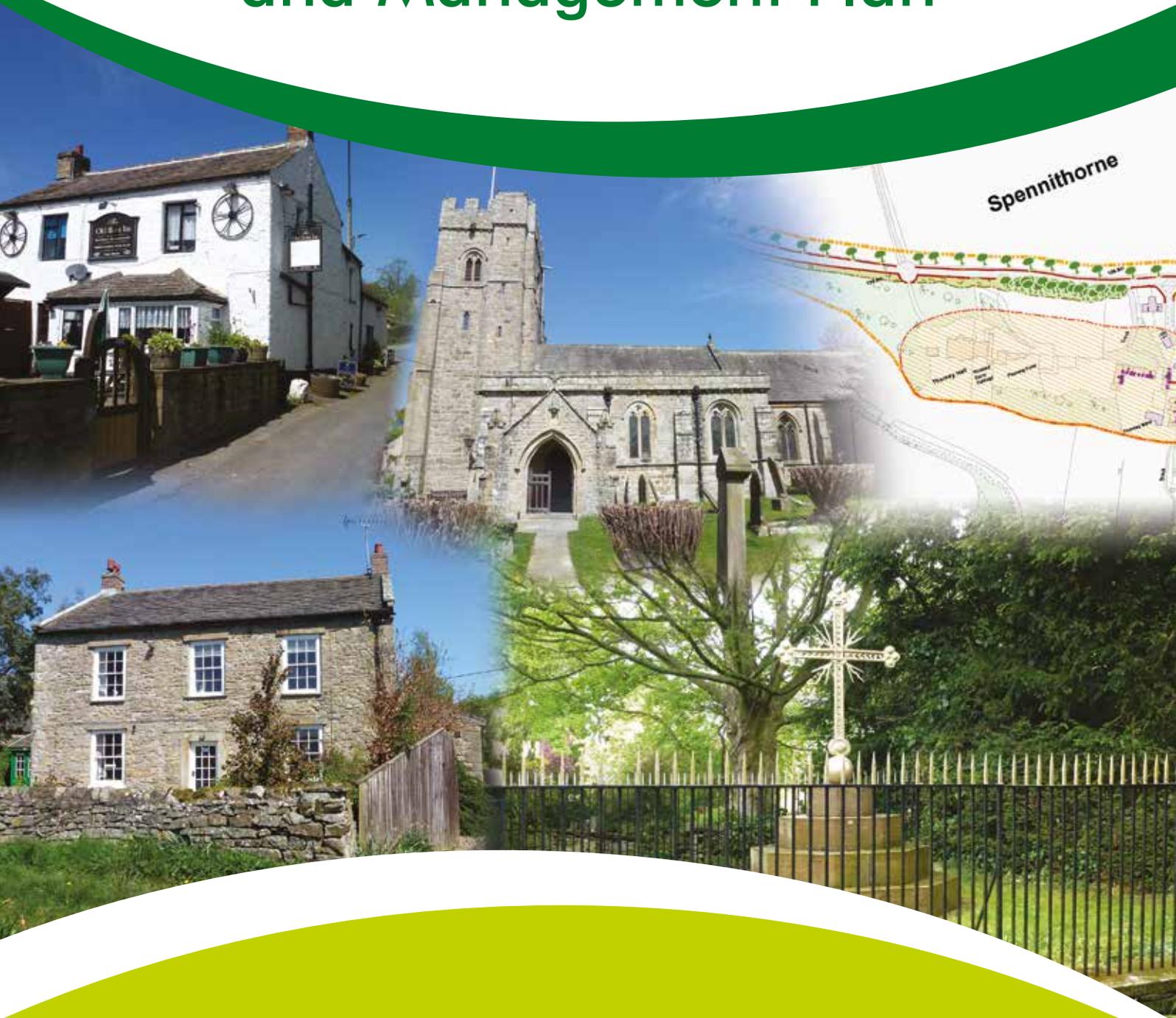




# SPENNITHORNE

## Conservation Area Appraisal and Management Plan



Adopted July 24, 2018



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# Introduction

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

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 for Spennithorne covers this requirement.

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 is necessary. It may be appropriate to consider a Direction for parts of the Spennithorne Conservation Area.

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

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

Historic England has produced 'Conservation Area Designation, Appraisal and Management' Advice Note 1 for reference.

## Statement of Significance

The Spennithorne Conservation Area consists of a series of clusters of buildings, with the core group being the largest.

The character of Spennithorne owes much to the spacing of buildings and building groups, the intervening gaps being every bit as important as the buildings themselves. Walls play a significant role throughout the Conservation Area in defining space and providing visual continuity.

Spennithorne contains a relatively large number of substantial properties, an important factor in its pattern of growth. Large houses set in private grounds, associated outbuildings, together with the modest scale of cottages within the core of the village, combine to produce a settlement typical in character of a small estate village. Making good use of the valley side to gain the benefit of panoramic views over lower Wensleydale, these main houses are enclosed by high stone walls which, in addition to providing privacy, create a strong sense of enclosure along the village street.

The resulting form on the ground is a loose grouping of local vernacular buildings all within a rural landscape setting. Some of the buildings are listed as being of special architectural or historic interest. The significance of the village is derived from the sum of its parts rather than any one particular feature.

## Location and Setting

Spennithorne lies around 3km east of Leyburn in lower Wensleydale. It is on the north slope of the valley, raised just above the floodplain, with Middleham about 2km as the crow flies on the opposite side of the valley - in a similar position just above the floodplain.

Spennithorne nestles well into the hillside, with substantial tree cover restricting views of both individual buildings and building groups, allowing the built and natural environments to merge. The extensive tree cover and the topography of the area combine to limit views of the historic village from a distance, the exception being the facades of a number of the large properties which appear to have been designed to command a presence over the surrounding land when viewed from the south. For the most part the Conservation Area boundary has been drawn quite tightly around buildings and gardens, though closely associated landscape features- such as the avenue of trees along Harmby Road - are included.

To the north of the village and outside the conservation area boundary a new development of housing arranged around a new village 'green' is being created. Originally the school and school house were set apart and clearly visible from the north as an entrance feature to Spennithorne - but the development of Beckwood and Thorney Meadows have incorporated the school and school house within the wider built fabric of the village whilst still retaining views of these significant local buildings on the approach from Harmby. This development is clearly visible from the north and now substantially screens views of the historic part of the village - where trees had previously acted as a screen.

# Historical Development and Archaeology

Spennithorne has its origins in pre-Domesday times but there is little recorded from this period. In the Domesday Book it is referred to as 'Speningtorp'. At the period of the Norman Conquest when Alan Rufus was given Richmondshire he handed Spennithorne and Middleham to his brother Ribal Fitzrandolph. Historically Spennithorne was a large parish that included Harmby and Bellerby which explains the status and grandeur of St Michaels Church. The original church is said to have been replaced by Robert Fitzrandolph, with only two or three small fragments being built into the replacement church.

The present form and character of Spennithorne derives from much later periods in the development of the village. It contains a relatively large number of substantial buildings - an important factor in its pattern of growth.

## Architectural Features and Building Materials

### Architectural Style of Village Buildings

Architecturally, Spennithorne offers an interesting variety of building periods and styles. Of particular note are the number of substantial properties including Spennithorne Hall, perhaps of 17<sup>th</sup> Century origins; Spennithorne House that dates from the mid -19<sup>th</sup>. Century; and Thorney Hall built in 1861. The village also contains a good range of cottages constructed in the vernacular style, a fine School and School House dated 1833, the Grade I listed Church of St Michael, which dates from the 12<sup>th</sup> Century, as well as a range of ancillary buildings of farming and estate origins.

In recognition of their special architectural or historic interest 12 buildings/structures have been designated as Heritage Assets (Listed Buildings), with the Church Grade I and the others Grade II. They are:

- The Church of St Michael (**photo 1**) has building work from the 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup> and 17<sup>th</sup> Centuries. It is built of sandstone rubble with a Westmorland slate roof. It has a three stage 14<sup>th</sup> Century tower with stepped diagonal buttresses and a projecting south stair turret. The openings have trefoil heads and the embattled parapet is corbelled out on heads with gargoyles on which goblins hold the spouts. The main body of the church dates from the mid 12<sup>th</sup> Century through to 1620 in the north nave aisle. The detailing is an array of Gothic styles of the various periods including three trefoiled windows, plate tracery, perpendicular windows, barrel vaults, 'green men' and more. It houses a number of tombs, memorials and medieval paintings.
- The Sebastopol Cross (**photo 2**) and base is a memorial from the mid 19<sup>th</sup> Century and earlier. It is built from ashlar stone and wrought iron and consists of an octagonal stone base of five steps surmounted by the Sebastopol Cross. It is enclosed within a low rubble wall with ashlar copings supporting plain wrought iron railings. The cross was originally on the roof of the chapel of White Barracks in Sebastopol - it was taken during the Crimean war in 1854 and brought back to Spennithorne by General Sir Charles van Straubenzee of Spennithorne House. It is now mounted above the van Straubenzee family vault.
- The ornate cast iron railings and gates enclosing the Chaytor memorial (**photos 3 and 4**) and abutting the west tower of the Church of St Michael date from the 19<sup>th</sup> Century and form a five sided enclosure.



Photo 1



Photo 2



Photo 3



Photo 4

- Pippingill (**photo 5**) forms part of the medieval complex of Spennithorne Old Hall and is now a house. The current property substantially dates from the late 17<sup>th</sup> Century with later alterations. Built of rubble and with an artificial slate roof, it is two storey in an 'L' shaped plan. The south elevation has three first floor windows dating from the 20<sup>th</sup>. Century. The rear elevation contains three, two light single chamfered mullioned windows. The west side has a very large projecting chimney breast containing two fire windows.



Photo 5



Photo 6

- Old Hall Farmhouse (**photo 6**) also forms part of the medieval complex forming Spennithorne Old Hall. It dates from the 16<sup>th</sup> Century or possibly earlier with extensive remodelling. The house is built of rubble, has an artificial tile roof and two ranges in a 'T' shaped plan. The main range is two and a half storeys with some quoins. The front elevation faces west and has three first floor openings with 20<sup>th</sup> Century windows. At loft level is a blocked chamfered mullion window and there is a two storey rear wing with outshot.

- Abbey Cottage (**photo 7**) is also part of the medieval complex of Spennithorne Old Hall. The house dates from the 14<sup>th</sup> Century, but with extensive remodelling. It is two storey built of rubble sandstone with an artificial slate roof and is in two ranges.



Photo 7

- Spennithorne Hall (**photo 8**) was built in the 18<sup>th</sup> Century possibly with 19<sup>th</sup> Century alterations for the Chaytor family. The house was built as two ranges at right angles - of roughcast rendered rubble and now has an artificial slate roof. The garden front faces south and may have been created by John Foss of Richmond. The house is two storeys and has proportioned 1:5:1 bays. There are rusticated quoins to the right with ashlar surrounds to openings. The central doorway is in a Roman Doric pedimented portico. Windows are sash with glazing bars and a particular feature are the end bays with semi-circular bows with tripartite sash windows separated by Roman Doric columns. The rainwater goods have embossed details. The rear range is of two and a half storeys with five bays facing west. A projecting chimney breast is to the north and in the angle between the two ranges there is a late 19<sup>th</sup> Century projecting porch with two ashlar Doric columns.



Photo 8

- The terrace retaining wall at Spennithorne Hall was built in the 18<sup>th</sup> Century of brick with sandstone ashlar details. The linear wall retains the change of level in the garden and is around two metres high with a central opening of nine steps. The wall has stone capping and is topped with stone urns flanking the steps. There are ball finials to the east end where the wall steps up in level.

- The railings, gates gate piers and boundary wall (**photo 9**) accessing Spennithorne Hall to the south of the church date from the early 19<sup>th</sup> Century - with the railings and gates of decorative wrought iron and the piers of ashlar stone. There are three pairs of gates and four gate piers with a low rubble wall that has ashlar saddleback copings separating the back from the front drives. This includes the rubble walls to the south of the churchyard and the south of the gardens.
- The gates and gate piers to Spennithorne House (**photo 10**) are situated opposite the church and date from the 19<sup>th</sup> Century. These accessed the late 18<sup>th</sup> Century house which burnt down and was replaced with the current property. The gates are decorative wrought iron and the two gate piers are of ashlar stone with vermiculated rustification, topped by entablature with vermiculated ovals on frieze surmounted by pedestals carrying ball finials with vermiculated box.
- The coach house to Spennithorne House (**photo 11**) dates from the early 19<sup>th</sup> Century and is composed of rubble with a stone slate roof. The building is both two and three storeys. The left side has a tall carriage opening with round arch of ashlar voussoirs. There are vents above to the hayloft. The right hand side has a door to a stable with a nine pane window. Above this is a vent and window - and above that a circular dovecote opening with keyed ashlar surround. This section has a hipped roof with a finial on the apex.
- The School (**photo 12**) dated 1833 is single story built of coursed rubble with a modern artificial slate roof. Originally of two bays it now has a third added to the left. There are sandstone ashlar surrounds to openings which have pointed arches and small keystones and impost. Between the two original bays is a projecting gabled porch. To the left gable are copings and it is surmounted with a small bell cote.
- The School House (**photo 12**) was built early to mid 19<sup>th</sup> Century of coursed rubble with a stone slate roof with stone copings and end chimney stacks. The house is two storey and in two bays with a central door. Openings have hollow-chamfered moulded surrounds and hoodmoulds with urn stops. The windows have a central stone mullion.



Photo 9



Photo 10



Photo 11



Photo 12

In addition to these listed properties there are three other large buildings of prominence - the Old Rectory, Spennithorne House and Thorney Grange.

- The Old Rectory was much altered in the late 19<sup>th</sup> Century. It is 'U' shape in plan with a south facing main range and two wings. It is positioned adjacent to the church.
- Spennithorne House is a rebuild following a fire - it was designed by Thomas Raper of East Witton for the van Straubenzees in the year of Sebastopol. Positioned close to the church at the top of a slope it has extensive views over the valley to the south.
- Thorney Grange is to the north west of the village and was built in 1861. It is an imposing building of three storeys to the south and two to the north with canted bays at the centre of each elevation.

All three of these houses are set within mature gardens which conceal their true scale from public vantage points.



Most of the older properties within Spennithorne are of 18<sup>th</sup> and 19<sup>th</sup> Century origins, constructed mainly in local stone, which is generally of good quality (**photo 13**). While stone predominates, some of the most significant buildings in Spennithorne are rendered, reflecting the high regard paid by previous generations to this traditional finish. The few rendered or colour finished (**photo 14**) vernacular buildings provide an important and interesting contrast. Traditionally roof coverings would have been stone slate but Welsh slate is also apparent. In more recent times a large number of properties have replaced these traditional roof coverings with flat concrete tiles. The architectural qualities of the buildings lie generally in their grouping and simple vernacular style.

Traditionally windows would generally have had a vertical emphasis and be vertical sliding sashes with varying numbers of glazing bars. The larger houses were likely to have had '8 over 8' or '6 over 6' window patterns (**photos 15 and 16**). Yorkshire sash windows which slide horizontally would have been very common in Spennithorne, reflective of the humble or estate origins of many of the cottages (**photos 17 and 18**). These are traditionally divided into two or three sections often with six or eight panes in each section.





Extensive alterations have been made to many of the original windows styles in Spennithorne (**photos 19 and 20**) meaning that now the traditional forms are uncommon. The use of modern forms of windows - particularly on the vernacular properties that are not 'listed' - is unfortunate (**photos 21 and 22**). These changes have been to both the style of window and the materials used resulting in an incongruous appearance that has a detrimental effect on the character and/or appearance of the Conservation Area. Windows generally have plain stone surrounds or plain stone heads and cills (**photo 23**). The design of traditional doors varies, but would have been either vertically boarded (**photo 24**) or panelled (**photos 25 and 26**), but similar to many windows the doors have also been extensively changed over the years so that a whole range of unfortunate modern style can now be seen. Some have plain stone surrounds, others stone lintels, a few have canopies, and the odd one has a dressed surround like the raised-quoin surround.



The impact of the extensive alterations and variety of modern windows and doors is greatly reduced by the orientation and grouping of the properties. In many cases only glimpsed views of oblique angled facades are possible, or in some cases elevations are completely hidden behind other buildings.

Unlike other local villages where roofs generally have the ridge parallel to the street, the roofs of Spennithorne are very mixed giving a seemingly random appearance and grouping. They are generally uninterrupted spans, punctuated only by end chimney stacks. Traditionally dormers and roof lights are not found on elevations fronting the public highway. Variation also occur where properties move between two and three storeys and there are some occasions where changes to the pitch of the roof adds to the variation of the roofscape.

The majority of the older properties are set within gardens with stone walls bounding the roads. Porches are not traditional in the village and have only been introduced as a modern feature.

The 20<sup>th</sup> Century saw a comparatively large amount of development in Spennithorne. Firstly a group of former local authority owned houses at Sycamore Close was built - the first 'suburban' style street of semi-detached properties in the village. And more recently numerous other houses have been constructed, all generally spaced within their own plots. Some of these developments have been more successful than others and time will tell how well the site currently being developed opposite the school will accord with the grain of the village.

## Materials

### Stone

Around 70% of the buildings in Spennithorne are constructed of local stone (**photos 27 and 28**). The majority of the cottages and houses use random or coursed rubble (**photo 29**) construction for the walling. Dressed stone is used in selected areas such as for quoins and heads and cills. The most notable use of dressed stone however is in the large number of gate piers throughout the village.

The use of stone has continued throughout the 20<sup>th</sup> Century and, despite the form of construction changing from solid wall to modern cavity wall, most recent properties continue the traditional use of stone - but the walling is visually quite different (**photos 30 and 31**). It is important to achieve the correct coursing of the stone to match the vernacular of the village. Care must always be taken in new construction and repair to avoid leaving sawn faces exposed in rubble stone walls as the smooth surface left by disc cutters contrasts harshly with the surrounding masonry.



## Render

Render comes in a number of forms - traditional smooth (**photo 32**), rough cast render (**photo 33**), modern cement render (**photo 34**) and pebble dash.

Around 25% of properties in Spennithorne are rendered and this includes a number of the large houses (**photo 35**). It is likely that this number may have been higher at one point but the fashion for stone facades in recent decades has encouraged some owners to remove the traditional render and expose the stonework underneath. Often such stonework was never intended to be seen and can be poor quality. The rendered buildings contribute significantly to the character of Spennithorne and are dispersed throughout the village. Render is the only material used for the houses at Sycamore Close.



Photo 32

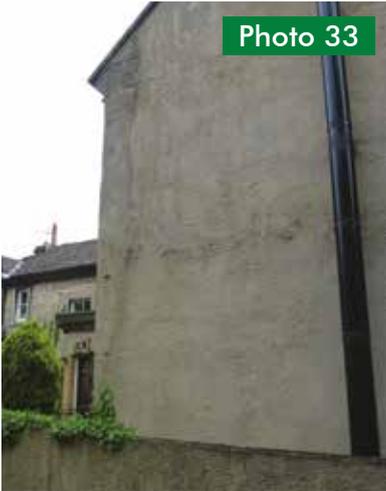


Photo 33



Photo 34



Photo 35

Lime wash (**photo 36**) was a traditional way to weatherproof the poorer quality stone and would have appeared as a colour finish to a property. The Old Horn Inn is the only property in Spennithorne that appears to have been treated this way.



Photo 36

## Brick

There is only one substantial brick structure in Spennithorne - the building adjacent to Beckside (**photo 37**) that was originally a chapel. Elsewhere brick is rare and appears in small areas such as chimney stacks (**photo 38**), rear elevations and outbuildings (**photo 39**).

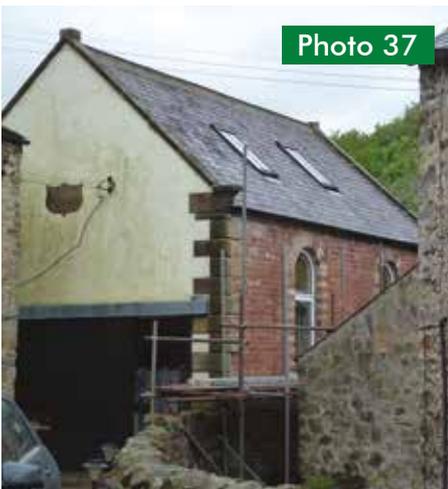


Photo 37



Photo 38



Photo 39

## Roofing

### Stone Slate

Stone slate (**photo 40**) has historically been used for domestic roofing within Spennithorne with the stone slates locally sourced. The sandstone slates are thick in comparison to other roofing materials and are laid in diminishing courses, narrowing from large slates at the eaves to small slates at the ridge and often finished with a dressed stone ridge piece. This produces a distinctive character to the roof very different from other natural slates, as the covering is notably thicker and the roof has a textured finish arising from the thick slate edges. Although when first quarried the sandstone slates are a pale grey/buff colour they weather in time to a deeper grey/brown colour slightly darker than walling stone. Around 21% of the properties at Spennithorne are roofed with stone.



Photo 40

### Slate

Welsh blue/grey slates (**photo 41**) are found on around 27% of properties in the village. The earliest use of slate dates from the latter half of the 19<sup>th</sup> Century when transport systems, particularly the railways, were sufficiently developed to allow slate to be imported to the area.



Photo 41

### Other Materials

More recently traditional stone slates have been replaced with more readily available, cheaper alternatives - mostly flat concrete tiles (**photo 42**). Concrete tiles now make up around 35% of the roofs on village properties - they have been used through the later part of the 20<sup>th</sup> Century to replace older traditional stone slate roof coverings. Concrete tiles come in a number of forms - flat (found on around 30% of properties) and profiled (featuring on only 3% of properties). Profiled tiles only occur occasionally but look out of place. Flat concrete tiles are not ideal for traditional buildings due to the characteristics of the material itself and the regular mechanical appearance of the finished roof which differs from the traditional slates - but the flat tiles have usually mellowed with weathering to blend into the street scene. The profiled concrete tiles, often used to mimic pantiles, are so visually different they should not be used. Ideally these should be replaced with more traditional alternatives as they reach the end of their life.



Photo 42

There are a few instances of other modern roofing materials - bituminous felt (**photo 43**), asbestos tiles and corrugated asbestos (**photo 44**), and corrugated iron (**photo 45**) all of which are out of keeping with the character of the Conservation Area and the local vernacular architecture. Ideally over time these should be replaced with traditional materials.

Photo 43



Photo 44



Photo 45



## Floorscape

The main road through the village is black top macadam with any pedestrian areas similarly surfaced (**photo 46**), although some appear to have a surface treatment on part of the footpath to try and reduce this expanse (**photo 47**). The stone boundary walling is at the back of most of the highway areas so there is little space for other flooring materials. A narrow grass verge does run down parts of the west side of the street (**photo 48**) and in the initial approaches to the core area (**photos 45 above and 49**). At the church access there is a small area of stone paving (**photo 50**).

It appears that private access drives originally used crushed stone/gravel (**photos 51 and 52**). More modern solutions have included concrete block paviors (**photo 53**) which look out of place.

This results in a very limited range of flooring materials (macadam, gravel/crushed stone and a narrow grass verge) being found in the village.

Photo 46

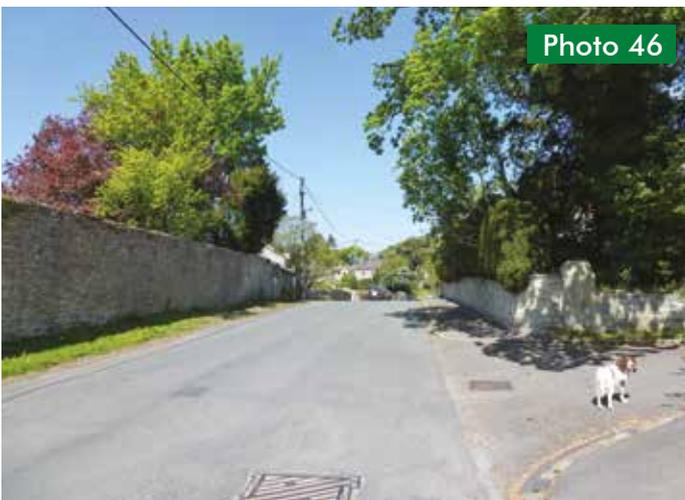


Photo 47





Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

## Enclosures, Walls and Gates

The main type of boundary treatment used throughout Spennithorne is stone walling, supplemented with hedges/planting of various types (**photo 54**).

The stone walling is mostly coursed rubble stone (**photo 55**) with ashlar stone being used only as gate piers - generally for the larger properties (**photo 56**). Many of the gate piers have such exceptional architectural qualities that they have been 'listed' in their own right (**photo 57**), but many others also remain of interest (**photo 58**). The height of the walling varies, with tall walls running along the highways adjoining the larger houses (**photos 59 and 60**), and lower walls around the smaller properties (**photo 61**). The variety in form of copings is worth noting with pyramidal dressed stone (**photo 62**), curved dressed stone and stone flags (**photo 55**) all featuring. Occasionally the stone walling is accompanied with railings - which can be found throughout the Conservation Area. Access through the walls is by gates in a myriad of designs - in either timber (**photo 63**) or iron (**photo 64**), but none of which have any particular quality.



Photo 54



Photo 55



Photo 56

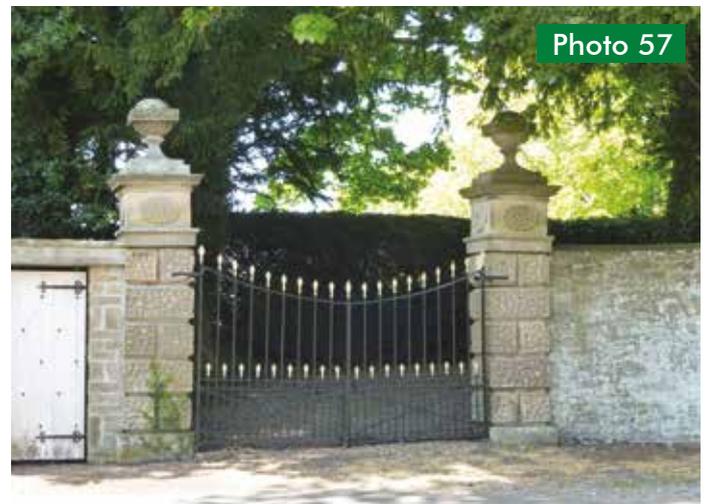


Photo 57

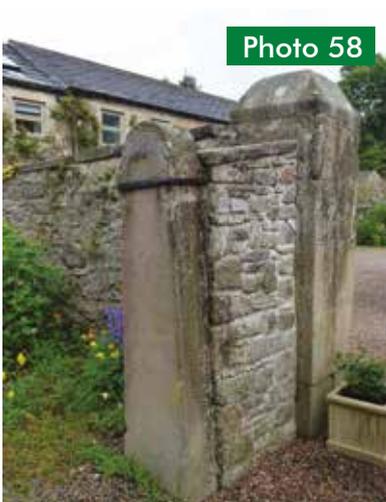


Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64

There are a number of important ironwork features dispersed through the village - most of which are 'listed' including the gates at the access to Spennithorne Hall (photo 65) and the railings to the Chaytor Memorial (photos 66 and 67).

Away from the main village core, stone walling is used along two of the main approach roads - from the Cover Bridge and from Harmby. The boundary treatment throughout the settlement forms a very important link between the buildings. Hedging is rare within the built core of the village and generally only appears as a boundary treatment along the road when approaching from the north.



Photo 65



Photo 66



Photo 67



## Monuments and Street Furniture

Monuments within the village are all found within the churchyard (**photo 68**). Similarly there is little street furniture - and what there is, is of poor quality. The telephone box (**photo 69**) near the school is a modern structure of no quality and the lighting shares the poles (**photo 70**) with the various wires being particularly unsightly.



# Character

## Functions and Uses

Spennithorne is primarily a residential village relying on other nearby larger centres for employment. The historically important agricultural sector now employs only a small number of people.

Spennithorne still retains a public house and a school. There is a limited bus service to the village.

## Views and Approaches

There are three main approaches to Spennithorne:

- from the north west - Leyburn via Harmby
- from the north east - Bedale via Finghall
- from the south - Masham via Coverbridge

All these roads approach the village through countryside with fields mostly used for livestock. The road from Bedale is bounded by hedges, whereas the roads from Leyburn and Masham are bound by stone walls with varying amounts of landscaping. From the Leyburn direction both sides of the road are lined with mature trees creating an avenue (**photo 71**) - this area was included within the designated Conservation Area boundary in recognition of the importance of these trees. These trees are also the subject of a Tree Preservation Order. The views along the approach road from Masham are the most extensive with a glimpse of buildings against a backcloth of trees and the rising land. The tower of the Church of St Michael is clearly visible. There is a noticeable change in the design of the boundary walls from an informal dry stone wall to a more formal wall with a triangular coping as the first building of the settlement is reached. The foreground has the appearance of a planned landscape with large individual trees dotted within the fields, possibly thanks to the influence of the large land owning estates. From further afield along the Middleham to Leyburn Road the striking façade - and particularly the colour of Spennithorne Hall - is prominent in the view northwards over the river.

Views within the village itself are not especially striking with no particular focal points, but the tower of the Church of St Michael is an attractive feature from Sycamore Close (**photo 72**).

Views of Spennithorne within its wider landscape are masked by the extensive tree cover but in a number of positions along the Middleham to East Witton Road the large houses such as Thorney Hall/Grange and Spennithorne Hall, which are hidden from view within the village itself, command a presence over the landscape.



There are a number of footpaths that radiate out from Spennithorne and these allow wider access to the surrounding countryside. Particularly good views of Middleham Castle can be obtained from the path adjacent to Little Thorney (**photo 73**).

Views out from the upper (north and core) part of the Conservation Area are restricted to the immediate surroundings of the village with mature trees constantly within the picture. The only extensive outward views from this upper area are those over the open fields to the north of the Leyburn Road (**photo 74**). Similar views can be enjoyed over open fields to wooded areas from the area adjacent to the school.



By contrast, views from the southern part of the Conservation Area are outstanding and extend over the valley of the River Ure towards East Witton, Middleham and Witton Fell (**photo 75**). These start from the road moving south from the church once the road straightens out (**photos 76 and 77**). The high walls initially partly obscure this view, but as the walls become lower adjacent to the Old Horn Inn the view over Wensleydale stretches out ahead. Once at the base of the hill views to the south are impressive with Middleham nestled into the landscape with the outline of the castle visible (**photo 78**).



In describing the character of Spennithorne the settlement is best split into the central core and the surrounding clusters of buildings around the Old Horn Inn, Old Hall Farm and Thorney Grange/Hall.

## Central Core

The main part of Spennithorne consists of a loose grouping of buildings around a road that roughly runs north to south. The most northerly buildings are the School and School House and the most southerly are Spennithorne Hall and Low Garden House. The School and School House (**photo 79**) are listed as excellent examples of National School buildings. They appear to have been set apart from the village purposely and present an entrance feature to the village. The bell feature would have been more obvious but trees have grown to obscure this architectural detail on the approach from Bedale (**photo 80**). The front facades of these buildings would previously have been more clearly visible from the Leyburn Road and Harmby where many of the children may have come from. The current avenue of trees means that the buildings are seen between tree trunks, but the new development opposite the school was carefully designed to retain these views. The window surrounds to both the School House (**photo 81**) and school building itself (**photo 82**) have interesting features - the school windows are arched and the School House's have a drip mould detail not found elsewhere in Spennithorne other than at the Church. Both buildings exude a feeling of authority heightened by their separated position that must have stimulated the children attending.



Between the school buildings and Spennithorne Hall other pre 20<sup>th</sup> Century properties are arranged in a fairly random way (**photos 83 and 84**) and are of different sizes. They are of varied architectural styles and original functions (**photos 85 and 86**), with varying amounts of space surrounding them. The smaller properties seem to be in groups of three or four (**photo 86**), positioned in a slight dip in the road that generally falls from north to south. Here there is a small cul-de-sac to the west with further groups of properties not immediately obvious from the main road (**photo 83**). Other properties are set behind frontage buildings and accessed via private drives (**photos 87 and 88**), creating an informal jumble of buildings. This relatively flat area has the feeling of being the core of the village, where there is more openness than elsewhere created by the positioning of the buildings and gardens that have lower planting. From this area roofs can be glimpsed in all directions (**photo 89**) giving an idea of the extent of the buildings in this central part of the Conservation Area. A small stream also passes through this area. It is visible in the gardens of a couple of houses (**photo 90**) but has been culverted under the road and an adjacent courtyard which is unfortunate in terms of the character of the space as well as providing a constraint to floodwater that has had significant impacts on this part of the village recently. Just to the south of this area, the high stone walls and the planting (**photo 91**) act as a visual barrier and lead the eye onward to the south rather than lingering.



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91

The two main areas of 20<sup>th</sup> Century properties in the settlement have introduced a formality and regularity that is at odds with the older properties. This is particularly true of Sycamore Close (**photo 92**) and the more recent development of Beckwood (**photo 93**). There are a number of other recent developments of detached houses particularly to the rear of Glebe House and the Old Rectory that have been more randomly situated and better relate to the grain of the historic development. The design of the two main groups of houses is markedly different. Sycamore Close pays no real regard to the local vernacular architecture, local materials or the historic pattern of building layout. From within Sycamore Close there are no visual links to the character of Spennithorne. From outside, the stone wall, mature trees and buildings set fairly well back all contribute to mask the form of the architecture (**photo 94**) and make it less obvious. This is the rear of the properties and care needs to be taken to make sure the proliferation of sheds, greenhouses and fuel tanks (**photo 95**) does not impact on the character of the Conservation Area. The architecture and materials of the properties on Beckwood better reflect the historic buildings of the village, but the highway standards used and the openness of the layout (**photo 93**) are not found elsewhere in the historic environment of Spennithorne.

The most recently approved housing development opposite the school has sought to take an approach which combines elements of the older parts of the village with modern development requirements.



## Old Horn Inn

This is a loosely grouped set of six buildings (**photo 96**) at the base of the steeper slope as it rises north into the main part of the village (**photo 97**). The buildings are all detached and set within varying amounts of private grounds. None are listed. Four of the properties appear to date from around the 19<sup>th</sup> Century. They all have details relevant to the period of construction and are built of local materials (**photos 98 and 99**) - although Orchard Cottage has been extensively altered with artificial roofing materials, hard cement render and the addition of a front porch (**photo 100**). The two properties adjacent to the Old Horn Inn appear to be of late 20<sup>th</sup> Century, although one seems to have been developed from a smaller single storey building, Both tend to compromise the setting of the older Inn which must have originally commanded an 'entrance' position at the base of the hill.

The stone walling between these properties, part of which is the formal boundary wall for Spennithorne Hall (**photo 101**), acts to tie the buildings together and link them back to the settlement so that they are not isolated from the main core of the village.



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102

### Old Hall Farm

This group of properties is the oldest in the settlement (**photo 102**), being part of the medieval complex of Spennithorne Old Hall. They are the most southern buildings on the access road to the river crossing at Cover Bridge. There are four main properties. Jubilee Cottage (**photo 103**) to the west side of the road appears to date from the 19<sup>th</sup> Century - far later than the origins of the properties on the east side of the road. The latter appear randomly positioned (**photo 104**) and have been the subject of piecemeal alterations and extensions over the centuries with little of their medieval details immediately evident - although closer inspection does reveal more historic fabric (**photo 105**).



Photo 103



Photo 104



Photo 105



Photo 106

These buildings are separate from the rest of the settlement. A stone boundary wall links to the group (**photo 106**) but the informality of the wall blends with the surrounding countryside ambience and gives the group the feeling of standing apart from the rest of the village.

### Thorney Grange/Hall

The Thorney Grange/Hall group of buildings and land occupies the area to the north west of the Conservation Area along the road towards Harmby and ultimately Leyburn. This group of buildings is physically and visually separated from the core of the village by extensive landscaped gardens and paddocks (**photo 107**). This is a late 19<sup>th</sup> Century group of buildings but their position set well back behind mature gardens means they do not contribute visually to the character of the Conservation Area. The landscaping does, however, follow a pattern found elsewhere -cultivated grounds for the enjoyment of residents.



Photo 107

### Detached Properties

The large detached properties in extensive grounds are a significant part of the character of Spennithorne. These include Spennithorne Hall, Spennithorne House, The Old Rectory, Glebe House, Lower Garden House, Thorney Hall and Thorney Grange. The houses themselves are mostly set back in substantial enclosed grounds and are therefore mostly hidden from vantage points within the Conservation Area. These boundary treatments are very important. Spennithorne has a particular wealth of formal gates, gate piers and boundary walls in varying architectural styles.



They include examples of dressing, rustication and vermiculation:

- Gate piers at Spennithorne House (**photo 108**)
- Gate piers at Glebe House (**photo 109**)
- Wall and entrance at Spennithorne House (**photo 110**)
- Gates and piers at Spennithorne House (**photos 112 and 111**)
- Gates and piers at Spennithorne Hall (**photos 113 and 114**)
- Gates and walls at St Michael's Church (**photos 115, 116 and 117**).



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117

## Open Spaces and Trees

There is no real public open space within the historic settlement. The open spaces in Spennithorne that contribute most to the character of the Conservation Area are those between the properties that on the whole make up the private garden grounds. There is a small area of mown grass at Piglet Cottage (**photo 118**) at the junction with the side road that has the appearance of an open front garden rather than a Village Green - but visually it does play the role of a small green.



Photo 118

The Churchyard (**photo 119**) does provide some openness in the village albeit behind a stone wall which separates it from the highway - and the trees within also form a visual barrier.

Within the confines of the village, trees, groups of trees and mature shrubs in the gardens contribute noticeably to the overall landscape and greenery throughout the Conservation Area (**photo 120**).

The boundary of the Conservation Area was originally drawn to include several groups of trees and woodland, namely around the church, to the east of Brookside Bungalow (**photo 121**), either side of the road to Harmby (**photo 122**) and to the south of The Old Rectory.

Within this wider landscape, woods and small groups of trees feature within the backcloth. To the south of the village the wider landscape has a designed parkland ambience with mature trees dotted throughout areas of pasture.



Photo 119



Photo 120



Photo 121



Photo 122

## Conclusion

Spennithorne is a Conservation Area 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 homogeneity of forms and architectural styles, using local materials in a local vernacular style.

# Management Plan

## Preservation and Enhancement

Richmondshire District Council aims to ensure that the existing character and appearance of Spennithorne Conservation Area is preserved and enhanced.

## Listed Buildings

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

More information about listed buildings is available from [richmondshire.gov.uk](http://richmondshire.gov.uk)

## Buildings at Risk

The buildings in Spennithorne appear to be in good condition. The only buildings that might be considered to be at risk are outbuildings (**photo 123**) and subsidiary elements such as walls and gate piers. Such buildings do contribute to the character of the Conservation Area and should be maintained in a decent state of repair.



## Preservation and Enhancement

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

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

## Design Guidance

The general design guidance for any work requiring planning permission in the Conservation Area aims 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 development 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.



Photo 124



Photo 125

## Wirescape

Overhead wires intrude extensively throughout the village (**photos 124, 125, 126, 127 and 128**). The village would benefit from the reduction in overhead cabling and poles, particularly around the central area at the junction with the minor side road where the undergrounding of services and the removal of surplus poles would be beneficial. The disadvantage to their removal is that an alternative support would be required for street lighting (**photo 129**).



Photo 126



Photo 127



Photo 128



Photo 129

## New Developments

The opportunity for further development within the Conservation Area is fairly limited. The undeveloped land within Spennithorne is substantially within private garden areas - notably Spennithorne Hall, Spennithorne House, Lower Garden House and Thorney Hall/Grange. These all make a positive contribution to the character of the area and their preservation is critical. 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 its contribution is found to be important and the character of the area would be harmed, 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 and services on the character of the Conservation Area.

Small scale alterations that can be undertaken to individual properties without the need for planning permission, can have a cumulative harmful effect on the character of Conservation Areas. When carrying out alterations to windows (**photo 130**), doors and roofs 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 - gas bottles, wheelie bins and oil tanks (**photo 131**) can be visually intrusive and should be obscured from view and not within the setting of buildings wherever possible. Other examples include insensitively sited satellite dishes (**photo 132**).



Photo 130



Photo 131



Photo 132

## Sustainability

The increasing high profile around achieving a sustainable environment and lifestyle 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 looked at 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 and trees that have been identified as being crucial to the character of the village should be preserved
- Care and special attention needs to be given to proposals with sustainable credentials to ensure the character of the Conservation Area is not detrimentally affected.

## Community Involvement

A consultation exercise will be undertaken in Spennithorne and with various interested bodies including Historic England and North Yorkshire County Council - and comments invited. The comments will be considered before a final Conservation Area Appraisal and Management Plan is produced. The Appraisal will be reported to a Committee of the District Council before being formally adopted.

# Useful Information

## Designations

Listed Buildings within Spennithorne Conservation Area

Property	Location	Grade
School	Main Street	II
School House	Main Street	II
Coach House to north of Spennithorne Hall	Main Street	II
Railings and gates enclosing Chaytor Memorial, abutting West Tower of Church of St Michael	Main Street	II
Church of St Michael	Main Street	I
Sebastopol Cross and base, approx. 3 m to east of vestry of Church of St Michael	Main Street	II
Gates and gate piers to south east of Spennithorne House	Main Street	II
Railings, gates, gate piers and boundary walls to Spennithorne Hall	Main Street	II
Spennithorne Hall	Main Street	II
Abbey Cottage		II
Old Hall Farmhouse		II
Pippingill		II

## Tree Preservation Orders

There are three Tree Preservation Orders in Spennithorne:

- TPO 1969/57
- TPO 1982/2
- TPO 2006/6

## Schedule of Positive, Negative and Enhancement Opportunities

Positive	Negative	Enhancement
Local vernacular architecture consisting mainly of two storey, but occasionally single storey, 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, 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.	Imported stone with little regard to the colour and grain of the local stone, often with mechanical sawn appearance and too great a variation of course depths.	Ensure new and replacement stonework accords to local vernacular tradition.
Pointing in lime mortar with flush or recessed finish.	Pointing in cement mortars and/or finished projecting/strap.	Pointing should be removed and a traditional lime mortar and finish used.

Positive	Negative	Enhancement
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 and Welsh slates.	Concrete tiles - flat, profile and interlocking.	Concrete roofing materials should be replaced at the end of their life with traditional materials.
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.	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.
Local vernacular architecture does not generally include fascia board details.	The use of upvc fascia panels.	Where fascia boards are part of the design these should be in timber.
Original openings with stone surrounds or lintels and cills.	Window openings enlarged to accommodate large 'modern' windows often with horizontal emphasis or bays. New windows introduced that are out of proportion and of non-traditional design. Use of concrete lintels and cills.	Window openings returned to original traditional proportions. Ensure new windows relate to the local vernacular style of the existing building, using stone lintels and cills.
Traditional timber painted 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 details where casements stand proud of the frame, stick on glazing bars.	Replace windows with timber and with traditional detailing.
Traditional timber painted four and six panel doors, some with fanlights above. Usually the principle entrance door to domestic properties.	Off the peg timber and upvc doors often incorporating fanlights.	Replace with traditional timber painted door of correct proportions and incorporating correct moulded details.
Traditional vertically boarded timber painted doors. Usually a subsidiary or minor entrance door to domestic or other agricultural/commercial buildings.	Off the peg timer or upvc door sometimes split in half.	Replace with traditional timber painted door of correct proportions and incorporating correct moulded details.

Positive	Negative	Enhancement
Large cart and garage entrances with timber painted vertically boarded doors split in half.	Off the peg garage doors or multiple panels or horizontal boarding effect.	Use traditional painted vertically boarded details as the pattern.
Service wires all entering property as one group in incongruous position.	A spaghetti of wires traversing the main frontages compromising architectural details.	Rationalise, remove redundant wires, route close to the ground or in association with other features such as downpipes/gutters
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.
Principle elevations should be clear of detritus.	External lighting in modern floodlight form on centre of buildings.	Use traditional forms of character lighting discreetly placed to the side of doors.
Waste and recycling apparatus positioned out of view.	Wheelie bins and recycling boxes housed on public display.	These should be away from public vantage points in rear or side gardens, or if not possible screened with walls or planting.
Clear span roofs.	Solar panels, both photovoltaic and solar thermal on roofs visible from public vantage points.	These should be positioned away from frontages on rear elevations and outbuildings, or ground mounted where they are not seen in conjunction with features that contribute to the character of the Conservation Area.
Clear span roofs.	Dormers and rooflights on principle elevations	These should be accommodated on rear elevations and be in a traditional form so as not to dominate the roof.
Boundaries of walling, stone wall or plinth. Traditional railings fixed directly to the coping/plinth.	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.

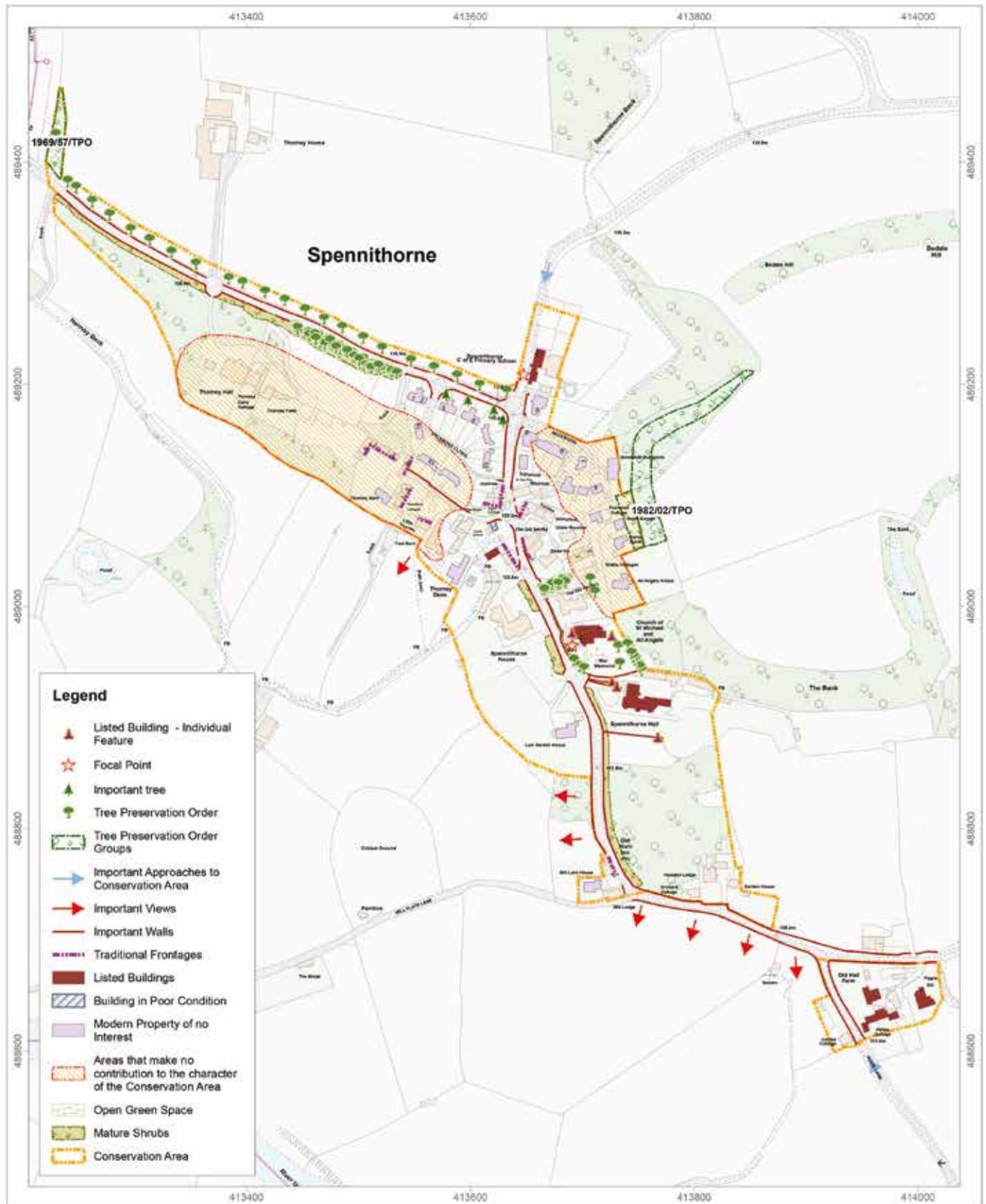


Positive	Negative	Enhancement
Domestic outbuilding where visible in traditional materials and forms.	Range of designs and materials for sheds/outbuildings in front gardens. Use of brick, timber, profile metal and asbestos sheeting look incongruous.	When a non-traditional building come to the end of its life replace with more traditional forms of outbuildings - matching with local materials.
Buildings in good state of repair, both main buildings and outbuildings.	Roof slates slipped, windows and doors needing painting, gutters needing cleaning out and shrubbery removed.	Buildings need a planned maintenance programme.
Boundaries and outbuildings maintained particularly to domestic properties.	Boundary walls/outbuildings to both domestic and agricultural fields in poor condition.	Adopt a regular maintenance program to ensure boundary walls and other features are retained in good condition.
Colour generally emanates from natural forms for the main structure. For details such as the joinery, light earth base colours, never brilliant white. Functional details such as pipes and gutters would have been dark.	Garish modern colours such as brilliant white, bright purple, scarlet, fluorescent colours.	Return to earth based pallets using light colours to highlight details such as windows and doors and dark colours to hide details such as gutters and downpipes.
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 laid in situ look incongruous.	The use of concrete paving and concrete laid in situ should be avoided. Where possible it should be replaced with a material that 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.
Small areas of grass.	Erosion of the grassed areas by over running and hard surfacing to accommodate parking.	Selective placing of traditional features. Use of local stone edging at restricted targeted locations.
Traditional style street furniture, traffic poles used for more than one sign, in dark finishes.	Poles with metal finishes.	Use black finished poles.
Street furniture group	Litter bin standing in splendid isolation	Re-site the bin in association with another feature such as a wall
Village free from wires.	Poles carry the various wires throughout the Conservation Area.	These should be removed and the wiring put underground.

# Spennithorne Conservation Area

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