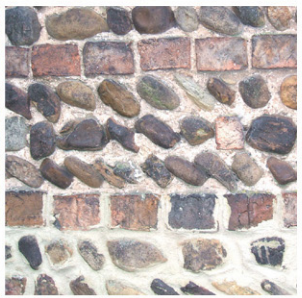
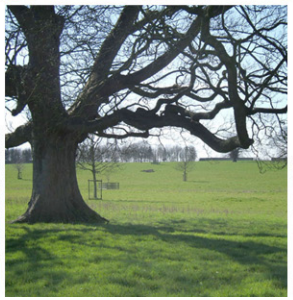
Harrogate BOROUGH COUNCIL

Working for you

WHIXLEY

Conservation Area Character Appraisal





Approved 29 August2007

Contents

Page

1. Introduction 1
   Objectives 2
2. Planning policy Context 2
3 Historic development and archaeology 3
4 Location and layout 4
5. Landscape analysis 8
6. Character area analysis 10
7. The form and character of buildings 11

Map 1: Historic development 13
Map 2: Conservation Area boundary 14
Map 3: Analysis & concepts 15
Map 4: Landscape analysis 26

Appendix A:

Management strategy 17
Monitoring and review 17
Maintaining quality 17
Conservation Area boundary review 18
The management of change 18
Opportunities for enhancement 22
Landscape project areas 23
Checklist to manage change 24
Appendix B: Public consultation 25
Appendix C: Further reading 26

This and other Planning documents are or will be made available in large copy print, audio cassette, Braille or languages other than English. If you require the document in one of these formats, please contact Julia Lamb (tel. 01423 556586 or email ldf@harrogate.gov.uk)

1. Introduction

1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal has been adopted by Harrogate Borough Council, to form an evidence base for the Local Development Framework (LDF). It is a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent Management Strategy, which will contain issues, proposals and policies for the conservation and enhancement of the area.

1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area that do not necessarily require planning approval. It provides a source of information for property owners, agents, applicants and members of the public who live or work in the village of Whixley.

1.3 The main function of the Conservation Area Appraisal is to enable Harrogate Borough Council and the community to relate planning proposals to the Conservation Area. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether a proposal would be acceptable or appropriate.

1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area. The statement of character and appearance in this appraisal is based on the method of analysis recommended by English Heritage in their "*Guidance on Conservation Area Appraisals"*.

1.5 Various qualities are looked at including: historical development, building materials, and relationships between built and open spaces. However, no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.6 Whixley Conservation Area was designated on 3rd July 1978. The boundary was amended on 27th October 1994 and, following consultation, was amended further on 29th August 2007.

This Appraisal aims to describe Whixley as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.

1.7 By identifying what makes Whixley special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based upon this understanding of the past and present character of the village. In this way, we can manage future change to ensure that it makes a positive contribution towards preserving or enhancing its special character.

Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Whixley;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate their involvement in the protection of its character;
- to provide guidance to those making land management decisions, e.g. Harrogate Borough Council, Whixley Parish Council, DEFRA and private landowners;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest;
- to identify opportunities for enhancement.

2 Planning policy context

2.1 Local authorities have a duty to designate "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*" as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.

2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). This advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and development control decisions.

2.3 In determining planning applications within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area appraisals. The consideration of proposals in the context of the content of these appraisals will be an important factor in deciding whether a proposal has an adverse affect on the character and appearance of the conservation area and, therefore, whether it is contrary to the Saved Local Plan Policy HD3, which seeks the control of development in conservation areas. The scope of Policy HD3 also covers development proposals outside conservation areas, which would affect the setting or views into or out of the area.

2.4 Involving the community and raising public awareness is an integral part of the Appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area. A report included in Appendix B details how the local community has been involved and the contribution it has made to this Appraisal.

3 Historic development and archaeology

3.1 The name Whixley derives from “Cwichelm’s Leah” shortened to “Cwic’s Leah” , a *leah* being an open place in a wood or glade. The settlement has been variously recorded as “Cuselade”, “Crucheslaga “ and “Cucheslage” in the Domesday Book, as “Quyquesle” in the Early Yorkshire Charters (1150-4) and as “Quixle” in the Curia Rolls.

3.2 Rudgate , the Roman road from Castleford to Aldborough and Catterick , crosses the High Street at its southern end. Rudgate meets the Roman road from York to Aldborough north east of the village. Cobbles used throughout Whixley are said to have been salvaged from the road when it was dismantled, whilst the stone in the walls of the church reputedly came from Aldborough Roman town.

3.3 Whixley is noted for the high quality of its farmland due to its location on the New Red Sandstone which extends in a narrow strip towards Boroughbridge and Ripon. The village was famous for its cherries and the villagers celebrated Whixley Cherry Feast on the first Sunday in August. Many local house names: Cherry House, Cherry Cottage etc. are a reminder of these harvests.

3.4 The Church is essentially early fourteenth century, although one window in the north wall of the chancel is twelfth century. The Friars of Knaresborough were allowed to appropriate the Church in 1360.

3.5 For over a hundred years, the Tancred family occupied the Manor House and Hall. The last of the male heirs died in 1754, and bequeathed the Hall as a hospital for “*twelve indigent and decayed gentlemen”.* Tancred’s Charities continued to run the estate into the twentieth century when the lands were sold to the West Riding County Council who divided it into small farms which they rented to ex-servicemen after the First World War. Many of these small farms have been sold off and combined to form larger more viable farms.

3.6 Until the mid-twentieth century, the village was a thriving self-contained community, with tradesmen including shopkeepers, blacksmiths, a wheelwright, a tanner and tailors. The village also had a Wesleyan and a Primitive Methodist Chapel.

©Crown Copyright. All Rights Reserved Harrogate Borough Council 1000 19628 2007.

4 Location and layout

The Village

4.1 Whixley lies within undulating countryside six miles southeast of Boroughbridge and seven miles east of Knaresborough. The village straddles a small valley between two rolling ridges, the approach roads from the south descending into the old centre before climbing away north and east. High Street connects the core of the village with an area of mostly more recent development.

4.2 The siting of the village has been constrained by Whixley Hall, Park and parish church and gradually the village has spread south from its original focus.

4.3 The focus is based around a roughly shaped oval of streets - Church Street, a short length of High Street, Stonegate and part of Clockhill Field Lane. From this core, Franks Lane runs east, Clockhill Field Lane leads south and West Lane, Starra Field Lane and Braker Lane serve isolated farms to the west.

Street scene

4.4 The main approach into the village descends down High Street past a discontinuous scatter of brick and pantile houses and cottages set back from the street behind brick and cobble walls. The well-wooded grounds of 'Oaklands' and the open space of the village recreation field form a break between this later extension of the village and the core of the oldest part, marked by a small triangular green at the junction with Stonegate.

4.5 Moving north towards Church Street, groups of older colour washed brick and pantile cottages crowd in to the edge of the pavement as the larger triangular green is approached, forming the junction with Church Street. Church Street is bounded by tall brick and cobbled walls on its north side, behind which are the larger houses in Whixley. The road opens out with one of the last fragments of orchard on the south side, with a fenced paddock fringed with trees forming a frontage to Cherry Tree Farm and West Farm. These adjacent farms are some of the few farms remaining in the village, and have several brick and pantiled vernacular buildings.

Cherry Tree Farm

4.6 The tree-bordered paddock at Cherry Tree Farm is known as “The Plantings” and was the site of the village pond, filled in around 1890. Immediately west is Whixley Park, behind extensive cobbled walls. Whixley Hall lies north of the Park, set back from the street behind cobble walls and within formally landscaped gardens. The Park is the largest area of open space in the Conservation Area, containing parkland trees with some perimeter planting at its south end.

Whixley Park boundary wall

4.7 Cobbled walls with brick copings and brick lacing courses are a characteristic feature of Whixley, especially in the older core of the village and along Clockhill Field Lane. This narrow lane is bounded by cobble walls for most of its length through the village, and is a particularly important feature.

Croft Farm House

4.8 Stonegate is perhaps the most spacious street with several terraces of cottages mostly set back behind small walled or hedged front gardens. Most buildings are of brick, but the westernmost terrace is of magnesian limestone. Prominent midway along Stonegate is Croft Farm house, set back behind some very fine cast iron railings and gate.

5. Landscape analysis

Key Views

5.1 This Chapter identifies and describes those aspects of landscape in and around Whixley which make the village distinctive. The scope for landscape enhancement is discussed in Appendix A.

5.2 Just north of the Rudgate crossroads, a good view can be had of the village to the west, over the open arable fields towards High Street, with the buildings of the village descending towards Stonegate then rising northwards towards the Church and Whixley Hall, the highest point in the village. In the centre of the village the views are more contained by buildings and the general enclosed form of the built development, but there are however views out of the village from the south end of High Street. A majority of the properties on the main streets are set back with front gardens which add to the quality of views within the village itself.

5.3 Clockhill Field Lane winds its way northwards to descend between thick hedges into the north end of the village, with the church tower being visible among the trees, from this approach. From Frank's Lane, east of the village, views to the south can be had of the buildings along High Street climbing southwards Rudgate, with the trees at Oaklands forming a wooded backdrop adding depth to the landscape setting of the village.

Significant Field Boundaries

5.4 The countryside beyond the immediate environs of the village is characterized by large flat fields in an open landscape with little tree cover. However, nearer to the village some contrasting patterns of boundaries can be seen. South of Stonegate, the pattern is one of small hedged pasture fields of an acre or so in size creating a regular pattern in the landscape, giving way to larger hedged arable fields further south. Field hedge boundaries are neglected and often severely trimmed resulting in limited impact on the surroundings to the village. Despite this, the field boundaries are important to the landscape setting of the village , providing physical and visual connectivity to the countryside.

5.5 Along the south end of High Street, buildings and small irregularly shaped hedged gardens and plots form a hap-hazard landscape, clearly different from the historic core of the village.

5.6 Finally, to the south in Station Road are three pairs of houses built in the 1920s, each with a smallholding attached, providing another type of enclosed landscape.

Prominent Woodland

5.7 The relative lack of trees and woodland in the surrounding farmland gives areas of woodland within the village special value in contributing to its character.

5.8 A number of wooded areas which make a special contribution to the character of the Conservation Area can be identified as follows:

- the trees and woodland which surround Whixley Hall and the Parish Church, including the trees fringing The Plantings;
- Whixley Park with its isolated parkland trees and tree belts at its edges;
- the trees at "Oaklands" which provide a wooded backdrop to the entry in the village from the south east;
- the trees at the south end of Clockhill Field Lane near South Hill.

5.9 Beyond the village to the east, the plant nurseries cover a large area of farmland and contrast with the arable land. The nurseries are bounded by conifer hedges, which appear as visual detractors in the landscape and are dominant in this part of the village.

5.10 The low-lying nature of the village and the presence of these trees assist the setting of the village and helps the buildings recede into the landscape. In general, built form relates very well to its partially wooded setting.

Landmark Trees

5.11 There are a small number of particularly important trees because of their location at key points within the conservation area. These are the trees at West Farm fronting The Plantings, the small tree on the village green and the large walnut tree at Frank's Lane Farm, clearly visible in views along Franks Lane from the green. The presence of landmark trees and woodland in or adjacent to the main public spaces gives the village an immediate semi-rural appeal. Tree cover is good around the settlement with patches of individual trees scattered along field boundaries all contributing to the rural pastoral setting of the village.

Parkland

5.12 To the west, the walled parkland landscape of Whixley Park with its scattered parkland trees and shelterbelt to the south provides a different sort of open landscape, designed to provide a setting for Whixley Hall. The parkland provides a contrast to the arable landscape and contributes to the setting of the village. This parkland area is also important in that it provides a visual transition between the village areas and the countryside to the west. The parkland is also an important resource for locals who use the lanes to either side as a walk out of the village.

View South East over Whixley Park

Strategic Pedestrian Routes

4.13 There is good access and connectivity between the village and the countryside, which includes the footpath past the parish church. The locals use routes which follow West Lane and Clockhill Field Lane which soon reach open countryside and connect to public rights of way beyond the edge of the village.

West Lane

6. Character area analysis

6.1 This section examines the buildings and spaces within the Conservation Area in greater detail looking at sub-areas to identify the special character of each sub area and to summarise the details and features that are important in providing the special "sense of place" in Whixley. The sub-areas are as follows:

- **Whixley Hall, Church and Park**
- **Church Street/Stonegate Core**
- **High Street south**
- **Town's Houses (south end of village)**

Whixley Hall, Church and Park

The Church

6.2 The Hall, Church and former Vicarage (now Glebe House) form a group of high status buildings at the north end of the village. The Church stands well back from Church Street in a well-treed churchyard of unusual truncated shape. Immediately adjacent is the early nineteenth century former Vicarage, behind eight foot high brick walls which screen the house from the street, and form an enclosed approach to the Church which is sited on a hill. The north side of Church Street is characterised by larger buildings in extensive grounds.

6.3 To the west is Whixley Hall, which stands in well-treed grounds with formal gardens to the front and a vista across the park to the south. Whixley Hall is an interesting and handsome brick house with three distinct sides. The east side and part of the north are of circa 1620 and had mullioned windows, the formal west side is of 1680, while the south front with projecting wings and a hipped roof is a little more recent. In 1907 the Hall was restored extensively by Walter Brierley. The Hall is bounded by a high cobble wall; the wrought iron gate set back from the road affords a vista stopped by the pedimented entrance door of the Hall, part of the 1907 alterations.

Church Street view East

6.4 Whixley Park and the formal garden fronting the Hall contribute greatly to the character of the village. The boundary of the Park within the Conservation Area is defined by an attractive cobble wall with brick-on-edge coping. This wall varies in height according to the ground levels, but is generally 1.2-1.8m (4-6 feet) high. The park is open pastureland with scattered mature parkland trees, with denser tree planting at its southern fringes.

Church Street and Stonegate core

6.5 This area lies immediately south and east of the Hall, Park and Church and is the historic core of Whixley. The mid-nineteenth century large scale Ordnance Survey maps show a roughly square area of houses and cottages with their tofts and garths bisected by the diagonal alignment of Church Street, with Clockhill Field Lane to the west opening out into a funnel shaped area of green where the former pond once was. The north side of Stonegate was largely undeveloped in the mid-nineteenth century, thus most of the older vernacular brick and pantile cottages are crowded along the south side, which widens slightly at its western end with grass verges.

Stomegate South side view East

6.6 Stonegate is characterised by houses arranged in groups or terraces, often at the edge of the pavement.

Stonegate

6.7 The Tanyard lay beyond the west end of Stonegate in Clockhill Field Lane, and some of the surviving buildings have been converted to residential use. Most front gardens in Stonegate are bounded by walls and several of these have cast iron railings set into their copings. Those at Croft Farm are unusually ornate, while Cherry Tree Farm has simple spear railings.

Cherry Tree Farm railings

6.8 Cherry Tree Farm and West Farm in Church Street form the largest farmsteads in the village, with a good collection of mainly nineteenth century farm buildings, in brick pantile and timber. These traditional farm buildings add greatly to the character and appearance of the Conservation Area, as do the cobbled boundary walls and parkland style iron railings surrounding the farm.

6.9 The southern edge of the older part of the village is bounded by “Oaklands”, a mid-nineteenth century villa set in extensive well-wooded and landscaped grounds.

6.10 Along the eastern end of Church Street and the north end of High Street, groups of cottages mostly at the back of the pavement, cluster around the village green in an irregular manner.

High Street south

6.11 The south end of High Street forms a distinctive straggle of houses, cottages and farm buildings, mostly of brick and pantile ranged along the street in a haphazard manner. While some building front the street, others are set at angles away from the road in irregularly shaped plots. Some of the least altered farm buildings and houses of circa 1800 are listed, but not the former Wesleyan Chapel dated 1808 and a conversion of an older building. The sporadic pattern of buildings within irregular hedged gardens and plots suggests that this was an area of late settlement, clearly distinct from the historic core of the village.

High Street south

Town’s Houses

6.12 Immediately adjoining the south end of High Street is an area clustered around the junction with Rudgate and called Town’s Houses on early Ordnance Survey maps. This area was characterised by several rows of small brick and cobble cottages, built gable end on to the road, of which Cobble Cottage and Burn’s Cottage remain and the cobbled path at Burn’s Cottage, with cobbles laid on edge, should be noted.

6.13 At Town’s Houses were found the smithy, the Town’s Well (later pump), the Primitive Methodist Chapel and the Anchor Inn, still surviving but greatly altered. This area was literally at the margins of the village, many of the cottages being especially small. Late nineteenth century improvements saw some of Town’s Houses in Station Road replaced by a row of conventional brick “Bye Law” houses with sash windows and standard door details, but with rolled tile roofs. Abutting these

houses is a brick walled enclosure, formerly used for pig rearing, with allotment gardens beyond.

Station Road view North

6.14 Town's Houses has the largest areas of recent housing in the village, two Council housing schemes. Rudgate Grove comprises six pairs of semi-detached houses in the cottage style greatly favoured by local authorities between the wars. These date from 1939. Further south, Ainsty View is a larger scheme of mostly terraced housing, brick with tile roofs, built in 1951 and very much in the style of rural housing promoted by the Government in the 1940s.

6.15 On the southernmost edge of the village on the west side of Station Road are three pairs of widely spaced cottage-style houses. These were built on land purchased from the Tancred Estate by West Riding County Council in the early 1920s to provide one acre smallholdings for men returning from the Great War 1914-18.

6.16 The Town's Houses area is of sufficient historic interest to merit consideration for inclusion in the Conservation Area and the boundary has been redrawn to include the older properties.

7. The form and character of buildings

7.1 There are 10 buildings in the village that are included on the Statutory List of Buildings of Special Architectural or Historic Interest, as follows:

- **Church of the Ascension, Church Street** ..... **Grade II***
- **1 &2 Barrack Yard, Church Street** ..... **Grade II**
- **Pear Tree House, High Street** ..... **Grade II**
- **Laburnum's Farm House , High Street** ..... **Grade II**
- **Stable, rear of Laburnum's Farm House** ..... **Grade II**
- **Barn and Gin Gang north of Laburnum's Farm** ..... **Grade II**
- **Former Rose Cottages (listed as Werribee Cottage) High Street** ..... **Grade II**
- **The Old Cottage, High Street** ..... **Grade II**
- **Stonegate Farmhouse, Stonegate** ..... **Grade II**
- **Whixley Hall, West Lane** ..... **Grade II**

7.2 However, there are a number of unlisted historic buildings, which make a *positive* contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and, as recommended in PPG15, are recorded on the 'Analysis and concepts map' (map 3) as being of local interest. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

7.3 The traditional houses and farm buildings of Whixley are mainly of brick with steeply pitched pantile roofs. Houses are gabled and usually aligned parallel to the street, although a few are aligned gable end to the street. Many of the terraces of houses are in fact groupings of houses and cottages of varying dates which have developed into terraces.

7.4 The Church of the Ascension is of ashlar with a stone slate and lead roof. The west tower has an embattled parapet with finials and a pyramidal roof. The Church was mainly fourteenth century but was restored in 1862.

7.5 Whixley Hall was built in the mid to late seventeenth century and restored in 1907. It is two storey, of red brick with a stone slate roof. The hall is a fine building with contasting elevation details of circa 1620, circa 1680 and 1907. The front elevation and formal gardens to the front are a good example of the Country House style of Walter Brierley, who was responsible for the 1907 alterations.

7.6 The cottages at the western end of Stonegate are built of magnesian limestone. The windows are square with scribed lintels to look like voussoirs with projecting key stones; by contrast, the sills are of timber. The front entrance steps lead straight off the pavement. There is a terrace of gritstone cottages of late nineteenth century "estate" style round the corner in Clockhill Field Lane, facing the park and set well above the road.

7.7 Many of the cottages are rendered, as at Barrack Yard, where the listed cottages have pantiled roofs and simple details. Stone cobbles are used in banded courses to good effect in boundary walls and some buildings, particularly outbuildings such as the one opposite Cherry Tree Farm on Church Street, whose gable faces onto the street and which makes an attractive contribution to the street scene. Park Cottage which abuts the Park boundary wall is a striking example of banded cobbles and brickwork, while at Tan Yard House, brick and cobbled walls are used to good effect.

Park Cottage

7.8 Recent development in Whixley has been mainly infill and conversion of older buildings. Conversion enables traditional buildings to be retained, giving a sense of continuity to the village.

7.9 The key characteristics of the local architectural style, based on the principle elevation of the remaining unaltered buildings are:

General form

7.10 Houses, generally two storeys, are mainly aligned with main frontages parallel to the street (apart from some modern housing developments) and are generally quite narrow (depth) build-ings with steep gabled pantile roofs. Nineteenth century buildings tend to be roofed in Welsh slate. Generally, Roofs have plain verges, and stone verge copings are largely absent.

Materials

7.11 Brick and pantiles are the dominant materials, with clay pantile roofs. Cobbles are used mainly for smaller cottages, outbuildings and boundary walls.

Often courses of cobbles are used with interlacing courses of brick or stone. Many cobbled cottages have been rendered, and colour washed.

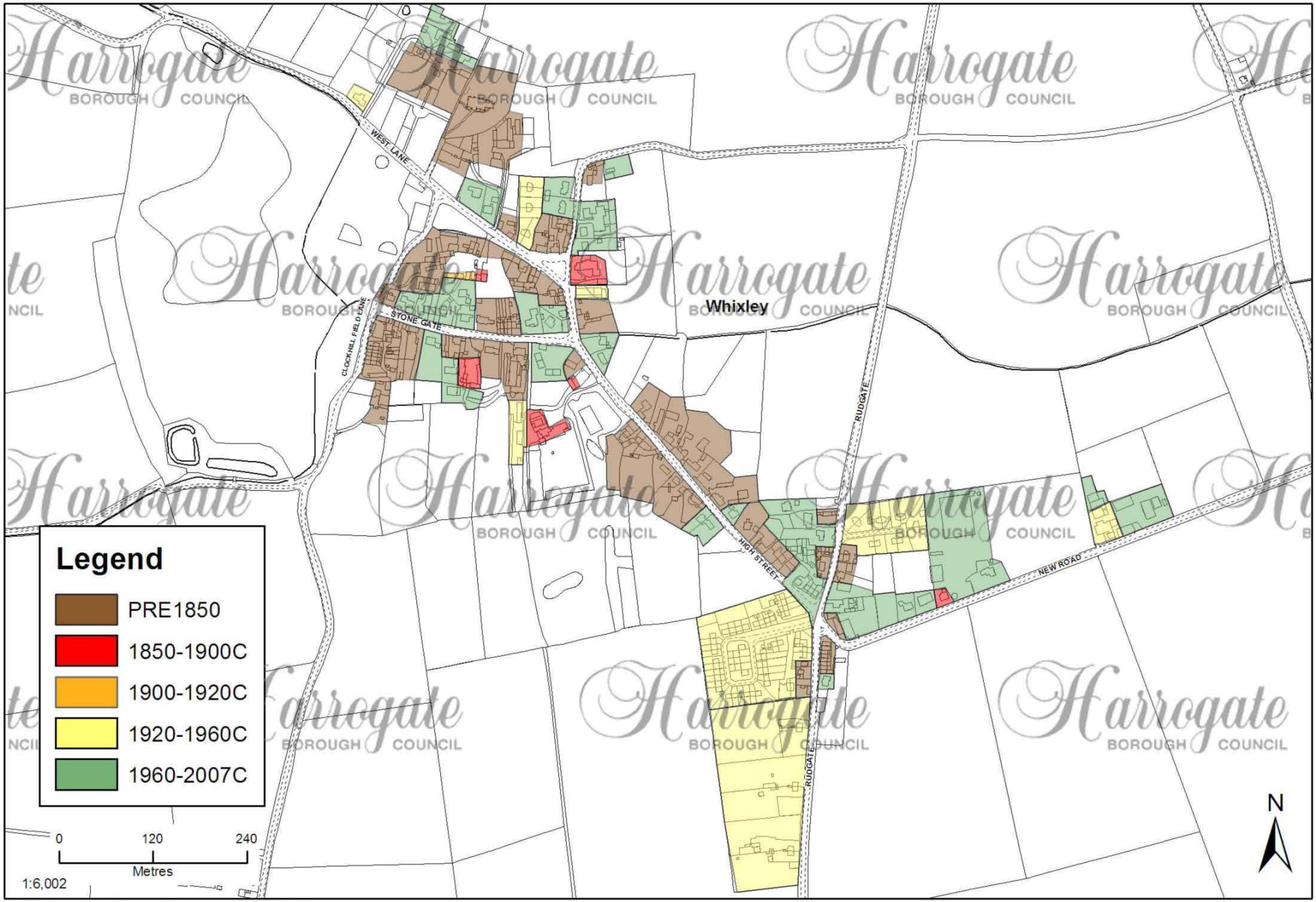
Roof detailing

7.12 Most houses are gablesd and dormer windows are largely absent. Pantiled roofs are steeply pitched, with pointed verges, very little eaves overhang and no fascia boards. Welsh slate was used from the mid nineteenth century and slated roofs tend to have a shallower pitch than pantiled roofs, with gabling and kneelers in some cases as at Croft Farm House. Some of the larger nineteenth century houses, such as Glebe House, have slate hipped roofs of shallow pitch with overhanging eaves. Brick chimney stacks are usually at ridge height on the gable ends, built into the thickness of the wall rather than planted on the exterior.

Windows

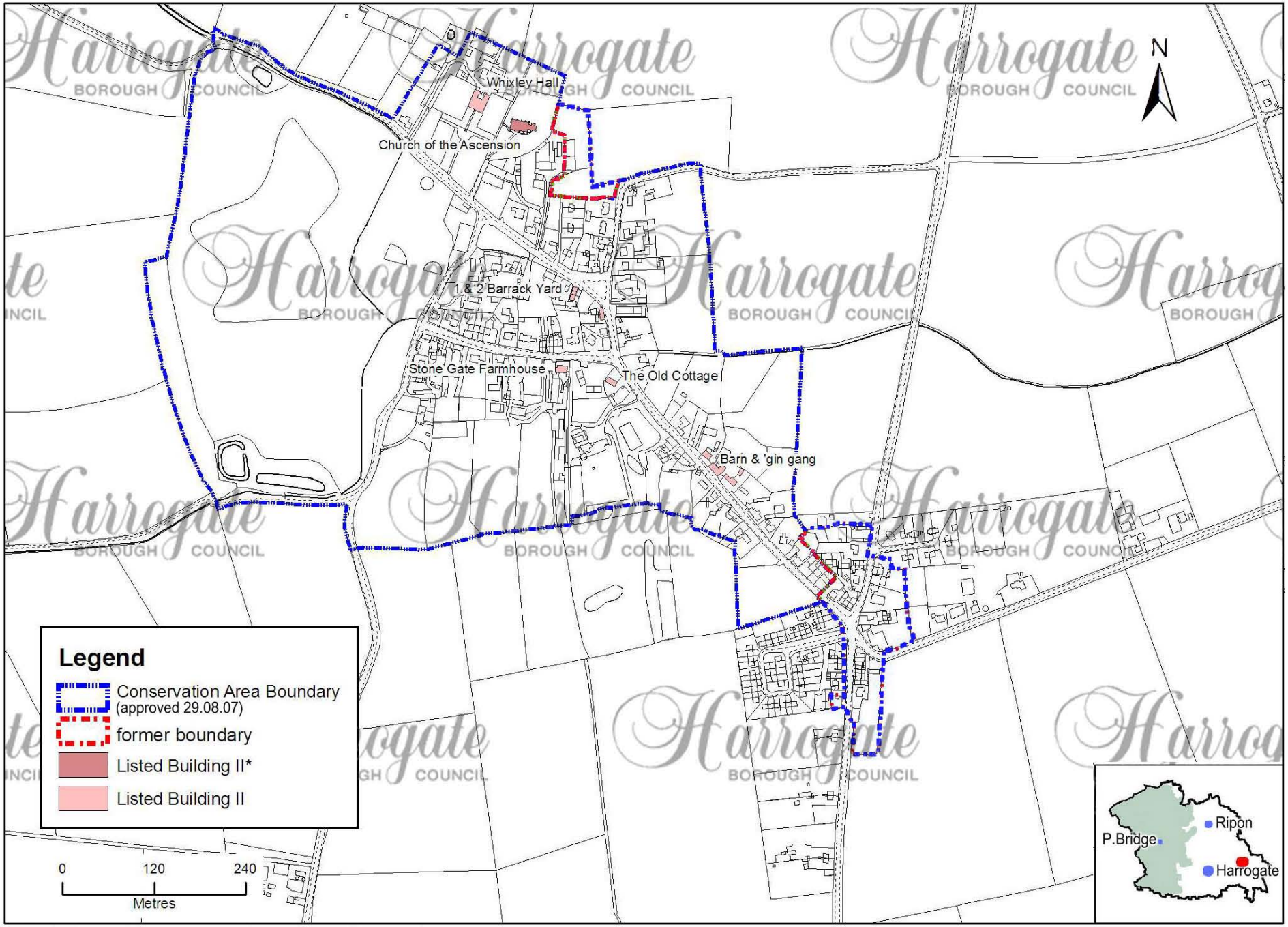
7.13 Many cottages and houses have simply detailed windows with vertical sliding sashes in elongated openings under rubbed brick or scribed stucco window heads with plain stone sills. Some cottages have horizontally sliding Yorkshire sashes, generally without external lintel or sills. Stone mullioned windows are largely absent, except in part of Whixley Hall. Most mid to late twentieth century windows are side-hinged casement windows. Many of these traditional types of window have been replaced by PVCu windows. These alterations erode the character and appearance of the building, and of the village, and consideration should be given to installing traditional timber windows of appropriate design and detail.

Map 1: Historical development of Whixley



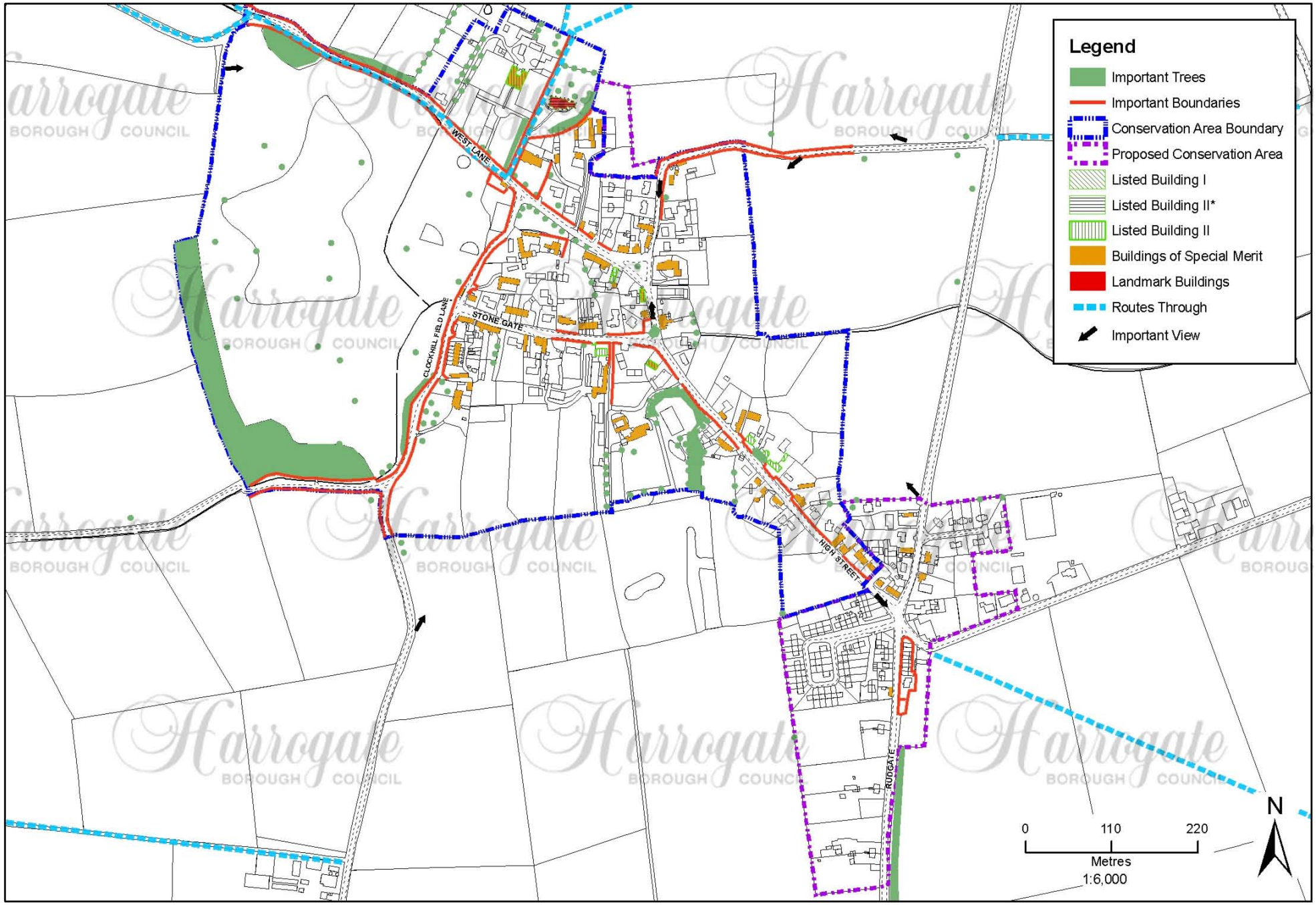
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. ©Crown copyright. Un authorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2007

Map 2: Whixley Conservation Area boundary



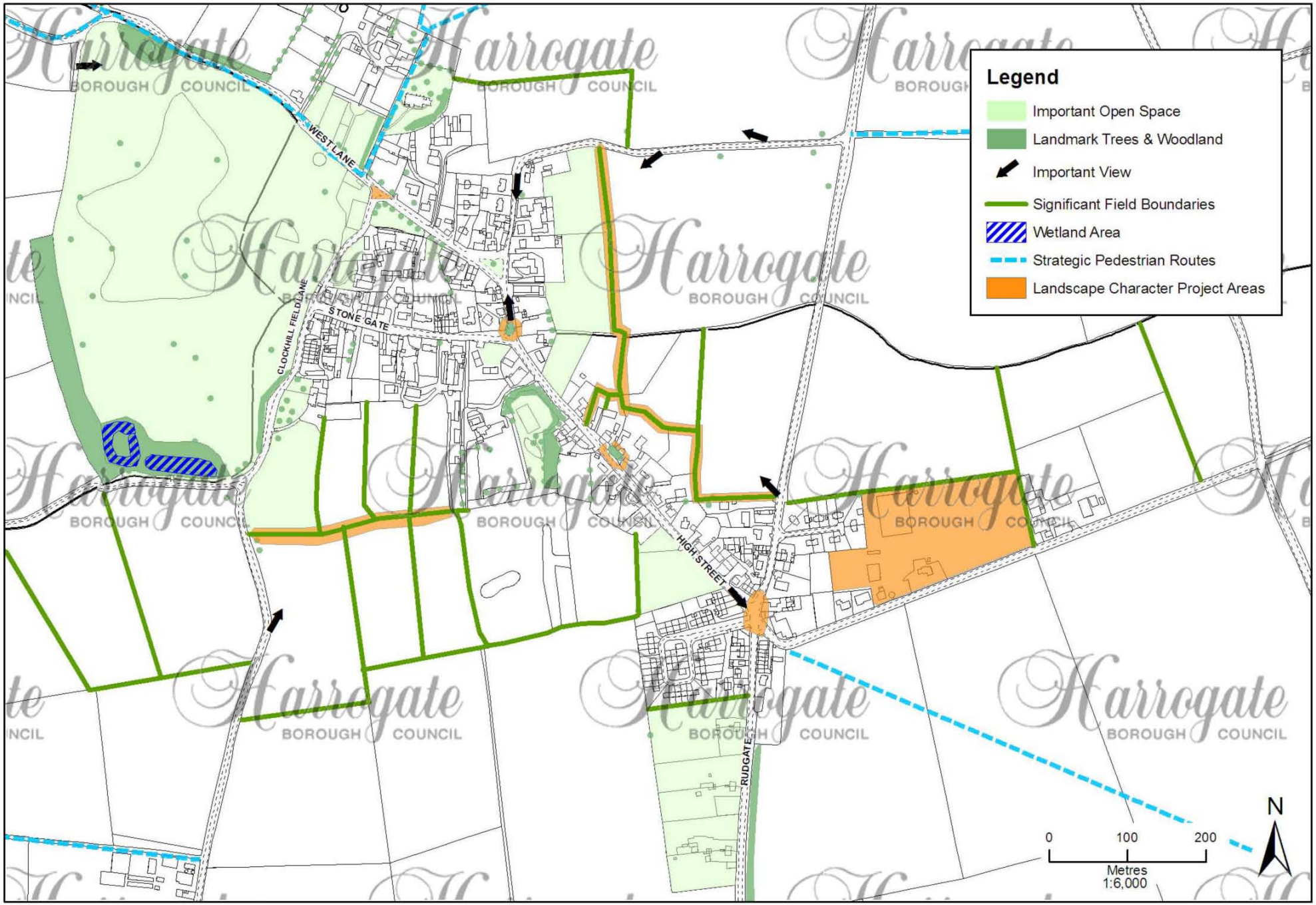
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. ©Crown copyright. Un authorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2007

Map 3: Analysis and concepts



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. ©Crown copyright. Un authorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2007

Map 4: Landscape analysis



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. ©Crown copyright. Un authorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2007

Appendix A

A1. Management strategy

The purpose of the Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on the Whixley Conservation Area. The special qualities, which "it is desirable to preserve or enhance", have been identified in the Appraisal.

Although Whixley is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aim is:

a) to explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area; and

b) to consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best preserved or enhanced.

Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to note that individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested. However, they may be encouraged to think about suggestions made in the Appraisal. The findings and recommendations made in the Appraisal will be considered by the Borough Council in response to any applications for planning permission, listed building consent, conservation area consent or requests for grant aid.

Franks Lane view South

A2. Monitoring and review

The Borough Council is required to review its conservation areas on a regular basis, this may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or the extension of existing conservation areas. The special character of Whixley has been re-evaluated as part of the process of preparing the character appraisal and this contributes to the overall review.

Part of the review process involves the maintenance of a comprehensive and up to date photographic record to establish a visual survey of buildings of local interest in the Conservation Area. This record was compiled with involvement of the community at the public consultation event.

A3. Maintaining quality

To maintain the recognisable quality of the Whixley Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the character appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest, that positively contribute to the character and appearance of the Conservation Area;
- Where appropriate prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements which are an essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

A4.Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The public consultation event identified adjoining areas as being of positive interest in ways which directly relate to the special character of the existing Conservation Area. The inclusion of the these areas has been determined on the basis of whether they have special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance. The boundary has been amended to include Town's Houses at the junction with Rudgate including the older cottages and parts of Station Road because of the historic interest of this area, which developed as a distinct and separate part of the village.

A5.The management of change

The special character and appearance of Whixley Conservation Area is vulnerable to erosion and significant harm through often well-intentioned, but misguided alterations and inappropriate change.

Whilst there is scope for enhancement, there are no sites in the Conservation Area that could be considered to have a wholly negative impact on the character of the Conservation Area.

Existing Buildings

The survey of the existing buildings within Whixley has clearly identified that there is a distinctive character created by the use of brick, cobbles and pantiles in a local vernacular manner. However, to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past 30 years, public awareness and the expectation that the planning system would protect the 'familiar and cherished local scene' has increased substantially. In addition, there is now a greater understanding of the impact that incremental change can have on the distinctive character of historic areas.

Cobbled gable, Stonegate

Options to safeguard and enhance the architectural character of Whixley could include some or all of the following:

- Additional design guidance more specific to Whixley could be considered, to ensure that future developments and alterations complement the established local architectural character with regard to design, massing, scalle, details and materials. Such design guidance would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable. However, such guidance is largely persuasive, but it is clearly in a house owner's interest not to undertake ill-advised "improvements" which would affect the resale value of the property.
- To control alterations which are damaging the character of the Conservation Area, but for which planning permission is not needed, an article 4 Direction taking away permitted development rights may be needed. Permitted development rights are a legal right to undertake certain types of development without the need for planning permission. Most houses can be altered in minor ways under these rights. Article 4 Directions need to carefully define the types of alteration being brought under control, such as alterations to the roof, rendering of walls or altering windows. A Direction does not place an embargo on change, but rather it brings certain types of permitted development within the scope of planning control. Directions are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State.
- Promotion of schemes that seek to restore the architectural character of altered buildings. A number of buildings in the village have been subject to ill-considered alterations and, as a result, have lost much of their architectural character - to such an extent that their original form and character is no longer recognisable.

The introduction of standardised twentieth century door patterns and PVCu windows has undermined the character of many historic areas. the use of non-traditional finishes such as woodstain for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted.

- From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area. These could assist in the reinstatement of original building details.

Off Church Street

Quality erosion and loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows and front doors can have considerable negative impact on the appearance of an historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of brick and stone work.

In all cases, the Borough Council will expect original historic features and detailing to be retained, preserved and refurbished in the appropriate manner, and only replaced where it can be demonstrated that it is beyond repair.

Roof alterations and extensions

Rooflines and chimney stacks are an important element in the Conservation Area. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.

Gardens and front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example, the construction of new openings and the consequent breaking up of the continuous brick and cobble walls along Clockhill Field Lane, Church Street, High Street and Stonegate would be detrimental to the character and appearance of the Conservation Area.

Cobbled wall, Park View

Telecommunications equipment, satellite and cable dishes

External telecommunications apparatus including cable runs can harm the appearance of historic buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead wires are intrusive throughout the Conservation Area, particularly in the vicinity of the north end of the village and the village green, and undergrounding of cables would considerably enhance the character of the village. This should be a long term aim in the interests of the character and appearance of the Conservation Area.

Floorscape

It is likely that in past times street surfaces in Whixley were formed with rammed earth or cobbles and it is considered that modern tarmac is a

natural successor to the rammed earth and stone that would have preceded it. The edges are often informal and widespread definition of grass verges with modern kerbs should not be encouraged. However, there is evidence of over-running of verges, which is causing some erosion. Where regular over-running is occurring, kerbing stones should be considered in association with North Yorkshire County Council as Highway Authority. Alternatively grass-crete could be considered, providing a firm mesh through which grass can continue to grow. Elsewhere in the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area. Cobble stones and York stone wheel tracks have been used to good effect at Tan Yard, and there may be scope to introduce this traditional paving elsewhere in the Conservation Area.

Cobbles, Laburnum Farm

Important trees

The existing mature trees, together with brick and cobble walls, railings and hedgerows throughout the Conservation Area, add to its charm and character. The loss, for example, of the trees fronting West Farm or of the large tree at Frank's Lane Farm near the centre of the village, would significantly erode the character of the area. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.

Street Furniture

While the old cast iron guide posts at the greens are a distinctive feature, the modern painted sheet metal signs of standard Department of Transport design tend to add to street clutter. The need for additional street furniture needs to be balanced with the requirement to preserve or enhance the area.

New Development

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the extension of existing buildings) might have on the distinctive form and character of the Conservation Area.

The Conservation Area Assessment will provide guidance on the locally-distinctive building features and details, which reinforce the particular 'spirit of place' that characterises Whixley. This will assist in the formulation of proposals for small-scale extensions and development.

Where larger redevelopment schemes are proposed, then it is likely that a site-specific design brief will be required. This will be informed by the Conservation Area Assessment, and would identify those features such as buildings, trees and boundary walls which would be retained within the redevelopment scheme.

New buildings will only be permitted where they respect, rather than compete with, the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established

values identified in the Appraisal. The Council will encourage new development that complements the established grain or settlement pattern. New development should respect and not impact on the exiting spaces between buildings. The main spaces which contribute to the character of the area are shown on the Concept Plan. These are on the fringes of the village, and include The Plantings and The Paddock with smaller areas visible from Church Street and High Street.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. There is a distinct difference between Stonegate, characterised by terraces and groups of houses, the southern end of High Street, with its much more haphazard scatter of individual buildings and the north side of Church Street,

Stonegate North side view East.

characterised by larger houses in extensive gardens. New development needs to respect these differences through the village. A new building should be in harmony with, or complement, its neighbour. It is important that the materials generally match or complement those that are historically dominant in the area.

Within the criteria above, new development should aim to achieve a creative design solution, whether contemporary or traditional in style. There are exceptions and these may include new development forming part of, or adjoining, an important architectural set piece of recognised quality, or where a high quality contemporary building would clearly be appropriate.

Neutral buildings and spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for listed buildings and unlisted building of special character or interest. This backcloth is important and needs careful management as a setting for the special elements.

A6.Opportunities for enhancement

Whixley is an attractive village, and most of the buildings are in good condition. There are a number of opportunities for the enhancement of some areas as follows:

- Cherry Tree Farm contains a number of traditional buildings worthy of conversion and reuse as part of any future redevelopment of this site.
- The parkland style railings at Cherry Tree Farm should be extended to replace the timber post and rail fence.
- Greater effort should be made to place overhead lines underground. Especially at the north end of the village, around the village green and on Church Street.
- Modern street furniture and street lighting should be minimised or removed where possible.
- The footpath between the Church and Whixley Hall which gives access onto field paths is in poor condition and needs repair.

A7.Landscape Project Areas

These project area guidelines have been developed in recognition of the landscape sensitivities and pressures which exist within the Whixley Conservation Area.

Village centre:

Investigate ways of improving the nodal spaces within the village including the larger triangular green forming the junction with Church Street and the junction between High Street and Rudgate Road.

Village edges:

The village lies in a rolling landscape of large arable fields with few hedges and trees. There are views towards the village from the approach roads, but limited views outwards as the village is enclosed by small hedged or fenced fields and paddocks. The replanting of these boundaries is important in maintaining the character of the village setting, and replanting should include the planting of native trees such as oak, ash and field maple.

There are areas at the edge of the village where buildings are out of character and where new structure planting would help integrate these buildings into the landscape. New structure planting of tree belts should not serve to isolate the village from its surroundings and should reflect the characteristic pattern of tree and woodland cover. The footpath network around the village should be maintained and improved and the need for new footpaths should be examined.

Plant nursery site:

Although the plant nursery south east of the village lies outside the Conservation Area, the tall conifer hedges bounding the site make it extremely conspicuous in the landscape. the replanting of these boundaries with native trees should be encouraged, and any plans for the expansion of the nursery should take the opportunity to assimilate the site into the surrounding landscape.

Wildlife and nature conservation:

4.25 The area has no designated sites for nature conservation. There are possibilities for the creation of wildlife corridors particularly along existing hedgerows to improve diversity and enhance the landscape pattern around the village.

Franks Lane view South

Checklist to manage change

In managing change in the Conservation Area, regard should be paid to the following:

- Development should not intrude on the form and character of Whixley. It should respect the distinct elements of the character areas as set out in Section 5.0, with regard to the grouping of buildings and their siting within a garden or at the edge of the pavement.
- Buildings should be constructed of materials which match or complement local traditional materials. Wherever possible, locally sourced materials should be used in support of sustainable development.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- In general new buildings should follow the established building line, with frontage properties set back from the road edge by front gardens enclosed by cobble or brick walls.
- New development should not adversely impact on the historic skyline, respecting important features such as the church tower.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- The use of PVCu windows and doors and other damaging alterations will be discouraged in the Conservation Area.
- Positive management of the ageing stock of mature trees should be undertaken.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained, and retain the important open spaces shown on the Concept Map.
- Minimise clutter of signage and street furniture.
- Maintain field pattern through management and repair of field boundaries.
- Maintain individual tree cover along field boundaries and within the village for the long term by promoting the planting of indigenous species. Trees that are not indigenous should be phased out with a managed programme of replacement.
- Resist inappropriate development at the edges of the village where views tend to be more dispersed.
- Maintain front gardens to properties along High Street, which add to the quality of views within the village.
- New development should take account of historic street patterns and built form whilst encouraging improved linkages and accessibility.
- Highway works, including carriageway marking and street furniture should respect the character and appearance of the Conservation Area.

Appendix B

B1. Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Saturday 10th Febuary 2007. This consultation took the format of a public meeting and included a walkabout and a workshop session. Prior to the event residents were notified via a leaflet. This information also appeared in the 'Latest News' section of the Council's planning website.

The format of the workshop included a short presentation on why the Conservation Area is being reviewed, the purpose of the Appraisal and Management Plan and a brief resumé on the changes that have happened since the original designation.

The main activity was a walkabout, which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Whixley special to them. On return to the hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal. Key issues raised at the event included:

- the preservation of Important views;
- identifying buildings of local interest;
- suggestions for changes to the extent of the Conservation Area;
- the retention of important boundary walls;
- the retention and management of trees.

Whilst every effort has been made to take into account and give due consideration to the views of the local residents (and to represent those views in this Appraisal document) it has not been possible to be comprehensive.

Formal consultations on the Appraisal Document took place between 30 April and 11 June 2007. Copies of the Draft document were sent to the 30 residents who took part in the workshop and to formal consultees including the County and Parish Councils, English Heritage and Natural England and to over 200 other consultees. Local involvement formed an essential aspect of the consultation process and local residents were encouraged to comment on the draft document. The comments made have assisted in the production of the final document.

Appendix C

C1. Further Reading

Kelly's Directory, 1897.

Mee, Arthur, The King's England: Yorkshire (West Riding).

Pevsner N, Buildings of England: Yorkshire: West Riding.

Victoria County History: Yorkshire, West Riding.