There are two Tree Preservation Orders in Scorton

- Covering 5 trees at The Sycamores and Home Farm.
- Covering trees at The Greens

Contacts

Ann Smith
Conservation Officer
Richmondshire District Council

Tel 01748 901130 or email conservation@richmondshire.gov.uk

Scorton conservation area

Positive	Negative	Enhancement
Local vernacular architecture consisting of mainly two but occasionally three story properties with a dominance of solid over void incorporating vertical elements.	Potentially any building of the wrong scale, depth of plan, pitch of roof even flat roofs, an incorrect story height, windows too large and in wrong proportions.	Ensure that future design accords with the local vernacular on both new build and extensions, large and small.
Local stone walling either coursed or random, some with unique rounded corners, others of cobbles.	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.
Hand made traditional brick walling and details.	Modern manufactured brick with crisp edges, or inappropriate colour and finishes.	Use only traditional hand made bricks in new developments. Salvage original bricks and reuse wherever possible.
Pointing in lime mortar with flush or recessed finish	Pointing in cement mortars and/or finished projecting/strap	Pointing should be removed and a traditional lime mortar and finish used
Traditional lime render with roughcast or a float finish	Cement renders either pebbledash or smooth finish	Remove cement renders and replace with traditional render and finish.
Traditional roofing materials, local stone, pantiles, clay tiles, Welsh slate	Concrete tiles; flat, profile and interlocking	Concrete roofing materials be replaced at the end of their life with traditional forms.
Chimney stacks and pots (generally end stacks)	Where chimney stacks have been removed or truncated	Chimneys rebuilt to full height and pots reinstated.
Traditional roof details such as ridge tiles, stone copings, kneelers, brick inverted crow steps and corbeling.	Use of concrete products as an alternative or removal of detail altogether.	Retain, repair and reinstate missing details.
Traditional lead flashing details	Use of 'flashband', mortar fillets, bituminous products.	Remove inappropriate details which are often short term temporary solutions and introduce traditional lead details. In some circumstances such as valley and parapet gutters aluminium products could be appropriate.
Cast iron guttering and down pipes on rise and fall brackets.	Fascia boards and plastic guttering and down pipes	Remove fascia boards and replace plastic with cast iron and rise and fall brackets. In some circumstances cast aluminium may be appropriate.

Original openings with a stone surrounds or lintels and sills	Window openings enlarged to accommodate large 'modern' windows often with horizontal emphasis or bays. 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	Use of Upvc in most designs, use of timber in non traditional style, often incorporating various elements such as top opening casements, bay windows, storm weather deals where casement stand proud of the frame, stick on glazing bars	Replace windows with timber of a traditional form.
Traditional 4 and six panel doors, some with fanlights above. Usually the principle entrance door.	Off the peg timber and Upvc doors often incorporating fanlights.	Replace with traditional timber door or correct proportions and incorporating correct moulded details.
Traditional vertically boarded doors. Usually a subsidiary or minor entrance door	Off the peg timer or Upvc door sometimes split in half.	Replace with traditional timber door or correct proportions and incorporating correct moulded details.
Service wires all entering property as one group in innocuous position .	A spaghetti of wires traversing the main frontages compromising architectural details.	Rationalize, remove redundant wires, route close to the ground or in association with other features such as downpipes/ gutters etc.
Principle elevations should be clear of detritus.	Satellite dishes on the frontage of properties.	Remove and re-site in an unobtrusive location avoiding any architectural details, preferably to rear, on the ground or on gable away from frontages, sometimes a location at the base of a chimney can work.
Principle elevations should be clear of detritus	Burglar alarms that are bright coloured and fitted in sensitive locations which compromise architectural detailing.	Choose less dominant colours for example white and position adjacent to other features such as external light.
Principle elevations should be clear of detritus	Meter boxes particularly projecting on external elevations	These should be housed internally or on the ground in a forecourt area, If absolutely necessary they should be recessed and coloured to match the walling.
Principle elevations should be clear of detritus	Flues, cowls and vents for heating systems and extractor systems	These should be on rear elevations where they are not visible.

Clear span roofs	Solar panels , both photovoltaic and solar thermal on visible roofs	These should be positioned away from frontages on rear elevations and outbuildings, or ground mounted.
Boundaries of walling, stone wall or plinth, brick. Traditional railings fix directly to the coping/plinth and hedging	Modern timber panels such a larch lap or woven, post and rail fencing, steel and metal fencing.	These should be removed and a traditional boundary treatment installed.
Colour 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 compacted earth, hardcore and cobbles have now been supplemented with tarmac to become part of the local vernacular.	Concrete paving in large and small units and concrete lain insitu look incongruous.	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 village.
Informal edging or lack of it to demark roads and accesses.	Use of 'highways' standardized concrete kerbs solutions, plastic bollards and excessive use of bollards.	Use more informal edging treatment in small unit natural materials. Remove/rationalize bollards.
Traditional style street furniture	Utilitarian tubular steel railings.	Remove or replace with railings of a traditional form.
Central village green free from wires.	There is a network of excessively large poles carrying the various wires on the outskirts of the village green and along Hospital Road.	These should be removed and the wiring put underground.
Highways signs condensed and signs on walls where possible	Internally illuminated plastic bollards around the village green	Replace with more appropriate design
Free from street clutter	Random 'A' boards on the street/ green	Traditional signage at premises