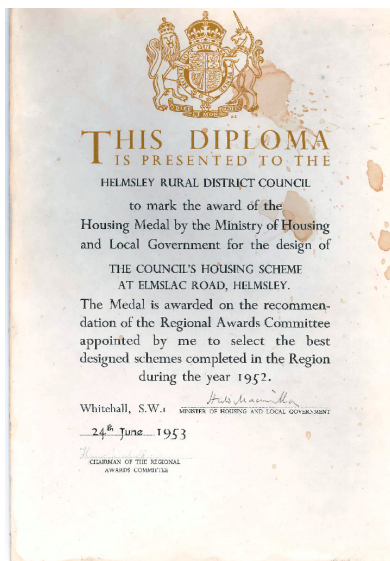


## Annex 1

### Appraisal of proposed alterations to the boundary of Helmsley Conservation Area

Elmslac Road: Elmslac Road was constructed in the early 1950s in two or three stages by the Helmsley Rural District Council. The development represented the beginning of housing development to the north of Carlton Lane, formerly a back lane bounded to the north by fields. The Council had been involved in the development of new local authority housing in the 1940s to the east of Pottergate, building comfortable houses with private gardens but using the pattern-book style common to the period and the utilitarian materials - red brick with concrete dressings under pantile – that were available in the immediate post-war period when buildings materials were a scarce resource.

However, the design, layout and construction of Elmslac Road represented a departure from the utilitarian buildings that had been constructed hitherto. The scheme was designed by CWC Needham of the architecture and planning consultants Needham, Thorp and White of York, and it gained national recognition in 1953 when Helmsley Rural District Council received the Ministry of Housing and Local Government's Housing Medal for the Elmslac Road scheme from Harold Macmillan, then Housing and Local Government Minister, at a ceremony at the RIBA in London.



*Above: Award of 1952 Housing Medal for Elmslac Road housing*

Thoughtfully laid out and incorporating generous verges and gardens, the houses were principally distinguished from the typical local authority housing of the period by their traditional sandy limestone rubble construction, which is Helmsley's vernacular building material. The design of the houses forming Elmslac Road varies between the several housing blocks, but other distinctive aspects of the design and construction include stone and timber porches; bay windows; key-stone lintels; lime mortar; high garden walls linking the blocks and masking service buildings; and low stone boundary walls demarcating the front gardens. The most striking aspect of the layout of the development was the creation of a vista to the northern end providing a visual link with the countryside beyond. This was achieved by the angling of the flanking houses at 45 degrees to the road to focus the eye on the horizon, a view enhanced and framed by a pair of pyramidal-roofed single storey "pavilions". The effect of the angle of construction and diminishing scale of the pavilions is to create an illusion of distance and a sharper framing of the landscape than would otherwise have been achieved.



*Above: Looking up Elmslac Road to countryside beyond*

Most of the houses have undergone alterations to their original windows and doors, but their public-facing elevations are otherwise largely as designed, as is their garden setting.

The reasons for considering inclusion in the conservation area include:

- Award-winning 1950s housing scheme
- Layout with “framed” landscape vista
- Quality of building materials
- 1950s era “cottage” design details
- Generous garden character
- Surviving cohesive design, materials palette and layout
- Close historical relationship and similarities with Elmslac Close which is included in the conservation area

The Orchard/Stone Garth: The Orchard was designed by the noted local architect Sir Martyn Beckett for the Nicholson family in 1976. It is chiefly characterised by its unusual curved plan-form. The inclusion of The Orchard would also mitigate towards the inclusion of Stone Garth, a pleasant, 1950s-era development of stone semi-detached and detached houses which share some of the characteristics of the Elmslac Road houses, although the layout lacks the particular interest of that development.

The reasons for considering inclusion in the conservation area include:

- The Orchard’s distinctive curved design
- Its association with noted architect Sir Martyn Beckett
- Its attractive extensive garden setting
- Stone Garth’s materials palette and design complements the conservation area and similar era developments

Canons Garth Lane/Stone Garth triangle: The current conservation area boundary bisects the triangle of land bordered by the back of the Feversham Arms Hotel, Canons Garth Lane and Stone Garth, excluding the majority of this area. This land formerly consisted of tennis courts and car parks associated with the Feversham Arms Hotel, but now includes the

recent developments of the Feversham Arms Verbena Spa facility and a terrace of five houses facing Canons Garth Lane, with gardens, parking and garaging behind. A flat parking and grass area accessed at higher level from Stone Garth is also included in this triangle.



*Above: New development on Canons' Garth Lane*

The site lies at the centre of what is believed to be the original settlement at Helmsley. During archaeological excavations of the development sites many remains of the medieval period were found, including pottery sherds of the thirteenth and fourteenth centuries, animal bone fragments and flat clay roofing tiles. Limestone footings of a large building measuring around 16 by 9 metres were discovered, believed to have supported a timber frame structure, which is likely to date from the late medieval period and to have been abandoned by the beginning of the eighteenth century, when nearby housing fronting High Street was constructed. The buildings discovered were aligned with All Saints Church rather than with the High Street.

The new developments have been designed to respect the scale, vernacular and palette of materials of the surrounding historic townscape, and the site constitutes part of the setting of some of the most architecturally and historically important buildings in the town, including Canons' Garth and All Saints' Church, as well as occupying the "backland" of the east side of High Street. The land bordering Stone Garth forms the backdrop of the site and affords open views over the town towards the Castle and Duncombe Park.

The reasons for considering inclusion in the conservation area include:

- The significance of the site as the probable nucleus of the town of Helmsley
- The role of the site as part of the setting of adjacent listed buildings and the churchyard
- The views across the site towards the town and Duncombe Park
- The arbitrary line of the existing boundary is unresolved

Helmsley Walled Garden: Duncombe Park's Walled Garden was built in its current location by Thomas Duncombe in 1759, following the destruction of its predecessor which had been built close the River Rye but had been washed away in the great flood of that year. Located

on the edge of Helmsley Castle's medieval deer park, it occupies a sheltered position with the Castle rising to its east and the rising parkland adjoining its boundaries, it forms part of the grade I listed registered park and garden of Duncombe Park. Built to supply the needs of the great house, it is known to have employed twenty gardeners during the nineteenth century, but following the Great War it fell into disuse and disrepair. Its renaissance brought about by the Helmsley Walled Garden charity since the 1990s has made it a highly valued, accessible resource for the town and surrounding area.

The reasons for considering inclusion in the conservation area include:

- Its historical and architectural significance
- Its close physical relationship with the town
- Its prominence in views from the west in Duncombe Park towards the Castle
- The existing conservation area boundary abuts the eastern wall of the garden but currently excludes it
- It is now widely appreciated and accessible as a valued part the town



*Above: Helmsley Walled Garden nestles between Duncombe Park and Helmsley Castle*

Pottergate/Bells Court: The proposed alterations to the boundary east of Pottergate realign the boundary to follow walls and pathways instead of, for example, arbitrarily cutting through a property. The most significant change is in the Bell's Court area. Here the cul-de-sac development superseded the conservation area designation and the boundary became an ill-defined feature in light of this development. It is now proposed to exclude some of the more modern development and follow historic walls and tangible surviving features that can be identified on the ground, retaining more modern buildings where they are built within the garths of historic buildings but excluding them where the form of the historic landscape has been lost.



*Above: Historic boundary walls near Bell's Court are proposed as the new Conservation Area b*



## Annex 2

### Proposed Conservation Area and Existing Conservation Area.

