



Easingwold

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 Building 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.
- Assess the need to designate the Uppleby/Spring Street area under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995.

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 has held during this time in the Galtres Centre and issues arising were discussed at the Easingwold 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 DPDs.
- 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).

2. The Conservation Area

2.1 DESIGNATION OF THE CONSERVATION AREA

2.1.1 Easingwold Conservation Area was designated in March 1972 and amended in October 1990 following a consultation exercise involving local residents, businesses, amenity societies and interested parties. As part of this current appraisal process, two additions to the boundary are proposed and are shown on maps 1, 2 and 3.

2.2 PREVIOUS STATEMENTS

2.2.1 The District Council undertook and published a Conservation Area Assessment in association with NYCC in February 2000. It provided a guide to the implications of designation, a brief history of Easingwold and defined the boundary of the designated area.

2.2.2 The assessment formed a base line guide for this Conservation Area Appraisal.

2.3 CONSERVATION AREA BOUNDARY

2.3.1 The Conservation Area boundary focuses on the area of three principal parts of the town, the Market Place, Uppleby and Long Street, and includes the area around the church to the northwest of the town. It is proposed to extend the boundary to include the Cricket Field, Bowling Green, Tennis Club, Memorial Park, Teasdale House, 1 and 2 York Road and 1-4 Sunny Bank, Oulston Road.

2.4 GEOGRAPHIC LOCATION

2.4.1 Easingwold sits in the Vale of York, south west of the Howardian Hills and approximately 13 miles north of York. It is surrounded by the rich, open farmland typical of the area and is drained by tributaries of the River Kyle, itself a tributary of the River Ouse which lies some 6 miles to the south. For many years an important settlement on a main road north from York, Easingwold is now by-passed to the west by the A19 trunk road. With York being the principal urban centre

13 miles to the south other nearby towns include Thirsk 10 miles northwest along the A19, and Malton 17 miles due east across country. Easingwold has no station or rail link, the nearest principal station being located at York.

2.5 LANDSCAPE SETTING

2.5.1 Lying to the south west of the North York Moors Easingwold is positioned on the edge of the Vale of York to the south and Vale of Mowbray to the west. These extensive Vales comprise prime agricultural land and their open character allows long views to far horizons. York can be seen to the south, with the Minster tower a distant landmark, whilst further to the west the Pennines form the skyline. To the north the landscape rises in a series of undulating hills, low at first but gradually reaching the steep edge of the Moors at Kilburn and Ampleforth. No such elevation is reached to the east, the land stretching away in rolling, undulating countryside towards Malton.

2.5.2 Within the surrounding countryside views of Easingwold vary significantly. From the higher ground to the north the town can often be seen as a foreground settlement in an immense landscape stretching out across Yorkshire. The smaller scale of most buildings in the town ensure that from a distance few individual landmarks can be discerned, particularly as the historic core is surrounded by much 20th Century housing, but the Town Hall clock can usually be picked out against the urban background. It is more difficult to pick out Easingwold from the flatter land to the south and west and even from the nearby A19 bypass little can be seen of the settlement. Occasional glimpsed views are possible mostly picking out the clock tower of the town hall and occasionally Uppleby, set higher above the core of the town.

2.5.3 The elevation of Uppleby some 10 to 15 metres above the Market Place is important as it allows views across the town and gives added prominence to Uppleby's buildings, positioning them on the skyline in several views particularly from Back Lane.



2.6 FUNCTION AND USES

2.6.1 Easingwold is a town of moderate size which retains a good range of services for local residents and provides a focus for the surrounding area. The range of shops is substantial enough to provide for day to day shopping needs and certain specialist shops may attract passing visitors and day trippers. A small supermarket to the southwest of Long Street serves an important function in retaining retail interest in the town. An adequate range of services include a good leisure centre complex, schools and a post office, however the proximity to York is a major influence on the local economy and Easingwold serves as a commuter settlement for the employment centre.

3. Historic Development and Archaeology

3.1 HISTORY

- 3.1.1 Although no written record of Easingwold appears to exist before the Domesday Book survey of 1086 there is significant evidence that the area had been occupied and settled for many centuries before the Norman conquest.
- 3.1.2 The name Easingwold suggests an Anglo-Saxon origin derived from the wold, an area of uncultivated, possibly wooded, rolling hills, which were settled by Esa's tribe. The various spellings of Esa may also suggest an alternative derivation linked to a localised flood plain or 'Ease', where water from the local streams was allowed to flow over the land at times of flood to enrich the pasture. Other hints pointing to earlier settlement include the name Uppleby, a Danish/Viking derived name possibly connected to a 9th Century settlement; and the Forest of Galtres on the edge of which Easingwold sits. This ancient and long lost forest bore a Scandinavian/Viking name meaning the 'boar's brushwood', however it was gradually cleared and converted to farmland from the 17th Century with large tracts of forest land being enclosed in the 1640s. The proximity of The Hall (long demolished) to the Parish Church suggests that this area was an early focus of settlement.
- 3.1.3 The Domesday survey of 1086 provides vital information about the early years of Easingwold's development. At this time it was a small hamlet of approximately 100 people with a church and a priest, the Manor of which had been held by Morcar, Earl of Northumbria prior to this date. By 1086 the lands were held by the king and from this time to the mid 17th Century the Manor and lands remained in royal hands, being granted to several noble families with royal connections including the Earls of Lancaster and Westmorland. The first non-royal to hold the manor was Thomas Belasyse, the 2nd Viscount Fauconberg who became Oliver Cromwell's son-in-law and was granted the manor in 1633.
- 3.1.4 The town itself developed quietly over the centuries becoming a centre for dairy farming and pig keeping following the gradual felling of the Forest of Galtres, and retaining this role through a significant trade in bacon and butter to London via York. The already long established market was granted through the market charter by Charles I in 1638, which ensured the future of the town as a local centre for trade and this thriving Friday market has continued up to the present day. A study in the early 1970s by North Yorkshire County Council 'Historic Town Studies: Archaeological Priorities and Needs' states that "The northern block (of Long Street) between Little Lane and Chapel Lane has the appearance of Market infill, and the Market Place may originally have been larger."
- 3.1.5 A mill, Waneless Mill, is recorded in the mid 13th Century set to the north of the town but no trace of this remains. Horse trading and raising was also an important occupation leading to a Spring Race event most notably in 1837. Easingwold's position set on a principal road brought tradesmen and travellers and, as is often found, a thriving range of public houses and inns developed in the town. By the 1820's 12 were recorded, rising in number to a reputed 20 establishments by the 1930's. In total over 28 pubs and inns have been recorded over time although now only a few remain.
- 3.1.6 Of the town's buildings the Church of St John the Baptist is the oldest survivor, appearing to date mostly from about 1400 and incorporating evidence, which includes the north door, of an earlier building predating this by some 200 years. The churchyard is long established and was extended twice in 1858 and 1886, whilst the lych gate is a recent addition being a gift from Huntington Parish Church, York as recently as 1981. Very few of the town's Medieval buildings have survived and although several were noted in the late Victorian period the only prominent survivor is now found at the west end of Uppleby (Tudor House).

3.1.7 Of the town's Georgian buildings the Vicarage at the northwest corner of the square dates from 1771 and the Free School was endowed by Mrs. Westerman ten years later. The 1830's saw five churches in the town including the Methodist Church on Chapel Street. This originated in 1786 and seems to have been rebuilt more frequently than any other building in the town, being replaced in 1815, 1836 and again in 1975. The Catholic Church on Long Street was designed by Charles Hansom of York and built in the 1830's, being altered in the 1870's when the church school was added.

3.1.8 Other important institutions in the town date mostly from the Victorian period and include the Workhouse of 1837 which became a military prison in the First World War and the Town Hall prominently sited in the centre of the Market Place where it replaced a double row of market shambles in 1863. Mrs Westerman's free school was supplemented in 1862 by a church school established by the vicar of the time Henry Ainslie, whose initials appear on the chimney of the building. This was converted into the town's library in 1961.

3.1.9 By the middle of the 19th Century Easingwold was a centre of small-scale industry, boasting corn and mustard mills, an iron foundry, brewery, tannery, ropewalk and brick kilns. The Easingwold Gas and Coke Co. Ltd. had been lighting the streets with gaslights since 1857 and in 1883 the town raised its own fire brigade. All that was missing as a thriving and growing Victorian town was a railway station and the decision was made to construct a branch line to serve Easingwold in 1887 opening in 1891.

3.1.10 Rather than being a branch line of the main line company, the North Eastern Railway, it was built and operated as an independent railway and escaped inclusion onto the LNER (1923) and British Railways (1948) remaining as a goods service until 1957. The station building remains and was once the Station Hotel, now a residential conversion. Brick signage incorporated into the building once read 'Station Hotel', however this has since been filled in and

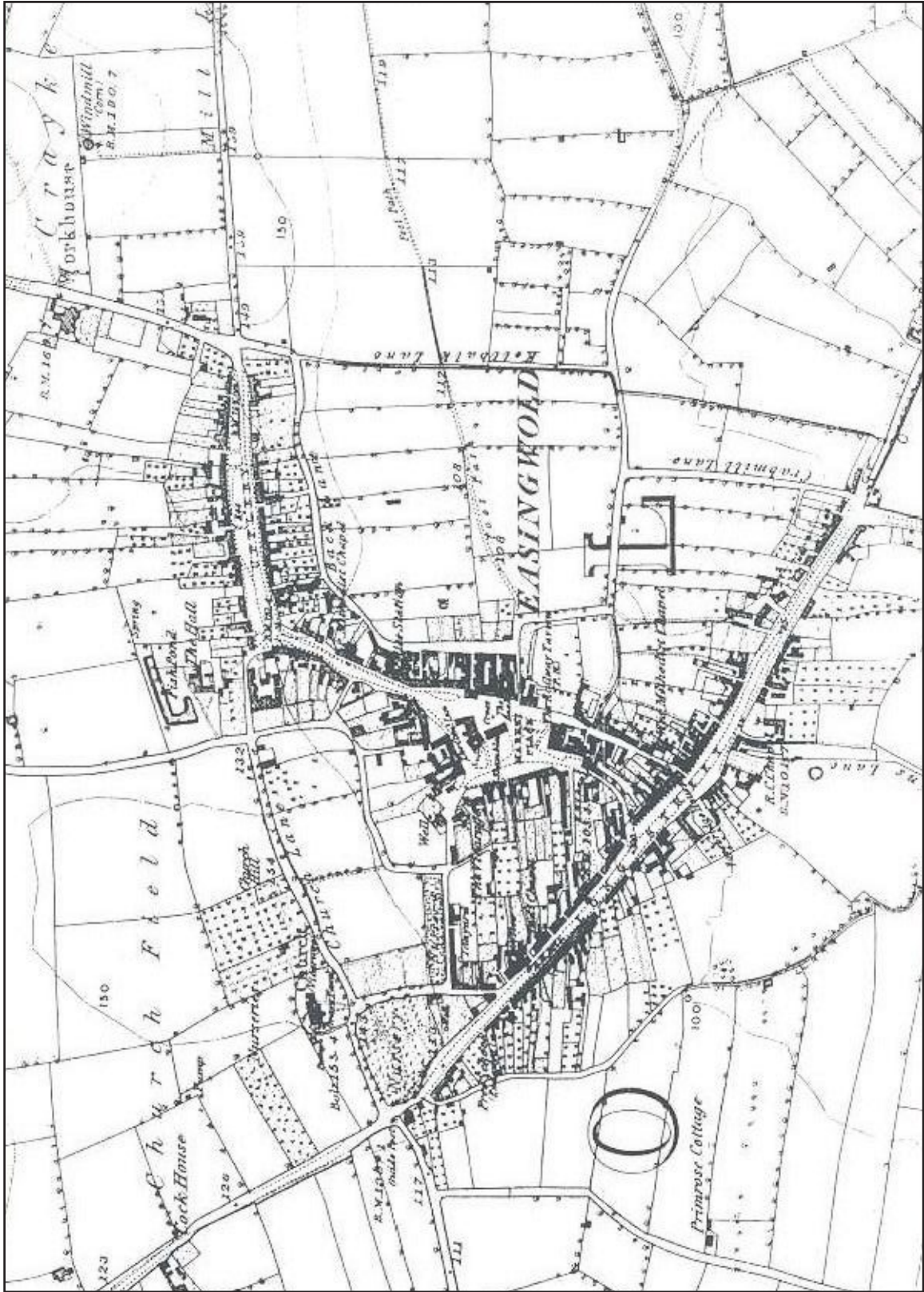
painted red. In 1893 Easingwold Cottage Hospital was founded on its prominent site on Long Street to cater for the town's population of approximately 2000 which was growing rapidly. The Galtres Centre originated as a large house built to the designs of Demaine and Brierley of York for the Robinson family in 1897. Gradually falling out of use after the Second World War it was converted and extended to form a community centre in 1981.

3.2 ARCHAEOLOGY

3.2.1 There is much documentary evidence of settlements in and around the Easingwold area from the Roman period onwards and with the major historic settlement of York in such close proximity archaeological evidence of occupation and events could be expected. There has been little recorded archaeological investigation within the Conservation Area however a Neolithic antler tool found on Long Street is probably the earliest evidence of habitation. Of particular significance just outside the Conservation Area boundary the remains of Easingwold Manor and its associated fishponds and earthworks were investigated at the site of the surgery on Church Hill, and slightly further west near to Kirkbank a windmill is thought to have existed.

3.2.2 Within the Conservation Area the majority of finds have been of Medieval date and have confirmed the presence of a substantial settlement with pottery kilns, a bull baiting ring and a prison along with other more commonly found features of Medieval and post Medieval life such as the site of the pillory stocks, the Market Cross and almshouses.

3.2.3 The evidence points to a long established and thriving town with a range of industrial activities established at an early date. Archaeological excavation has however been limited, particularly in the Uppleby area, due mostly to a lack of opportunities and it is important that where future developments present chances for investigation these are pursued through the planning process.



Easingwold in 1856
© North Yorkshire County Record Office

4. Architectural Qualities and Building Styles

4.1 STYLE AND DETAILS OF BUILDINGS

4.1.1 Throughout the Conservation Area there are a variety of building styles and forms that range from large individual properties to small vernacular cottages and domestic houses to commercial developments. The large, grand houses tend to be architect designed and following the prevalent tastes of their time. Examples range from the classically inspired 18th Century Crawford House and The Mount, through to the Gothic style of 47 and 49 Uppleby (The Villa and Wendover) to the substantial late Victorian and Edwardian properties found in Uppleby and at the west end of Church Hill.



Crawford House



The Mount



Galtres Centre

4.1.2 The Galtres Centre exhibits a late Victorian Arts and Crafts influence with a large steeply pitched roof, smaller proportioned casement windows and artisan style glazing and ironwork some of which still survives.

4.1.3 Also forming the character of the Conservation Area are the range of more modest, locally designed vernacular properties. The oldest and most individual of these domestic details are at Tudor House and Cottage. This modest early timber framed building has been much altered with brick infill and in the case of the cottage a complete cladding of the exterior following the removal of the upper possibly jettied timber framed wall. The scale of the window openings has been altered however the small proportions of the building and the details of the roof particularly



Tudor Cottage and Tudor House

to the side elevation are important to provide an indication of the character of the town prior to the Victorian period when this type of building was much more widespread.



Side elevation of Tudor Cottage

4.1.4 Around the Market Place the later Georgian development of the town is well represented by substantial two storey properties. These buildings are of tall proportions with steeply pitched roofs and in many cases well detailed eaves. Roofs tend to be simple pitched structures with chimneys usually set at the ridge but not always on a gable. These 18th and early 19th Century buildings have a strong established order and great degree of symmetry to them and are typified by The White House, Croft House, Roccliffe House and Prospect House set on the western side of the space and The White House towards the north east corner of the Market Place.



Croft House, Roccliffe House and Prospect House

4.1.5 Away from these grander buildings more modest properties tend to be smaller in proportion and more vernacular in style. They often consist of rows of terraces with established ridge and eave heights and repeated details, such as door styles

and windows. Later 20th Century modifications may have added variety to an otherwise harmonious terrace but the essential style of these groups of buildings usually survives. There are often few distinct details from which to definitively date these buildings as they were constructed over long periods from the later Georgian period, right through the 19th Century and into the early 20th Century. A good guide is the type of brick used and the style and complexity of bay windows, splayed bays with large glass panes being later Victorian in period whilst original bow windows with multiple small panes are a late 18th Century style. Good examples of terraces include those at Kilburn Terrace, Little Lane and several of the terraces set on Uppleby.



Little Lane

4.1.6 As a contrast to the regular sweeps of terraces certain areas exhibit a much more varied approach which is a legacy of their 17th and 18th Century origins. The results produce an attractive variety of building heights, differing roof pitches and contrasting detailing all of which combine to produce groups of properties of great character. Mostly these are two storey buildings of a range of floor heights but some larger three storey properties create variety in the streetscape. There tend to be very few prominent gabled dormers set on the front slopes of pitched roofs and on the whole detailing is simple and restricted to the eaves and door cases. A later domestic form is the larger villa type of property for example those found adjacent to the church on Church Hill.

These date mostly from the later Victorian and Edwardian period and feature a variety of roof styles and designs, additional decorative brick and timber detailing and bespoke stained glass and occasionally decorative ironwork.



The Limes, Church Hill

4.1.7 Commercial properties include those buildings altered for a new purpose throughout the 19th and 20th Centuries and would include several of the shops along Long Street. The bespoke shop unit at 135 Long Street retains much of its late Victorian detailing and the access to the service yard on the right hand side of the building is an important feature. The property at 87 Long Street is now a shop with a well detailed shop front of a slightly later date than its mid 18th Century origins, and the small scale Victorian bay window shop front to number 28 and 30 Long Street are also later additions this time to a Georgian former public house. None of the surviving pubs and inns in the town have particularly distinguished or unique pub fronts relying instead on a largely domestic layout often extensively refitted internally.



135 Long Street



87 Long Street



30 Long Street

4.1.8 Later commercial properties include the Post Office constructed in the late Victorian/early Edwardian style in best red brick with stone dressings. The distinctive Town Hall makes good use of polychromatic bricks to enliven the appearance of this dominant building and its decorative clock tower, typically late Victorian in style, it is an important reference point in Easingwold.



Post Office



Former Town Hall

4.1.9 Good examples of both Georgian and Victorian windows exist throughout the town and in one or two places examples of earlier small casement windows can still be found. Buildings of the Georgian period had clear architectural rules to follow creating a distinctive pattern of building throughout the country and Easingwold is no exception. There is a clear hierarchy of window sizes particularly on three storey structures, with the smallest at the top, the largest on the first floor and slightly smaller windows to the ground floor, for example at The White House.



The White House

4.1.10 On commercial properties these ground floor windows have often been replaced with shop fronts but the pattern remains higher up the buildings. This ordered arrangement could be supplemented by the use of later bay and bow windows and several can be found in the town. Georgian windows tended to be fitted close to the outer face of the building with more exposed boxes for the housing of balance weights. Throughout the period refinements were made with larger panes of glass fitted into ever finer glazing bars.

4.1.11 The 19th Century saw a continuation of much of this style but as technology improved so the panes of glass became larger still and the framework became more industrially manufactured. Bow windows were supplanted by box bays and splayed bay windows and every opportunity was taken to embellish the woodwork with detailed cornices and horns to the



Galtres Centre

sashes. The emergence of the Arts and Crafts movement saw a return to bespoke craftsman style glazing and some of this survives at the Galtres Centre. There was also a return to the Queen Anne style with small pane, white painted sash or casement windows.

4.1.12 Doors and door cases are a favourite location to display craftsmanship and there are a number of Georgian and Victorian examples which include elaborate top lights and well decorated corbels supporting hood mouldings. There are also several examples of more modest doors accessing rear yards and these, whilst not as flamboyant, establish an important hierarchy to the buildings and are well worthy of retention. Doors themselves tend to be panelled either in four or six panels, although often upper sections can incorporate glazing particularly in shop doors. Georgian doors tend to be of wider proportions whilst Victorian doors can be very tall reflecting the high ceilings within the buildings.



Allonville, Spring Street



Library, Tanpit Lane



34 Uppleby



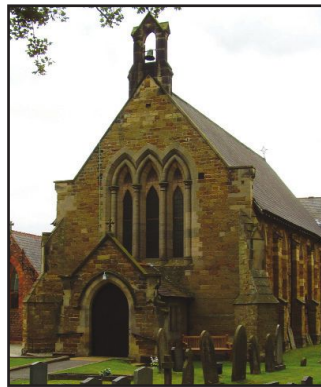
87 Long Street

4.2 BUILDING MATERIALS

4.2.1 Easingwold is dominated by brick buildings with a few rendered or painted properties adding highlights to the street scene. A prominent example of timber frame construction can be

seen at Uppleby providing a reminder of the long lost historic form of housing that had been dominant until the Georgian period when replacement properties were constructed in locally sourced brick, other timber framed buildings are likely to exist but are no longer externally identifiable.

4.2.2 Stone is used as dressings to frame windows and doors of both brick and render buildings within the town but the only buildings of stone construction are the two main churches. Here stone has been used in a very formal manner, well dressed and coursed and reflecting a more polite form of building rather than one of true local distinctiveness.



St John's RC Church



Tudor House



St. John the Baptist Church

4.2.3 The extensive use of brick is a reflection of the quality of the brick clay found locally, a number of brick kilns being recorded in the town during the 19th Century. The local bricks are soft orange stock bricks widely used on the more vernacular properties. Some imported bricks of brown and pink colours are used occasionally and these provide an important variety to the townscape. Occasional variations include the creamy yellow bricks found at Longley House on Long Street and the Best Red smooth faced bricks and special shaped items of the later Victorian period. Polychromatic brickwork is employed on the former Town Hall to enliven the detail of the windows.



Local bricks



Town Hall

4.2.4 A number of properties have a rendered finish which creates occasional highlights within the townscape, enlivening a scene that could otherwise be dominated by brickwork. Render takes several forms from roughcast finishes through a range of smooth renders and is used as the wall finish between the timber studwork of the timber framed property at Uppleby. It is finished in a variety of colours mostly variations of traditional whites and creams. Render can be either a traditional lime based product that is more in keeping with older vernacular buildings, or a cement-based product, although this form of modern material is often not appropriate for historic buildings.



Tudor House, Uppleby



Scaife House, Market Place



Houses to north east of Market Place

4.2.5 The most widely used roof form in the town is a simple pitched roof covered in orange pantiles. These tiles vary slightly in scale and form reflecting the variety of sources used to build up the characteristic roofscape of North Yorkshire settlements. Many of the ridge details incorporate stone ridge pieces providing a contrasting colour and material.

4.2.6 Adding to this distinctive view are several properties of later Victorian date where grey slates have been used. Typically these are the later institutional buildings and some larger houses. Less common is the use of green slates often sourced from northern Cumbria and laid in diminished courses. A good example of this type of roof is found at the corner of the



Rear of Boots the Chemist

Market Place and Crabmill Lane forming the roof of Boots the Chemist. A single roof of stone slates can also be found at Longley House on Long Street although this form of roof covering is more usually associated with upland areas particularly in the Yorkshire Dales. A number of properties have more modern concrete tiles, particularly on some of the more recent buildings, which are inappropriate within the Conservation Area and should be replaced with a traditional alternative when the need for repair arises.

4.3 FLOORSCAPE

4.3.1 In common with many busy historic towns the pavements and carriageways throughout Easingwold have been repaired and replaced many times over the years leaving little of the early historic floorscape intact. Historically, pavements would not have been universally provided and the Market Place remains largely cobbled, with only modern footways west of the Town Hall. Many of the tarmac footways contain cobbles beneath and paving stones used tend to be modern insertions. Cobble also lie beneath the modern tarmac roads as evidenced during recent highway works in the Market Place.



Cobbled surface under tarmac

4.3.2 In some places kerb details, boundaries and crossing points are demarcated by contrasting materials but these are mainly created using modern materials such as manufactured setts, block paving and concrete flagstone products particularly at pedestrian crossings. It is important to note that some of the smaller streets such as Tanpit Lane do not have dedicated footpaths but rely on pedestrian paths identified on the carriageway by lining. Kerb details vary throughout the town with some reflecting the historic quality of the Conservation Area, for example the sloping granite setts rising to a grassed verge which is used throughout much of Uppleby and the surviving sandstone kerbs outside the George Hotel, where an area of traditional floorscape exists at the access to the rear yard.

4.3.3 At occasional points older materials survive or have been inserted to provide a feature, but where there has been significant modern development where standard items often prevail. Around the junction of Church Hill and Church Avenue the gutters are formed of random cobbles, whilst along Spring Street they are lined with various forms of Scoria blocks which were manufactured by Tees Scoria Brick Co and are found in many Market Towns within Hambleton. These linings to gutters should be retained in any new works within the highway.



Scoria blocks

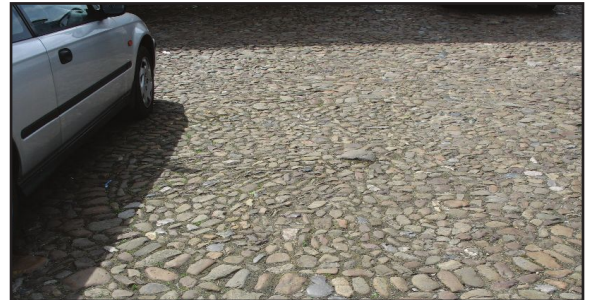


Cobbled gutters

4.3.4 A good amount of cobbling still remains around the Market Place and the Market Cross and this is of a wide variety of ages, qualities and forms. Much smaller cobbles less than 10cm in size have been used outside White House, west of the Market Place. Cobbling should produce a surface that is dominated by the stones with the individual cobbles being packed tightly together and a minimum amount of mortar used to bed them in and address any slight unevenness of the individual stones. The finished surface should not be dominated by cement mortar with cobblestones set in it in a decorative fashion.

4.3.5 The majority of cobbling in the town is random laid with a great variety of stone used. The marking of a bull ring can be seen to the north east of the Town Hall although this is thought to have been relaid and remarked during the mid 20th Century. There are long standing proposals in the Market Place for the provision of new footways across the cobbles. Any insertion of new footways must be in natural stone to blend with and complement the existing surface.

4.3.6 Crossing the green at Uppleby are a number of informal, unbound drives and access roads varying in character and purpose. Some have been hard surfaced in the past whilst others have introduced modern materials to protect a grass surface.



Market Place Cobbles

4.4 ENCLOSURES

4.4.1 The boundary treatments, hedges and fences throughout the Conservation Area create a range of different characters to individual streets and passages throughout the town. In Uppleby the boundaries are discrete, demarking the front gardens with iron railings of various ages set on low brick walls. These wrought iron railings were saved from wartime removal through the efforts of Architect C R Evers, who ensured they remained in situ. Occasional low hedges at Church Hill, Tanpit Lane and Bonnycroft Lane provide the enclosures and, at the corner towards Spring Street a tall brick wall with a stone coping encloses the garden to The Mount.



Railings in Uppleby

4.4.2 Timber birds-mouth type fencing protects the grassed areas from vehicles and safeguards steep drops as necessary. Much of the sense of enclosure is generated by the historic edge of footpath layout of the buildings and rear garden areas tend to be separated by a typical range of timber fences, hedges and garden walls to protect individual privacy.

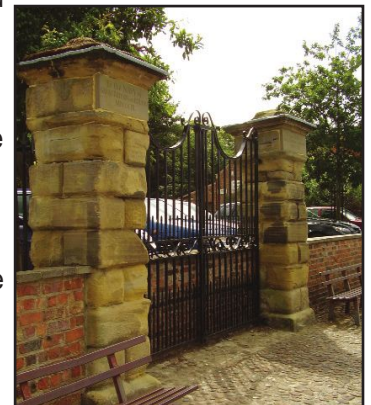
4.4.3 Around Bonnycroft Lane and Tanpit Lane the tall dense hedges of the front gardens and the depth of substantial planting do much to create a sense of enclosure to the street which is further enhanced by the lack of footpaths, the shared road surface being an historic legacy of the town's layout and contributing to the individual character of the area. Manor Road has a typical range of dwarf walls and hedges to the front of the modern houses although these do in some cases retain the alignments of older boundaries, particularly around Post Office Slip. At the corner of Tanpit Lane and Church Avenue, Acorn Court stands back from the roadside and the boundary is formed by a gradual bank rising to the building itself with a horizontal timber fence at the corner. This has created an open frontage to the building, the aspect of which does not complement the character of the Conservation Area.

4.4.4 The Church of St John the Baptist stands back from the road, set in the churchyard and surrounded by a low masonry wall, however the trees and substantial shrubs on the site fill the landscape and restrict views through the churchyard. Elsewhere in this northwest part of the town boundaries tend to be typically domestic in character with a range of hedges, low masonry walls in brick and stone and timber fencing, particularly to side and rear boundaries.



Churchyard boundary

4.4.5 Within the rear garden areas to the west of the Market Place the historic garden layouts survive in many cases and older stone and brick walls still demarcate the boundaries. A further historic boundary is found to the front of the Galtres Centre where the splendid iron gate now forms a fixed part of the boundary. Other individual boundary treatments of note within Easingwold include the stone walls topped by hedges to the west side of the Market Place, the timber picket fence to the front of St Monica's Hospital, the brickwork walls around the memorial garden on Crabmill Lane and the lengthy brick garden walls to the west of the Market Place. The birds-mouth fencing appears again around the green areas to the southern side of the Market Place to protect the grass and trees from vehicles.



Galtres Centre Gates

4.5 STREET FURNITURE AND MONUMENTS

4.5.1 Easingwold has several notable items of street furniture which include the K6 telephone box at Uppleby and the range of red post boxes, which vary from the George V box at the south end of Long Street to the large modern box outside the Post Office in the Market Place. The telephone box at Uppleby has been considered sufficiently valuable to be listed in its own right and makes an important contribution to the



Telephone Box, Uppleby



Post Box, Long Street

street scene, injecting a brightly coloured highlight into the green setting of the street. More particular to the town is the early signpost at the west end of Uppleby which is well maintained and prominently sited at the junction. The spring head which gives its name to Spring Street is a discrete feature, the water issuing from a stone structure and flowing into the drainage system alongside the road, whilst at the south east corner of the Market Place a late Victorian pink granite fountain now set in a flower bed used to provide a further public source of fresh water.



Signpost



Market Place Fountain

4.5.2 Most of the remainder of the street furniture comprises modern items of standard design. There is a good range of seats around the town, some are well maintained as memorials whilst others are in need of repair or replacement. The designs range from standard older types of decorative ironwork with timber slats through a variety of standard modern items to much more



individual items bearing dedications such as the memorial seat on the north side of Uppleby.

4.5.3 Throughout Uppleby substantial timber bollards are used to guard open grass from vehicles and a few of this type of bollard can be found elsewhere in Easingwold. Modern cast bollards are also used in some locations on Long Street and in the area to the south of Chapel Lane some white plastic marker bollards have been positioned in the verge. These are not of Conservation Area quality and their replacement would be an improvement.

4.5.4 Other less appropriate items include the plethora of traffic control boxes, road signs and lighting control installations particularly along Long Street. The rationalisation and removal of these would improve the street scene. Where these cannot be removed their position should be carefully considered when replacements are proposed to minimise their impact in the Conservation Area. Waste bins are an essential part of the modern street and there is an adequate provision of these within Easingwold, most of which are in acceptable condition. The timber bins are more subtle and appropriate particularly to the less urban parts of the town whilst the more standard varieties of black bins are best used in areas such as the Market Place.



4.5.5 There are two main historic memorials within the town, the War Memorial and the Market Cross, both in the Market Place. The War Memorial is a simple grey stone monument, set centrally in a grassed area surrounded by a low wall and as such it provides a fitting commemoration. It is somewhat diminished in importance by the car parking that surrounds it on two sides, however by positioning it at the prominent corner of the Market Square it is not possible for it to become completely surrounded.



War Memorial

Any revised approach to car park provision within the town should seek to improve the relationship of this memorial to the public space and reduce the impact of car parking on its setting.

4.5.6 The Market Cross is similarly challenged by the impact of motoring. Set beneath its slate canopy the cross itself is rather small and insignificant, its impact being further reduced by the seats and bins that are set beneath the larger structure. The floor to this area is tarmac and should be improved to reflect the historic importance and setting of the Market Cross itself. A third less prominent memorial is sited in the forecourt of the new Methodist Chapel on Chapel Lane and commemorates the virtues of Mr John Scaife, a prominent member of the town in the late 18th and early 19th Centuries.



Market Cross



Scaife Memorial

4.5.7 A fourth memorial can be found, subtly within the gateposts to the Galtres Centre gates, which commemorates both the Army and Navy from the Battle of Talavera, 1809.

4.6 TREES AND OPEN SPACES

4.6.1 Although not particularly dominated by trees there are several groups of trees and individual specimens throughout Easingwold which make important contributions to the immediate area and in some cases to the wider townscape. The first of these important trees are those throughout the length of Uppleby. These are key to the character of the street, framing views of some of the important buildings, obscuring other views and providing a well established, high quality setting for the street as a whole. They restrict through views from one end to the other thus creating a more intimate and small scale character to the open space. The individual trees themselves tend to be good specimens but their main value is as a group.



Trees at Uppleby

4.6.2 The trees around the southern part of the Market Place are important in creating an interesting green highlight within the larger urban space. Set on a small island of grass they provide respite from the hard landscaped Market Place, which elsewhere is given over predominantly to car parking. They are the only significant natural feature in this area and although not great in size the trees themselves have a distinct impact in the southern part of the square. At a slight distance from these the trees around the Galtres Centre provide a backdrop to the buildings and

help disguise the scale of the new hall adding to its success. They also help to link the public open spaces to the green areas to the rear of the Galtres Centre and provide a setting for the building and its associated courts and car park.

- 4.6.3 Along Long Street there are four distinct but related groups of trees at the south east end which contribute to the character of this part of the Conservation Area. Around St. Monica's Hospital the large specimen Copper Beeches can be seen from a significant distance and are a distinctive feature in this part of the town. Immediately adjacent to them to the west on the highway verge a smaller group add to the quality of the street where it opens out to create a significant space. These two groups become a single feature when viewed from a distance.



St Monica's Copper Beeches

- 4.6.4 The trees around the Catholic Church on Long Street create an appropriate peaceful setting for the historic building and have a presence in the street, making more of an impact perhaps due to the lack of other greenery in the immediate area. The final group on Long Street are the four trees



Catholic Church, Long Street

on the grassy island between the Chapel Lane and Little Lane junctions. These trees provide a green highlight to an increasingly urban scene, visually softening one of the busier areas in the town.

- 4.6.5 Other notable trees in the town include those set within the extended churchyard which contribute to the setting to the church, the various specimens and large groups of shrubs and hedges that flank Church Avenue and Tanpit Lane and the prominent trees on the corner of Thirsk Road and Raskelf Road which lie outside the Conservation Area but are important in the views through the area at this end of Long Street.

- 4.6.6 The Market Place is the prime public space in the town and the focus for much of the town's activities. It is defined by the surrounding commercial premises, only breaking out of these strict confines around the Galtres Centre and, to a lesser extent, at the junction with Tanpit Lane. Elsewhere, two and three storey buildings define the edge of the space and views through it are enlivened by the Town Hall, Market Cross and the toll booth of buildings which give the centre of the town much of its unique character. These individual buildings prevent the Market Place becoming a single open sweep, breaking up wide vistas and focussing views onto individual elements. The Galtres Centre allows some of the sense of enclosure to escape from the Market Place but the building itself and the trees rising to the rear create a different character to the setting of this public building.



Market Place



The Town Hall

4.6.7 Uppleby, like Long Street, is linear in form and the trees that add so much to the character of this area prevent long views through the entire street, however it is nevertheless an open space of great charm. It is bounded to each side by houses, most of which sit on or close to the pavement's edge. At the west end Avondale House and The Jolly close the view whilst to the east Teasdale House and the rising road of Mill Lane provide the termination. An important characteristic of this open space is the change in levels both along the road, rising from the top of Spring Street before falling to the junction at the east end, and across the width of the street with the carriageway itself being set significantly lower than the houses to each side.



Houses at an elevated level to the street at Uppleby

4.6.8 The spaces along Long Street are created where the distance between facing properties widens across the road and these can be identified as the area to the immediate west of St. Monica's Hospital between 179 and 180 Long Street, the area to the front of the Catholic Church, the area around the junctions of Little Lane and Chapel Lane, the junction of Church Street and the open space at the roundabout with Thirsk Road, Church Hill and Raskelf Road. All these spaces are dominated by Long Street itself and the strong linkage it provides tends to diminish the separate identities of each space.

4.6.9 At the south eastern end of Long Street the space near St. Monica's Hospital is mainly domestic comprising to a great degree the front gardens to substantial houses. A similar character is apparent around the church although this space is smaller, deeper in plan and more discrete. Between Little Lane and Chapel Lane the open space is more urban in character being dominated by the busy junctions and street furniture and set between some of the largest buildings in the town. Much of the character of the Conservation Area is lost at the roundabout with the open space being dominated by the modern road layout, the grass banks to Long Street and the 20th Century properties of the Garth and the Police Station, nevertheless this area is a feature of the entry to the historic core of the town.

5. Area Character Appraisals

5.1 VIEWS OF THE CONSERVATION AREA

- 5.1.1 Despite its size and local importance, Easingwold is not a prominent settlement in the wider landscape. From the north west the undulating landscape hides the town completely and it is not until the A19 bypass has been left well behind that the outskirts of the town form part of the scene. The modern developments at the north west limits of the urban area dominate, the approach up to the cross roads and St Johns Terrace, where a view down Long Street reveals the historic character of the town. Considering that the church sits at the edge of this part of town it is notably hidden from view and even the tower remains obscured in the wider landscape.
- 5.1.2 From the west and south west Easingwold is hidden behind the extensive trees and high hedges occupying the fields between the bypass and the town. The low, level countryside beyond the A19 does not allow any height to be gained to reveal distinct views of the town from this side and there is little to indicate the historic character of Easingwold until the corner is turned into Long Street. No significant landmarks dominate the skyline from this approach.
- 5.1.3 The north side of the town is not seen in views due to a slight ridge in the land which rises some 10m above Uppleby and is set within substantial trees. From Oulston Road the view is dominated by the two sets of power transmission lines and pylons that cross the landscape to the north east of the town. Finally from the east glimpses of Easingwold can be gained when seen from the footpath to the south of Mill Lane. The town's presence is revealed as a few bright orange pantile roofs set in the surrounding trees in a wide view of the open countryside. The only identifiable building in this view is the new sports hall at the Galtres Centre.

5.2 CHARACTER AREAS

- 5.2.1 Easingwold Conservation Area has a number of distinct areas each with a slightly different character which combine to create a unique sense of place. This is the result of a combination of many elements; the character of the individual buildings and their relationship to spaces, routes and each other; the way in which the area is used by visitors and residents; the views out of the town to the countryside and the way in which the discretely different areas relate to each other. For the purposes of this study four character areas have been identified as forming the Conservation Area. The characters of these areas are strongly related and it is not appropriate to consider sharp boundaries between them, rather to consider a gradual change flowing from one distinct area to another.
- 5.2.2 The four areas are identified as:
1. Uppleby and Back Lane
 2. The Market Place and Spring Street
 3. Long Street
 4. The North West and The Church
- 5.2.3 These areas closely reflect those identified in the 2000 study and this reflects the comprehensive nature of the earlier document and the legibility of the townscape. The areas comprehensively cover the surviving historic parts of the town and include some more recent developments that contribute to the setting of significant views or principal buildings.
- #### 1. UPPELBY AND BACK LANE
- 5.2.4 Uppleby is a distinctive and separate component of the town with a character of its own, reminiscent of smaller, linear villages in the north of England. Set around a long, open green this part of Easingwold has developed as a wholly residential area both in scale and in use. The green space and the trees that dominate it define the character of Uppleby, providing a peaceful, softer feeling to the street.

Also of great importance to Uppleby's form is the position of the roadway itself, set notably lower than the houses that line it. This has the effect of accentuating the contribution of the green and diminishing the impact of traffic, both very desirable elements for an attractive urban area. The change in levels, the extensive green space, the trees and its marginal location at the edge of the town all combine to create a pleasant 'quiet village' feeling to Uppleby.

- 5.2.5 The principal entrance points to the open space are clearly defined at the Mill Lane junction to the east and the junction of Spring Street and Church Hill to the west. At the eastern end of the street the width of the open space narrows, with properties closing in to frame the view of Teasdale House, an attractive late Victorian/Edwardian style property.



Uppleby east end

Mill Lane continues to the east but in character it rapidly becomes a country lane. Oulston Road to the north contains the Edwardian Terrace at Sunny Bank a fine example of its type before progressing into later 20th Century suburban developments very different in character to the Conservation Area, whilst to the south Back Lane falls away between rear garden areas before turning west and becoming compromised by the proximity of the recent estates of Highland Court and Orchard Close. The crossroads is therefore a defining point at this end of the Conservation Area.

- 5.2.6 At the west end of Uppleby the main sweep of the road turns south and enters Spring Street, becoming much more bustling and commercial

as it does so. The street falls away noticeably between tall buildings, most notably The Mount, set high on pavements that create a canyon-like approach to Uppleby. This effect heightens the sense of openness on approach as the corner is turned and a first view along Uppleby is gained.



The Mount, Uppleby

- 5.2.7 The view is dominated by Tudor House at the head of the road, the sole (visually) surviving timber framed building in the town and a striking 'black and white' with close studded timber sitting on top of a brick ground floor. The impact of this building is strengthened by its raised position and the grass bank in the foreground.
- 5.2.8 The junction with Church Hill is an important focal point but Church Hill itself does not sustain the historic quality of the Conservation Area and its curving alignment limits views along it at this point. Avondale House and The Jolly are the prominent terminal properties in views west along Uppleby and their proportions and presence provide appropriate closure to the view.
- 5.2.9 The buildings in general create a well contained space defined by sweeps of short terraces and individual houses. Glimpsed views between properties are important allowing sight of a range of smaller back-land and service buildings to the north and occasional views out of Uppleby to the south. Here the topography plays an important role as views tend to be over the top of the modern developments on Back Lane and out across the modern estates to the south. Such is the distance involved that 20th Century buildings do not intrude on the historic scene, rather they form part of the wider open landscape that stretches to the far horizon.

5.2.10 Within the street there are several important buildings which contribute to the quality of the Conservation Area. On the north side of the street numbers 56 and 58 are well proportioned late 18th Century properties, Allerton House at number 34 and its neighbours at 36 and 38 make an attractive late 18th Century group, the focus of which is the detailed door case to 34, and number 54 is a well proportioned later



56 and 58 Uppleby



36 and 38 Uppleby



54 Uppleby

property positioned well above the street. The properties on the southern side of the road are less imposing in public views saving their more extravagant detailing for the southern elevation to benefit from the open views across Back Lane and out to the open countryside. The main properties of note along this side are numbers 47, The Villa, and 49, Wendover, once a single property but now divided. The street frontage is plain and

uninspiring, but clearly designed as the rear of the building. However in glimpsed views through from Back Lane the full Gothic detailing of the garden elevation can be seen and should be retained. Number 47 has also gained a recent glazed gabled extension which is visible from the street at first floor level making it a distinctive feature in the locality.



St John's Mount



47 Uppleby

5.2.11 Uppleby has retained a good range of high quality details from a range of periods. Metalwork railings of restrained Georgian pattern are supplemented with increasingly decorative and often heavier 19th and early 20th Century designs. A wide range of doors and door cases contribute to the richness of the street varying from early simple boarded doors set in robust simple frames through to solidly panelled doors of the Georgian period with delicate fanlights above and decoratively worked door cases and surrounds. The properties themselves range widely in age from the early 17th Century Tudor Cottage through to very recent developments such as Mellom House at 43 Uppleby. The success of these modern interventions is that they are not dominant in the street and much of the quality of Uppleby relies on the visually successful interaction between the old and new. This area is an excellent example of how a Conservation Area can accommodate change when it is carefully and sensitively handled.

5.2.12 Back Lane defines the boundary of the Conservation Area and runs along the historic rear boundaries of the properties lying on the south side of Uppleby. Whilst the boundaries forming the long gardens are important, the relationship to the frontage properties has in most cases been lost through the development of plots providing housing sites facing to the south. This inevitable response to large gardens in an urban area is mitigated to some degree by the falling topography which positions the more recent buildings below the historic houses and allows a sense of separation to develop. The houses on Back Lane vary greatly from some well detailed modern properties that complement the character of the area and pick up on vernacular features, through to developments of the 1960's and 70's which, whilst providing good houses, do not have an appropriate regard for their Conservation Area setting. To the east, the cricket ground, bowling club, tennis courts and memorial gardens provide a significant area of open space, which is bound to the south by a sweeping brick wall, arched entranceway and tall wrought iron gates flanked by brick pillars. This wall is particularly significant in creating the character of this area, leading to the recreation space beyond. Views from within the open space provide a good sense of the surrounding town with the Town Hall visible to the west. Views across the cricket field towards Uppleby are also important where the houses form the skyline.

2. THE MARKET PLACE AND SPRING STREET

5.2.13 This is the area of Easingwold that, for many, defines the town. The Market Place with its irregular form, wide verges and centrally sited toll booth buildings dominated by the former Town Hall establishes an image of Easingwold as a prosperous, Georgian Market Town that has been subtly updated and altered over the centuries. The surrounding streets place this impressive public space within the context of the wider town and provide a more intimate domestic backdrop. Even within the Market Place itself the varied form of individual buildings and small groups creates a range of characteristics that add significantly to the quality of the space.

5.2.14 From the Market Place there is one principal access to the north leading towards Uppleby along Spring Street in which views are funnelled between two and three storey buildings, gradually narrowing the space to the point where Spring Street leaves the open area. The rising road constrained between high pavements and tall buildings helps to emphasise this route and leads the eye out of the Market Place towards Uppleby. The other routes from the Market Place are much less well defined. Tanpit Lane is thought to be one of the older streets in the town forming a part of the historic and complex plan of Easingwold.

5.2.15 A number of smaller passages and footpaths contribute to pedestrian permeability and this creates an informal atmosphere that encourages walking and browsing through more intimate parts of the town. Combined with the outdoor seating at many of the inns and cafés and the informality of much of the paved areas the town has a friendly and accessible character, compromised only by the amount of car parking and vehicle usage that dominates much of the Market Place.

5.2.16 The Market Place itself is an irregular four sided space in plan forming a square distorted in the north east corner where it meets Spring Street. Its physical definition varies from the tall, solid shops and commercial properties the terraces of which line the edge of the footpath along much of the eastern side, to the less formally arranged variety of buildings and spaces that define the north west corner. The eastern side of the square comprises a range of visually diverse buildings brought together in a series of terraces that flow down the hill from Spring Street. The York public house creates an important break from The Crescent, stepping forward into the square and altering the line of the terrace to close in the open space.



The Crescent and York Public House

This short block comprises a series of substantial and visually important buildings finishing with Leicester House, the gable of which is a key feature in this part of the square. Beyond this point the forecourt of the Galtres Centre creates a separate more private open space, divided from the Market Place by walls, gates and railings. Although originally an important garden area to the house it once served, this space is now car parking for the centre and the function of the fine ironwork gates has been lost as they are now fixed shut.

5.2.17 The south side of the Market Place is the shortest elevation, comprising mostly three storey commercial buildings which sit at the edge of the pavement. The most important element in this area is the green space that fronts these buildings, separated from them by a narrow roadway. This space softens the appearance of the Market Place and the decorative trees planted on it provide a green highlight which contributes significantly to the general character of the wider area. At the south west corner of the Market Place, Windross Square contributes little to the grander scale of the Market Place but is significant in its own right with a more intimate but still business like character and retaining clear links to the larger Market Place.

5.2.18 The west side of the Market Place is unusual for a town square in that it is dominated by substantial private dwellings positioned across a wide public green. This attractive range of properties includes several good examples of Georgian style and creates a marked contrast to the busier eastern side of the Market Place.



Market Place West Side



Old Vicarage

At the northern corner of the terrace the Old Vicarage stands in its own grounds, one of the older substantial properties in the town dating from the later part of the 18th Century. Across Tanpit Lane lies the former school building, built in 1862 by the vicar whose initials adorn the chimney.

5.2.19 The Market Place is completed by a varied range of buildings along the northern side, much articulated and creating an irregular and interesting section of streetscape. The prominence of the Commercial Inn belies its modest two storey form and is a result of its white render and prominent corner location. The adjacent Post Office and bank buildings are restrained formal late 19th Century structures which lead to an attractive group of more domestic buildings set back behind a small triangle of open space. The Angel public house on the corner marks the transition to Spring Street and, as another white rendered pub, occupies another prominent corner location.



White House Cottage, Corner Cottage and Bank House

5.2.20 The most imposing building in the town, the Victorian former Town Hall, sits centrally in the Market Place surrounded by smaller but equally important buildings, the combination of which has a marked impression on the scale of the open space. The group of buildings interrupts



The Former Town Hall

many of the views across the square thus creating a more intimate and busy space. The small one and two storey shops to the north of the main building create a short street with the Post Office and bank and provide a backdrop to the War Memorial which sits towards the north east corner. To the east of the Town Hall the mid 19th Century Market House (the canopy over the Market Cross) allows views through beneath the striking slate roof which covers the ancient Market Cross itself. The openness of this building allows wider views through the Market Place but still retains a notable presence within the street. The quality of the Market Place is only compromised by the extensive amount of car parking present throughout the town on all sides of the Town Hall building and the closeness of the parking to some of the principal features, in particular the War Memorial.



Market Cross and Market House

5.2.21 The Galtres Centre is an important community institution within the town and its presence in a prominent location in the Market Place is entirely appropriate. The historic core of the complex is the main house of 1897 by Demaine and Brierley of York. This has been significantly altered over the years but retains much of its important character and the setting of this building in relation to the Market Place has been retained albeit compromised to some degree by car parking. To the rear of the main building the new hall is a successful development of a big modern building within a Conservation Area. It does not seek to dominate its surroundings and is subtly accommodated within the historic context having a minimal impact on historic views through the town. The landscaped areas and car parks to the south of the buildings serve the requirements of the community and the retained trees and established planting helps to assimilate the playing courts and further car parks into their surroundings.

5.2.22 The area directly to the south of the Market Place has a completely different character to the open centre of the town. The buildings are smaller, predominantly of two low storeys and restricted in plan form. They are positioned against the back edge of the narrow pavements and form a tight confined network of small streets, passages and courtyards with a mixed use character incorporating a wide variety of commercial properties, service buildings and dwellings. The passages and courts are important in establishing the character of the place as they allow glimpsed views through to back land sites and further properties reinforcing the impression of a dense network of buildings and spaces rather than a single frontage backing onto open land. Any development in this area should maintain and respect this densely packed character. The sole discordant property in this area is the Methodist chapel of 1975, the latest of several re-buildings on the site. The large forecourt, providing parking to the chapel, is out of character with



Chapel Lane

the dense network of tight spaces that cover this area. To the east side of Little Lane the pattern continues in a slightly less dense form but still with the character of a tightly developed town of ancient origins. This area provides an important link to Long Street.



Methodist Chapel

5.2.23 Much of the remainder of this character area is dominated by recent developments on back land sites behind the principal frontages to the north and west of the Market Place. The importance of this part of town lies in the long established lanes, passages and boundaries that crisscross the area and in particular in the form of the roads Tanpit Lane and Bonnycroft Lane. These two routes are narrow and informal, with no defined pedestrian footways except for the street markings and with high hedges and boundary treatments dominating both sides. These are important characteristics as they are very different from current highway standards and reflect a much older form of traditional streetscape within the town. Much of the development throughout this area dates from the 20th Century with few older buildings remaining to hint at the previous use of this land, but it appears from older maps that until the mid 20th Century the area was predominantly laid to gardens and orchards. The tannery that gave the street its name is positioned towards the western end of the lane and part of it remains, now much altered and converted to a house.



The Tannery, Tanpit Lane

5.2.24 Behind the modern houses on the south side of Tanpit Lane a substantial amount of private garden area survives although some smaller scale developments at The Spinney and Woodyard Court have encroached slightly into this area. To the north of the Market Place the back land is more densely developed with properties from the later part of the 20th Century which are very much at odds with the character of the Conservation Area. The historic boundaries have been retained to a degree and most importantly the Post Office Slip remains intact as an important historic pedestrian route in the town.

3. LONG STREET



Long Street

5.2.25 Historically one of the most important streets in the town, Long Street retains much of its character as a focal point second only to the Market Place. Although the through traffic has now been largely displaced by the A19 bypass the street is still the principal means of access to the town and it is the location for a number of pubs and inns as well as a range of specialist shops and the town's main supermarket.

5.2.26 Long Street was granted by an Act of Parliament in 1753 as a road constructed as a new alignment for the improvement of the Turnpike from Northallerton to York. The road cuts obliquely across the plot lines which emanate from the west side of the Market Place. There would have been a thriving atmosphere from the coaching activity along this street in both the 18th and 19th Centuries. It is not possible to gain a continuous view throughout the entire length of the street due to a slight curvature of the street towards the south eastern end, but the long views that are available create a distinctive character in this part of the Conservation Area. In this context the long views through the town are more important than individual buildings, even though some of the more historic structures in Easingwold are set on this street.

5.2.27 At the south east end of Long Street the character is predominantly residential with a range of houses from the small terraces at numbers 198 to 220 through to the larger individual properties from 176 to 194.



Terraces on Long Street

The south side of the street is made up of terraced properties, some in commercial use including the bakers at number 195 and The Horse Shoe Public House. Within this group the new Co-op store has been constructed, however the scale and form of the frontage building has been designed to reflect its setting and the large modern shop unit is successfully screened behind. Of most importance



The Horse Shoe Inn

at this end of the street St. Monica's Hospital stands back from the road and is a typically attractive late Victorian/early Edwardian style cottage hospital.



St Monica's hospital

The trees to the frontage are the dominant element on the site and have an important presence throughout this end of Long Street. To the immediate west of the hospital the properties on the north side of the street stand back from the carriageway creating a shallow curve to their frontages set back along long front gardens. These properties include some of the oldest buildings in this part of town at numbers 190 to 194, a row of three early Georgian cottages dating from the early 18th Century but since altered on several occasions. Also set in the



190-194 Long Street

crescent are modern houses however their scale and form are not dominant in the streetscene and the properties themselves do not detract from the Conservation Area.

5.2.28 The central section of Long Street is the busiest and most commercial area of the street, but also contains one of the most secluded parts of the town. The predominant character is of a mixed use area with several business premises lining both sides of the street. The buildings are set back from the carriageway on both sides, on the north behind a service road and a grass verge with important trees and to the south behind wide forecourts. The scale of buildings varies from the low single storey commercial property adjacent to 135 (Costcutters) to the large three storey buildings at 135 and Longley House. This variety of size and ages adds to the character of the area and the spacious width of the street allows a good appreciation of the details of the buildings.



Crawford House

5.2.29 Of particular note in this section are Crawford House at 121 Long Street, a fine late 18th Century property, 135 Long Street, a prominent



135 Long Street

three storey shop with a good shop front and detailing, and the attractive houses adjacent to this at 137 to 143 Long Street. The properties opposite are less distinguished but nevertheless make an attractive contribution to the street. St John's Catholic Church stands back from the street within the churchyard and despite its size and detailing is not an important element in the streetscape. The churchyard trees provide a point of reference and add to the peaceful secluded character of the surroundings to the church itself. On the corner with Little Lane Longley House presents a large three storey elevation that dominates the street and is reflected in the style of the new development opposite. It is a distinctive building now converted into town houses which signifies a change to the character of Long Street itself as the road narrows and properties are positioned directly at the back edge of pavements.



Longley House

5.2.30 Between Little Lane and Church Street the road is more conventional, lined mostly with two storey properties both commercial and domestic. Notable buildings are the three storey New Inn, the mid 18th Century properties at 83-87 Long Street and 28 and 30 Long Street on the junction with Church Street. A pair of single storey properties at 61 and 63, now much altered, has a very different form to most of the town and it is thought that these were possibly workshops or stores when first built. At the Church Street junction a space has been landscaped in the past to provide a seating area and the terrace of houses on Church Street rise up the bank towards the trees around Acorn Court.

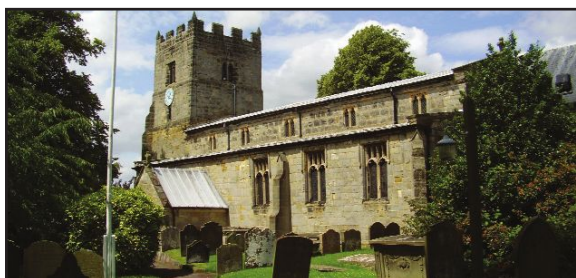
5.2.31 Beyond the junction the final part of Long Street rises to the crossroads. It is not of the same quality as much of the street, having a number of modern properties which do not complement the historic quality of the Conservation Area. Most notable of these are the properties on the north side which are uncompromisingly of a 1960's/70's date and the slightly older houses opposite which fail to respect the established building line of the street. As the road rises, properties on the north side are positioned at the top of a grassy bank and accessed from Church Avenue and at the crossroads an open space dominates the entry to the Conservation Area from Thirsk Road. Also important in views here are the large brick gable to St. John's Mount set at the entry to the Conservation Area and the trees around the modern buildings of The Garth, Hepscot and Glenroyd which lie outside the Conservation Area.



St John's Mount

5.2.32 Long Street can be summarised as a linear space dominated by the principal route through the town, but to do this fails to recognise the quality of the street and the varying character which reflects the development of Easingwold. The older buildings are concentrated around the commercial part of the street at the junctions to Little Lane and Chapel Lane with larger residential properties and a more open character to each end of the street. The connection between these discrete spaces unites the road and the important groups of trees provide landmarks and help establish a variety of characteristics within this single area.

4. THE NORTH WEST AND THE CHURCH



Church of St John the Baptist and All Saints

5.2.33 This small discrete part of the Conservation Area is separated from the main surviving historic core of the town by a substantial development of modern housing. It is linked at the west end to Long Street but visually separated from this main road by its elevated position. The main building here is the Church of St John the Baptist and All Saints, a long low building of dark stonework, that is positioned well back from the road behind the churchyard trees. These characteristics combined result in the building having little presence in the street despite its importance in the town. The trees contribute significantly to the area and are complemented by others to the south of Church

Hill, particularly around the church car park. The edge of town location of the church and the extensive churchyard that surrounds it ensures an appropriately tranquil setting for the building.

5.2.34 To the south of the church the more recent developments are mostly domestic, and even the Police Station and Court House close to the junction with Long Street continue the domestic scale and form of buildings in this area. On the north side of the road, three substantial villas of good quality and some larger modern infill properties lead up to the church. Passing down Church Avenue the road falls towards Tanpit Lane



Tanpit Lane

and is dominated to the east side by trees and a thick boundary hedge which screens most views of Brindle Garth. Trees and hedges play a significant role in the character of this area. The slightly sunken character of the road also contributes to the effect, placing the buildings at a higher level than the carriageway.

5.2.35 On the opposite side of Church Avenue a mixture of refurbished older buildings and new properties fill the space as far as Long Street. Church Street continues to fall after the junction with Tanpit Lane, and meets Long Street after a short terrace of modest two storey properties of conventional Victorian character. The importance of these buildings lies in the transition they make between the larger detached properties around the church and the short terraces found at this part of the main thoroughfare.

5.2.36 At the corner of Church Avenue and Tanpit Lane the large 20th Century development of Tanpit Lodge/ Acorn Court is a stark contrast to much of the rest of the Conservation Area. It is constructed in a modern pale yellow brick that has no reference to the historic materials used throughout the



Acorn Court

Conservation Area and its scale and form do little to assimilate it into the streetscape. The building is mitigated to some degree by its position, set back from the road with a good amount of planting and trees, but even this has a limited effect as the corner site is prominent and the scale of the building remains apparent in views throughout this part of the town. The Old Tannery opposite is a much altered modest building, important as it gives identity to an historic street in the town, Tanpit Lane. However the development of The Spinney and the adjacent bungalows are at odds with much of the character of the town. It is important that this group of buildings is included in the Conservation Area as to redraw the boundary would severely weaken the links between the historic core of the Market Place and the area around the Church.

5.3 LANDMARK BUILDINGS AND FEATURES

5.3.1 Within the Conservation Area there are a number of buildings that make a particularly important contribution to the townscape and play a significant role in establishing the character of the town. These landmark properties need not be the largest buildings or those of most historic interest; rather they may be noted for their striking features or their critical corner locations. The following buildings and features are considered to make a particular contribution to the character of Easingwold:

- **The former Town Hall** - The most prominent building in town and occupying a central position in the Market Place. This Victorian brick edifice is large enough to



dominate much of the market area and its clock tower provides one of the town's few landmarks visible from a distance.

- **The Market Cross** - Somewhat dwarfed by the adjacent Town Hall the delicate canopy of the Market House shelters the remains of the Medieval Market Cross.



- **The Galtres Centre** - A focus for leisure activities in Easingwold the house itself occupies an important site at the corner of the Market Place. Its late Victorian character remains dominant in views from here and is of sufficient scale to screen the later additions to the rear.



- **Tudor House** - This mid 17th Century house is one of the oldest buildings in Easingwold and its prominent location at the corner of Church Hill and Uppleby makes the visually striking timber framing an important landmark in the town.



- **The Mount** - One of the largest buildings on Spring Street the elevated position of this grand late 18th Century town house makes it a prominent feature on the route between the Market Place and Uppleby. Its quality of detailing adds to the importance of the building.



- **The Commercial public house** - A prominent feature of the Market Place this much altered building dates from the late 18th Century. Its position and white rendered finish highlight the building in its context.



- **The York public house** - Positioned at a point in the street where the line of the buildings step forward into the Market Place, the gable of this white rendered building has a prominent place in views along Spring Street and its front elevation is seen across the Market Place between the Town Hall and the Toll Booth buildings.



- **Longley House** - This very large building set on a highly visible corner faces the entrance to Wilkinson's Court making it a dominant building from this street. The arrangement of windows, stone slate roof and Venetian windows are worthy of note.



- **Crawford House** - A late Georgian property of great character and well considered proportions Crawford House is well positioned at a wide point on Long Street opposite the junction with Little Lane.



- **135 Long Street** - This shop dates from the early Victorian period and owes its prominence to its position opposite the junction with Chapel Lane, and to its three storey scale. Close inspection reveals much good quality detail surviving from an early date.



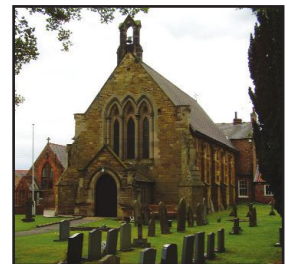
- **St. Monica's Hospital** - A long established institution in the town the prominence of the hospital is due in large part to the large copper beech trees that front Long Street, however the building itself is an attractive example of late Victorian/early Edwardian cottage hospital style.



- **The New Inn** - With a long history as an important coaching inn this mid 18th Century building stands out in this section of Long Street as one of the few three storey properties and is highlighted by its cream painted brickwork and commercial display.



- **St John's Roman Catholic Church** - In a similar manner to the hospital the surrounding trees pinpoint this building in the street and a closer inspection of the site reveals the building, in this case a good quality early Victorian church in a simple Gothic Revival style.



Although the Church of St John the Baptist and All Saints is an important building in the history and social life of the town its marginal location and secluded position do not allow it to contribute greatly to the character of Easingwold, and it cannot be said to be a landmark building even in distant views as even its tower is relatively inconspicuous due mostly to its restricted height.

5.4 IMPORTANT VIEWS AND VISTAS

5.4.1 Easingwold is a structurally complex settlement and distinctive views and vistas through the town are limited. Where there are views these tend to follow the principal streets, allowing long sight lines in both directions and revealing and unfolding the streetscape as the viewer passes through the town. The following views are considered to be the most important in the town, taking in the significant elements that make up the character of Easingwold and defining its sense of place:

- Views in both directions throughout the full length of Long Street.
- Views in both directions along Uppleby.
- View up Spring Street looking towards Uppleby.
- Vista across the Market Place from the south east corner.

These are marked on Map 2 at the back of this document.

5.4.2 Long Street provides the town with some of its most memorable views. It is not possible to see the full length of the street due to the slight curve near to the Catholic Church however this does not diminish the impact of views from each end. Such is the scale of the street that few buildings dominate in the views, the exceptions being the prominent three storey properties around the junction with Little Lane. To the southern end of

the street trees are important, however these provide a distraction from the focussed linear view through the town. At the south east end the view is terminated by 1 and 2 York Road. Although the containment of the view is reduced at the junction and views of the surrounding modern properties are possible, these buildings are still influential within the street. There is no such distinct termination at the north west end, views being terminated by the rising road itself and ultimately distant trees. Throughout Long Street the tight form of the properties, often positioned at the edge of the footpath, frame the views and create the character of this part of town. The secondary streets and junctions do not create significant features in the views.

5.4.3 Although similar in form, views through Uppleby are of a distinctly different quality. The change in levels across the street, plentiful street trees and less busy nature of the street impart a very different character than Long Street and, whilst the views are not as lengthy, they are of equal quality and interest. At the west end the view terminates with Avondale House and The Jolly, whilst at the east Teasdale House and the rising



Avondale House and The Jolly, Uppleby

road of Mill Lane close the view. The trees make this street unique to the town, revealing and framing individual buildings and closing certain views off as the viewer passes along Uppleby. The closely set properties to each side allow limited glimpses through to the rear areas which are important in the context of the street.

5.4.4 Leading into Uppleby, a worthwhile view is gained up Spring Street from the north east corner of the Market Place. This view is framed by the Angel public house and the shops on the east side of the street. Progressing up Spring Street the most notable building is The Mount, prominent due to its scale, elevation and position in relative isolation. The rising roadway is an important feature of the view and in particular the raised

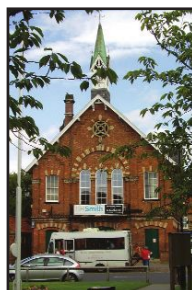
pavements towards the north end of the street. The view terminates with a single substantial tree set at the west end of



Spring Street

Uppleby, however during the winter months the bare branches reveal Tudor House behind as the most distinctive element in the town to provide a terminal feature.

5.4.5 The Market Place as the focus of the town benefits from a number of views and vistas across the space, framed and shaped by the presence of the island buildings, principally the former Town Hall. The best of these vistas is gained from green space in the south east corner where the sweep of the view takes in the important Georgian properties on the west side of the Market Place, a good view of the Town Hall and Market Cross and allows a longer view through the commercial centre of the town and up along Spring Street. This vista is framed by the row of properties that include Leicester House, The George Hotel and The York public house, beyond which the street is hidden as the properties are set back on The Crescent.



Town Hall

5.4.6 To the west, the row of substantial Georgian houses terminate the view with trees rising above

them, particularly around the Old Vicarage. The Town Hall building screens much of the back service areas to the smaller Toll Booth shops. From the north west corner the view is subtly different, the smaller shops centrally located in the Market Place creating a street with The Commercial public house and the Post Office to the north. The effect limits the scale of the Market Place giving the impression of an open space extending only from the former Town Hall to the buildings on the west side and illustrating the influence the large central building has on the



Market Place East Side

townscape.

5.4.7 In addition to these identified views there are many individual glimpsed viewpoints and intimate elements of streetscape which make up the character of the town. Indeed what Easingwold may lack in terms of impressive vistas it more than makes up for in its small scale intimate character and glimpses of private and semi-private spaces. These glimpses are too numerous to detail comprehensively but include views down drives to back-land areas in Uppleby, glimpses into compact domestic and commercial courtyards between the Market Place and Long Street and opportunities to see into and over historic garden areas along Bonnycroft Lane, Tanpit Lane and along the numerous passages, alleys and footpaths that run through the older areas of town. Additional views across the cricket ground towards Uppleby set on the ridge are also important.



5.5 GENERAL CONDITION

5.5.1 Easingwold gives the impression of a relatively wealthy town and many of the properties display evidence of recent investment in repairs and maintenance. Where there are poorly maintained properties these tend to be of a commercial nature, particularly where they are set in secondary areas including some of the distinctive courtyards of the town. Some properties however could benefit from timely maintenance, informed repairs to their fabric or other improvement works.

5.5.2 Shop fronts vary significantly throughout the town, the majority being well maintained and appropriately detailed to their building and setting. There are a few that would benefit from maintenance and, in certain parts of Long Street some which could be improved in design. At the north end of Long Street, Stonefield Lane which forms the rear access to properties has a number of smaller garages and ancillary buildings that could benefit from repairs however these are relatively minor structures in the Conservation Area. Along Back Lane to the east of the Market Place many of the vacant sites have now been developed and others are currently under construction leaving little in this area of concern.

5.5.3 Although the majority of buildings have been well maintained in recent years there is evidence of older repairs that may not have been undertaken in a manner appropriate to the historic building itself or to its setting in the Conservation Area. Cases of inappropriate strap pointing or the use of unsympathetic materials, particularly hard cement mortars and renders are present in the Conservation Area along with some poorly considered replacement windows. Technical advice on the repair of historic buildings could help ensure that future repairs are appropriately undertaken and that where possible poor quality work is replaced.

5.6 OPPORTUNITY SITES, PROBLEM AREAS, NEGATIVE FACTORS

5.6.1 There are very few opportunities for new development within Easingwold Conservation

Area mainly because the town is densely developed but also due to the closely drawn boundary. Much redevelopment has already taken place and new properties have been constructed in locations such as Wilkinson's Court and on several of the gap sites on Back Lane.

5.6.2 The only significant site is at Acorn Court and Tanpit Lodge where a large late 20th Century structure dominates the surroundings and is incongruous in the Conservation Area setting. The site is substantial and its prominent position on a corner plot makes any redevelopment challenging, however a scheme here should reflect the scale and form of the surrounding area and create a strong corner feature, closing views at the end of Tanpit Lane and creating a focal point at the junction with Church Street. The slope of the site would allow an imaginative design and there is a possibility of creating an access to the rear allowing development throughout the depth of the plot.

5.6.3 There are other smaller opportunities for development, mostly focussed around changing the use of existing buildings. This must be undertaken with care to respect the original character of the structure and the role it plays in establishing the character of the town. Possible sites exist along Back Lane in the form of larger ancillary buildings and small gap sites and yards. Here the challenge is likely to be achieving appropriate levels of amenity for any new buildings as well as respecting the character and style of the area. Similar opportunities may exist between Long Street and the Market Place in the courts and yards around Chapel Lane and Little Lane. It is important to respect the dense character and low modest scale of the existing developments in this area and to reflect the style, proportions and forms of the existing buildings.

5.6.4 There may also be a possibility of a redevelopment of the industrial unit to the rear of 174 to 188 Long Street however access may be a limiting factor along with the difficulty of achieving acceptable levels of amenity.

5.6.5 A final issue to consider is the possible continued subdivision of long gardens to the south of Uppleby. Many of these plots have been redeveloped already some more successfully than others and pressure is likely to continue for the ongoing development of this street. Great care must be taken to respect the original boundaries as these reflect the historic layout of the town and it is also essential to consider the impact of new development on views looking towards Uppleby from the cricket field where the houses form the skyline. The height of any proposed new properties on here must be carefully considered in this regard.

5.7 NEUTRAL SITES AND AREAS

5.7.1 The majority of the town generally makes a positive contribution to the character of the Conservation Area, however there are a number of smaller areas the character of which is discordant with the historic character of the town. These may be of good quality but do not reflect Easingwold's general historic appeal, rather they are more typical of modern housing developments. None intrude unduly on the general appearance of the Conservation Area and they are identified here as being neutral in character rather than having a negative impact.

5.7.2 Along Long Street there are three particular points where more recent developments provide good houses which do not enhance the Conservation Area. At the entry to Chase Garth the width of the road and the modern design of the flanking houses do not reflect the more historic layout of the street directly opposite and adjacent. The width of the street has the appearance of a standard 1960's estate road design and the house set on the spacious corner plot is of this period too. Notwithstanding this the building is of an appropriate scale and does not impact negatively in the streetscape.

5.7.3 At Nursery View, 27 to 33 Long Street, the two pairs of semi detached properties date from the late 1950's or 1960's and their main short coming is that they are set back from the road side creating front gardens within a section of the street where a strong building line positions all

other properties at the back edge of the pavement. Close by on the opposite side of the street the properties at the corner of Long Street and Church Street, 26 and 26a, are individually designed distinctive houses of a late 1960's or 1970's date but their presence does not accord with the character of the historic street.

5.7.4 Nearby on Church Avenue the Old Orchard is a development of modern properties however the landscape setting and the self contained character of the site limit any negative impact on the wider Conservation Area. Along Tanpit Lane The Spinney and the new properties adjacent to it are not particularly of Conservation Area quality however they are good quality properties and in this context their contribution to the Conservation Area is neutral. The same can be said for many of the houses on the south side of Manor Road and it is in these areas that the quality of the designated area is weakest however the developments respect many of the historic boundaries and protect the setting of more sensitive parts of the town without unduly diminishing its historic character.

5.7.5 The final neutral areas to consider are the developments along the east side of Back Lane and some of the properties along Back Lane to the south of Uppleby. Many of these are constructed on gap sites or subdivisions of rear gardens and whilst some of the newer properties have been carefully designed to reflect local styles and characteristics other late 20th Century developments were constructed as examples of the architectural style of the time. These have more reference to their period rather than the location and as such do not contribute to the town in the same way as some more recent properties.

5.7.6 Although of neutral character these areas do not do harm to the wider general appeal and quality of Easingwold, rather they allow the Conservation Area to continue to develop to meet the needs of the current residents and visitors. These areas can serve to demonstrate how and where designs can be improved in new developments to better complement the Conservation Area in future.

6. Management Plan

6.1 MANAGEMENT STRATEGY

6.1.1 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 Easingwold Conservation Area.

6.1.2 The aim of the Management Plan is to identify buildings and spaces which have the potential for improvement or further enhancement. Although Easingwold is an attractive town, there are 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.

6.2 MONITORING AND REVIEW

6.2.1 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 compilation.

6.2.2 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 Easingwold has been considered as part of this review process and forms part of this assessment.

6.3 MAINTAINING QUALITY AND CONSISTENCY

6.3.1 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.

6.4 BOUNDARY REVIEW

6.4.1 As part of this appraisal the boundary of the Conservation Area has been reviewed and amendments are proposed.

6.4.2 Four alterations are proposed to improve the protection of the character of the Conservation Area. These are:

- The addition of Teasdale House at the east end of Uppleby as the house itself makes a significant contribution to views through this part of the Conservation Area. Although of an early 20th Century date the property is well detailed and attractive, complementing the character of other buildings within the Conservation Area and providing a good quality termination to views eastwards along the street. Its scale and appearance are appropriate to its setting within the Conservation Area in general.
- The addition of 1 and 2 York Road. This pair of semi-detached houses are modest in scale and appearance but contribute much to the south east end of Long Street. Again these buildings form an important termination to views along the street and the traditional character and appearance of the buildings would make them an acceptable addition to the Conservation Area.

- The Cricket field, Memorial Park, Bowling Green and Tennis Courts provide an attractive area of open space within the busy Market Town and provide a positive setting, which should be incorporated within the Conservation Area.
- The Edwardian cottages at Sunny Bank, Oulston Road are a charming small terrace of four houses constructed of red engineering brick with very distinctive box-hedged patterned formal gardens and low front walls topped with wrought iron railings. The terrace is worthy of inclusion within the Conservation Area, contributing to its setting.

6.4.3 With regard to removing buildings from the Conservation Area none are considered to be inappropriate for inclusion at this time. Certain parts of the Conservation Area may not have the same quality or historic character as the key areas of the Market Place and Uppleby but they provide important links between different parts of the town and often retain historic boundaries, streets and footpaths if not a range of historic buildings. This is the case around Bonnycroft Lane and Tanpit Lane where the pleasant developments of the 20th Century may not be as historically important as other parts of the town but they retain the important street alignments and widths and contribute to the context and understanding of the wider town. It is important in these areas that the principles of protecting the character of the Conservation Area are upheld as the impact of poorly designed schemes on the wider landscape can have a significant effect on the quality of the Conservation Area.

6.5 OPPORTUNITIES FOR IMPROVEMENT OR ENHANCEMENT

6.5.1 Although Easingwold is a very attractive town and generally within a good state of repair, there are some properties which would benefit from the application of appropriate repair techniques and the replacement of many inappropriate repairs with ones more in keeping with the age of the properties. 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 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. Of particular relevance is the correct specification and techniques for laying cobbles and setts as a successful landscaping scheme can be enhanced by well laid cobbles but much diminished by a poorly executed area of work. Much of the character of certain areas of the town is derived from the informal treatment of the highway and the relationship between the footpaths and carriageways. It will be important that the County Council consider this character when proposing new surfacing schemes within the Conservation Area.

6.5.2 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.

- 6.5.3 Two particular areas of the town would benefit from guidance setting out parameters for development. These are the densely developed space between Long Street and the Market Place and the backland development of Back Lane, particularly at its northern end at Uppleby.
- 6.5.4 The first of these spaces is characterised by the small scale of building details and the close nature of the properties. It is important that any new development opportunities here reflect this character creating small intimate spaces around hard surface courtyards. Also of importance is the variety of details to the buildings with varied eaves and ridge heights, differing window and door details and variations in materials creating an organic and jumbled effect to the streetscape.
- 6.5.5 The critical issue in Back Lane is the height of development with regard to Uppleby. It is important that the historic properties retain their dominant position along the skyline and that, where glimpsed views between the houses are available they retain the open vista over the town rather than being obscured by new development. These objectives can be achieved by paying careful regard to the height of proposed developments and their positioning. Elsewhere along Back Lane the variety of scales of buildings creates a distinct character and this should be reflected in any new schemes proposed.
- 6.5.6 There are three sites where enhancement would be beneficial to the character and appearance of Easingwold. These are:
- Acorn Court, Tanpit Lane
 - Site east of 174 - 188 Long Street
 - West of Chapel Lane

See map 2 for locations.

6.6 DESIGN GUIDANCE

- 6.6.1 A design guide for works of repair and alteration to buildings and spaces within the Conservation Area is at the Annex. The design guide concentrates on specific issues relevant to the Conservation Area such as materials, shopfronts, streetscape and public open space.

6.7 EXISTING HISTORIC BUILDINGS

- 6.7.1 The appraisal has identified 66 Listed Buildings (under 44 separate listing descriptions) within the Easingwold Conservation Area. These are included within the following list of heritage assets. The current appraisal has identified a number of unlisted buildings which provide a significant contribution to the historic character of the town. These are identified on Map 2.

6.8 ARTICLE 4 DIRECTIONS

- 6.8.1 The impact of cumulative change can have a significant adverse impact on the character of historic buildings within the Conservation Area. For this reason an Article 4 Direction is proposed to cover the frontages of buildings along Uppleby and Spring Street as shown on Map 4.
- 6.8.2 An Article 4 Direction removes certain permitted development rights, which means that many alterations such as window and door replacement would require the benefit of planning permission.
- 6.8.3 Through public consultation on the draft Conservation Area Appraisal, support was given for the implementation of an Article 4 Direction in the Uppleby and Spring Street area. This will be brought forward as resources allow.
- 6.8.4 Further details relating to Article 4 Directions can be found on the Hambleton website at www.hambleton.gov.uk or by telephone - Planning Policy & Conservation Officer 01609 767054.

6.9 HERITAGE ASSETS

Scheduled Ancient Monuments

- There are no Scheduled Ancient Monuments within the Easingwold Conservation Area

Tree Preservation Orders

- There are 59 individual plus 3 groups TPOs within the Conservation Area

Key unlisted buildings within the Conservation Area

- Identified on Map 2

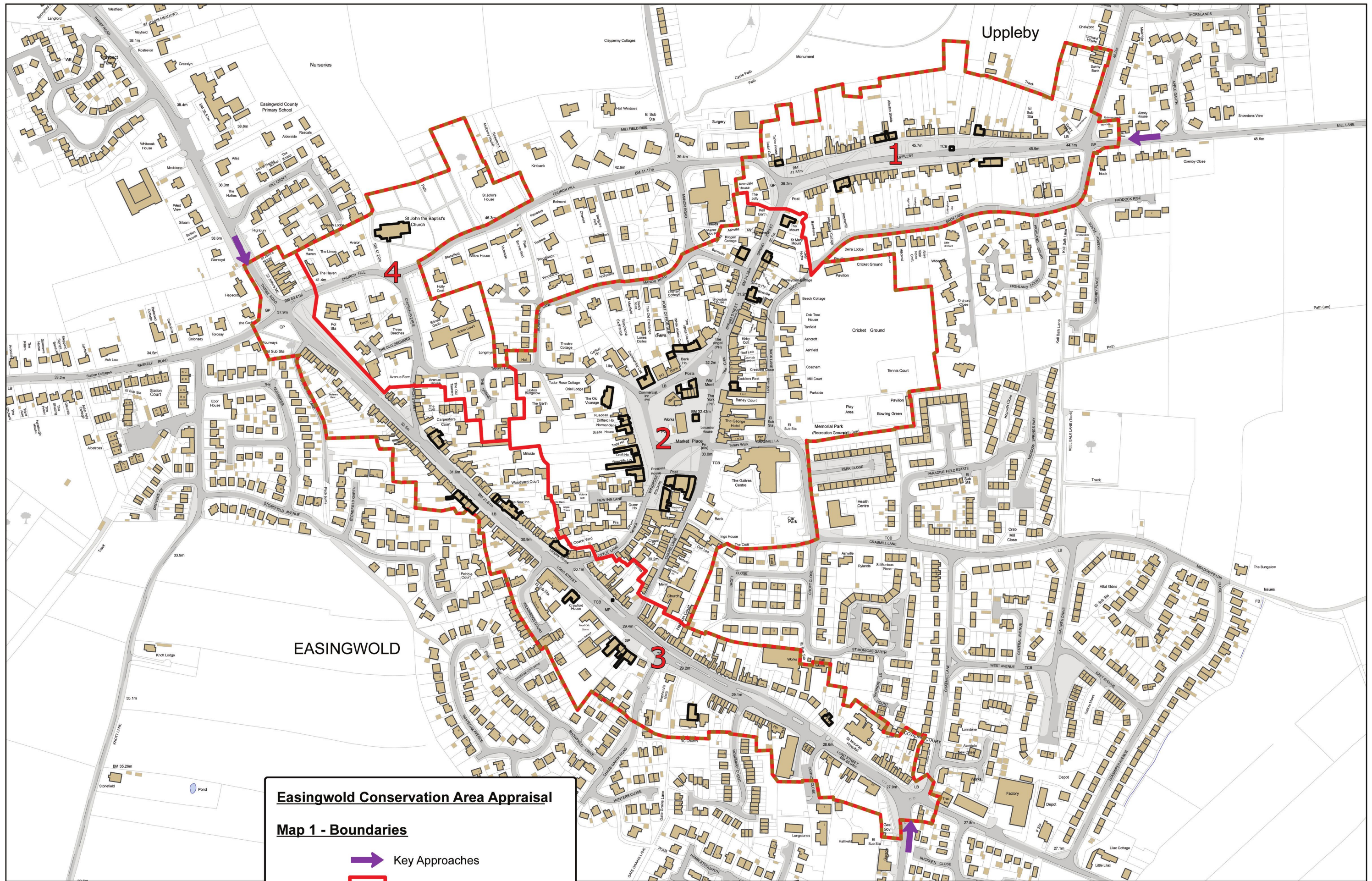
Listed Buildings within the Conservation Area

- There are 66 Listed Buildings (under 44 separate listing descriptions) within the Conservation Area, listed below:

| Building Name | Street Name | Grade |
|--|--------------|-------|
| Church of St John the Baptist and All Saints | Church Hill | II* |
| 28 and 30 | Long Street | II |
| 56 - 58 | Long Street | II |
| The New Inn, 60 - 66 | Long Street | II |
| Longley House | Long Street | II |
| Milestone Outside Number 104 | Long Street | II |
| 190, 192 and 194 | Long Street | II |
| St John The Evangelist Roman Catholic Church | Long Street | II |
| 81 | Long Street | II |
| 83, 85 and 87 | Long Street | II |
| Crawford House, 121 | Long Street | II |
| 135 | Long Street | II |
| 137 and 139 | Long Street | II |
| 141 and 143 | Long Street | II |
| Central Buildings, The Toll Booth | Market Place | II |
| Market Cross and Market House | Market Place | II |
| The Commercial Public House | Market Place | II |
| Corner Cottage | Market Place | II |
| White House Cottage | Market Place | II |
| The White House | Market Place | II |
| Chapman, Medd and Sons | Market Place | II |
| The Co-op | Market Place | II |
| Easingwold Spice and K Malyn | Market Place | II |
| Rowntree House | Market Place | II |
| Windross House | Market Place | II |
| Orchard House and Prospect House | Market Place | II |
| Rocliffe House | Market Place | II |






| Building Name | Street Name | Grade |
|--|--------------------|--------------|
| Croft House | Market Place | II |
| Scaife House | Market Place | II |
| Normandene and Driffield House | Market Place | II |
| The Old Vicarage | Market Place | II |
| The Mount and Cottage | Spring Street | II |
| Springhead House | Spring Street | II |
| Allonville and Elderslie | Spring Street | II |
| Blayds House | Spring Street | II |
| Hey House 11 and 13 | Uppleby | II |
| Pair of Gates to Number 47 (The Villa) | Uppleby | II |
| The Villa 47 and 49 | Uppleby | II |
| Tudor House and Cottage | Uppleby | II |
| Allerton House 34 | Uppleby | II |
| 36 | Uppleby | II |
| 38 | Uppleby | II |
| Rose Mount 56 and 58 | Uppleby | II |
| K6 Telephone Kiosk | Uppleby | II |



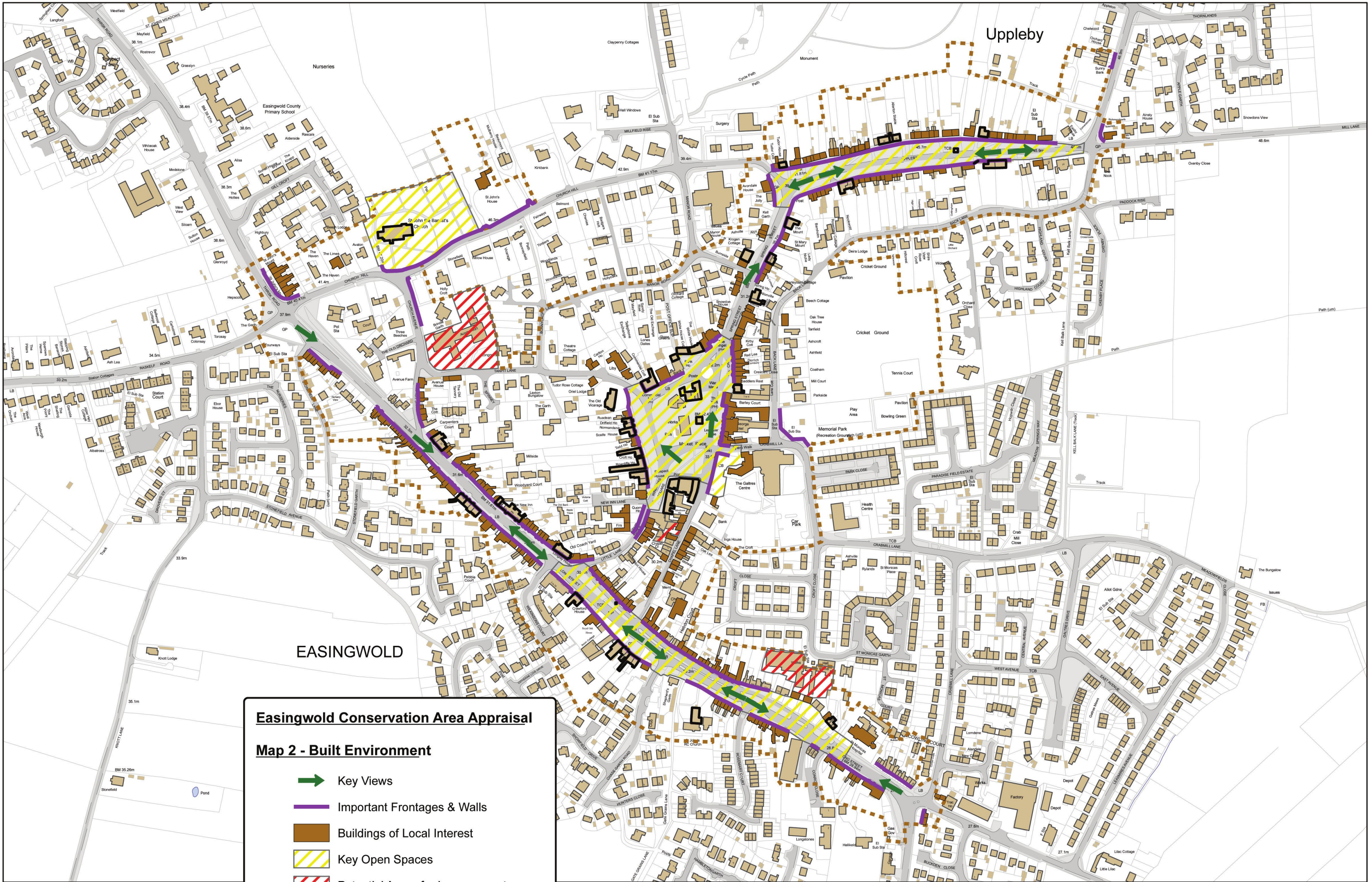
Easingwold Conservation Area Appraisal

Map 1 - Boundaries

-  Key Approaches
-  Analysis Areas
-  Listed Buildings
-  Conservation Area








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Easingwold 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

HAMBLETON
DISTRICT COUNCIL

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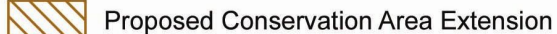
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Easingwold Conservation Area Appraisal

Map 3 - Natural Environment

-  Key Trees
-  Tree Preservation Orders
-  Important Hedges and Planting
-  Key Tree Groups
-  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

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Proposed Article 4 Direction
Uppleby - Easingwold
 Article 4 Conservation





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