



Bedale

Conservation Area Appraisal

Supplementary Planning Document

Hambleton Local Development Framework

Adopted 21 December 2010



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1. Introduction

1.1 DEFINITION AND PURPOSE

1.1.1 A Conservation Area is defined as an 'area of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

1.1.2 The purpose of a Conservation Area is to protect townscapes of quality and the local distinctiveness of areas valued for their visual characteristics and historic associations. Although Conservation Areas will usually contain individual buildings of importance these tend to be protected through the listed building process whilst the Conservation Area designation addresses wider townscape and landscape issues. In looking at Conservation Areas the intangible qualities of views, vistas and context are critical rather than just the immediate fabric of the structures themselves.

1.1.3 The purpose of this Supplementary Planning Document (SPD) is to:

- Define and record the special interest and understanding of the Conservation Area to ensure a full understanding of its value.
- Increase public awareness of the aims and objectives of Conservation Area designation and stimulate interest in the protection of its character.
- Assist Development Management in the determination of planning applications, Conservation Area Consents and Listed Building Consent applications, with the aim of developing an appreciation of the cumulative impacts of piecemeal development.
- Identify areas for potential improvement.
- Suggest buildings for inclusion on a local list of buildings which are not included within the statutory list, but which have value to local people and communities for their historic and architectural importance.

- Reassess current boundaries to ensure they make sense on the ground.

1.1.4 The SPD will also assist Development Management in the application of Policies DP28 (Conservation) and DP29 (Archaeology) of the Development Policies Development Plan Document (DPDPD) of the Hambleton Local Development Framework (LDF). Further information on these policies can be found within the DPDPD, which is available from: www.hambleton.gov.uk/ldf.

1.1.5 This SPD is aimed at members of the public interested in conservation issues, residents of Conservation Areas, applicants for planning permission, their agents and architects, Development Management Planners and others involved in proposals for works within a Conservation Area.

1.1.6 Whilst this document may provide some clarity on the historic significance of the Conservation Area, it is not meant to be an all encompassing document and areas or features which are not mentioned should not be considered unimportant within the Conservation Area. Please note that all development proposals will be considered on their own merits.

1.2 STATUTORY DUTIES OF THE LOCAL AUTHORITY

1.2.1 Local planning authorities are required to 'formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas' (Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

1.2.2 In making a decision on an application for development in a Conservation Area, 'special attention shall be paid to the desirability of preserving and enhancing the character or appearance of that area' (Section 72 of the Act). While this should ensure that harmful change is not allowed, some changes, not normally requiring planning permission (known as permitted development) could still damage the special qualities of the area. Local authorities have special powers to issue directions removing certain permitted development rights from properties if it can be shown that it is necessary. These are known as Article 4 Directions.

1.3 COMMUNITY INVOLVEMENT

1.3.1 A draft appraisal was available for public consultation from September to November 2009. All residents of the Conservation Area were informed of the 8 week consultation period by letter indicating how they would be individually affected and enclosing a leaflet. The consultation was publicised in the local press and within the Council's newspaper 'Hambleton News'. A public exhibition was held during this time in Bedale Hall and issues arising were discussed at the Bedale Area Forum. A Consultation Statement (October 2010) has been produced which addresses comments made by interested parties. Amendments have been made where necessary to the document in line with comments received.

1.3.2 Copies of the draft SPD were also sent to various interested regional and national bodies such as English Heritage and North Yorkshire County Council.

1.3.3 This Conservation Area Appraisal was adopted as SPD by the Council on 21st December 2010.

1.4 POLICY CONTEXT

1.4.1 This appraisal has been undertaken in the context of existing and emerging planning policies at both national and local level. English Heritage and other amenity bodies have issued expert guidance on the subject of Conservation Area Appraisals and the appraisal should therefore be read in conjunction with the following documents:

- The Local Development Framework Core Strategy and Development Policies DPD.
- National Planning Policy Guidance; especially Planning Policy Statement 5: Planning for the Historic Environment and the Historic Environment Planning Practice Guide (March 2010).
- Guidance on Conservation Area Appraisals, English Heritage (2006).
- Guidance on the Management of Conservation Areas, English Heritage (2006).

The following document has also been referred to as a background document:

- Bedale Renaissance Masterplan and Vision, 2004.

2. The Conservation Area

2.1 DESIGNATION OF THE CONSERVATION AREA

2.1.1 Located at the foot of the Yorkshire Dales, Bedale is a small historic market town situated at equal distance between Ripon and Richmond. Bedale is recorded in the Domesday Book as possessing a church and the town's historic origins are still apparent in the Bedale Conservation Area which covers the town's ancient street pattern and contains 79 listed buildings.

2.1.2 The most notable listed buildings are the Grade I listed Bedale Hall, St. Gregory's Church and the Market Cross which is also designated as a Scheduled Ancient Monument.

2.2 PREVIOUS STATEMENTS

2.2.1 The original designation statement produced by North Riding County Council in 1973 set out the proposed Conservation Area boundary, which also contains an historic and visual appraisal of the town.

2.2.2 The District Council undertook and published a Conservation Area assessment in October 1998. It provided a guide to the implications of designation, a brief history of Bedale and defined the boundary of the designated area. The assessment formed a baseline guide for this Conservation Area Appraisal.

2.3 CONSERVATION AREA BOUNDARY

2.3.1 Bedale Conservation Area was first designated in April 1974 and amended in 1988.

2.3.2 This appraisal identifies one area where an amendment to the boundary is proposed to include Barras Terrace, Alexandra Terrace and the building and wall to the front of 49 South End. This proposed extension can be seen on both maps 1 and 2 to the rear of this document.

2.3.3 The boundaries of Bedale Conservation Area have been drawn to include the historic core of Bedale and encompass almost all of the town's pre-1900 buildings, with significant examples of architecture and building from the 13th to the 19th Centuries.

2.3.4 All the buildings to North End and Market Place and the spaces behind are included in the Conservation Area. South End is included up to the Masonic Hall to the west side, up to and including Barras Terrace on the east side and Alexandra Terrace on the west side of the street. The boundary then diverts eastwards towards Bedale Beck where it loops around The Harbour, including the Grade II listed weir.

2.3.5 Towards the north of The Harbour the boundary encloses the allotment gardens, Bedale Bridge, and the station signal box, all contained within Aiskew parish, before cutting back to Bedale Beck.

2.3.6 The boundary follows the east bank of Bedale Beck northwards enclosing waste land and the churchyard before turning west around the back of St. Gregory's House and joining the A684.

2.3.7 The boundary follows the road north for a short distance before turning west prior to the entrance to Bedale Golf Club. It then follows the line of the ha-ha wall forming the division between Bedale Park and the more formal space in front of Bedale Hall and down to the properties in Wycar.

2.3.8 The boundary turns west and encloses the properties to the northern edge of Wycar, including the Old Grammar School before turning south missing the later 20th Century houses on Wycar. It then loops around and includes Wycar Terrace and Sussex Terrace. The boundary then turns north to miss the unremarkable 20th Century development on Samwaies Court but loops back round to include Beech Cottage.

2.3.9 The boundary continues along the back of the properties on Sussex Street segregating this area outside of the Conservation Area and joins the back of Market Place.



2.5 GEOGRAPHIC LOCATION

- 2.5.1 Bedale is located 5 miles west of the River Swale, where the flat Vale of York gives way to the rolling countryside at the approach to the Yorkshire Dales. Bedale benefits from the Wensleydale Railway which links the town with The Dales to the west and Leeming Bar to the east.
- 2.5.2 The town of Bedale is situated in a central location towards the northern end of North Yorkshire, north of Ripon and 15 miles south of Richmond.
- 2.5.3 The town lies around the intersection of three routes: the A684 linking the town with Northallerton to the east and Leyburn to the west; the B6268 linking the town with Masham to the south west and the B6285 to the south.
- 2.5.4 The A1, the main north-south route in the area is located approximately 3 miles to the east of Bedale and links with the town via the A684.
- 2.5.5 A network of public footpaths link the town with the surrounding countryside, and the villages of Crakehall, Kirkbridge and Firby.

2.6 LANDSCAPE SETTING

- 2.6.1 The topography in Bedale is relatively flat although there is a slight rise up Emgate from Bedale Beck to North End and a corresponding rise to Bridge Street. Market Place and North End are on a slight slope.
- 2.6.2 To the west of the town the land rises providing open views back to the town from where St Gregory's Church is prominent.
- 2.6.3 Bedale lies outside the Yorkshire Dales National Park and the Nidderdale Area of Outstanding Natural Beauty and is predominantly agricultural.
- 2.6.4 Bedale is located on the northern edge of the Upper Magnesian Limestone Belt, which has an influence on the area's ecological character. The soils are fertile and so farming is intensive and arable crops predominate. The geological influence changes to Millstone Grit to the north and west. The principal building stone however is the cobblestone that was pulled from the fields and is a reminder of glacial activity within the area during the last "Ice Age".

3. Historic Development and Archaeology

3.1 HISTORY

3.1.1 The historic town of Bedale can be dated back to Saxon times and there is evidence of the incorporation of elements of the 9th Century church in the Medieval building.

3.1.2 In the “Harrying of the North” ordered by William the Conqueror all houses and church buildings between York and Durham were destroyed. The Domesday Survey (1086) however records a church at Bedale suggesting that the 9th Century church building survived in the location of the existing nave.

3.1.3 Bedale (originally called Bedell) developed around the church and a 13th Century timber castle. There is no remaining evidence of the castle and its function was limited, the tower being fortified in the 14th Century as the main form of defence. The Market Cross was also erected at this time and a park for hunting had been established.



Figure 1: Market Cross

3.1.4 In 1251 the Market Charter was granted by Henry III and the burgage plots were laid out along the line of North End and Market Place. These burgage plots form the long pattern of garden plots to the rear of Market Place reaching down to Bedale Beck and Wycar and form an important part of the character of Bedale.

3.1.5 In the 18th Century Bedale grew in prosperity with the growth of the milliner and shoe trade which led to the improvement of the town. The Market Place Toll Booth (which can be seen in Figure 2) and other buildings were demolished and the western end of North End rebuilt with fine three storey brick buildings which give this street its Georgian character.

3.1.6 The development of these buildings influenced the architecture on Market Place with many of the Medieval buildings refaced with brick three storey facades in the Georgian style.



Figure 2: Painting of North End Bedale by W. Sanderson - 1840

3.1.7 In contrast, the buildings on Emgate maintained their industrial function, including cloth fulling and tanning, and therefore its Medieval character has to some degree been maintained. In addition this street contained small half timbered cottages finished in wattle and daub and thatch.

3.1.8 Bridge Street is more modern, constructed some time between 1786 and 1836. Bridge Street has a significant impact on the character of Bedale, cutting across the burgage plots to the east of Market Place and providing a new route through the town, bypassing the main intersection at the Market Cross. The area was developed with the construction of the Auction Mart, the Old Chapel, and the Assembly Rooms to the rear of the Town Hall.

3.1.9 During the 18th Century the town spread along South End and into Wycar with the development of brick terraced properties and individual town houses. This period also saw the development of The Harbour and the attempted improvement of Bedale Beck to provide a navigable waterway to the River Swale. Navigation began in 1768 and the iron mooring rings can still be seen in the harbour walls. However, the scheme was later abandoned with the arrival of the railway in 1855. Repairs to the Harbour walls have recently been undertaken by the Town Council.

3.1.10 Subsequent 20th Century developments saw the town spread further into the surrounding countryside.

3.1.11 Bedale has close associations with the Fitzalans, Lords of Bedale, in the 13th and 14th Centuries. Brian Fitzalan is recorded as a beloved and faithful friend of Edward I. He became Custodian of the Realm of Scotland and fought at the side of the king at Falkirk in 1298. Later the Peirse family inherited the manor in the 17th Century and were responsible for its subsequent development in the 18th Century.

3.1.12 Of local notoriety is the shoemaker and diarist Robert Hird (1768 -1841) who lived in a cottage in Emgate and recorded many of the changes that occurred within the town in the 18th and 19th Centuries.

3.1.13 Hird commented on the "low and numerous" cottages on Emgate, many built of timber and daub with thatched or slate roofs. He records how one house at the end of Emgate built in 1707 was rebuilt in 1827 when its thatched roof

was replaced with tiles. The low rooms were remodelled and the leaded windows replaced with sashes and the walls of the house were rendered and outbuildings built.

3.1.14 Figure 3 shows the town in 1859, just before the railway arrived. Bridge Street is a modern addition, first shown on a map of 1838. It clearly cuts across the grain of the garden plots.

3.2 ARCHAEOLOGY

3.2.1 The only Scheduled Ancient Monument in the Bedale Conservation Area is the Market Cross, a 13th Century stone pillar with metal cross at the intersection between North End, Market Place, Emgate and The Wynd.

3.2.2 Evidence of early settlement or activity in the vicinity of Bedale has been found in the form of flint tools and implements in the fields to the north of Wycar.

3.2.3 North of the Conservation Area boundary further archaeological interest exists with evidence of Medieval ridge and furrow field patterns.

3.2.4 The most notable archaeological sites in the Bedale area are the henges located near Nosterfield, approximately 10 miles south of Bedale. These circles are little understood but are considered to be of significant importance to the early history of the area.

3.2.5 The A1, located within three miles of the town, is on the line of Dere Street, the main Roman route from north to south.

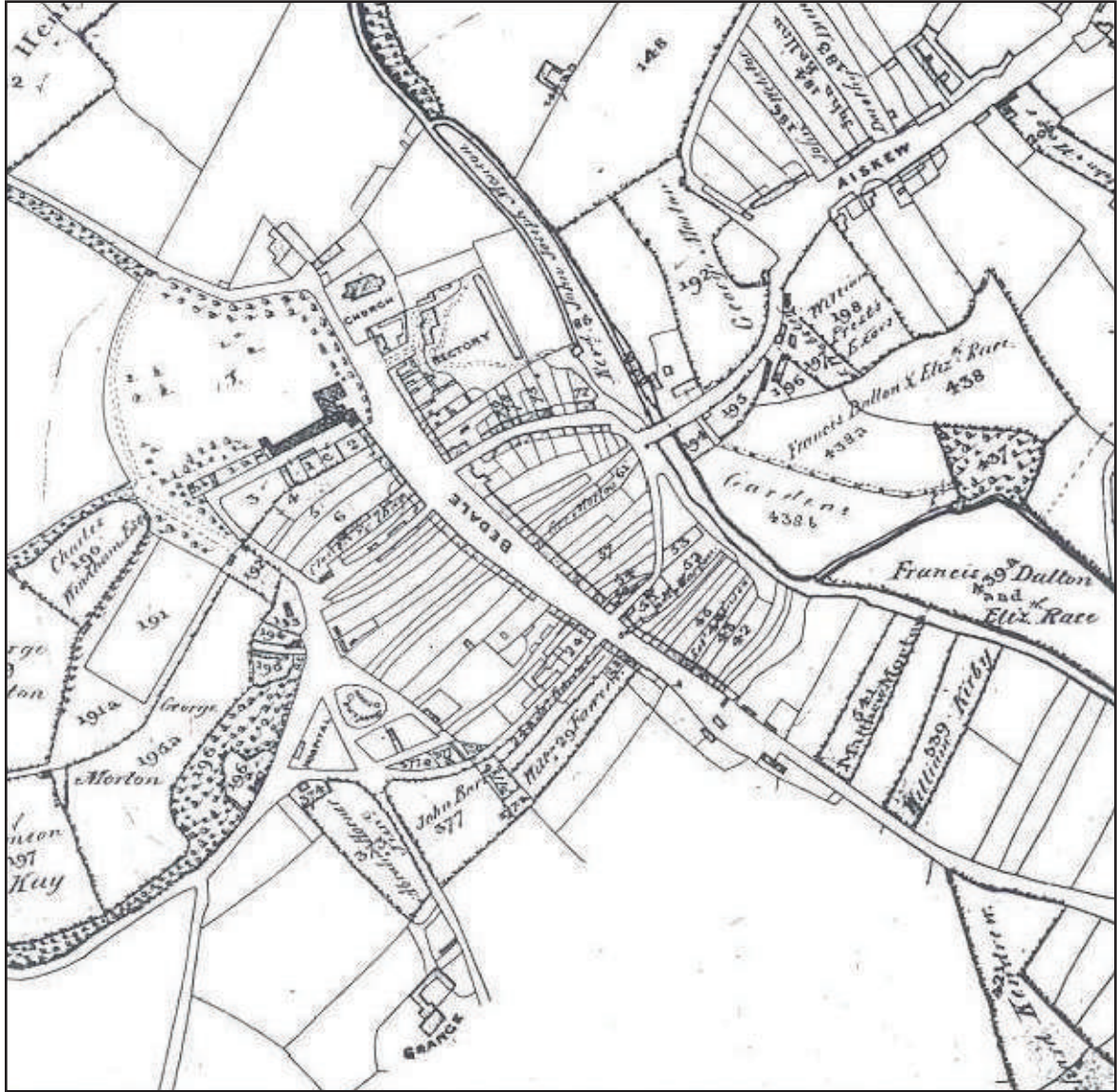


Figure 3: Bedale in 1859
© North Yorkshire County Record Office

4. Architectural Qualities and Building Styles

4.1 ARCHITECTURAL AND HISTORICAL CHARACTER

4.1.1 The special and historic interest of Bedale Conservation Area derives its character from a number of factors including:

- The long curving main street forming Market Place and North End.
- The rural setting of the town with open views to the north.
- The prominence of St. Gregory's Church to the top of North End.
- The architectural and historical interest of the area's buildings, 79 (under 56 listing descriptions) of which are listed, three being Grade I.



Figure 4: North End and the sweep round Market Place.

- The prevalent use of local building materials in buildings and walls, notably brick and cobblestone walls with pantile or slate roofs.
- Distinctive local features and details (e.g. the Market Cross, shopfronts, cobbled surfaces etc.).
- The Georgian town houses fronting onto Market Place and North End.
- The northern end of the Conservation Area punctuated by Bedale Hall and St. Gregory's Church.
- The Medieval character found to the alleys and buildings to the rear of Market Place.
- The remaining Medieval buildings found to the east side of North End.
- The green spaces to the western end of Wycar.

- The layout of the long narrow "burgage" plots to the rear of Market Place on both sides.

4.1.2 The Conservation Area has a memorable historic character and appearance derived from a varied collection of old buildings built in a rich mix of domestic architectural styles and local building materials dating from the Medieval period onwards.

4.1.3 The defining character of Bedale is that of a Georgian Market Town with an 18th Century appearance to a large number of buildings, especially to Market Place and North End. The area's early timber framed buildings are often hidden behind later facades of brick or render.



Figure 5: Typical shopfront on Market Place.

4.1.4 The houses along the west side of North End and the top of Market Place are the most impressive. These are generally of brick construction on three storey with varying ridge heights that give a pleasing appearance. The buildings further down Market Place are less imposing but nonetheless have a distinctive Georgian character. Most of the taller buildings have shallow attic storey windows, gabled parapets with kneelers and brick dentilled eaves.

4.1.5 Many of the buildings on Market Place and North End have been converted into shops and most of these have late 18th or early 19th Century projecting timber shopfronts with fine uprights and shallow fascias that are a distinctive characteristic of the Market Place.



Figure 6: Buildings on the west side of North End

4.1.6 St. Gregory's Church aside, the Medieval period is represented by 25 - 29 North End, the cottages found around the green spaces within Wycar and the numerous out-buildings and workshops found to the rear of North End, Market Place and Emgate.

4.1.7 Outside of the main historic core Victorian influences are found to the buildings in South End, within Wycar, and to the area between Market Place and Beckside (Bedale Bridge). The most notable Victorian buildings are the Assembly Rooms to the rear of the Town Hall, the Auction Rooms and The Old Grammar School. Later 19th Century building took place on the approaches to the town; and Wycar Terrace and Sussex Terrace are good examples of late 19th/ early 20th Century terraces.

4.1.8 Buildings and structures considered to be of considerable importance through their own merit or the contribution they make to the townscape are detailed below.

- St. Gregory's Church is Grade I listed and dates mainly from the 13th, 15th and 19th Centuries. Its tower is a prominent feature to the townscape and the Church terminates the view to the north of the Market Place.
- The Market Cross is a 14th Century structure comprising a stone pillar with a metal cross located at the intersection between Market Place, North End, Emgate and The Wynd. Market Cross is listed Grade I and is a Scheduled Ancient Monument.
- Bedale Hall is a 16th and 17th Century manor house that was remodelled and refaced in the early 18th Century in the Palladian style. The building is constructed predominantly in brick with a stone and rendered facade to the park elevation. The Hall is listed, Grade I.
- The Town Hall is listed Grade II. The building has little impact on the streetscape of Market Place apart from the large 24 pane windows, which often go unnoticed. To the rear there is an imposing three storey brick structure constructed as Assembly Rooms in the 19th Century. The building's massing is considerably larger than those adjacent and therefore dominates the skyline, and the views from the beckside and Aiskew.

4.2 BUILDING MATERIALS AND LOCAL DETAILS

- 4.2.1 During the 15th Century the buildings were constructed using timber frames with wattle and daub panels, with either thatch or stone slate roofs. During the 18th Century the town went through a process of change and the buildings were either substantially altered or taken down and replaced.
- 4.2.2 Where the Medieval structures survive, the buildings have been refaced with 'Georgian' facades, constructed in stone or brick, sometimes with a render finish.
- 4.2.3 The predominant material is therefore red brick or cobblestone (i.e. stones taken off the fields). Where cobblestone is used to the buildings in Market Place and North End, and to a number of the brick facades, a render finish is applied. This was originally a traditional lime render, but has been replaced on a number of the buildings with an inappropriate cement render.



Figure 8: 21 North End cobblestone under render

- 4.2.4 The subservient buildings to the rear of North End, Market Place and Emgate, and a number of the boundary walls, have been constructed in cobblestone, with the stone visible as a fairfaced finish constructed in a lime mortar with stone galletting.

- 4.2.5 When the buildings were constructed or altered in the 18th Century the roofing material was primarily a stone slate although a red clay pantile may have been used in some instances. During the 1940's many of the buildings on Market Place and North End had their roof coverings stripped and replaced with a concrete profiled tile. This finish is not only inappropriate but shall be placing a disproportionate load on the roof structures and its replacement with a traditional covering should therefore be encouraged.
- 4.2.6 The prevailing window style is a multi pane design timber sliding sash of 6 over 6 (6 over 3 to the attic storey). Where this feature remains the building retains its vitality, but a large proportion of the windows in Market Place and North End have been replaced with more modern 1 x 1 pane design sliding sash windows.
- 4.2.7 Outside of the historic core, buildings range from Medieval cottages through to Victorian villas and terraces. The predominant material is red brick and roofs have a Welsh grey slate covering. Windows are timber sash but a large proportion have been replaced in plastic. A large number of the windows on Emgate have suffered the same fate.
- 4.2.8 The use of sandstone rubble and high quality ashlar is rare with the notable exception of St. Gregory's Church and the portico to the front of Bedale Hall. The remainder of the Hall's principal elevations have a stucco render finish and the rear elevations are made from brick and cobblestone. On Emgate one building is constructed in limestone ashlar but this is an exception to the normal vernacular.
- 4.2.9 The shopfronts throughout the Market Place are generally of a single style dating from the late 19th and early 20th Centuries. The shopfronts are of timber construction and project forward onto the street, comprising slender framing on masonry stall-risers with narrow fascias.
- 4.2.10 Paint colours are predominantly modern and therefore affect the historic character of the town. As buildings require redecoration the use of heritage colours should be encouraged.

5. Spatial Analysis

5.1 OPEN SPACES, LANDSCAPE AND TREES

5.1.1 The most used public open space is the parkland to the north of Bedale Hall, located on the northern boundary of the Conservation Area. The area is well used with a playground and other youth facilities and a large open green space incorporating playing fields. The boundary of the park is comprised of the old stone boundary wall to Bedale Hall and the remnants of the ha-ha at the northern boundary with the golf club.



Figure 9: Bedale Park with Bedale Hall and St Gregory's Church.

5.1.2 The golf club is outside of the Conservation Area and is created out of the former formal landscape and deer park to the north of Bedale Hall. It therefore has an important historical association with the Hall and the town.

5.1.3 In Wycar there is a small triangular shaped green and a bowling green. This is a well matured open space with a good selection of trees and greenery.

5.1.4 The graveyard to the rear and side of St. Gregory's Church is a characterful spot that provides a good setting for the church and surrounding buildings. The graveyard has a good range of mature trees, in particular Yew, and forms the boundary to the north east where the land falls into Bedale Beck.



Figure 10: Graveyard to rear of St. Gregory's Church.

5.1.5 Along the line of Bedale Beck, forming the northern end of the east boundary is open wasteland with mature trees along the line of the beck.

5.1.6 To the southern side of the bridge a walkway follows the line of the beck leading to the weir and 'harbour'. The land to the east is scrub land with allotments to the eastern edge and a Leylandii hedge on the line of the Conservation Area boundary.

5.1.7 On the eastern bank adjacent to the bridge there is a small landscaped garden containing the Leech House which provides a picturesque location next to the beck.

5.1.8 The walled gardens to the rear of North End and also to South End are significant open spaces and add to the character of the area, but being enclosed and out of sight of the public do not impinge on the public realm.

5.1.9 Market Place and North End are notable for the lack of trees or other greenery but this contributes to its open character. Trees do however add to the character of the space around St. Gregory's Church, the knoll to the top of North End adjacent to the church and the area north and west of Bedale Hall.



5.2 FOCAL POINTS, VIEWS AND VISTAS

- 5.2.1 Due to the flat topography around Bedale, views back to the town are limited. Where views can be made the tower of St. Gregory's Church predominates.
- 5.2.2 On the approach to Bedale from the north, St Gregory's Church forms a key feature as a gateway to the Conservation Area. Where the town is viewed from Aiskew and the south, the Assembly Rooms to the rear of the former Town Hall on Market Place provides the dominant feature on the skyline.
- 5.2.3 As Bedale is at the low point in the topography, views out of the town are limited. The best opportunity exists from the parkland to the north of Bedale Hall where views can be made of the open countryside to the north and onto the golf course. Long Walk to the west of the park does not have a public right of way but does provide a picturesque route through an historic lime avenue to view the former deer park.
- 5.2.4 The Market Cross marks the intersection of North End, Market Place, Emgate and The Wynd and attractive vistas of the town can be viewed from this spot.
- 5.2.5 The town has an attractive and lively roofscape that follows the sweep of the Market Place to North End. There is little opportunity to gain an elevated position to view the town, other than from the church tower which is closed to the public. The best views can therefore be achieved from street level along North End looking back down Market Place.

6. Area Character Appraisals

6.1 IDENTIFICATION OF CHARACTER AREAS

6.1.1 Bedale's overlying character is that of a Georgian market town set out on the layout of the Medieval burgage plots designated in the town charter of 1251. Moving away from the historic core the spaces open up and the character changes with Victorian buildings and terraces interspersed with some more modern developments.

6.1.2 Bedale Conservation Area has seven distinct sub-areas with their own character and these are described in the sections below.

1. MARKET PLACE AND NORTH END

6.1.3 The Market Place, with its wide sweeping arc from the top of South End, through Market Place to North End, and cobbled surfaces provides Bedale with its defining character.



Figure 11: The top of North End.

6.1.4 North End has two distinct characters, with its elegant three storey brick built Georgian town houses to the west side, and the Medieval buildings to the east side.

6.1.5 The top of North End is punctuated by St Gregory's Church and Bedale Hall. The character of this area has been significantly changed by the road alterations carried out in the 1950's. These works included the partial demolition of the Bedale Hall boundary wall, opening up the park and rerouting the A684. A long section of wall survives on the east side of the A684 by the Church and beyond the former lodge at the entrance to the Golf Club.

6.1.6 At the head of Emgate around the Market Cross there is a further cluster of fine three storey brick built Georgian town houses, now converted into shops with office space above.

6.1.7 Market Place is characterised by the brick and render finished 18th Century facades with tiled or slate roofs on the line of the original burgage plots. The buildings are of lower status when compared to the buildings in North End and the top of Market Place, and many appear to have a Georgian facade applied to the Medieval structure.



Figure 12: The cluster of buildings around Market Cross.

6.1.8 Throughout Market Place and the buildings on the east side of North End, the shops have well detailed fine late 19th Century and early 20th Century shop fronts. The shop fronts have a distinctive style, projecting onto the pavement, with fine turned joinery. Many of the 19th Century shop fronts have very slender round section corner mullions with turned bases and heads. They form an important part of the streetscape and its character.

6.1.9 The spaces behind Market Place and North End are characterised by the alleyways, long gardens and spaces that follow the line of the original burgage plots. Much of this character is retained, although some modern developments intrude. To the east side of Market Place the original plots have been dissected by Bridge Street. The disruption has resulted in an irregular pattern of development, characterised by sheds, workshops, chapel buildings and the Auction Mart, now a car park.

6.1.10 Both Market Place and North End are particularly dominated by parked cars. These have a negative impact upon the Georgian character of the town.

2. SOUTH END

6.1.11 South End has two defining characters with the two storey Medieval cottages to the northern end, and the Victorian terraces further down. The buildings are nonetheless fine and provide the area with a more open character.



Figure 13: South End.

6.1.12 To the top of South End narrow gardens stretch between South End and Bedale Beck and these are characteristic of this area's Medieval heritage, the gardens laid out on the line of the original burgage plots.

6.1.13 To the southern end, Barras Terrace was constructed by 1892 and forms a modest row of Victorian Cottages, flanked by a tall brick garden wall, which served a former property since demolished. Opposite, Alexandra Terrace constructed by 1913 is a terrace of Edwardian town houses. All of this row retains its original door cases, although many of the windows have been altered over time. Both these terraces play an important role on the approach to Bedale from the South, presenting Victorian/Edwardian development on the periphery of the town, which leads to the older, Georgian Market Town.

3. BEDALE PARK

6.1.14 Bedale Park was originally conceived as a deer park, possibly by Fitzalan, Lord of Bedale, but by the 18th Century the landscaped park was created by the Peirse family. Little remains of the landscaping and most of the park is now a golf

course, with the exception of Long Walk and the remnants of the ha-ha along the northern boundary of Bedale Conservation Area.

6.1.15 Bedale Hall was probably built on the site of the 13th Century timber castle (none of which remains) and comprises a Medieval manor house that has been substantially remodelled and refaced in the 1730's to create a Palladian style stately home finished in brick and render.

6.1.16 The building was serviced by estate and stable buildings to the rear and east side, elements of which remain, forming the range of buildings to the southern edge of the park. The stables were demolished in the 1950's leaving a small section attached to the buildings to the west and a new office building has now successfully replaced an inappropriate garage extension to the Hall. The estate yard buildings remain to the south west corner, which were given polite architectural facades to the parkside to disguise their utilitarian purpose.

6.1.17 The park is used as a public facility and has a playground, playing fields and other youth facilities. The park contains a large expanse of grass with mature trees along its boundary.



Figure 14: Long Walk.

6.1.18 During the 1950's the A684 was rerouted dissecting the north-east corner of the park. Much of the boundary wall was demolished opening up the park to the public, greatly altering the character of this area. A section of the original boundary wall can still be seen outside the church.

6.1.19 To the south west corner, close to Long Walk, there is a clump of mature trees, within which lies the Ice House. Beyond is the original walled kitchen garden, which now contains Bedale Manor, a modern dwelling constructed to the design of the renowned British architect, Basil Spence, lying just outside the Conservation Area.

6.1.20 To the south-west corner of the estate yard modern buildings have been constructed forming the Police and Fire Station. These are of course functional buildings, but do not add to the character of the area.

4. ST. GREGORY'S CHURCH

6.1.21 St. Gregory's Church was constructed in the 13th Century on the site of a former Saxon chapel. The tower is a prominent landmark and signals the entrance to the town from the north. This is a key view and particularly significant forming the setting of the Conservation Area.



Figure 15: St Gregory's Church

6.1.22 North of the church is St. Gregory's House, built in the early 18th Century and reputedly the first brick building in the town.

6.1.23 The churchyard falls away from the church down to Bedale Beck. The churchyard is a picturesque spot with many mature trees, in particular Yew, and provides an attractive setting for the church. The Old Rectory lies to the south east of the church in extensive wooded grounds and is bounded by the shrub land to the east.

5. EMGATE

6.1.24 Before the construction of Bridge Street in the 19th Century, Emgate was the primary route into the town from the river crossing and the east. In the 18th Century, whilst the better houses were located in the Market Place, Emgate was home to Bedale's industries which included cloth fulling and tanning. The local shoemaker and diarist

Robert Hird (1768 -1841) described the cottages on Emgate as "low and numerous", many constructed of timber and daub with thatched or slate roofs.



Figure 16: Emgate

6.1.25 Today Emgate is lined with small two storey cottages of brick or stone construction, some with a render finish, with slate and tile roofs. The road narrows towards the top and the buildings increase in scale. The streetscape has received traffic calming measures that impact upon its Medieval character.

6.1.26 There is a pattern of small garden plots to the north and south of Emgate, to the rear of the cottages, containing small timber sheds and stone built workshops. Many of these will have housed the former industrial processes.

6. WYCAR

6.1.27 Wycar is the area between The Wynd and Sussex Street, and is characterised by mature open green spaces and 19th Century villas, terraces and chapels. However, this is somewhat compromised by the inappropriate siting of road signs and highway clutter.



6.1.28 To the west of Wycar Green, backing onto the open countryside, is a group of late 19th Century villas, plus some modern additions, in domestic revival or Arts and Crafts styles. The most notable building is the Old Grammar School built in 1888 in the Gothic Revival style on the site of the original Grammar School, founded in 1588.

6.1.29 The Bedale Bowling Club originally formed in 1792, occupies a significant green space here, adding to the variety of uses and character of this area.

6.1.30 To the south west corner are the Victorian terraces of Wycar Terrace, built in 1899 and Sussex Terrace built in 1903. These are good examples of 19th and 20th Century Bylaw housing, constructed in red brick with a Welsh slate covering to the roofs.

6.1.31 There are a number of 17th Century cottages scattered throughout the area, sited close to the greens and on the entrance to The Wynd. To the south east the area is spoiled through the intrusion of modern housing and commercial developments.

7. BECKSIDE AND THE HARBOUR

6.1.32 Beckside is the area that runs along Bedale Beck from Bedale Bridge to The Harbour, and the allotments to the east. The area is bounded to the east by the railway line and a Leylandii hedge planted to the top of the allotments. In summertime the area is partially secluded as the self seeding trees along the east of the beck block views towards Aiskew making this a tranquil space. This area may however benefit from more effective management for biodiversity purposes.



Figure 18: Bedale Beck looking towards the bridge.

6.1.33 Improvement works to the stability of the beckside and footpath have seen the introduction of bio-engineering techniques. To do this in a sensitive manner, willow faggots and pre-planted coir rolls have been used to improve the bank habitat and protect the existing bankings. New vegetation was introduced, which has become quickly established.



Figure 19: The beckside before and after.

6.1.34 To the north east corner adjacent to the crossing is the Station Signal Box and Leech House, both listed buildings, and a Victorian villa called Mawson House, which was the police station in the 19th Century and now converted into offices.

6.1.35 The area was 'improved' in the 18th Century with the building of The Harbour and weir around 1768 in a failed attempt to make the River Swale navigable. The bridge was rebuilt in 1740 and again in 1828, the land adjacent drained and the beck widened. The drained land was let to the poor of Bedale and the bank side became a walk between the bridge and The Harbour.

6.1.36 The path allows views to the back gardens of South End when the trees are not in leaf, onto the allotments up towards Aiskew bank, and to the open countryside to the south.



Figure 20: The Harbour and Weir.

6.2 CURRENT ACTIVITIES AND USES

6.2.1 The Bedale Conservation Area is a mixture of retail, office, small commercial and residential uses. There is no manufacturing or industry in the area and with the notable exception of traffic the area is quiet. South End, Bedale Park, the church and the Beckside have a more tranquil atmosphere.

6.2.2 Shops include newsagents, a post office, banks, a supermarket, a bakery, butchers, estates agents, tea rooms, pet supplies, homeware and craft shops. There are two veterinary practices in the Market Place, and several pubs and hotels.

6.2.3 The town has a Parish Church, Methodist Chapel and a Masonic Hall located within the Conservation Area. To the west of Bedale Hall there is a fire station and police station, both modern buildings. This area also contains a childrens nursery, small offices and residential buildings. There are two main car parks in the Conservation Area, one to the rear of Market Place on the east side and one accessed from Bridge Street. Although these are centrally located they do have an impact upon the character of these areas.

6.2.4 To the north of Bedale Hall within the park there are recreational facilities including a playground, a skate park and playing fields. These occupy a privileged position within the parkland and the setting of Bedale Hall.

6.2.5 The traffic 'bottlenecks' at the crossroads where Market Place, South End, Bridge Street and Sussex Street intersect and this, combined with the parking of cars along Market Place and North End, can lead to traffic congestion. It is envisaged that the proposed relief road around Bedale and Aiskew would help address this problem.

6.2.6 The town is an important visitor attraction with its historic buildings and links with the Yorkshire Dales.

6.3 LANDMARK BUILDINGS

6.3.1 There are several landmark buildings within the Conservation Area, these tend to be listed buildings with particular historic importance and include:

- Bedale Hall
- St Gregory's Church

- Market Cross
- The Assembly Rooms

6.4 KEY UNLISTED BUILDINGS AND POSITIVE BUILDINGS

6.4.1 In addition to the 79 listed buildings in the Bedale Conservation Area there are a number of unlisted buildings that make a positive contribution to its character and appearance.

6.4.2 Buildings identified as having a positive impact on the Conservation Area will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provide the streetscape with interest and variety. Most importantly they make a positive contribution to the special interest of the Conservation Area.



Figure 21: Old Grammar School, Wycar.

6.4.3 Some of the buildings considered to make a positive contribution include:

- The Old Grammar School, which is a fine example of Gothic Revival architecture and forms an important part of the streetscape to Wycar.
- South End House, 33 South End is a fine Georgian villa that retains much of its historic fabric and makes a positive contribution to the streetscape.
- The late 19th Century villas to the north of Wycar are good examples of their type and sit well at the head of this space.

6.4.4 The buildings identified as being of local interest are shown on Map 2.

6.5 GENERAL CONDITION OF THE AREA AND THE BUILT FABRIC

- 6.5.1 In general the built fabric within Bedale is in a satisfactory condition but there are a number of underlying trends that require attention, and a number of notable exceptions.
- 6.5.2 The majority of the historic roof coverings to Market Place and North End were overhauled during the 1950's and replaced with a machined concrete tile with a shallow profile. The roof coverings are therefore generally in a sound watertight condition, but cannot be considered appropriate within the historic environment. Having regard to their age however the roof coverings can be expected to deteriorate in the foreseeable future and replacements will be required within a period of 20 years. The opportunity should then be taken to apply a covering more appropriate within the historical context. This can be either with a clay pantile or more accurately with a stone slate, although the latter is becoming increasingly rare to source.
- 6.5.3 Many of the brick facades are beginning to deteriorate with failure of the mortar pointing. Where repairs have been made these have often been carried out with a cement based mortar and this has resulted in a low incidence of frost damage to the soft clay bricks. Where pointing repairs are needed these should be carried out with a traditional lime mortar and where previous cement mortar repairs have been made the pointing should be removed and replaced with a lime mortar before irreversible damage occurs to the building fabric.
- 6.5.4 A large proportion of the buildings in Bedale have a render finish either over cobblestone walling or brick. Traditionally the renders will have been made with a lime plaster, but the majority of buildings have had their historic finish removed and replaced with a cement render, often with a rough textured finish. A cement render is not an appropriate finish to historic buildings, as small cracks can cause moisture to become trapped within the fabric. Therefore, when the opportunity arises the cement render finishes should be removed and replaced with a traditional lime render, either with a wood float finish or as a harling. For further information refer to the Design Guide, which forms an Annex to this appraisal.
- 6.5.5 The historic joinery is generally in a satisfactory condition. Problems occur where the original windows have been replaced with modern timber frames and it's to these elements that deterioration is occurring. Where modern elements are decayed the item should be removed and replaced with a window designed to sit comfortably with the historic fenestration.
- 6.5.6 The timber shop fronts are an important characteristic of Bedale and in the main are in good condition. Some deterioration is occurring to the joinery details in a number of examples and these require attention. Some of the shop fronts have received an inappropriate modern finish and these should be removed.
- 6.5.7 Decorations to renders and external joinery are in many cases beginning to fail and early attention is required to a large proportion of the buildings in the historic core. Outside of the historic core of Market Place, North End and Emgate the decorative condition is better. When new decorations are made traditional coatings should be used, selected from a palette of heritage colours.
- 6.5.8 The chimney stacks to a number of the properties on Market Place have been reduced in height and the pots have been removed having an impact on the character of the street. These should be reinstated where appropriate.
- 6.5.9 The landmark buildings, i.e. Bedale Hall, St. Gregory's Church and Market Cross are generally in good condition. The Assembly Rooms are in the process of being brought back into use.
- 6.5.10 21 North End holds a prominent position to the east side of North End. Although its condition can be considered fair at present any further deterioration will have an impact on the character of the top end of the Market Place. The building is one of the oldest structures in Bedale and therefore repairs should be considered as a priority.

6.5.11 To the rear of 24 & 26 Market Place there is a stone built store building in a badly deteriorated state of repair which requires urgent works. Further outbuildings to the rear of Market Place on the east side and to the rear of Emgate are in a similar state of disrepair, but many have been the focus of recent developments.

6.5.12 A building to the rear of 27 and 29 North End has been damaged by a fire in recent years and is in need of repair.

6.5.13 The former estate yard to the south west corner of Bedale Park has an important historical association with the Hall and the deteriorated condition detracts from the character of the area. The remaining buildings in the area have been brought back into a viable use and a similar use should be found for the estate yard.

6.5.14 To the eastern end of Emgate the render finish is failing to a number of buildings and requires attention in the near future.

6.5.15 On Bridge Street the buildings to the rear of the White Bear public house are part demolished with the roof covering and external joinery removed. This area has planning approval for redevelopment, but the deliverability of this remains uncertain.

6.6 PUBLIC REALM: STREETScape, STREET LIGHTING AND STREET FURNITURE

6.6.1 The cobbled surfaces on Market Place and North End are the most notable part of Bedale's floorscape. Yorkstone pavements are present in many alleys, but many have also been replaced with concrete paving slabs. Any opportunity to reinstate Yorkshire pavements would significantly enhance the public realm.

6.6.2 The Bedale Heritage Partnerships Scheme has recently enhanced the alleyway alongside Albert Row and that between 13 and 15 Market Place/Fleece Cottages with natural stone pavements which has significantly improved the character of these areas whilst also improving public access. The Bedale Conservation Area is

characterised by the alleyways or ginnels that run down the line of the burgage plots that form Market Place. Other ginnels have a modern bitumen macadam surface dressing that is inappropriate to the character of the Conservation Area and is generally in poor condition.



Figure 22: Resurfaced alleyway alongside Albert Row.

6.6.3 The above mentioned ginnel which runs between 13 & 15 Market Place links with the roadway that runs past Fleece Cottages is an historical pedestrian route from the river crossing to the Market Place. The garage buildings to the side of this alleyway have recently been given a new lease of life, through the Heritage Partnership Scheme, as a temporary measure until such time as the whole site can be redeveloped more appropriately.



Figure 23: Fleece Cottages

6.6.4 The streetlights within the Conservation Area are of varying styles and there is no coherent design. The streetlights are generally modern in style and do not fit with the character of the Conservation Area.

6.6.5 Traffic calming measures have been provided to Emgate and these have a negative impact upon the character of the street as they are quite intrusive. This is a very narrow street, which remains two-way, sometimes causing difficulty for motorists.

6.7 DISTINCTIVE LOCAL FEATURES

6.7.1 Within the Conservation Area are a number of local features that give the area a distinct identity. These features, which may relate to the area's history or locality, give Bedale its unique sense of place. The following features, though small, make a significant contribution to the Conservation Area's special interest.

6.7.2 Within the churchyard stands a stone war memorial that provides a tangible link with the 20th Century. The memorial was erected in 1920 and bears the names of 46 men who died in the First World War and 21 in the Second. The cross was made by Samuel Monk of York Minster and was engraved by the Bedale stonemason Esau Hall.

6.7.3 On the east bank of Bedale Beck adjacent to the bridge is the Leech House. The Leech House is a small castellated structure believed to date from the late 18th Century and was last used for storing leeches for medicinal purposes in the 1930's. The building and the public garden in which it stands was restored by the Bedale District Heritage Trust and opened by Sir Leon Brittan on 22nd June 1991.



Figure 24: The Leech House, Aiskew.

6.7.4 Within Market Place there is a K6 Phone Box that is Grade II listed. This has recently been relocated to the edge of the Post Office as part of a wider improvement scheme in this area.

6.7.5 The shop fronts to the buildings in Market Place are of a distinctive style and date from the late 19th/early 20th Century. They have slender timber mullions with moulded tops and bases supporting a narrow fascia.

6.7.6 Contained within a clump of trees to the south west corner of Bedale Park is a mound of earth that contains the ice house, a Grade II listed structure. It is not known when the building was last used as an ice house, but it was brought back into use during World War II. It suffered damage during the 1950's and 60's until the building was given listed status and restored by the Bedale District Heritage Trust in 1995. The Ice House forms part of the town's Heritage Trail.



Figure 25: The Ice House.

6.7.7 On Wycar Green there is a 19th Century Pump House with timber framed structure on stone dwarf wall with a slate covered hipped roof. The green spaces to Wycar are protected by white painted timber posts and chain that provide a distinctive character to this area.

6.7.8 To the western end of the long burgage plot at the rear of 18 Market Place is a 'Bull Shed' of sandstone and brick construction with a stone slate roof. It is said that this building was once used to house the town bull and later the town's fire engine.



Figure 26: The Bull Shed.

6.8 PROBLEMS AND NEGATIVE FACTORS

- 6.8.1 Most of the Conservation Area is of high visual quality but there are a number of areas and issues that detract from the special interest of the area.
- 6.8.2 The setting of Bedale Hall is compromised by the tarmac car park immediately in front of the principal north elevation.
- 6.8.3 Many of the Hall Estate buildings have been converted into viable uses, but the estate yard to the south west corner of the park remains in a semi-derelict state and detracts from the character of the area.
- 6.8.4 The store building to the rear of 24 and 26 Market Place is in a dilapidated condition and requires restoration.
- 6.8.5 21 Market Place (Spar) has a modern brick built shopfront to the ground floor that spoils the streetscape to the east side of Market Place.
- 6.8.6 The part demolished building on Bridge Street has a negative impact on the area. However, the site does have recent planning permission for redevelopment.
- 6.8.7 The modern concrete profiled roof tiles found to the majority of the roofs to Market Place and North End are not in keeping with the character of the individual buildings and detract from the Conservation Area in general. The coverings are coming to an age when they will begin to fail and their replacement with clay pantile or stone slate should be encouraged.

6.8.8 The 'Bull Shed' and the long garden plot to the rear of 18 Market Place are in poor condition and the repair of the building and redevelopment of this area should be encouraged.

6.8.9 The domination of parked cars in North End and Market Place compromise the character of the streetscape.

6.9 NEUTRAL SITES AND AREAS

6.9.1 Neutral areas neither enhance a Conservation Area nor do they significantly detract from its quality. They mostly contain buildings of the modern era in good condition but built in styles that fail to reflect the vernacular style or the character of the area and their siting often disrupts the traditional plot pattern of the area.

6.9.2 Most of these areas are found on Bridge Street, the east end of Emgate and to the rear of the western side of Market Place. The neutral areas are as follows:

- Kitchings to the rear of Market Place and the car park adjacent.
- The Bridge Street car parks and the early 20th Century housing to their northern edge.
- The Riverside Club, Emgate.
- The Electricity sub-station and adjacent timber sheds/workshops to the rear of Emgate.
- The Fire Station and Police Station to the south west corner of Bedale Park.
- The service yard to the former Build Centre and the car park and rear area in general to the Co-op.
- The buildings in poor condition on Bridge Street.
- The un-managed land between Bedale Beck and the allotments.



Figure 27: Early 20th Century housing by Bridge Street Car Park.

6.10 SUMMARY OF ISSUES

6.10.1 Bedale's historic character is that of a Georgian market town set out on the layout of the Medieval burgage plots designated in the town charter of 1251. Moving away from the historic core the spaces open up and the character of the area changes with Victorian buildings and terraces interspersed with some more modern developments.

6.10.2 The Market Place, with its wide sweeping arc from the top of South End, through Market Place and up to North End, and cobbled surfaces provide Bedale with its defining character. There are a number of factors that have a negative impact on the Bedale Conservation Area and these are summarised below.

- The traffic congestion at the intersection of Market Place, South End, Bridge Street and Sussex Street.
- The estate yard to the south west corner of Bedale Park.
- The concrete tile roof coverings.
- A number of the traditional multi-pane windows which have been replaced with large pane sash windows.
- The influx of plastic windows in the outlying areas.
- Inappropriate cement render finishes.



Figure 29: Intersection between Market Place, South End, Bridge Street and Sussex Street.

- Failing finishes to a number of properties on Market Place and North End.
- Inappropriate paint colours to some shop fronts.
- Alterations to traditional chimney stacks with reduction in height and pots removed.
- Modern inappropriate shop fronts.
- Inappropriate streetlights.
- The car park to the front of Bedale Hall.
- The condition of buildings along Bridge Street. (It should be noted that any redevelopment here should seek to conserve the cruck framed building to the rear of the White Bear Public House).
- The high volume of on street parking on Market Place and North End.



Figure 28: North End

7. Management Plan

7.1 MANAGEMENT STRATEGY

7.1.1 The purpose of the Conservation Area Appraisal and Management Plan is to provide a clear and structured approach to proposed development, repairs and alterations which have an impact upon the Bedale Conservation Area.

7.1.2 The aim of the Management Plan is to identify buildings and spaces which have the potential for improvement or further enhancement. Although Bedale is an attractive town, and a number of grant schemes have helped improve the appearance of the town, there are still some buildings or spaces which could be improved or enhanced for the wider benefit of the Conservation Area. The Management Plan will therefore highlight such issues and suggest measures to address them.

7.2 MONITORING AND REVIEW

7.2.1 The District Council monitors Conservation Areas as part of the Annual Monitoring Report (AMR). In particular, the AMR focuses upon the number of Conservation Area Appraisals produced by the Council and monitors the target for further completion.

7.2.2 Hambleton District Council is required to review its Conservation Areas from time to time, which may involve alterations to the boundaries of existing Conservation Areas or even the designation of new Conservation Areas. The special character of Bedale has been considered as part of this review process and forms part of this assessment.

7.3 MAINTAINING QUALITY AND CONSISTENCY

7.3.1 In order to maintain the quality environment of the Conservation Area, the District Council will:

- Carry out a review of the Conservation Area character appraisals and Management Plan from time to time.

- Require an appropriate level of supplementary information at the planning application stage.
- Establish a 'local list' of historically significant buildings, not already included within the statutory list of listed buildings.
- Where appropriate prepare design guidance for specific development schemes within the public realm.

7.4 BOUNDARY REVIEW

7.4.1 As part of this appraisal the boundary of the Conservation Area has been reviewed and is proposed to be extended to include Barras Terrace and Alexandra Terrace as these Victorian and Edwardian developments play a key role in defining the character of the town on the approach from the south. Both terraces also retain many key characteristics, such as original door surrounds, window openings, roofing materials, chimneys and in some cases boundary walls and railings.

7.4.2 There are no areas to be removed from the Conservation Area as all areas included are considered worthy of being so.

7.5 OPPORTUNITIES FOR IMPROVEMENT OR ENHANCEMENT

7.5.1 Although Bedale is a very attractive town and generally in a good state of repair, there are some properties which would benefit from the application of appropriate repair techniques. The replacement of many inappropriate repairs with ones more in keeping with the age of the properties would also bring benefits. For example:

- The re-pointing and care of brick and stone, carried out in appropriate matching materials using a lime based mortar, to the appropriate style.

- Care and repair of existing roofs and roof coverings, including the replacement of inappropriate modern coverings with more appropriate pantile or stone slate.
- Care and repair of traditional cast iron guttering and downpipes, including the replacement of modern plastic rainwater goods with cast iron wherever possible.
- Repair and enhancement of traditional shopfronts.
- Care and repair of existing traditional windows, including the reinstatement of more appropriate historic designs and materials wherever possible.
- The use of appropriate historic paint colours, such as the Dulux Heritage range, Farrow & Ball or the Little Green Paint Company (other paint companies also provide heritage ranges).
- Improvement of modern signage with timber signs finished in appropriate historic colours.
- The replacement of modern cement based mortars with lime based renders, more in keeping with the historic character of the buildings and streetscene.
- The maintenance of existing historic floor surfaces or the use of traditional paving materials within new works.

7.5.2 Where buildings of historic value within the Conservation Area fall into a state of disrepair, the Council will consider the use of statutory powers to enforce the owners of such properties to implement appropriate repairs to ensure longevity of the building.

7.5.3 In particular, there are a number of sites where enhancement would be beneficial to the character and appearance of the Bedale Conservation Area. These are:

- The estate yard to the south west of Bedale Hall
- Bridge Street
- The garages to the north of Fleece Cottages
- The store building to the rear of 26 Market Place
- The store to the rear of 27 and 29 North End
- The “Bull Shed” and garden plot to the rear of 18 Market Place



Figure 31: Bridge Street.

7.6 FUTURE PROPOSALS

7.6.1 There are a number of future proposals for Bedale, which will have positive impacts upon the character of the Conservation Area. However, it will be important that the design of these new proposals is to a high standard, including siting, materials and design. Proposed works include:

- Improvements to the open space in front of the Post Office will improve the appearance and permeability of the area.
- A proposed bypass from north of the Church through to Leeming Bar and the A1(M) with associated roundabout will help alleviate the significant impact of motor vehicles on the character and use of the town centre.
- A proposed visitors’ car park located north of the church will help alleviate parking congestion in the town. This however, will require great care in terms of design, siting, signage and lighting taking into account the important approach to the Conservation Area.

7.6.2 Further details of these proposals can be found within the Local Development Framework Allocations Development Plan Document in respect of the bypass and car park; and from the Town Council with regard to the open space improvements.

7.7 DESIGN GUIDANCE

7.7.1 A Design Guide for works of repair and alteration to buildings and spaces within Hambleton's Conservation Areas forms an Annex to this appraisal. It provides further detail to the opportunities for improvement or enhancement highlighted above. The Design Guide concentrates on specific issues relevant to Conservation Areas such as traditional materials, shop fronts, streetscape and the public realm.

7.8 EXISTING HISTORIC BUILDINGS

7.8.1 The appraisal has identified 79 Listed Buildings within the Bedale Conservation Area. These are included within the following list of heritage assets. The current appraisal has also identified a number of unlisted buildings which provide a significant contribution to the historic character of the town. These include:

- The Old Grammar School
- South End House, 33 South End
- The Bull Shed to rear of 18 Market Place
- The Pump House, Wycar
- The late 19th Century villas at Wycar



Figure 32: South End House, South End.

7.9 ARTICLE 4 DIRECTIONS

7.9.1 There are currently no Article 4 Directions in force or proposed in Bedale.

7.10 HERITAGE ASSETS

Scheduled Ancient Monuments

- There is 1 Scheduled Ancient Monument within the Bedale Conservation Area, this is the Market Cross at the intersection of North End, Market Place, Emgate and The Wynd.

Tree Preservation Orders

- There are 42 individual plus 3 groups of TPOs within the Conservation Area.

Listed Buildings within the Conservation Area

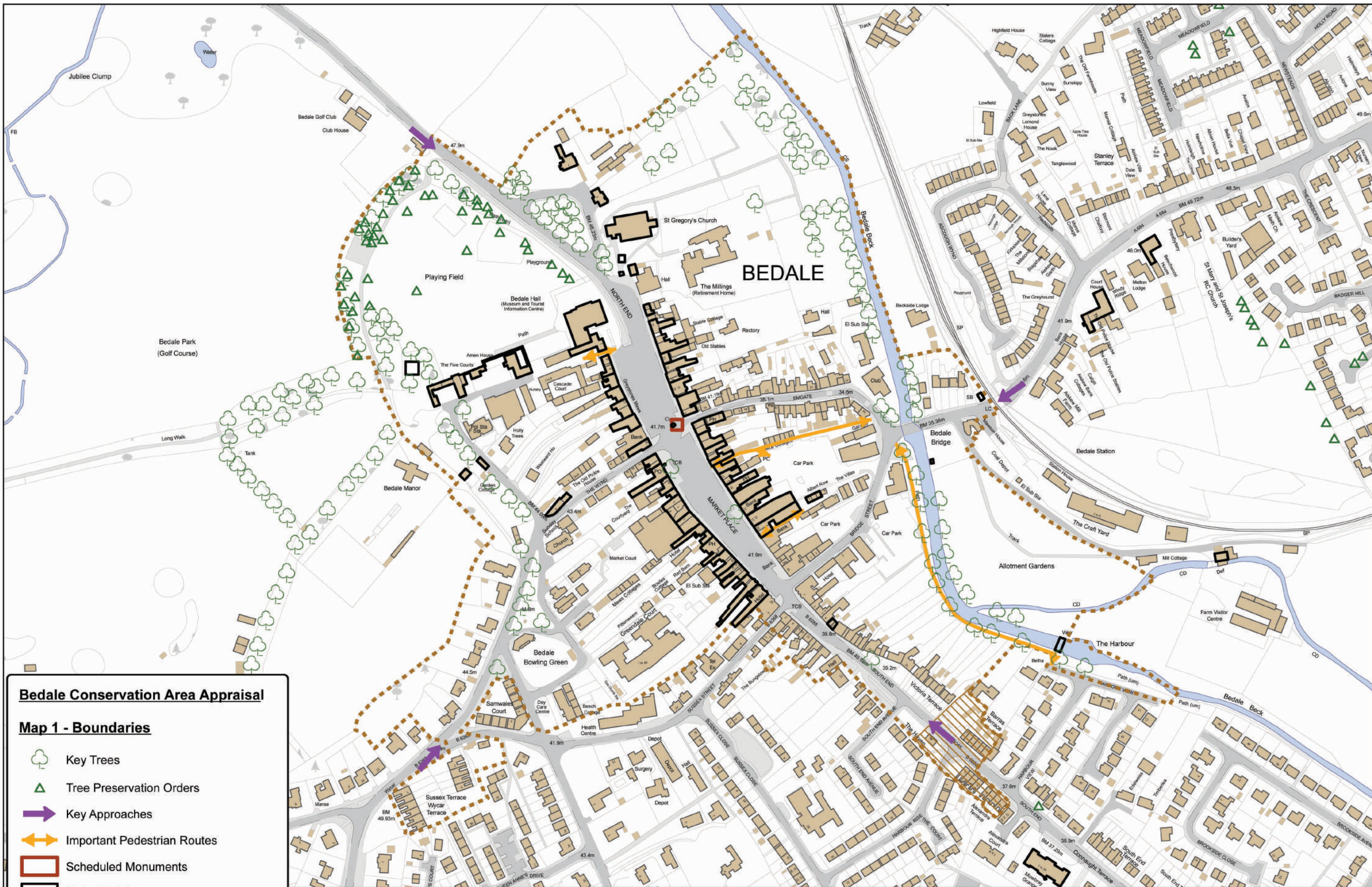
- There are 79 Listed Buildings within the Conservation Area, listed below under 56 separate descriptions:

| Building Name | Street Name | Grade |
|-----------------------|--------------|-------|
| The Three Coopers | Emgate | II |
| Market Cross | Market Place | I |
| Nos. 1 & 3 | Market Place | II |
| Nos. 5, 5a & 7 | Market Place | II |
| Nos. 9 & 11 | Market Place | II |
| No. 13 | Market Place | II |
| No. 15 | Market Place | II |
| No. 17 | Market Place | II |
| No. 19 Old Black Swan | Market Place | II |
| No. 21 | Market Place | II |
| No. 23 | Market Place | II |

| Building Name | Street Name | Grade |
|--|--------------|-------|
| Nos. 25 & 27 | Market Place | II |
| Nos. 29 & 31 Town Hall | Market Place | II |
| 1, 2 & 3 Albert Row | Market Place | II |
| Nos. 2 & 4 | Market Place | II |
| No. 6 Post Office | Market Place | II |
| No. 8 | Market Place | II |
| K6 Phone Box | Market Place | II |
| No. 10 | Market Place | II |
| No. 12 | Market Place | II |
| No.14 | Market Place | II |
| No. 16 Green Dragon | Market Place | II |
| No. 18 | Market Place | II |
| Nos. 20 & 22 Waggon & Horses | Market Place | II |
| Nos. 24 & 26 | Market Place | II |
| Nos. 28, 32 & 34 | Market Place | II |
| Nos. 36 & 38 | Market Place | II |
| No. 40 Kings Head | Market Place | II |
| St Gregory's House & Wall | North End | II |
| No. 3 | North End | II |
| St Gregory's Church | North End | I |
| Cottage within courtyard | North End | II |
| Gateway to Church | North End | II |
| Nos. 7 & 9 | North End | II |
| Nos. 13 - 19 | North End | II |
| No. 23 | North End | II |
| Nos. 25, 27 & 29 | North End | II |
| Nos. 31 & 33 | North End | II |
| Nos. 35 & 37 Oak House | North End | II |
| Bedale Hall | North End | I |
| House and wall attached (30m W of Bedale Hall) | North End | II |
| Ice House (W of Bedale Hall) | North End | II |
| No. 2 | North End | II |
| Nos. 4 & 6 | North End | II |
| No. 8 & attached railings | North End | II |



| Building Name | Street Name | Grade |
|-----------------------------|--------------------|--------------|
| No. 10 | North End | II |
| Nos. 12 & 14 | North End | II |
| No. 16 | North End | II |
| No. 20 | North End | II |
| Harbour Walls & Weir | South End | II |
| Nos. 11 & 13 | South End | II |
| Nos. 4 & 6 The Smithy | The Wynd | II |
| Gatehouse SW of Bedale Hall | The Wynd | II |
| Lodge SW of Hall | The Wynd | II |
| Leech House | Aiskew | II |
| Signal Box | Aiskew | II |



Bedale Conservation Area Appraisal

Map 1 - Boundaries

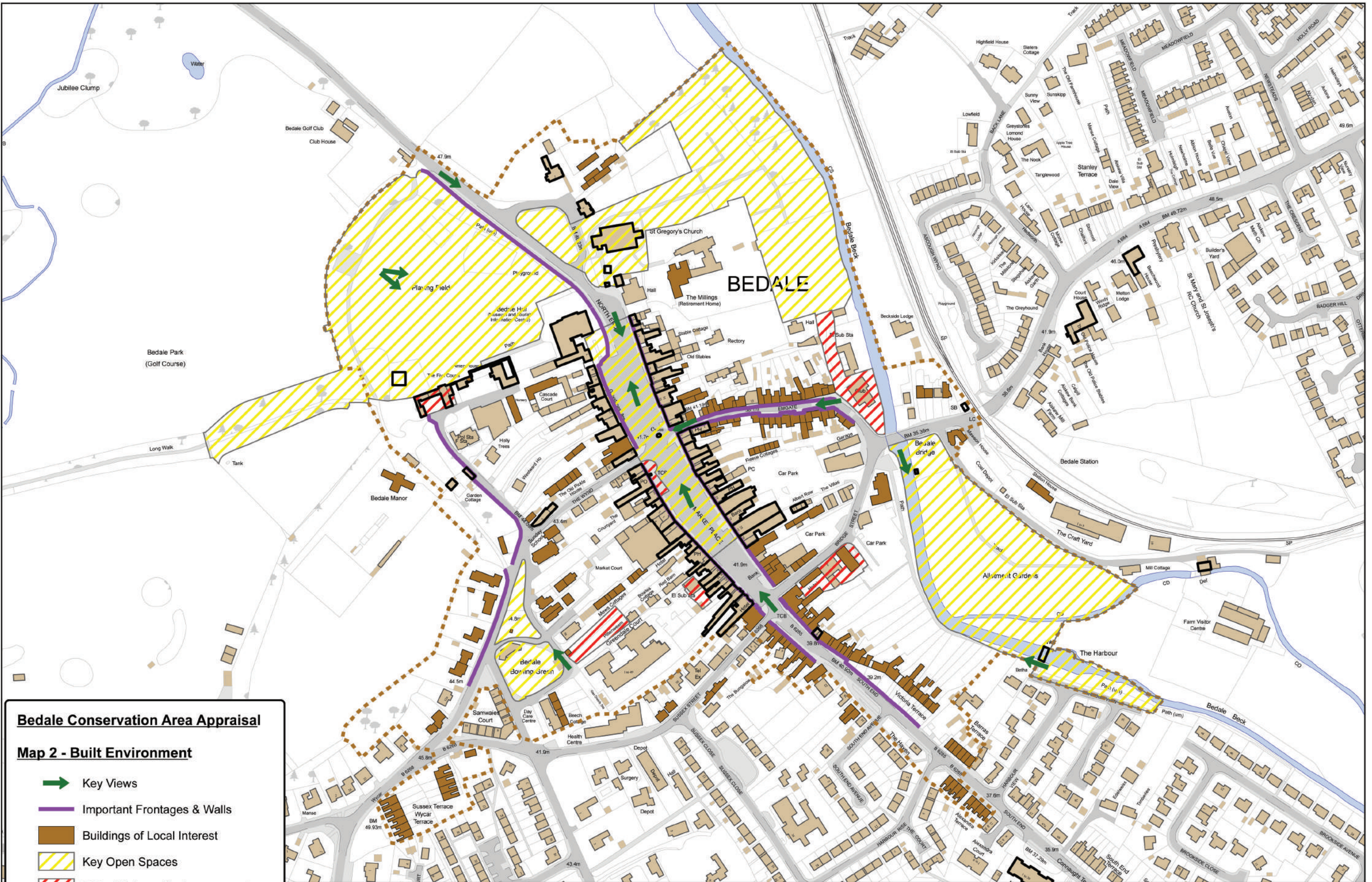
- Key Trees
- Tree Preservation Orders
- Key Approaches
- Important Pedestrian Routes
- Scheduled Monuments
- Listed Buildings
- Conservation Area
- Proposed Conservation Area Extension

N.B. Proposed works to all trees within the Conservation Area requires notification to the Local Planning Authority

HAMBLETON DISTRICT COUNCIL
 Civic Centre, Stone Cross, Northallerton DL6 2UU
 Telephone: 0845 1211 555 Fax: 01609 767228







1:2,879

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Bedale Conservation Area Appraisal

Map 2 - Built Environment

-  Key Views
-  Important Frontages & Walls
-  Buildings of Local Interest
-  Key Open Spaces
-  Potential Areas for Improvement
-  Listed Buildings
-  Conservation Area

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