

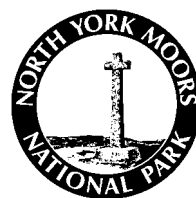
# Oswaldkirk

## Conservation Area Assessment and Management Plan

September 2011



RYEDALE  
DISTRICT  
COUNCIL



Cover photograph: David Goodman

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1 Main Street from Oswaldkirk Bank (photograph: David Lee)

# Part 1: Conservation Area Assessment

## 1.0 Introduction

Part 1 of this document is a character assessment of the Oswaldkirk Conservation Area, which was designated in September 1984. It is based on guidelines issued by English Heritage<sup>1</sup>, the Government's adviser on the historic environment, and has been prepared by the North York Moors National Park Authority and Ryedale District Council. The aim of the assessment is to help inform decisions made by the respective local planning authorities, the Parish Meeting and local residents and the Highways Authority. The assessment is accompanied by a management plan which is Part 2 of this document.

## 2.0 What is a Conservation Area?

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, a Conservation Area is defined as an area of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Each Conservation Area has a unique character shaped by a combination of elements including layout, historical development, building materials, architectural and vernacular styles, open spaces and trees, all of which combine to create a distinctive character.

## 3.0 Planning Constraints in a Conservation Area

Designation brings some additional planning controls over changes to buildings within a Conservation Area to ensure that development preserves the special character of the area. The demolition of some buildings, including boundary walls; the pruning or felling of trees; and certain types of development such as the cladding of buildings and the installation of dormer windows will require permission from the local planning authority. Other development such as the installation of satellite dishes, installation of micro-generation equipment and the erection of ancillary buildings may require permission depending on their siting.

In 2006 the North York Moors National Park Authority made an Article 4(2) Direction affecting the part of the Oswaldkirk Conservation Area within the National Park. This means that planning permission is required for some forms of development that would otherwise be permitted under

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<sup>1</sup> *Guidance on Conservation Area Appraisals*, 2006

the General Permitted Development Order. Works that require permission under the Direction include changes to doors, windows, roofing materials, solar panels or rooflights, rainwater goods and walls on elevations fronting the highway, a footpath or an important open space.

It is strongly recommended that if your property falls within a Conservation Area you should seek advice from the local planning authority prior to carrying out any works to clarify whether permission is required.

## **4.0 What is a Conservation Area Assessment?**

A Conservation Area Assessment aims to provide a comprehensive assessment of the physical character and appearance of a Conservation Area and defines the elements of the place that are distinctive, the current issues with regard to the conservation of character and appearance within the Area, the opportunities that exist for conservation and enhancement and the elements or factors that detract from the Conservation Area.

Local planning authorities have a duty to carry out written assessments of the Conservation Areas they manage in order to identify the special qualities that make the place worthy of designation. English Heritage's "Guidance on Conservation Area Appraisals" [2006] forms the basis of the Authority's assessments. A Conservation Area Assessment also provides the evidence base for the preparation of a management scheme for managing change in the Conservation Area.

The Management Plan should set out objectives for addressing the issues and recommendations arising from the Assessment and provide for the preservation and enhancement of the Conservation Area, identifying any further more detailed work needed for their implementation. The Management Plan has been produced as a separate document to facilitate future review and updating.

### **4.1 Scope of the Assessment**

The production of a comprehensive assessment of a Conservation Area's character provides a sound basis for development control as well as for developing initiatives to improve the Area. A clear definition of those elements which contribute to the special architectural or historic interest of a place enables development of a robust policy framework for the future management of the Area. Beyond their function as a planning authority document, assessments can have a wider

function by providing information, guidance and clarity in decision-making for the local community.

#### **4.2 Purpose of the Assessment**

This document provides additional detailed guidance to the related policies contained within the North York Moors Core Strategy and Development Policies Document, and the Ryedale Local Plan.

The purpose of the Assessment is:

- To provide a brief résumé of the settlement, its history and its evolution in order to make informed judgements on its future.
- To provide an overview of the state of the Oswaldkirk Conservation Area by evaluating and recording its special interest and defining the significance of individual elements.
- To define the threats to character and opportunities for enhancement within the Area and assess how these impact on both the significance of the individual elements and of the Conservation Area as a whole.

The purpose of the Management Plan is:

- To identify the opportunities that exist to enhance the character and appearance of the Conservation Area and what actions are required to realise them.
- To provide policy guidance to ensure that the character and appearance of the Conservation Area will be maintained through the effective management of change and that opportunities to enhance character and appearance are maximised.

#### **4.3 Production of the Document**

Residents of Oswaldkirk were initially consulted during a consultation event held at the Village Hall on the 3 November 2007, which outlined the purpose and contents of the Assessment and sought information and views from residents about the Oswaldkirk Conservation Area. The information gathered at that event has been used in the preparation of the draft document.

#### **4.4 Status of the Document**

The final Conservation Area Assessment and Management Plan (CAAMP) will have the status of a Supplementary Planning Document (SPD) within the Local Development Framework of each local planning authority. The CAAMP will be a material consideration in the assessment and determination of planning applications.



## **5.0 Planning Policy Context**

This document reflects Government guidance set out in Planning Policy Statement 5 “Planning for the Historic Environment”. This advises local planning authorities to define and record the special architectural or historic interest of Conservation Areas and to develop proposals for their preservation and enhancement. It also reflects the policies contained in the Regional Spatial Strategy Yorkshire and Humber Plan (May 2008), Ryedale Local Plan (2002), and North York Moors Core Strategy and Development Policies document (November 2008). Further details of the policy context are contained in Appendix 2 of this document.

## **6.0 Location and Population**

Oswaldkirk is a small rural village situated in North Yorkshire, approximately 21 miles north of the city of York, 13 miles north-west of the market town of Malton and 4 miles south of the market town of Helmsley.

The village enjoys a sheltered but prominent position towards the foot of a south facing densely wooded escarpment rising out of the undulating limestone and sandstone hills. The elevated linear form of the village allows Oswaldkirk to enjoy extensive long distance views over the Coxwold - Gilling Gap, Stonegrave and beyond to the Howardian Hills, as well as allowing the village to be viewed across long distances over the open countryside to the south. The quality of the landscape surrounding Oswaldkirk has warranted the landscape designations of the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty (AONB).

The Conservation Area covers an area of 19.1 hectares (47.1 acres) and contains around one hundred buildings within its boundary.

Oswaldkirk has remained a small community of between 180-230 people since at least the early 1800s. In the 1834 census the population was about 180 adults and this had only risen to 231 in the 2001 census.

## **7.0 Geological Landscape**

The village of Oswaldkirk is situated on the north side of the Gilling Gap Rift Valley with rocks of the Late Jurassic Corallian Formation to the north of the North Gilling Fault. To the south of the village the Late Jurassic Kimmeridge Clay/Amphill Clay Formations are faulted down against

the Corallian. There is therefore a contrast in landscape features between the Gilling Gap (underlain by the Kimmeridge/Amphill Clays overlain by Glacial deposits giving it an undulating profile), and north of the village with Corallian Formation consisting of alternating Calcareous Sandstones (Birdsall Calcareous Grit, Middle Calcareous Grit and Upper Calcareous Grit) and Limestones (Malton Oolite and Coral Rag). These form an East – West ridge with steep slopes running parallel with local fault(s).

The steep fault bounded slope is unstable and prone to fracturing and block slides along the line of the fault giving rise to Windypit topography (Windypits are fissures in the rock which emit gusts of air and steam, e.g. Ampleforth Windypit) and failure of the road from Stonegrave to Ampleforth. A dominant spring line is present along the base of the slope at the junction of the Corallian and underlying Late Jurassic Oxford Clay.<sup>2</sup>

## 8.0 Origins and Development of the Settlement

The earliest surviving evidence for settlement in the area is early Bronze Age round barrows and a Bronze Age ring ditch at Dropping Gill Plantation, north of Ampleforth Abbey. Later medieval field systems can be seen to the south of Oswaldkirk Hall, and the medieval parish boundary-bank on the Oswaldkirk-Gilling border. Although the present St Oswald's Church appears to date from the twelfth century (restored in 1886) the fabric of the building includes part of a probable Anglo-Saxon cross shaft re-used as a quoin. Additionally, a fragment of Anglo-Scandinavian hogback gravestone (suggested to date from the tenth century<sup>3</sup>) together imply that a church and graveyard existed on or near the site prior to Domesday.

The first recorded reference to the village of Oswaldkirk is in 1086 in the Domesday Book, in which it is referred to as 'Oswaldecherca' or 'Oswaldecherce'. It was recorded as a manor of one carucate owned by the Count of Mortain, one of hundreds of manors granted to him by his half brother William the Conqueror. It later passed into the ownership of the Barony of Roos of Helmsley. A succession of tenants and then owners held the manor, the longest period of ownership being by the distinguished Pickering family from the early fourteenth century until the late seventeenth century.<sup>4</sup> They were probably responsible for building a manor house in the early fifteenth century as Rushton (1986)<sup>5</sup> reports that 'fragments of a 15th century building have been found there, with Pickering family coats-of-arms from an early hall'.

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<sup>2</sup> With thanks to Richard Myerscough for geological analysis

<sup>3</sup> Collingwood, W. (1907) *Yorkshire Archaeological Journal* 19 p.380 (Illus.)

<sup>4</sup> Page, W. (Ed.) (1914) 'Parishes: Oswaldkirk', *A History of the County of York North Riding: Volume 1* <http://www.british-history.ac.uk/report.aspx?compid=64801> accessed 18/1/10

<sup>5</sup> Rushton, J. (1986) *The Ryedale Story. A Yorkshire Countryside Handbook*. 2nd. Edition, Ryedale District Council: N.Yorks, quoted in *Oswaldkirk: A Living Village* <http://oswaldkirkhistory.oswaldkirk.org/> accessed 18/1/10

The three shields of the Pickering family were re-incorporated into the retaining wall beside the road opposite the church when it was reconstructed about ten feet further north to facilitate road widening in the 1930s. In 1674 the manor was sold to William Moore who was responsible for demolishing the old manor house and building (as successive manor houses) the present Malt Shovel Inn and the Hall. Only St Oswald's Church survives from before the seventeenth century.



The three shields of the Pickering family from the former manor house

The manor was fairly extensive by the mid-sixteenth century. Written deeds available from 1566 reveal that the manor covered approximately 700 acres. This consisted of 100 acres of land (unspecified usage, presumed to be arable as meadows and pasture are listed separately), 50 acres of meadows, 150 acres of pasture, 200 acres of wood and 200 acres of heather. Plus 10 messuages (*'messuage' is defined as a dwelling-house and its adjacent land and buildings*), 20 cottages, 10 barns, 34 gardens, 10 orchards and an unspecified acreage of common.<sup>6</sup>

During the eighteenth century the manor doubled in size. The deeds to the manor of Oswaldkirk in 1811 describe it as consisting of 20 messuages, 15 cottages, 35 gardens, 35 orchards and around 1900 acres of land. The land is described as: 800 acres of land, 500 acres of meadows, 500 acres of pasture, 100 acres of wood along with unspecified acreage of common.<sup>4</sup> However, in terms of the village itself as opposed to the wider manor, it is unclear whether its boundaries expanded or the number of buildings within it increased significantly. The new building implied by the increase in the number of farms ("messuages") in the manor generally is apparent in the village today in the farmsteads such as Manor Farm that now characterise the centre of the village that were mostly built during the eighteenth century. It also appears that development spread onto the northern side of the main street during this period as there is no evidence of earlier structures surviving except the possible fifteenth-century manor house.

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<sup>6</sup> Sumner Marriner, J. (undated belonging to Col. J. M. Benson) *The Manor of Oswaldkirk and Adjoining Properties*, unpublished report (Leeds). Quoted in *Oswaldkirk: A Living Village* <http://oswaldkirkhistory.oswaldkirk.org/> accessed 18/1/10

The increase in building and settlement may have been partly a consequence of the achievements of the York-Oswaldkirk Turnpike Trust, created in 1768 to improve that route, which over the subsequent decades constructed and upgraded the mostly new turnpike road between Gilling, Oswaldkirk and Helmsley, enhancing accessibility and communications between those places.<sup>7</sup>

Building during the nineteenth and twentieth centuries changed the layout and parameters of the village considerably, as development extended along the Terrace and along and up the slope of the bank. This development marked a clear separation between the clusters of properties around the Hall to the west, and the majority of properties laying to the east.

The twentieth century and post-war development saw this separation in-filled through the development of the Manor View and St Oswald's Close dwellings which doubled the number of houses in the village within a short space of time, whilst larger gaps within the streetscape were developed in a piecemeal fashion.

Map A (Appendix 1) illustrates the age of the buildings we see today, revealing the historical development of the village. Map C, which illustrates important green spaces, also records evidence of ridge and furrow patterns, principally in fields to the south-west of the village, mostly outside of the Conservation Area. Whilst ridge and furrow can be associated with farming from the medieval period, the pattern at Oswaldkirk is fairly straight, following relatively straight field boundaries, which implies that it is likely to be post-enclosure in date. However, where boundaries and ridge and furrow are slightly curved, particularly at the ends of fields, there may be traces of medieval cultivation surviving. The very straight, narrow ridge and furrow is likely to have been created by steam ploughing in the nineteenth century.

## 9.0 General Character and Settlement Form

The Oswaldkirk Conservation Area encompasses the extent of the built form of the village prior to the mid-twentieth century. Two roads form the principal linear plan: Main Street and The Terrace, with the B1363 from Gilling bisecting them and continuing up Oswaldkirk Bank. Post-war development has extended the village southwards into Manor View and St Oswald's Close.

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<sup>7</sup> Perry, J. (1977) *Oswaldkirk Turnpike Trust 1768 – 1881* quoted in *Oswaldkirk: A Living Village* <http://oswaldkirkhistory.oswaldkirk.org/> accessed 18/1/10

This more recent development remains outside the Conservation Area but has a significant impact on its setting and on views into and out of the Area.

Views of the settlement from the south present a layered prospect of the village as a consequence of its hillside location and the recent development to the south of Main Street, but Oswaldkirk's linear form along the length of the hillside remains the dominant impression (see cover photograph).

**9.1 Main Street** has a strong built form towards its eastern and western ends, with the central part of the street in-filled by later development which has little relation to the historical built character of the village. To the eastern and western ends, the often densely built frontages of attached buildings, the close positioning of buildings to the highway and the elevated plots and high retaining walls to the north side, a consequence of the rising hillside, together create a dense streetscape form. Development to the northern side is more sporadic than on the south side due probably to the rising ground and buildings are generally detached and occupy more substantial plots, providing large open gaps in the streetscene which are well planted and allow a close visual connection with the wooded hillside.



Western end of Main Street

Where views are glimpsed between buildings (illustrated on Map C, Appendix 1) especially to the south of Main Street, or where wider views are afforded, for example over the rooftops of the Manor View/St Oswald's Close estate, they provide an important sense of relief and a connection with the surrounding landscape from within the village.



**The Terrace** occupies a quiet 'no-through' road on the east of the village. It principally comprises slightly elevated terraced properties to the north side of the road and immediately pre and post-war semi-detached properties set in large garden plots on the lower (south) side of the road. Large gaps between the twentieth-century properties where the fields come up to the road give The Terrace a more rural character than the rest of the village.



The Terrace

**Oswaldkirk Bank** is characterised by its steeply wooded topography and grouping of distinctive early twentieth-century houses, built into the Bank above the road. Due to their siting on the hillside above the historic building level they feature prominently in distant views. Overhanging trees, grassy banks and native hedges edge the road as it descends into the village, permitting glimpsed views to the south.

The crossroad between Main Street, The Terrace and Oswaldkirk Bank is bounded by an attractive junction of gardens abutting the road, with views into and over gardens to Laurel Cottage, Crag Cottage and The Bungalow, Ledbrooke House and The Red House.



Oswaldkirk Bank

## 9.2 Site Layout

Across the village the site layouts vary, but certain themes can be identified:

- The orientation of buildings is generally parallel with the road rather than at right angles to the road.
- The majority of historic buildings on Main Street have been constructed to the rear of the pavement area where levels allow.
- Larger historic buildings on Main Street have been constructed set back from the road behind boundary walls.
- Historic buildings to the north side of The Terrace are positioned along a regular building line, and are elevated with small walled or hedged front gardens.
- Twentieth century development throughout the village has ignored prevailing historic layouts, generally incorporating larger front gardens and driveways with weaker boundary delineation, often to the detriment of the character and appearance of the Conservation Area.

## 10.0 Detailed Architectural Assessment

The Conservation Area contains approximately one hundred buildings within its boundary of which around one third have been erected since the Second World War.

## 10.1 Listed Buildings

Listed Buildings are identified and illustrated on Map A (Appendix 1), and consist of:

- Oswaldkirk Hall (Grade II \*)
  - stable block (Grade II)
  - pigeon cote (Grade II)
- Church of Saint Oswald (Grade II \*)
- The Malt Shovel (Grade II)
- The Old Rectory (Grade II)

List descriptions for these buildings can be viewed online at <http://lbonline.english-heritage.org.uk> or by contacting the local planning authorities. It should be noted that list descriptions are principally for identification purposes and are not exhaustive lists of the parts of the building that are of architectural or historic importance. Any works to a Listed Building that affect its special architectural and historic interest require Listed Building Consent. Such works would include alterations, additions or significant replacement of historic fabric to the interior or exterior of the building or any buildings or walls within the curtilage of the Listed Building that were constructed prior to 1948. It is important to consult your local planning authority before carrying out any works which may require Consent.

## 10.2 Positive Buildings

The majority of the historic buildings in the Conservation Area are not listed but many nevertheless contribute positively to the architectural and historic character of the settlement, and testify to the developmental and social history of the village. Although neither the North York Moors National Park Authority nor Ryedale District Council currently maintains a “local list” of important buildings, the majority of buildings constructed prior to 1960 make a positive contribution to the architectural and historic character of the Conservation Area. Map A (Appendix 1) identifies the age of buildings across the Conservation Area.

## 10.3 Architectural Character in the Conservation Area

Buildings of varied periods occupy Main Street, The Terrace and Oswaldkirk Bank, but these areas nevertheless each have distinctive architectural characters:

**10.4 Main Street** forms the historic core of the village with historic buildings dating largely from the first half of the nineteenth century and earlier. It contains the most architecturally distinguished buildings in the village – St Oswald’s Church; Oswaldkirk Hall and outbuildings; the Malt Shovel Inn; and The Old Rectory – as well as humbler, more vernacular eighteenth-century buildings



including Abbey House, Ivy Cottage and Manor Farm. A number of former farm buildings, some converted to other uses, survive along the length and to the south of Main Street that are important reminders of the village's agricultural past, notably buildings adjacent to Manor Farm, the Malt Shovel, Albro House (garage), and Oswaldkirk Hall/Hall Farm. The ancillary buildings are characterised by generally being



Ivy Cottage, Main Street



Malt Shovel barns

ited at right angles to Main Street, in contrast to houses which generally present their principal elevation to the road. Smaller historic structures visible from public vantage points also add character to the Area, such as those at Bank Cottage, The White House and Abbey House, as well as the K6 model public telephone box,

designed by Sir Giles Gilbert Scott in 1935 to commemorate the Silver Jubilee of King George V (this example dates from between 1935 and 1955).



K6 model telephone box

Development of the twentieth century has not generally replicated the styles and designs of the historic buildings, but instead reflected the prevailing styles of their time. Some of these more recent buildings contribute positively to the continuing architectural narrative of the village by virtue of the quality of their design, materials and/or setting – for example The White House (1937) and The Old Post Office (1910) – whilst others are of more utilitarian design and construction. Large parking areas are generally negative features, particularly where extensive hard surfacing exists and boundary treatments have been removed.

The majority of post-1945 buildings fail either to accurately replicate traditional buildings or to continue the architectural narrative by displaying good quality contemporary style, and therefore they tend not to contribute positively to the architectural and historic character and appearance of the Conservation Area.

**10.5 The Terrace**, which forms the eastern third of the village, has a more cohesive architectural and historic character that can be attributed to the fact that most of the buildings on the northern side date from the second half of the nineteenth century. The principal building type is short terraces and semi-detached properties (several now amalgamated to form single dwellings). Each block is individual in detail but the regular building line, related height and scale and generally harmonious palate of materials give the north side of the Terrace a consistency that contrasts with the more organic development of the rest of the village. Especially notable in terms of quality of design and construction are the three cottages at the start of The Terrace – Laurel Cottage, Southlands and School House – which occupy the building originally built in 1854 as the village school and schoolmaster’s house. The building is likely to have been designed by an architect although his identity has not been established. The dormer windows may have been inserted when the school was converted to residential use following closure in 1908. As on Main Street, a small number of historic ancillary buildings add to the built character of the area, such as the original outbuilding to Pavilion House.



Former village school, now Southlands

On the south side a variety of houses developed during the mid-twentieth century occupy more generous plots. Set back from and at a lower level to the road, with established mature planting and boundary walls, these buildings appear subservient to the nineteenth-century development on the northern side. Wide undeveloped gaps between Sunny Holme and 4 Council Houses, and between 1 Council Houses and Broad Farm, in addition to views across the gardens and between houses, help to preserve the subservient character of the southern side. They also, importantly, provide open, far-reaching views across the Coxwold – Gilling Gap that characterise The Terrace, making it a valued place to walk and emphasising the landscape setting of the Conservation Area.

Hedges of native species and stone boundary walls along the perimeters of the road are important features that provide definition, and where these have been removed, for example to create parking areas or widen accesses, or supplemented with timber fencing without accompanying hedge planting this has contributed to the erosion of the attractive rural appearance of the lane.



The Terrace: elevated terraces to the north face wide gaps between twentieth century buildings to the south. In places, boundaries have been eroded.

**10.6 Oswaldkirk Bank** was mostly developed in the early twentieth century, with the building of Crag Cottage, Cliff House (1919) and The Bungalow (1920s), buildings that exemplify a change in the way of life from that of an exclusively agricultural community that inhabited farms and cottages to a community that attracted richer 'incomers' who introduced fashionable, non-vernacular building styles and constructed houses that were elevated to take advantage of views and light. Bank House (Sunnybank) is an earlier, Victorian, house that was formerly the police house, and it retains two cells which are cut into the rocky cliff side.

The building trend continued and spread through the 1930s with the construction of The White House, and, moving down the hillside, large houses in generous plots such as Ledbrooke House, Sunny Holme and Greycot. Mid-century building had reverted to a "cottage" style, with the use of rubble stonework and small-pane windows, traditional stone dressings and chimney stacks that blended with the vernacular styles. However, from the 1960s cruder building forms were employed using generic house-building designs and poorer quality materials that do not relate to the locally distinctive context. The shortcomings in design and build include: inappropriate layout on plots; inappropriate scale for the context, for example a modern bungalow between two-storey houses; use of poorly-detailed, mass-produced fixtures such as windows, doors and fascias; use of stone that is not a geological match for the area; use of stone that is not cut, dressed and laid in the vernacular tradition; and the omission or poor design of chimney stacks.



## 11.0 Local Materials and Detailing

The mixture and variety of building styles, materials and detailing contributes to the unique character of the Conservation Area. This section seeks to identify the materials and styles evident in the village in order to inform the positive management of future development.

### 11.1 Walling Materials and Details

Buildings constructed prior to the early nineteenth century are commonly built using limestone rubble dug from the Corallian limestone hills immediately surrounding the village. Rubble stone is laid either more or less to course, as on Manor Farm where it is laid in courses of varying depth; or laid randomly, as to the gable of Ivy Cottage.

The majority of later-nineteenth and twentieth-century buildings are constructed from more formal squared locally-quarried sandstone blocks. Dressings (for example cills, lintels and quoins) are most commonly of sandstone due to its workability and availability in large blocks. Historically, squared stone is always laid to course, usually employing a range of course heights to make the best use of the stone available. Common practice was to use squared stone to the front elevation and rubble to the gables and rear elevations, as at Swiss Cottages or Abbey House.



Random rubble stone gable to vernacular building



Abbey House, Main Street: coursed rubble to gable, squared stone to front

The mid-twentieth century saw a reversion to the use of limestone rubble in Oswaldkirk, making buildings such as Council Houses and The Steps fit harmoniously into the historic streetscene. More recently the use of stonework has been less successful where stone has not been laid to regular courses; where it incorporates “jumping” square stones that occupy multiple courses; or where hard limestones have been used that are

not a geological match to the local stone, and laid to overly-regular courses.



Stone/dressing that does not match the vernacular: (clockwise from top left) jumping stones; rock faced; white limestone; un-coursed random rubble

The presence of render in the village is generally a characteristic of houses of the first half of the twentieth century, where it exemplifies the period style of that time. Where render has been introduced to traditional buildings at a later date it can be a discordant feature. The use of exposed brick in the village is limited to the Victorian Red House and the late 1930s bungalows Nun Bank and South View, and although good

quality handmade brick harmonises attractively with stone it is a peripheral aspect of Oswaldkirk's architectural character.

The type of lintel employed is indicative of the age and status of the building. Timber lintels are generally used in outbuildings and often on side and rear elevations of houses. Georgian buildings in the vernacular tradition often use voussoirs, or soldier courses, (stone cut to sit vertically to form a lintel that gives strength to a seemingly delicate arrangement). Nineteenth-century lintels are generally substantial single lengths of stone that give a solid appearance to the building.

The dressed finish of all stone requires careful consideration if it is to blend with earlier stonework. Stone was either given a formal tooled finish (forming a pattern on the stone face), or dressed to a level, but not always smooth, surface. The use during the twentieth century of untooled, rock-faced stone blocks has introduced a rugged/rustic quality to some buildings that is out of character with the traditional stone masonry in the village.

## 11.2 Roofing Materials

Pantiles are the predominant roof covering within the Conservation Area, but the use of slate is evident on higher status buildings such as Oswaldkirk Hall, The Old Rectory, the Malt Shovel Inn and the former village school. During the eighteenth and first half of the nineteenth centuries, slate would have been used on higher status buildings as the favoured roofing material for "polite" architectural styles that were replicated across the country, in contrast to the vernacular pantiles that were made locally and would have been comparatively cheap. The Red House illustrates this contrast by the use of pantiles on the rear service wing and the use of slate on the grander principal block. Natural, hand made clay pantiles survive on most of the earlier buildings, giving the roofs an attractive patina of age. Following the coming of the railways

Welsh slate became cheaper than pantiles and as a result some buildings were built and re-roofed in the later-nineteenth century using slate. Twentieth-century buildings have mostly utilised clay tiles for roofing, in styles characteristic of their age: plain clay tiles on the Edwardian Cliff House and Crag Cottage; roman pantiles on the 1920s Old Post Office and the 1930s bungalows. These clay tiles have weathered attractively to harmonise with



The Red House: Welsh slate and pantile

the older weathered pantiles, and the distinctions in style of tile should be maintained where of quality to reflect the age and style of building and roof form. Modern roof coverings such as tiles of composite materials, tiles with artificial colouring or imported slates that are not a geological match for the original versions detract from the historic character of the Area.

### 11.3 Roof Forms and Dormers



Swiss Cottages, Main Street: gabled half dormers typical of Oswaldkirk's paired Victorian cottages

Vernacular roof forms are generally of simple dual pitch construction, with only the grandest buildings having hipped roofs. In the first half of the twentieth century, hipped roofs became common, but most development since then has reverted to the simpler form. Half-dormer windows and small gables are a characteristic feature within the Conservation Area where they are original to the houses. Several paired Victorian and Edwardian cottages in Main Street and The Terrace display gabled half-

dormers, and the early twentieth-century houses on Oswaldkirk Bank employ small gables for stylistic effect. Earlier vernacular buildings do not have dormers, which would interrupt their simple roof-forms. Half-dormers (where the window sits partly in the roof and partly below the eaves in the front wall of the house) tend to have barge boards and overhanging eaves and the main roofing material continues over the dormer roof.

## 11.4 Verge and Eaves Detailing

Traditional and vernacular buildings are characterised by stone coping at the gable often with kneelers terminating at the eaves. Half-round guttering is supported by metal brackets or spikes fixed directly to the stonework without fascia boards. Victorian cottage developments and later buildings omit stone copings in favour of simple barge boarding. The rafter ends may be left exposed under overhanging eaves. Original rainwater goods are always of robust cast iron. The original style of detailing should always be respected.



Stone water-tabling, kneelers and cast iron rainwater goods

## 11.5 Chimneys



Crag Cottage, Main Street:  
central chimney stack

Chimney stacks make an important contribution to the roofscape when viewed from within and outside the Conservation Area and provide definition to the varied building forms. Their size, material, design or absence helps to delineate the function and status of the building, and they can be impressive architectural features in their own right for example in the cases of Crag Cottage and The White House, where the chimney designs are integral to their respective architectural characters. Often overlooked in modern developments, where chimneys are absent or diminutive in height and scale, the provision of stacks can help to integrate development providing close attention is paid to the detail of the design. Chimney stacks are typically of handmade brick or stone.

## 11.6 Windows & Doors

No single style of joinery is prevalent within the Conservation Area, but windows and doors that maintain the architectural style of the host building also strengthen the architectural and historic character and appearance of the wider Area.

Ivy Cottage, with local vernacular Yorkshire sliding sash windows; the former school, with Victorian metal-framed casements; and The Old Post Office, with handsome Edwardian casements are good examples of properties that retain their different but traditional window styles typical of their respective eighteenth, nineteenth and twentieth century





origins. A white painted finish is typical of domestic buildings but where alternative colours have been used, for example at Hall Farm and Swiss Cottages, it provides variety to the appearance of the streetscene, and subtlety in contrast to stark white. Modern stained windows and doors detract from the traditional architectural character of the area as stain is not a traditional finish and represents a discordant feature in the streetscape.

## 11.7 Boundary Treatments

Hedges of native species and stone boundary walls bordering the road are important features that provide definition to the village streets. Where these have been removed, for example to create parking areas or widen accesses, or supplemented with timber fencing, this has eroded



Impressive privet hedging at The Manor House

the character and appearance of the streetscene. Vehicular accesses are most attractively treated by hanging timber gates that are visually permeable in order to preserve the line and strength of the boundary whilst allowing views through. High, solidly boarded gates generally detract from the area by having a suburbanising impact, blocking attractive views and appearing unwelcoming.

The use of boundary treatments such as native hedging and cast iron rails, such as those seen at the start of The Terrace, in addition to the traditional stone wall can provide interest and privacy, and where they exist they should be preserved. In particular, the planting of native hedges is desirable in order to strengthen boundaries and help to integrate more recent development. One or two retaining walls have been constructed during the twentieth century using non-native hard gritstones and to an overwhelming height. These have a severe appearance that is not keeping with the Oswaldkirk aesthetic.



Cast iron railings along The Terrace

Some fields to the east and south of the Conservation Area have been divided up using timber post and rail fences. Such fences are visually prominent and softer and more traditional boundaries would include hawthorn hedgerows. Temporary field delineations can be achieved using post and wire fences with less visual intrusion on old field patterns and parkland-like landscapes.





Post and rail fencing can be alien to the rural character of surrounding fields and should generally be avoided except where supporting the establishment of new hedgerows

### **11.8 Pavements and Verges**

Due to the proximity of development to the road, grass verges tend to be narrow or have been replaced by paving or tarmac. The northern side of Main Street has retained a small strip of grass bank that often narrows to as little as a metre, but nevertheless it contributes to the rural character and visual cohesion of the streetscene. To the south side is a mixture of wider verges and hard surfacing, sometimes for parking. Hard surfacing and kerbing has a suburbanising impact on the rural appearance of the village.

## **12.0 Key Views and Vistas**

Due to its linear layout much of the village is easily viewable from Main Street and The Terrace.

From within Main Street there are several glimpsed views to the south down driveways and tracks that are important visual links to the wider landscape, as well as glimpses of important buildings behind high stone walls such as Oswaldkirk Hall and The Old Rectory. Wider views exist from The Terrace which are valued by those living and walking there, and the relative openness of the south side, with more extensive development, gives the road a more rural feel to Main Street and a more direct relationship with the countryside. The middle section of Main Street, which is principally of twentieth century build, opens out to provide extensive views over the rooftops to the south as development, has taken place following the fall of the land.



Extensive views over the Gap from the centre of Main Street over the roofs of later development

From Oswaldkirk Bank the views of Main Street are framed by overhanging tree branches and the dominant impression of the village is one of verdant foliage, hedgerows and trees, a theme continued as the B1363 continues towards Gilling between magnificent tall beech hedges forming the boundaries of The Red House, Holly Tree House, Ledbrooke House and Havoc Hall (Martins). However, it is notable that nineteenth and twentieth century photographs show less dense tree coverage, which can impede views if not actively managed.

A public right of way, the Millennium footpath, runs along the northern periphery of the Conservation Area through the Hag towards Ampleforth, allowing views through the trees, over the rooftops of the village and into the countryside beyond. A stretch of this footpath allows almost full 360° views: to the south, distant views of the Howardian Hills; to the north, the heather moorland of the North York Moors.

Views of the wooded Hag are key to the setting and feel of Oswaldkirk both from within the village and in views towards it from the south. Views of the distinctive houses of Oswaldkirk Bank, which appear to cling to its steep gradient, are a defining landmark in the village for many travellers en-route to Helmsley.

Particularly important views are illustrated on Map C (Appendix 1).

## 13.0 Green Spaces & Trees

### 13.1 Green Spaces

As there is little formal public open space, the majority of green spaces that contribute to the character of the Conservation Area are private gardens, fields or woodland. Green spaces may be valued for a range of reasons including preserving the setting of Listed Buildings and of buildings that make a positive contribution to the Area; maintaining attractive verdant spaces that provide relief and punctuation within the streetscape; allowing views out of the Area to the wider landscape; or hosting visually and ecologically important trees.

To the north of Main Street, green space consists of private front and side gardens and glimpses of back gardens that rise above the roof tops as they gently follow the contours of the bank north towards the Hag. These domestic gardens are important spaces which contrast dramatically with the rugged and natural form of the Hag.

Attractive gardens beneath the Hag



To the south of Main Street, glimpses of the surrounding countryside are seen between and over the buildings which provide important context to the village and accentuate its relationship with the countryside beyond the built up area.

The gardens to Laurel Cottage, Crag Cottage and The Bungalow, Ledbrooke House and The Red House that border the crossroad between Main Street, The Terrace and Oswaldkirk Bank form an attractive centre to the village, characterised by cottage garden plants and ornamental shrubs and trees. It is important that any development in this area is of a scale and height that preserves the open, gardened character and attractive trees.

Chestnut Bank, the Hag, the churchyard and the playground are the only publicly accessible open spaces within the Conservation Area and these are important areas for leisure, recreation and peaceful relaxation. Popular walking routes are the Hag and The Terrace, both of which enjoy elevated positions that allow long views over the surrounding countryside.

Particularly important green spaces are illustrated on Map C (Appendix 1).

## 13.2 Trees

Most trees within the Conservation Area have statutory protection. With certain exceptions, anyone proposing to fell or cut back a tree in a Conservation Area is required to give six weeks notice in writing to the local planning authority. In general all works to trees where the trunk exceeds 75mm diameter (when measured 1.5 metres above ground level) are subject to the six week notification period. This gives the local planning authority the opportunity to serve a Tree Preservation Order (TPO) if it is considered that the proposed works will be detrimental to the visual amenity of the area.

Trees make a highly important contribution to the character of the Conservation Area and its setting. The Hag is defined as Section 3 Woodland and Ancient Woodland. Section 3 Woodland is defined

in accordance with Section 3 of the Amendment to the Wildlife and Countryside Act of 1985 which required National Park Authorities to prepare a map showing areas of woodland (and other landscapes) whose natural beauty is particularly important to conserve. Ancient woodland is defined as one that has been in existence for at least 400 years.

Trees feature not only on the periphery of the village but also within private gardens, Chestnut Bank and the churchyards. These vary in species, but are mainly deciduous varieties. These woodland areas and the trees within the village are very prominent and valued elements of the landscape that change with the seasons and bring form, colour and movement to the Conservation Area. They are important in softening the presence of the village when viewed from the south against the wooded bank, and should therefore continue to be interwoven within the street and garden landscapes.

Apple trees can be seen in many of the gardens to the north of the Conservation Area, taking advantage of the south facing aspect of the village. Historic maps (Map B, Appendix 1) show that orchards were once a common feature in the gardens of the larger properties in Oswaldkirk, and are a characteristic of the area more widely which should be perpetuated where possible.



Magnificent copper beech tree provides visual punctuation in the street scene



Outside of the Conservation Area to the east, south and west, a number of mature trees in the fields of the Gilling Gap also make a positive contribution to the wider setting of the Area, fostering a parkland landscape character.

## **14.0 Issues and Pressures**

Oswaldkirk occupies a highly attractive rural setting at the junction of two nationally-designated landscapes that mitigate against a likelihood of substantial change in the built and natural environment. However, incremental changes could erode the quality of the environment if they take place without a broad understanding of the special character of the Area. A wide range of issues that may threaten the special character of the Conservation Area emerged as a result of informal consultation with residents at the Conservation Area Open Day held on the 3<sup>rd</sup> November 2007. The following sub-headings are summaries of the main issues.

### **14.1 New Development**

Oswaldkirk is positively characterised by vernacular buildings and more singular designs of quality from the pre-war period, usually sharing a palate of local stone and Welsh slate or handmade clay tiles. This character is easily eroded by poorly designed alterations and extensions and by the construction of undistinguished pattern-book house-types, using inappropriate stone. However Oswaldkirk has assimilated the architecture of different ages in a way that has added to its character and interest, and quality of design, material and construction in new development is more important than the perpetuation of a particular style.

The Conservation Area has already been subject to a considerable amount of infill development. Further development should seek to respect the character and setting of the Conservation Area by preserving remaining open spaces of aesthetic or historic value, attractive views in and out of the Area and the historic form and layout of the village.

### **14.2 Rural Character in the Conservation Area**

The village once sustained several working farms, none of which are now operating. Nevertheless the agricultural heritage of the village is evident throughout, in the survival of farmhouses, workers' cottages and farm buildings. It is important that the distinct characters of these buildings are retained in terms of scale and treatment, rather than being excessively aggrandised or enlarged beyond recognition. Careful detailing of conversion or re-use schemes for former farm buildings can preserve their non-domestic character, with consideration given to

choices such as paint colour, joinery details, landscaping and surfacing so that a functional, rustic appearance is preserved.

Suburbanising tendencies such as large parking areas, close boarded fencing and gates, and excessive external lighting detract from the rural character, whereas low-key treatments such as native hedging and discreet shielded lighting preserve it.

### **14.3 Trees and Landscaping**

The trees and hedges within and surrounding the Conservation Area enhance the Area's attraction, setting and relationship to the wider landscape. It is important that they are maintained and managed in order to perpetuate them and that new trees are planted to replace those which reach the end of their lives. The National Park Authority, Area of Outstanding Natural Beauty and Ryedale District Council have tree and landscape officers who can provide advice on tree management.

### **14.4 Views and Vistas**

Of recurring concern to residents of Oswaldkirk's Conservation Area is an appreciation of the views and vistas that can be enjoyed from nearly all properties within the boundary. Residents should be aware of overgrown foliage and trees and inappropriately placed garages or sheds that might impinge on the visual amenity enjoyed by others.

### **14.5 Protection of Green Spaces within the Conservation Area**

Chestnut Bank and the Hag are popular public spaces and need to be managed to ensure their continued attractiveness and amenity.

Many sites - gardens, woodland and field - will be important to the setting of the Conservation Area and to character and appearance within the Area (see section 13 above and Map C). It is likely that development of these sites would not preserve the special characteristics of the Area and hence would be inappropriate. Other sites may still have positive characteristics that should be retained in the event of development, but it may be possible to achieve development whilst retaining those positive elements, particularly if preconceived expectations of density, height and site layout are put aside in favour of a sensitively considered site-specific proposal.

### **14.6 Traffic Management, Car Parking and the Public Realm**

The volume and speed of traffic travelling through the Conservation Area is an issue of particular local concern. Large vehicles can cause particular disruption on Oswaldkirk Bank. On-street parking along The Terrace and Main Street was also raised as a potential hazard;

however the creation of further off-street parking has the attendant risk of eroding built and environmental character and would need consideration on a case by case basis.

#### **14.7 Article 4 Direction**

An Article 4(2) Direction was confirmed in 2006 by the North York Moors National Park Authority, covering all of the properties on the National Park side of the Conservation Area. The majority of residents felt that the Direction has had a positive affect on the Area, and some buildings outside the Article 4 coverage retain historic features that are vulnerable to unsympathetic alteration.

### **15.0 Conservation Area Boundary Review**

Several respondents believe that the boundary should be extended to incorporate the whole of the village in order to protect views into and out of the Conservation Area and to have parity in planning controls. However, properties within St Oswald's Close are relatively new and cannot be said to have the 'special architectural or historic interest' that is necessary for designation or inclusion in a Conservation Area. As a consequence, including houses at St Oswald's Close and Bank Top would dilute the special interest that justifies designation. Nevertheless, this document recognises the positive and negative attributes of these developments on the Conservation Area and the impact of any application for development of properties around the periphery of the Area should be given proper consideration by the Village Meeting and the Local Planning Authority, as the effect on the setting of the Conservation Area is a material consideration when assessing planning applications irrespective of which side of the boundary the property sits. This special consideration is especially important when assessing applications that involve the raising or alteration of the roofs of properties in St Oswald's Close and Manor View. At this stage it is proposed that there will be no change to the boundary of the Conservation Area.

## Part 2: Management Plan

### 16.0 Introduction

#### 16.1 Purpose of a Management Plan

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to formulate and publish proposals for the preservation and enhancement of their Conservation Areas and to submit these proposals for public consideration. The purpose of preparing a Management Plan is to set out objectives for addressing the issues and recommendations for action arising from the Assessment and to provide guidance on future development for owners and their agents. The Management Plan is not intended to prevent development or change within Oswaldkirk's Conservation Area; it is produced to facilitate careful management of change so that it enhances Oswaldkirk's special architectural and historic interest. The Management Plan is based on guidance produced by English Heritage<sup>8</sup>

#### 16.2 Aims of Management Plan

The Management Plan is based on the Oswaldkirk Conservation Area Assessment. It has three aims:

1. To summarise the significance of the Conservation Area as a whole and of the individual elements which contribute to that significance, distilling the Conservation Area Assessment.
2. To identify the opportunities that exist to enhance the character and appearance of the Conservation Area and what actions are required to realise them.
3. To provide policy guidance to ensure that the character and appearance of the Conservation Area will be maintained through the effective management of change and that opportunities to enhance the character and appearance are maximised.

#### 16.3 Policy Context of the Management Plan

The national, regional and local policy context for this document may be found in Appendix 2.

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<sup>8</sup> *Guidance on the Management of Conservation Areas*, 2005



## 17.0 Summary of the Conservation Area

### 17.1 Key Characteristics

The special character of Oswaldkirk Conservation Area derives from the following features:

- Medieval linear form of the village remains strong.
- Mix of building styles representing good examples of architectural design between the late seventeenth and first half of the twentieth centuries.
- Diverse range of quality twentieth century buildings.
- Many large, domestic, detached properties in sizable plots.
- Gardens, trees and hedges prominently woven through the settlement.
- Strong landscape character to settlement and interplay with surrounding countryside as a consequence of linear form occupying hillside.
- Outstanding landscape setting on the boundary between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty (AONB).
- Densely wooded escarpment provides a strong visual backdrop.
- Elevated situation providing stunning views.
- Thriving community based on a strong sense of identity and long-term residency both now and historically.

### 17.2 Buildings

The majority of buildings within the Conservation Area that date from before 1960 make a positive contribution to its architectural character (see Map C, Appendix 1 in the Conservation Area Assessment). Surviving vernacular buildings are particularly important as standing reminders of Oswaldkirk's agricultural past, but paired Victorian cottages have formed a characteristic 'Oswaldkirk' house-type and buildings of the first half of the twentieth century are now a distinctive part of the village's unique character. Buildings of the second half of the twentieth century are not generally distinctively 'Oswaldkirk'.

## 18.0 SWOT Analysis

The following strengths, weaknesses, opportunities and threats are a distillation of the findings of the Conservation Area Assessment.

### 1. Strengths

- The Hag and Bank as prominent features of the wider landscape

- The open views to the south across the Coxwold–Gilling Gap
- The village’s linear layout along the Main Street and The Terrace and layered appearance when viewed from the south
- Mature trees and gardens
- The historic buildings dating from before 1960
- Variation in housing designs with high quality detailing which represent discrete architectural styles
- Mixture of stone walling and mature hedges to boundaries
- Spaces between buildings

## **2. Weaknesses**

- Some twentieth-century development lacks identity or has entailed unsympathetic alteration to buildings of quality
- Traffic
- Signage at the foot of the Bank
- Removal of traditional boundary treatments and weak modern boundary treatments
- Creation of off-street parking spaces has diluted the highway/street boundaries

## **3. Opportunities**

- Improvements to fenestration, doors, boundaries and roofing materials through the National Park’s Conservation Area Enhancement grant scheme
- Funding opportunities for implementing hedge planting, tree planting and other public realm enhancements recommended in the Management Plan should be investigated (for example through the current LEADER project)
- Opportunity for the inclusion of high quality modern design due to the existing varied streetscene

## **4. Threats**

- Variable quality of new development within the Conservation Area
- New development outside of the Conservation Area which could have a negative impact on the Conservation Area
- Uncontrolled and incremental erosion of character as a result of detrimental alterations.
- Highways schemes
- Use of poor quality or inappropriate materials or design details
- Gradual loss of mature trees if not replaced
- Loss or insensitive conversion of characterful historic outbuildings and structures
- Loss of views if trees and scrub are not managed effectively

## 19.0 Management Guidelines

### 19.1 Development within the Conservation Area

Design Approach to Potential Development Sites: Proposals for new buildings should be sensitively designed to enhance the Conservation Area. New buildings should not necessarily imitate earlier styles but if that design approach is preferred designs should replicate existing scale, massing and detailing with sensitivity. Contemporary design should respect the site context whilst demonstrating an integrity and character of its own. Oswaldkirk's character is derived from individual styles combining to create a cohesive but architecturally diverse place. This character could be perpetuated through the use of local materials or detailing used in a contemporary way.

Development within the Conservation Area: Proposals for new development should be assessed for their impact on the wider setting and views into the Area as well as the relationship with the immediate context. Existing gardens and green spaces should be retained where they make a positive contribution to the character of the Conservation Area, and new development, including alterations and extensions to existing buildings, should not detract from the important views and vistas identified in the CAAMP.

Applicants within the National Park are advised to consult the North York Moors Design Guide SPD when formulating their proposals.

### 19.2 Building Materials

It is likely that most new development will use of the vernacular palate of materials (matching stone, clay tiles and slate) in order to harmonise with the rural character of the Conservation Area. However, other materials of quality may be considered depending on context and design in order to perpetuate the diverse architectural character of the village. All pointing to stonework should be carried out in a traditional lime mortar with a bagged/stippled or flush finish to preserve the stone and replicate the original. Pointing with hard cement can be unattractive and, over time, erode the softer building stone to the detriment of both the building and the Conservation Area. Further guidance can be found in Part 2 of the North York Moors Design Guide SPD.

Where original materials on traditional buildings have been replaced, for example with inappropriate roof tiles or rainwater goods, the original style and material should be restored

when the opportunity arises (grant assistance may be available from the Local Planning Authority to support this work).

### 19.3 Traditional Outbuildings

Owners are encouraged to retain and maintain all historic structures within the Conservation Area. The demolition or unsympathetic alteration of traditional historic outbuildings will not be permitted where Planning Permission is required. Repairs should be carried out in a low key manner that preserves typical characteristics such as wide boarded and battened doors rather than using replacements with modern domestic designs.



### 19.4 Windows and Doors



Quality traditional joinery

Where historic joinery survives, every effort should be made to repair rather than replace it, particularly with modern fittings of a different design to the original. The Building Conservation Officer may be able to suggest contractors who specialise in the restoration of traditional features such as windows and doors, as well as sources of specialist advice on more unusual fittings such as metal framed or leaded windows. The use of uPVC on buildings that make a positive contribution to the character of the Area is not appropriate due to its unsympathetic stark appearance and failure to replicate traditional joinery details.

Where features of traditional buildings have been replaced, for example with uPVC, the original style and material should be restored when the opportunity arises.

Paint colours or other finish should be chosen with care to be appropriate to the age and style of property and the material of the fixture. An off-white is often more flattering to a building than brilliant white, but where more unusual quality fixtures survive, for example oak windows or metal-framed and leaded casements, they should be retained and treated as originally intended. The replacement of painted joinery with stained should be avoided as stain is not a traditional finish. In some circumstances, for example on



Original leaded lights in metal frames

outbuildings, it may be appropriate to leave joinery untreated to weather naturally to a mellow appearance.

## 19.5 Boundaries



Verdant hedging boundaries characterise the Conservation Area

Boundary treatments should be carefully selected to maintain the rural appearance of the village. Native species hedging (such as beech) and stone walls (using local stone bedded dry or in lime mortar) are the most visually important boundary forms in the village, but additional suitable treatments include low timber picket gates and fences; cast iron fencing to match that seen on The Terrace; or simple painted steel 'estate' type fencing. Designs should generally be plain and low to ensure that the fencing does not overpower the host property, impair visual permeability or detract from the rural setting of the village. Further hedge planting could help to strengthen boundaries within the street scene. The further erosion of characteristic boundary treatments will be resisted where Planning Permission is required.

The demolition or alteration of existing boundary treatments may require Planning Permission and/or Conservation Area Consent. Further advice should be sought from the relevant local planning authority.

## 19.6 Trees and Landscape

Trees and hedges have been identified as a key contributor to the internal and wider landscape character of the Conservation Area and its setting. The preservation of these features and their potential for enhancement should be considered in the preparation of all development schemes.



Trees contribute to parkland-style setting

The National Park Authority's *Design Guide Part 3: Trees and Landscape* SPD contains detailed guidance and advice on the retention and protection of good quality trees and trees of amenity value, planting additional trees where appropriate and providing well-designed, sustainable landscape schemes. It provides lists of suitable native shrub, tree and woodland planting by character area, and guidance on hedgerow planting.

It would be highly desirable to develop a management plan for trees and hedgerows within and surrounding the Conservation Area so that a strategic approach to tree and woodland management, new planting and replanting can be developed perhaps supported by a grant scheme. Issues that should be considered by a management plan would include: whether there are old broadleaved trees coming to the end of their lives leading to a change in local and wider landscape character; whether there are areas where new trees can be established with room to develop into large trees with some of the existing landscape and amenity value; whether power lines and trees represent a conflict of management; whether there are trees in need of management which require work to maintain health or to preserve important views. Funding and specialists would be required for this work.

### **19.7 Important Green Spaces**

Green spaces that are important to the character and appearance of the Conservation Area have been identified on Map C (Appendix 1). These spaces should not be developed in any way that would reduce their positive contribution to the Area.



## 19.8 Views & Vistas

A particular attraction of the Oswaldkirk Conservation Area are the views south over the agricultural fields and beyond to the Howardian Hills. The twentieth century development of Manor View and St Oswald's Close has created a tiered effect to the roofs as buildings descend the bank, which both preserves views out of the village and preserves the dominant linear form of the village in views from south. Several key views have been identified looking over the rooftops of these developments, as well as other glimpsed views within the Conservation Area, which are identified on Map C (Appendix 1). Any development within these areas should not compromise these important views out of the village or the tiered pattern of development which keeps the modern estate visually subservient to the historic village. Small scale development such as the erection of high solid gates or of new outbuildings should not be allowed to block valued glimpses of landscape or important buildings behind high stone walls.

## 19.9 Surfacing & Footpaths

A footpath runs the length of Main Street to the southern side and continues along the western side of the Gilling road providing pedestrian access to the play area. The use of standard materials, black tarmac and concrete kerbs without a softening verge strip creates an engineered, urban appearance which contrasts with the natural edging to the north of Main Street. The extension or widening of tarmac surfaces, particularly at the expense of areas of grass verge, would be detrimental to the appearance of the Area. Additional concrete kerbing should be avoided in favour of a verge or, if essential, more rustic natural stone kerbs.



Concrete kerbing and tarmac footpaths erode rural character

## 19.10 Street and Exterior Lighting



Concrete street light in Manor Close

The absence of street lighting in most of the Conservation Area adds to the rural character of the village and minimises street clutter. The provision of further street lighting on lighting columns should be avoided in order to maintain the rural character of the Conservation Area. Any future proposals for street lighting should consider mounting lights on the existing electricity poles, which are the original metal poles donated by Colonel Benson (see 19.12); on the telephone poles; or on walls and buildings to avoid further street clutter. Lighting on new developments should be used discreetly where required to avoid lighting an unnecessarily large area. Fittings should be carefully chosen to provide the minimum light required for safe access. The use of floodlights for extensive illumination, particularly where this extends beyond property boundaries, is

inappropriate and detrimental to people's enjoyment of the wider area. Consideration should be given to ensuring that lighting schemes on new development do not contribute to light pollution. Further guidance can be found in Part 3 of the North York Moors Design Guide SPD. The use of yellow sodium lighting is sometimes considered more obtrusive than a softer white light.

### 19.11 Signage



Original cast iron road signs within the Conservation Area have now been replaced by modern signs. The proliferation of directional signs at the foot of the Bank is unattractive. The potential for rationalising signs or combining signs onto single poles in order to minimise their impact on the area should be explored in collaboration with the

Highways Authority. Possibilities may include reintroducing reproduction black and white cast iron 'fingerposts', particularly if photographs of the originals can be found. Street name signs should be fixed onto existing walls where possible rather than mounted on low poles, which are more akin to suburban cul-de-sacs.



Incremental addition of signage creates visual clutter

There are few other advertisement signs as the village has few services. Where there are signs, for example at The Malt Shovel, they are of simple painted timber design using subtle colour schemes that blend in with the traditional street scene.

### 19.12 Overhead Wires and Poles

The existing steel electricity poles were installed by Colonel Benson in the 1920s as being superior to timber, and thereby testify to the benevolence of the last Lord of the Manor. As such, they have some historic interest, noted within *Oswaldkirk A Living History*. Nevertheless, the under-grounding of overhead wires is an aspiration of the Parish Meeting, particularly along The Terrace which does not retain the metal poles and where the visual impact of overhead wires is particularly significant. Other factors to consider are that the telephone wires and poles would remain in situ as British Telecom do not undertake under-grounding works, and every property would require an unsightly new junction box to its front elevation.





### 19.13 Traffic, Highways and Parking

Oswaldkirk has avoided the road markings and highways structures associated with traffic restrictions, however parking and traffic is a concern to some village residents. Any future proposals for traffic restrictions should be sensitively designed to avoid markings, signage, barriers or lighting that would be detrimental to the rural character of the Area, and the local planning authorities would wish to be involved in discussions between parties at an early stage to seek to mitigate any negative impacts of such installations. The creation of additional off-



Loss of traditional boundaries and areas of hard standing can be detrimental to the street scene

street parking may have the positive effect of reducing on-street parking but should preserve traditional boundary treatments, and appropriate screening should be provided to preserve the attractive street scene.

### 19.14 Energy Efficiency and Renewable Energy

There are many energy efficiency measures and methods of small scale energy generation that can be achieved without any impact on the Conservation Area. These include increasing internal insulation levels; upgrading inefficient boilers; draught-proofing windows or fitting secondary glazing; installing ground source or air source heat pumps; installing solar panels where they can be discreetly located on roofs or free-standing. Other measures involving external works can often also be achieved in ways that preserve the appearance of the Area subject to careful detailing, such as installing double glazing which can often be detailed to replicate the construction, material and dimensions of historic windows (the retention and overhaul of historic windows that make a contribution to the character of the Conservation Area is however encouraged, particularly where irreplaceable handmade glass survives). Other measures such as the installation of solar panels on prominent roof slopes or the installations of wind turbines may have a more detrimental impact and be inappropriate in some circumstances. If proposals involve external works residents should always check first with the local planning authority whether Planning Permission or Listed Building Consent is required. The Building Conservation Officer may be able to advise on how individual proposals can best be achieved.

## 20.0 Planning Procedures

The local planning authority has a duty to ensure that development in a Conservation Area preserves or enhances its character or appearance. Demolitions, alterations, extensions, and other works affecting the character or appearance of properties in a Conservation Area will usually require Planning Permission and/or Listed Building or Conservation Area Consents. Maintenance and genuinely “like for like” replacement will not require consent unless to a Listed Building in which case further clarification should be sought.

Applicants may be required to submit more detail with applications for development within a Conservation Area, such as plans that show the context of the development in order to show the wider impact of new building on the streetscape. In Oswaldkirk, it is especially important that, where relevant, applications contain accurate contextual drawings or photomontages so that the impact of proposals on more distant views of the settlement from the south can be assessed. Written guidelines as to the extent of detailed information required when submitting an application are available from the respective local planning authority’s website, or alternatively by contacting the relevant planning department. It is always advisable to discuss any proposals within the Conservation Area with the local planning authority at the earliest opportunity. Applications for Planning Permission, Listed Building Consent, and Conservation Area Consent will be advertised in accordance with statutory requirements and comments may be made during a 21 day period as specified in the advert and site notice. Relevant planning policies can be found in Appendix 2 of the Assessment.

### 20.1 Householder Development

Conservation Area designation brings with it some legislative controls over and above the normal permitted development allowances to ensure that any changes respect the special character of the Area. This requirement extends to all buildings within the Conservation Area, not just the historic buildings. The demolition of some structures, including buildings and boundary walls, the lopping or felling of trees and certain types of development such as the cladding of buildings and the installation of dormer windows will require permission from the local planning authority. Other development such as the installation of satellite dishes, installation of micro-generation equipment and the erection of ancillary buildings may require permission depending on their siting.

Additionally, within the National Park an **Article 4(2) Direction** was served in 2006 which removes certain ‘permitted development’ rights on elevations that front a highway, important

open space or waterway, and therefore planning permission is required for development such as alterations to windows and doors, roofing materials and the erection of porches or other extensions on relevant elevations. Replacement of existing fabric on a strictly “like for like” basis does not require planning permission. Further details of the additional planning restrictions may be obtained from the National Park Authority.

Consideration will be given to investigate extending the Article 4(2) Direction to cover the wider Conservation Area in order to control changes to features such as windows, doors, roofs and walls in line with the management guidelines outlined in section 19 above.

**It is strongly advised that if your property falls within the Conservation Area that clarification and advice is sought from the local planning authority prior to carrying out of any works.**

## **20.2 Works to Listed Buildings**

Buildings are listed to protect them from demolition or unsympathetic alterations. The protection afforded by this legislation always applies to the whole of the interior and exterior of the Listed Building.

It is a criminal offence to carry out works to a Listed Building that affect their special architectural and historic importance without first obtaining Consent. This would include works of alteration or significant replacement of historic fabric to the interior or exterior of the building or any buildings or walls within the curtilage of the Listed Building that were constructed prior to 1948. To do so without Consent could lead to prosecution, a period of imprisonment and/or a heavy fine. The Local Planning Authority may also serve a Listed Building enforcement notice requiring the building to be restored to its former state. For advice on whether Listed Building Consent is required please contact the Building Conservation Officer.

Leaflets are available from the National Park Authority and Ryedale District Council for owners of Listed Buildings which contain further advice and information.

## **20.3 Works to Trees**

All tree owners have a duty to ensure that their trees are safe and do not put others at risk. Tree surgery can sometimes be necessary to maintain trees in a safe condition, or sometimes to simply maintain healthy growth so that trees can reach their full potential. However it is important that work is carried out sensitively and to the correct standard so it does not cause damage to the tree or spoil its amenity value. Advice and information can be given by the Authorities but most trees in the Conservation Area with a stem diameter of 75mm or over

measured 1.5m above ground level will be protected by law. Anyone wishing to fell or carry out work on such trees must give six weeks notice to the local planning authority. This period allows the Authority to decide whether or not the tree should be protected with a Tree Preservation Order, as trees can often be valuable features in their own right or contribute to the appearance or setting of the Conservation Area.

In giving notice it is necessary to specify precisely what works need to be carried out. However discussion with the local authority's Tree Officer prior to this can be helpful in agreeing what work is needed.

The Local Planning Authority has a statutory duty to protect important trees under the Town and Country Planning Act 1990. Carrying out works to trees in the Conservation Area without giving the proper notification to the local planning authority can be a criminal offence and may result in prosecution and the imposition of a heavy fine.

#### **20.4 Advertisements**

Additional planning procedures apply to the display of advertisements within a Conservation Area. Residents should contact the Local Planning Authority for more information.

#### **20.5 Monitoring and Effectiveness**

In order to assess the relevance of the Conservation Area Assessment and the usefulness of the Management Plan on the preservation and enhancement of the Conservation Area, residents, the Village Meeting and the local planning authorities should aim to use the documents whenever development is being considered and bring to the attention of the Conservation Officer any additional issues that need to be included when the documents are reviewed and any instances of decisions being taken that do not preserve and enhance the character of the Conservation Area. Monitoring by the Local Planning Authorities may include periodic photographic surveys for recording and enforcement purposes. The Conservation Area Assessment should be reviewed every five years, but the Management Plan may be reviewed more frequently if necessary.

#### **20.6 Enforcement**

Work that is carried out without any necessary planning approvals could be subject to enforcement action by the Local Planning Authority. It is therefore strongly advisable to consult the relevant authority before proceeding with any work which might affect the character or appearance of the Conservation Area.



## Appendix 1: Maps

## Appendix 2: Planning Policies

### 1.0 National Policy

Government policy for the assessment and management of Conservation Areas is contained within Planning Policy Statement 5 - "Planning for the Historic Environment" and the accompanying "Historic Environment Planning Practice Guide".

PPS5 stresses the need for local planning authorities to appraise Conservation Areas to contribute to a better understanding of the significance of the historic asset and its wider context, and to consider how the character and appearance of the Conservation Areas in their districts can be sustained and enhanced. The conservation of the historic environment helps to sustain the sense of local distinctiveness which is such an important aspect of the character and appearance of our towns, villages and countryside.

National Planning Policy Statements with a direct relevance to the Oswaldkirk CAAMP include:

- Planning Policy Statement 1 – Delivering Sustainable Development
- Planning Policy Statement 5 – Planning for the Historic Environment
- Planning Policy Guidance 17 – Open Space, Sport and Recreation

### 2.0 Regional Spatial Strategy

Regional planning guidance is set out in the '*Yorkshire and Humber Plan*', which is the Regional Spatial Strategy for Yorkshire and the Humber (RSS). This was published in May 2008 and provides policies to guide development up to year 2026. Policy ENV9 – Historic Environment within the RSS recognises the importance of safeguarding and enhancing the historic environment and maintaining local distinctiveness by promoting local styles and features.

### 3.0 Local Policy

Oswaldkirk lies on the boundary between Ryedale District Council and the North York Moors National Park Authority. The area to the north of the main street lies within the National Park and this area is subject to the policies of the North York Moors Local Development Framework, adopted in November 2008. The southern area of the village lies within the Ryedale District Council boundary and is subject to the policies of the Ryedale Local Plan, adopted in March 2002. (The Ryedale Local Plan will be replaced by the Local Development Framework in due course.)

## **North York Moors Local Development Framework - Core Strategy and Development Policies Document (2008)**

Oswaldkirk is identified as an “Other Village” in the North York Moors Core Strategy and Development Policies Document as the settlement has limited services and facilities. Development is therefore restricted in order to maintain the character and scale of the rural community. Any acceptable development is to be focussed on providing opportunities for new housing to meet an identified local need for persons needing to live in the parish. Permitting housing for local needs ensures that the limited opportunities for new housing meet the needs of the local community rather than external demand.

The Core Strategy and Development Policies Document sets out the planning policies against which proposals for new development within the National Park are assessed. The document is the ‘Development Plan’ for the Park (along with national policy and the Regional Spatial Strategy). Of most significance to this SPD are:

### **Core Policy G: Landscape, Design and Historic Assets**

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

Conservation Areas

Listed Buildings

Historic Parks and Gardens

Scheduled Monuments and other sites of archaeological importance

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

### **Development Policy 4: Conservation Areas**

Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

1. Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.
2. The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:



- a. The form, scale, proportions, design detailing and materials of traditional buildings.
  - b. Historic plot boundaries and layouts.
  - c. Traditional street patterns.
  - d. The relationship between buildings and spaces.
  - e. Views into and out of the area.
3. In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.

Other Core Strategy and Development Policies with a direct relevance to the Oswaldkirk CAAMP include:

- |                    |   |
|--------------------|---|
| Core Policy        | A – Delivering National Park Purposes and Sustainable Development |
| Core Policy        | B – Spatial Strategy  |
| Core Policy        | J – Housing   |
| Development Policy | 3 – Design  |
| Development Policy | 5 – Listed Buildings  |
| Development Policy | 7 – Archaeological Assets   |
| Development Policy | 19 – Householder Development                                      |
| Development Policy | 20 – Extensions to Residential Curtilages                         |
| Development Policy | 21 – Replacement Dwellings  |
| Development Policy | 23 – New Development & Transport                                  |

Design Guide Supplementary Planning Document

### **North York Moors National Park Management Plan**

The role of the Management Plan as a Supplementary Planning Document is to provide further detail and guidance to supplement the policies contained in the Core Strategy and Development Policies Document [2008]

The North York Moors was designated as a National Park in 1952. The 1995 Environment Act sets out two purposes for National Park Authorities:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
- To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.

The Act goes on to place a duty on National Park Authorities in pursuing the two purposes, *'to seek and foster the economic and social well being of local communities.* Section 62 of the 1995 Act also requires all relevant authorities to *'have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those two purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area.'*

The North York Moors Management Plan recognises that the cultural heritage plays a significant part in creating the beauty and character of the National Park through its exceptionally rich archaeological and historical landscape. To this extent, all proposals for development must be consistent with, and help to achieve, the objectives set out in the Management Plan.

### **Ryedale Local Plan**

The Ryedale Local Plan was adopted in March 2002 and contains a range of planning policies that are used to make decisions on all planning applications submitted to the Council. The current Local Plan is the Development Plan for Ryedale (along with national policy and the RSS) until it is ultimately replaced by the emerging Local Development Framework. On 27 September 2007 the Secretary of State issued a direction identifying which of the Local Plan policies should remain in force (saved) for the next three years. As Ryedale District Council has not saved its policies that specifically relate to Conservation Areas it is also necessary to refer to National and Regional guidance on the historic environment.

The saved policies of most significance to this particular SPD are Ryedale Local Plan Policies:

#### **C4: Trees in Conservation Areas**

Within Conservation Areas, the District Council will not permit new development which would result in the loss of trees of high amenity value or the felling or other works to a tree which makes an important contribution to the character of the area.

The District Council will consider making Tree Preservation Orders to protect trees of high amenity value within Conservation Areas.

#### **C5: Advertisements within Conservation Area**

Within Conservation Areas, the District Council will require the design of advertisement signs to be of a high standard, therefore:

- (i) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with that of surrounding buildings;

- (ii) Illuminated signs will only be permitted where the scale, colour, design and intensity of illumination would not detract from the appearance or character of the Conservation Area;  
and
- (iii) Where unacceptable advertisements already exist, the District Council will, where appropriate, take discontinuance action to secure their removal.

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