

GOLDSBOROUGH

Conservation Area Character Appraisal



Working for you

Contents

	Page
1. Introduction.....	1
Objectives	2
2. Planning policy context.....	2
3. Historic development & archaeology	3
4. Location & setting.....	4
5. Character area analysis	6
6. Form & character of buildings	8
Map 1: Historic Goldsborough (1909)	12
Map 2: Historical Development of Goldsborough	13
Map 3: Conservation Area boundary	14
Map 4: Analysis & concepts	15
Map 5: Landscape analysis	16
Appendix A:	
1. Management strategy	17
2. Monitoring & review	17
3. Maintaining quality	17
4. Conservation Area boundary review	17
5. The management of change	18
6. Opportunities for enhancement	18
Checklist	21
Appendix B: Public consultation	22

This and other Planning documents are or will be made available in large copy print, audiocassette, Braille or languages other than English.
If you require the document in one of these formats, please contact us (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 and forms an evidence base for the Local Development Framework (LDF). It is, therefore, a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It can also form 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 will provide information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in the village of Goldsborough.
- 1.3 The main functions of the Conservation Area Appraisal are to ensure that any works in the Conservation Area have regard to the special qualities of the area and for it to provide a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these 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 methods of analysis recommended by English Heritage in their "*Guidance on Conservation Area Appraisals*".
- 1.4 Various qualities are looked at including: historical development, building materials, and relationships between built and open spaces. Although an Appraisal aims to be comprehensive, the omission of a particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Goldsborough Conservation Area was originally designated on 3 July 1978 and the boundary amended on 3 September 1993. Following consultation it was amended further on 10 December 2008. This Appraisal aims to describe Goldsborough 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.
- 1.6 By identifying what makes Goldsborough 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 on this understanding of the past and present character of the village. In this way, we can manage future change to ensure 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 Goldsborough;
- 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 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 to make development control decisions.
- 2.3 In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area character appraisals. The consideration

of proposals in accordance with the content of these appraisals will be an important factor in deciding whether a proposal would have an adverse effect on the character and appearance of the Conservation Area and, therefore, whether it is contrary to saved Local Plan Policy HD3, which is the key policy for the control of development in conservation areas. The scope of Policy HD3 also covers development proposals outside conservation areas which would affect their 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. Appendix B details how the local community has been involved and the contribution it has made to this Appraisal.

3. Historic development & archaeology

- 3.1 The name Goldsborough may derive from “*Golda’s burg*”, *burg* meaning a fortified place or sometimes a town or borough. The village appears in the Domesday Book of 1086 as “*Golburg*” or “*Goldeburgh*”, and in the Feudal Aids of 1403 as “*Goldesburgh*”. The village is known to have existed prior to 1066 and developed as an estate under the successive ownerships of the de Goldesburgh, Hutton and Byerley families.
- 3.2 The village betrays few signs of its early origins, apart from a fragmentary pattern of garths and tofts along the north side of the main street. There was a moated site in Midgeley Lane, where Moat Cottage now stands, and it is possible that part of the village was displaced when Goldsborough Hall was built and the park laid out. Aerial photographs show that the park was laid out over earlier arable fields, as the characteristic “ridge and furrow” pattern is visible. Excavations at the moat in 1961 and 1963 revealed traces of timber buildings and finds of thirteenth to sixteenth century date.
- 3.3 Goldsborough Hall was built around 1625 by Sir Richard Hutton and extensive renovations were carried out by John Carr after the purchase of the Hall by Daniel

Lascelles in 1760. Carr worked on Goldsborough Hall between 1762 and 1765 whilst employed by Edwin Lascelles on Harewood House. Chippendale and his successor, William Reid, are known to have made furniture for Goldsborough Hall. In the 1920s the Hall was the home of the late Lord Harewood and HRH Princess Mary, the Princess Royal, and remained in the ownership of the Lascelles family until 1951. The Hall was let to Oatlands Preparatory School in 1939, and in 1951, the School purchased the Hall, Home Farm, various cottages and 137 acres of the park. The school closed in 1961, and reverted to a private house until 1977. It became a nursing home in 1983 before becoming a private house again in 2005.

- 3.4 The Church of St Mary stands on the south side of Church Street, and is almost enclosed by the park and the remains of the former walled garden to the east. It is of Norman origin with a large amount of late Early English and early Decorated work. Restorations were carried out in 1750 for Ann and Elizabeth Byerley, and in 1859 by Sir George Gilbert Scott. In 1858 a hoard of tenth century coins and metalwork was discovered in a small lead chest buried in the churchyard. The collection, known as the Goldsborough Hoard, is now in the British Museum.



Goldsborough Hall, south facade.

4. Location & landscape setting

- 4.1 This section describes the character of the landscape around Goldsborough. It identifies the key landscape characteristics which make the village distinctive and provides guidelines to help manage landscape change in the Conservation Area.



View south from western entrance to village.

The Village

- 4.2 Goldsborough village stands at less than 50 metres above sea level, on the western edge of the Vale of York, two miles east of Knaresborough. It lies on the eastern slope of a gentle hill overlooking fields and Goldsborough Park to the west and south. The main approaches are along Station Road from the north and Knaresborough Road from the west. Approaching from the north, the church tower is visible above a group of trees, although this approach is somewhat impaired by post-war housing on Station Road and Princess Mead. On the Knaresborough approach the entrance to the village is marked by a pair of stone gate piers (listed grade II).



Avenue Gate.

- 4.3 The historic core of Goldsborough is the group of buildings comprising the Church of St Mary, Goldsborough Hall, Goldsborough Hall Cottages and Stansfield Court (formerly the stables to Goldsborough Hall). The village has developed in a linear form along the intersecting roads of Church Street running east-west and Midgeley Lane, running north-south. The village is terminated to the east and south by Low Farm and Avenue House Farm respectively, and to the northwest by the aforementioned stone gate piers.
- 4.4 The historic buildings tend to be located on the front of the plots or behind boundary walls. These walls, which are brick or stone with stone copings, form an important element of Goldsborough, defining the boundaries of the properties and screening the less sympathetic newer housing.

- 4.5 Expansion of the village has been mainly on the northern and south eastern fringes, together with some development in the core of the village, and the redevelopment of farm buildings at Avenue Farm and East View at the west end of the village. Earlier post war developments tend to be lower density two storey brick and pantile houses or stone faced bungalows. Recent developments have been of higher density terraced or courtyard design. Woodlands Close, on the south side of Church Street, echoes in modern form the neighbouring stable building to Goldsborough Hall.
- 4.6 Most recently, the newly built two storey brick and pantiled ranges of houses at East View and Avenue House Farms have the appearance when viewed from a distance of groups of traditional eighteenth or nineteenth century farm buildings.



View south to 'East View'.

Key Views

- 4.7 As a result of the linear layout, there are no particularly strong focal points in the village itself, but there are a number of important views:
- The vista south along Station Road terminating at the War Memorial Cross and the Bay Horse Inn (Grade II);
 - The vista west along Church Street terminating in the two storey projecting bay to East View Farmhouse;
 - The vista south west from Goldsborough Hall along an avenue of mature lime trees;
 - The view east along The Avenue towards the gate piers that mark the edge of the village;
 - The view across Goldsborough Hall Park south east from Midgeley Lane.

Significant Field Boundaries

- 4.8 The most significant field boundaries are those defining the edges of Goldsborough Park. To the west and south west, these boundaries are defined by shelter belts of deciduous trees, while the eastern boundary is formed by the hedge line and drain of the New Cut. Outside of the village, the remaining hedges tend to be few in number and sparsely planted.
- 4.9 The fields at the north west entrance to the village are bounded by a partly felled avenue of lime trees which are focussed on the eighteenth century gate piers.

Prominent Woodland

- 4.10 The main areas of woodland are in Goldsborough Park, to the east and west of Goldsborough Hall, where they form a backdrop to the buildings of the village and to the parish church. The western boundary of the park is defined by a wooded shelter belt, and to the south abutting the Conservation Area boundary is a large wood called Great Wood.
- 4.11 These woodland areas are of particular importance in this low lying landscape of intensive arable farmland where hedges and hedgerow trees are largely absent.



Avenue of trees in Goldsborough Hall Park.

Landmark Trees

- 4.12 The most significant group of landmark trees is the avenue of lime trees planted on the Knaresborough Road to the west of the eighteenth century gate piers. This avenue has been damaged by the clear felling of all the trees on the north side of the road west of the Cricket Club.

- 4.13 However, a second avenue of lime trees survives in Goldsborough Park; these were planted by royal visitors in the 1920s, and form a significant feature in the parkland landscape.
- 4.14 Goldsborough Park contains a number of tree clumps of deciduous trees, and a number of notable specimen trees, including red cedars, pseudo acacia, Japanese cherry, weeping ash and purple beech. The Hall grounds contain a group of three Japanese cherries which were a gift from the Emperor of Japan in the 1920s.
- 4.15 Prominent in the views along the main street are the tall Wellingtonias to the rear of the churchyard and in the Hall grounds.

Strategic Pedestrian Routes

- 4.14 A limited network of footpaths link the village to the wider countryside. There are paths to the River Nidd at Goldsborough Mill Farm, and a circuitous route can be followed from Midgeley Lane around the south edge of Goldsborough Park to Goldsborough Moor and towards Flaxby.

Wildlife & Nature Conservation

- 4.15 While the woodlands and parkland at Goldsborough Park do not enjoy any statutory designation as being of nature conservation value, there is no doubt that these areas along with the larger ponds such as Leys Pond will form islands of ecological interest in an intensive arable landscape.

5. Character area analysis

- 5.1 This section examines the buildings and spaces within the Conservation Area in greater detail using sub areas to identify the special character of the village and to describe the details and features that help to define the special “sense of place” of Goldsborough.
- 5.2 The long period of estate ownership has given Goldsborough a particularly distinctive character and appearance. However, the village can be divided into three fairly distinct sub areas, as follows:
1. Goldsborough Hall and Park
 2. Church Street
 3. Avenue Gate and Midgeley Lane

1. Goldsborough Hall & Park

- 5.3 Goldsborough Hall is an early seventeenth century rectangular brick building with gables to each elevation. It stands set back from the main street behind the former stable block and high brick boundary walls, and can only be glimpsed



Goldsborough Hall Park.

from the street. There are no visible traces of any early landscaping scheme. The park was used as school playing fields in the 1940s and 1950s and today is mainly grazed by livestock

- 5.4 Views into the park can be had from Midgeley Lane, where a nineteenth century lodge marks the former western entrance to the park, and southwards from the front of the Hall, beyond the metal fence. The views are across the undulating parkland towards the avenue of lime trees and to the shelter belts beyond, which define the western and southern edges of the park.
- 5.5 The northern boundary along the village street at Cinder Walk is defined by a high brick wall, with woodland behind. Further east, the churchyard abuts the park, with woodland to the south, in the park. The eastern wall of the churchyard is formed by a stretch of the old walled garden wall. Further fragments of the high brick garden wall survive between the detached houses of Goldsborough Court. In places, ancient fruit trees survive behind these walls which now form the boundaries to modern houses.
- 5.6 The eastern boundary of the park is formed by New Cut, a canalised water course, with open countryside beyond. This boundary was formed in the mid to late nineteenth century, when the boundary of the park was moved slightly eastwards.



The Park wall along Church Street.

2. Church Street

- 5.7 Entering the village from the east, the road curves between sandstone walls with rounded copings to climb past St Mary’s Church and Goldsborough Hall Cottages. The road climbs between high brick walls on the south side and lower magnesian limestone and brick walls on the north side. Behind these walls lie some of the brick and pantiled former estate buildings including Home Farm Court and Home Farm. Cinder Path Cottage and Post Office Cottage are built end on to the road, and with their hipped roofs, punctuate the street scene.



Church Street view west.

5.8 The west end of Church Street focuses on the War Memorial and East View (originally named Low House Farm). The hip roofed East View sits centrally on the axis of Church Street, flanked by hip roofed barns and providing a symmetrical termination to the view west.

3. Avenue Gate & Midgeley Lane

5.9 Entering the village from the west along Knaresborough Road, the view south is contained by the remaining half of the Avenue, a row of lime trees which terminates at the Avenue Gate. These eighteenth century Magnesian limestone gate piers denote the entrance to the village, and are an unusual and distinctive feature.



Avenue Gates looking west.

5.10 The road curves southwards past the prominent Victorian School, with the former barns at East View and the former farm house at High House constraining the view. Midgeley Lane descends between limestone rubble walls, skirting

Goldsborough Park, and continues beyond the end of the Conservation Area at Avenue House Court. This is a recent courtyard housing scheme of linked blocks of brick houses on the site of the former Low House farm buildings.



High House, view into Midgeley Lane.

6. The form & character of buildings

6.1 There are 13 buildings and other structures in Goldsborough on the Statutory List of Buildings of Special Architectural or Historic Interest. 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 are recorded on the concept map. 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.

6.2 The following buildings and other structures in the Conservation Area are listed:

Church of St Mary	Grade I
Goldsborough Hall	Grade II*
Goldsborough Hall Cottages and Stansfield Court and Courtyard	Grade II
Wall and Piers, Church Street	Grade II
Bay Horse Inn, Church Street	Grade II
Low Farmhouse, Church Street	Grade II
East View Farmhouse and flanking walls, Midgeley Lane.....	Grade II
Barn to East View Farmhouse	Grade II

Farm Building to East View Farmhouse.....	Grade II
High House, Midgeley Lane.....	Grade II
The Limes, Station Road	Grade II
Sundial in the garden of Goldsborough Hall	Grade II
Gate Piers, Knaresborough Road.....	Grade II

6.3 The most significant listed buildings and structures, those of the greatest historic or architectural interest and those which are key features in the Conservation Area are described below.

Church of St Mary

6.3 The Church of St Mary is of Norman origin with a large amount of late Early English (late thirteenth century) and early Decorated (late thirteenth century) work, with a Perpendicular (fourteenth century) tower. Restorations were carried out in 1750 for Ann and Elizabeth Byerley, and in 1859 by Sir George Gilbert Scott. In the churchyard stands the Goldsborough Cross Base, a late Anglo Saxon cross.

Goldsborough Hall

6.4 The many gabled red brick hall, set back from Church Street at an angle, was built around 1625 by Sir Richard Hutton. Extensive renovations were carried out by John Carr after the purchase of the Hall by Daniel Lascelles in 1760. During the eighteenth century the 80 foot long gallery occupying part of the first floor of the main

elevation was divided into bedrooms and the ceiling masked by a lower one. Alterations in the 1920s included the replacement of sash windows on the main elevation with mullioned windows. The panelling and decorated ceilings are original to the building although extended to the library during the 1700s. Many of the rooms have Adam ceilings, coving and fireplaces. The Hall remained in the ownership of the Lascelles family until 1951, being used as a school until 1961. During the 1960s, it reverted to domestic use, and later extensions to the Hall were removed by Harrogate architect, H. Taylor.

Goldsborough Hall Cottages & Stansfield Court

6.5 These former stables were possibly designed by John Carr for Daniel Lascelles in the mid to late eighteenth century. The façade is similar to that of the north barn at Plompton Hall Farm where Carr also worked. This long near symmetrical range of brick buildings presents an impressive



Goldsborough Hall Cottages.

elevation onto the village street. It is a hip roofed group with two pyramidal roofed archways equidistant from each end.

East View Farmhouse & flanking barns

6.6 This group of buildings closes the view west along Church Street, and comprises a central hip roofed building flanked each side by hip roofed barns built end on to the road. The house has a centrally placed full height projecting brick bay, with blind openings to the sides of the bay, and stone slate eaves courses to the roof. The northern barn has a pattern of blocked openings and diaper patterned ventilation holes.



East View Farmhouse.

High House, Midgeley Lane

6.7 This is a large double pile brick former farm house, with a hipped roof with tall brick chimneystacks and with several blind openings onto Midgeley Lane. The adjacent former farm buildings survive to the south, now converted to residential use.



High House, Midgeley Lane.

Avenue Gate Gate Piers, Knaresborough Road

6.8 These comprise a pair of tall rusticated magnesian limestone piers topped by ball finials, with two shorter gate piers flanking. These gate piers are one of the defining features of Goldsborough, dating from the late eighteenth century.

6.9 Many of the former estate buildings share some common characteristics, with hipped pantile roofs, stone slates at the eaves, blind (blocked) openings in walls and sash or Yorkshire sliding windows with twenty or thirty small panes. Some of these features can be seen at East View Farm, High House, Avenue Farm House, Goldsborough House, Low Farm and Cinder Path Cottage.



Low Farm.

6.11 The following unlisted buildings are of particular local interest; Goldsborough House, a large eighteenth century brick farmhouse with hipped roof, large chimney stacks at the eaves and stone slates to eaves. This house is somewhat hidden behind high boundary walls, but with the adjacent former farm buildings, makes a significant contribution to the south west side of Station Road.

6.12 Post Office Cottage and the nearby Cinder Path Cottage are hipped roofed buildings mid way along Church Street, and they partly close the view eastwards, and punctuate the street scene when approaching from the east. Cinder Path Cottage has the characteristic estate features of stone slated eaves courses and blocked blind openings. Old photographs show that the west elevation once had Yorkshire sliding windows.



Cinder Path Cottage.

6.13 The west entry to the village is marked by the spiky gables and spirelet of the village school. This building, brick built with stone dressings and a Welsh slate roof was built in 1880. It is one of very few buildings in the village with mullioned windows or a Welsh slate roof.

- 6.14 Worthy of note are the groups of former estate cottages along Station Road. These are mainly in pairs, with a large central chimney stack. A few of these cottages are single double fronted buildings with a central entrance. All are gabled, mostly with pantiled roofs and modern windows.



Goldsborough School.

General form of buildings

- 6.15 Most of the older houses are two storey, with about two thirds with gabled roofs and one third with hipped pantiled roofs. Hipped roofed buildings tend to be larger and more prominently positioned, notably



Fleur Cottage, Station Road.

along Church Street. Avenue House Farm and Goldsborough House are the only hip roofed buildings found away from Church Street. There is clearly some conscious design in the groupings of hipped buildings, in particular to close the view west along Church Street, and in the siting of paired buildings at Post Office Cottage/ Cinder Path Cottage and with the stone built pair at Ainsty Croft and Crossways further west along Church Street.

- 6.16 Chimney stacks are often at gable ends or at the eaves of the larger hip roofed farmhouses, where they are prominent features in the street scene, as at High House. Gable end chimney stacks are used at double fronted houses such as The Beeches and The Limes, while large square brick stacks placed centrally on the ridge are a feature of the cottages in Station Road.



High House.

- 6.17 The houses and cottages of the village are mostly simple detached properties or pairs of cottages. Some of the former farmhouse such as Goldsborough House, High House and Avenue Farm are double pile houses two rooms deep, but these are the exception. There are no true terraces, that is, rows of houses specifically designed as such, apart from the modern ex-Council houses in Station Road. A number of farm buildings in the Conservation Area have been retained and converted to residential use, thus retaining traditional buildings of character.

Materials

- 6.18 Most of the older buildings in Goldsborough are built of the local clamp fired brick with pantiled roofs. Very few buildings are roofed in Welsh slate or stone slates. However, stone slates are often used at eaves and walltop level on some of the larger houses such as Goldsborough House.
- 6.19 A small number of houses built from coursed magnesian limestone blocks including the Bay Horse PH and The Limes cluster around the Station Road junction. Avenue Farm to the west and The Grange, a nineteenth century house, are built of ashlar blocks.
- 6.20 Boundary walls are variously built from bricks, magnesian limestone rubble often with gritstone copings, or purple pink sandstone. There are long stretches of finely worked pink sandstone block walling with rounded sandstone copings at each side of the road at the east end of the village, although no buildings appear to have been built from this material.



The Bay Horse public house.

- 6.21 The most prominent brick walls are those bounding the Hall Park east of The Bay Horse, and the disconnected stretches of the old walled garden wall at Goldsborough Court.



Detail of a magnesian limestone wall.



Brick wall at Home Farm.



Sandstone walls at the eastern end of Church Street.

Roof detailing

- 6.22 Most houses have gabled or hipped pantiled roofs pitched at 45° and a number have courses of stone slates at eaves level. Barge boards are largely absent, except on nineteenth century buildings such as the School or The Grange. Most gabled buildings have plain verges, but some of the larger double fronted houses have stone verge copings and kneelers. Dormer windows are wholly absent from older houses in the village.

Windows

- 6.23 Many houses retain vertical sliding sash windows, usually under splayed brick heads (voussoirs) and a few under swept brick heads. There is a variety of pane arrangements, ranging from 4 panes per window to thirty, as at The Beeches. Few of the cottages retain Yorkshire sliding windows, and those that do display a variety of pane arrangements. The most unusual are the multi-paned windows at Goldsborough Hall Cottages with 30 panes per window.



Vertical Sliding Sash window in Post Office Cottage.

- 6.24 Unfortunately, the character of some houses has been eroded by inappropriate new windows, especially PVCu windows. These alterations affect the character and appearance of the buildings and consideration should be given to installing traditional windows of appropriate design.



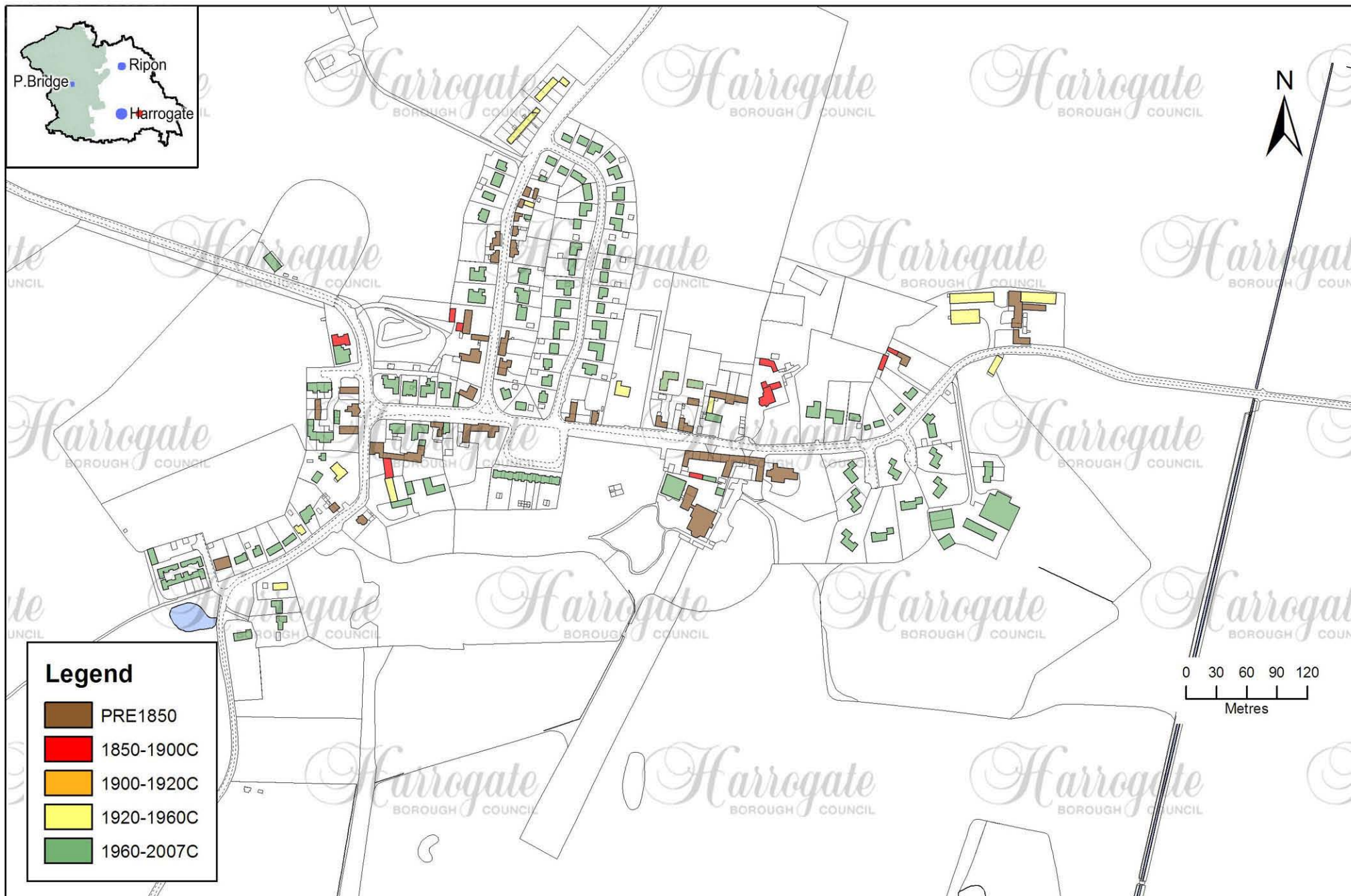
Multi paned windows in Goldsborough Hall Cottages.

Map 1: Historic Goldsborough 1909



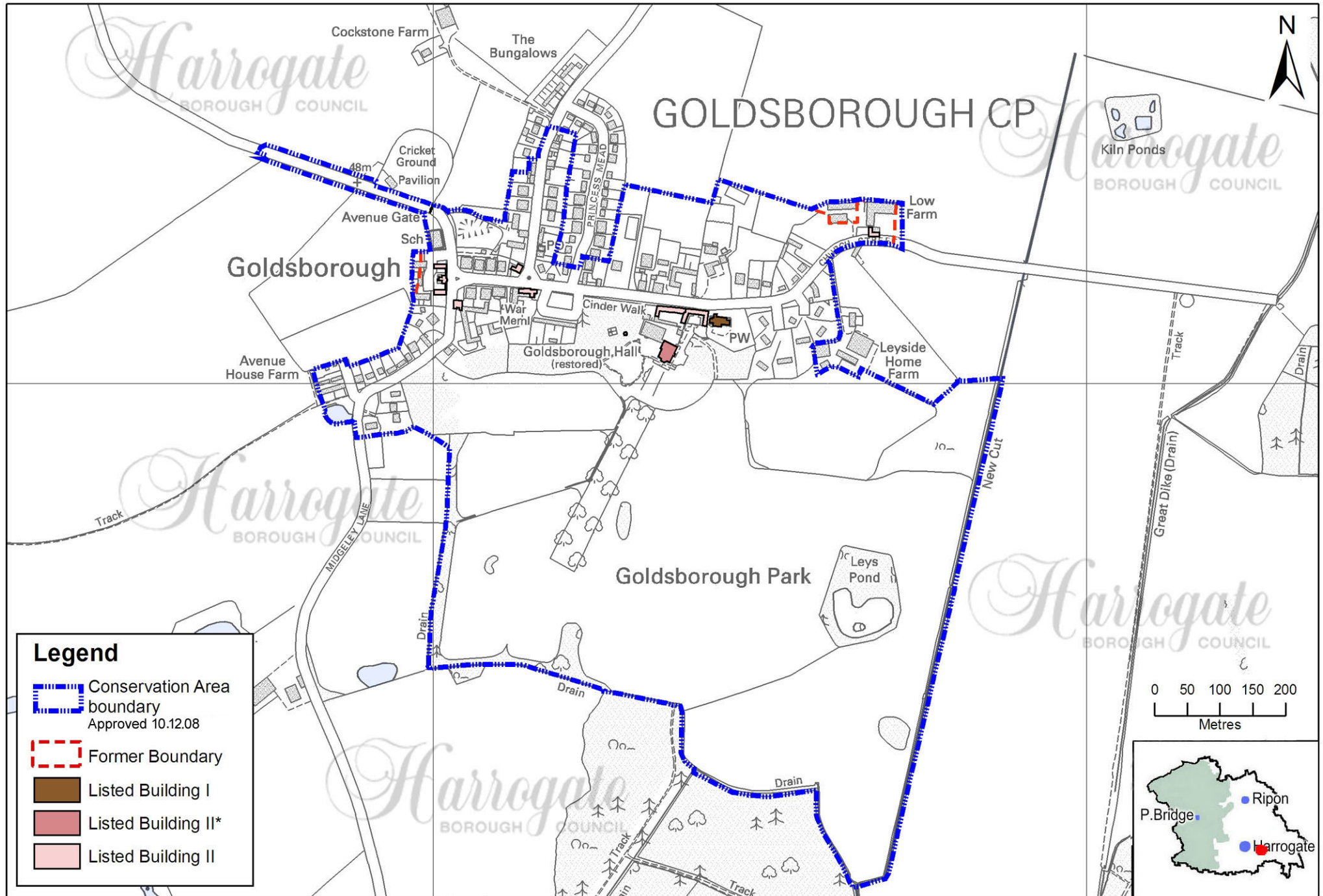
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. ©Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council. 1000.19628.2008

Map 2: Historical development of Goldsborough



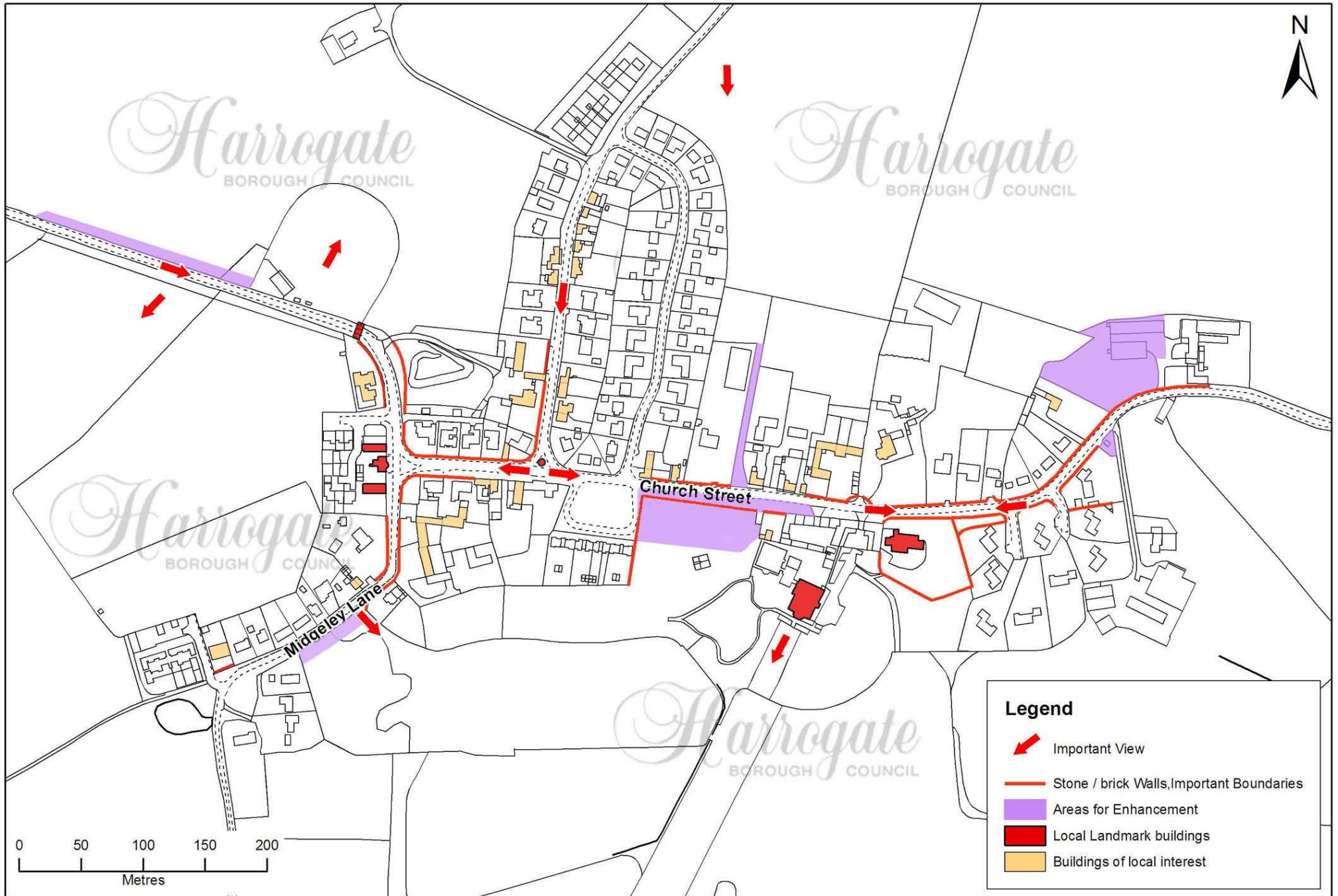
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2008

Map 3: Goldsborough Conservation Area boundary



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2008

Map 4: Analysis & concepts



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. ©Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2008

Map 5: Landscape character analysis



Appendix A

Management Strategy

1 Introduction

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 Goldsborough Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal .

Although Goldsborough 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 to:

- (a) 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, and once the Appraisal has been adopted, the findings and recommendations 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.

2 Monitoring & 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 Goldsborough 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 the involvement of the community at the public consultation event.

3 Maintaining quality

To maintain the recognisable quality of the Goldsborough 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 planning 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.

4 Conservation Area boundary review

As part of the process of producing the appraisal, the existing Conservation Area boundary was reviewed. It was suggested that buildings in Princess Mead and Station Road be included, but further survey revealed that these areas lacked the special architectural or historic interest to merit inclusion.

The opportunity was taken to remove some boundary anomalies as follows:

- a) the whole of East View Court is now included;
- b) all of the buildings at Low Farm are now included.

The amended boundaries are shown on Map 3.

5 The management of change

The special character and appearance of the Goldsborough 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 its character.

6 Opportunities for enhancement

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

- Retain, where possible, grassed areas in their unkerbed state, thus retaining the rural informality of these parts of the village.
- Reinstate windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.
- Greater effort should be made to place overhead cables underground,
- Replace items of street furniture and lighting with ones of more appropriate design.
- Replant the lime avenue at the western entrance to the village;

Trees which make a particular contribution to the Conservation Area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).



Bus shelter and 'clutter'.

Existing buildings

The survey of the existing buildings within Goldsborough clearly identified that a distinctive character exists, although 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 expectation of the



Bus shelter on Station Road with the 'softening' effect of planting.

planning system to protect the 'familiar and cherished scene' has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of Goldsborough could include some or all of the following:

Design Guidance

Additional design guidance, which is more specific to Goldsborough, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. This 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.

Article 4 Directions

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction, which removes permitted development rights. These are legal rights to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions can be designed to be specific to particular types of development, relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of development within the scope of planning control. Article 4 Directions are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation

Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the distinctive character of Goldsborough. The introduction of standardised twentieth century door patterns and PVCu windows and porches has undermined the character of many historic areas. The use of non-traditional finishes such as staining 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.

Grant schemes

From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area.

Erosion of quality & 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 stonework.

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 & extensions

Rooflines and chimney stacks are important elements 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 & 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 stone walls flanking the Main Street would be detrimental to the character and appearance of the Conservation Area.

Telecommunications equipment, satellite & 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 cables are intrusive throughout the Conservation Area, 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 unlikely that in past times street surfaces in Goldsborough were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. Concrete kerbings have been used to define the edges of verges. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

Important trees

The existing mature trees, together with stone walls, railings and hedgerows throughout the Conservation Area, add to its charm and character. 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.

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 Appraisal will provide guidance on the locally distinctive building features and details which reinforce the particular “sense of place” that characterises Goldsborough. This will assist in the formulation of proposals for small scale extensions and development.

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 that is 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 establish grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not impact on the exiting spaces between buildings.



Magnesian Limestone wall, Church Street.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area.



Avenue Farm Court.

Within the above criteria, new development should aim to achieve 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 & 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.

Checklist to manage change

In managing future change in the Conservation Area, the following will be important:

- Development should not impinge on the form and character of Goldsborough.
- Buildings should be constructed of materials which match or complement local traditional materials.
- 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 stone or brick walls of appropriate materials.
- New development should not adversely impact on the historic skyline, respecting important features such as the church tower and the roofline of Goldsborough Hall.
- 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.
- Positive management of the ageing stock of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage and street furniture.
- Repair and retention of stone boundary walling .

Appendix B

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 Goldsborough Conservation Area, a public consultation event was held on Tuesday 3 July 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. In addition, a press release appeared in the local newspaper informing residents and consultees that a review of the Conservation Area was taking place and that a workshop had been arranged. 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 plans 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 Goldsborough special to them. On return to the venue-the Cricket Club-, 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.

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.

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 25 April to 6 June 2008. Further, minimal amendments to the text were made following this consultation, and the Conservation Area Appraisal adopted by the Council and published on its website.