



Newby Wiske conservation area

Hambleton District Council

NEWBY WISKE

Conservation Area Report

Report prepared by
Hambleton District Council
1985

CONTENTS

1. The Designation of Conservation Areas.
2. Newby Wiske Conservation Area - an appraisal.
3. Newby Wiske Conservation Area - schedule.

Appendix 1 Listed Buildings.

Map Newby Wiske Conservation Area.

THE DESIGNATION OF CONSERVATION AREAS

1.0 Introduction

Whilst the conservation of exceptional landscape and townscapes and outstanding buildings has been promoted for some considerable time, it is only relatively recently that, in response to public opinion, the approach has been broadened to include the conservation of "the familiar and cherished local scene". Thus the 1968 Civic Amenities Act introduced, and the Town and Country Planning Act 1971 placed a duty on local authorities to designate conservation areas i.e. "areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance".

1.0.1 Whilst individual buildings of importance are protected by the "listing" procedure the above mentioned legislation seeks to protect the character of whole areas comprising a wide range of interrelated features. Whilst often centred on "listed buildings", other attractive building groups, landscapes, historic street patterns or archaeological features may also form the basis of a conservation area, and the size of the whole may also vary considerably, from whole villages or town centres to small groups of buildings.

1.0.2 Whatever the basis, the designation of a conservation area is:

1. confirmation of the area's special architectural or historic character;
2. a statement of intent by the local authority, who by means of the powers conferred on them by various Acts of Parliament must pay "special attention" to protecting or improving the conservation area;
3. an expression of confidence in the future of the area, offering encouragement to owners and residents who choose to invest time and/or money in their property or the area as a whole.

1.0.3 At present Hambleton District contains 19 designated conservation areas, to which it is now proposed to add Newby Wiske. A basic survey and assessment of the qualities of the village has been undertaken, which forms the basis of recommendations made in this report. Consultations will take place with local residents and their representatives e.g. parish councils, amenity societies and other interested parties which may result in amendments to the report itself. Following consultations, the proposals will be submitted for formal approval. Details of the designation will subsequently be published in the London Gazette and a local newspaper and the Secretary of State for the Environment will be notified. Owners and occupiers of property in conservation areas do not have to be individually notified of designation but the District Council hopes to issue a free explanatory leaflet to every household concerned.

1.1 What Designation Means

1.1.1 The designation of a conservation area introduces a number of legal and other controls.

Control of Development

Conservation is concerned not only with protecting the character of areas, but also with ensuring that settlements remain alive and prosperous. Thus the act of designation does not necessarily signify a restraint on new development, although it means that the latter will need to be of the highest possible standard of design. In considering planning applications relating to conservation areas, the local authority will be particularly concerned with character and appearance - paying special attention to detail - materials, colour, height, proportion, design, siting - to ensure that new development can be properly integrated into the established local scene.

Standards normally imposed on new development may be relaxed in the interests of harmonising the new with the old. However, applications for new development will usually be expected to include full details of proposals.

Planning permission is often not required for certain minor categories of development known as "permitted development" (e.g. small porches, garages, new windows, roofs and driveways), but where the carrying out of these threatens the character of a conservation area the local authority may make an "Article 4 Direction", bringing one or more of them under control.

Where in the opinion of the local authority proposed development will affect the character or appearance of the conservation area, the local authority will advertise the proposals in the local press and on site. Three weeks are allowed for interested parties to comment.

1.1.2 Listed Buildings

Copies of the Lists of Buildings of Special Architectural or Historic Interest are held by the District Council and County Council Planning Departments. Special permission, known as "listed building consent" is normally needed for the alteration, extension or demolition of listed buildings whether inside or outside a conservation area. Applications for listed building consent should be made to the District Council which is required to give special consideration to preserving the building or any of its features.

1.1.3 Demolition

Under the provisions of the Town and Country Amenities Act, 1974, the demolition of most buildings in a conservation area, (with certain exceptions), requires listed building consent, and applications should be made to the District Council. Their decision will take into account the character of the conservation area and in particular what is proposed to take the place of the demolished building.

1.1.4 Trees

Anyone wishing to cut down, top, lop or uproot a tree in a conservation area must give six weeks' notice to the appropriate District Planning Authority, or National Park Department, thereby giving the authority an opportunity to make a Tree Preservation Order.

1.1.5 Advertisements

The display of advertisements is generally controlled by the Town and Country Planning (Control of Advertisement) Regulations 1969, which permit a number of signs to be erected without consent. In conservation areas, rural and other areas, where the amenity appears to need special protection, the local authority may define an "area of special control" which brings such signs under control.

1.1.6 Future Action

Designation of a conservation area is not intended to be an end in itself, and the local authority has a duty to formulate and publish proposals for the protection and improvement of the area. Such a scheme may be incorporated into the local plan for the area in which the conservation area is located, or formulated separately.

Newby Wiske Conservation Area

2.0 An Appraisal

- 2.1 Newby Wiske is a small but pleasant village consisting mainly of small brick buildings, fine wide grass verges and mature trees. The village runs north-south for about half a mile, on the west bank of the River Wiske just north of Otterington Bridge.
- 2.2 The village is dominated by Newby Wiske Hall which has determined the layout of the present village. Until about 1850, the village consisted of a wide main street lined with houses and cottages. With the rebuilding of the hall, a number of rows of cottages on the east and west sides of the main street in front of the hall were demolished, giving the hall an open view to the east. Approaching the village from South Otterington, after crossing the River Wiske at Otterington Bridge, the road climbs through meadows towards the road junction. Closing the view westwards is a tall yew hedge and iron railing forming the eastern boundary of Newby Wiske Hall grounds. At the junction on the right are two estate cottages - Bridge Cottage and Weighbridge Cottage. Bridge Cottage has some good iron railings and gates, but Weighbridge Cottage is the more interesting building, This was the estate weighbridge, with the weighing machine standing inside the room facing the road, while the weighing platform on which wagons were weighed stood at the roadside. The brick tower with stone spirelet inscribed and dated "WR 1848" is a bell tower, the bell being used by weighbridge customers to summon the attendant.
- 2.3 Modern bungalows occupy the southern approaches to the village, screened to some extent by mature trees including a copper beech, and shrubs. The tree lined grass verge on the east side of the main street widens out to a green, and the older cottages now dominate. Most of these cottages are of brick with pantile roofs and are of 18th or 19th Century date. Many have good brick detailing, with brick string courses and dentilled eaves. Some outbuildings have tumbled gables. There are a few houses taller and grander, with stone verges and kneelers to the gables and chamfered stone quoins. Brick is the traditional building materials of the Vale of Mowbray and in pre-railway days many villages had their own brickyard. The variations in shape, texture and colour of these handmade bricks adds greatly to the charm of Newby Wiske and other villages in the area.
- 2.4 Midway along the eastern side of the main street is the Methodist Chapel, dated 1814. It has three bays and two tiers of windows, all arched. The middle bay is emphasised by a giant arch. Although the chapel predates the railway age it is one of few early buildings in the village using imported materials - in this case a slate roof.

- 2.5 The wide grass verges narrow to a cobbled strip outside Rose Cottage, the road climbing and curving away northwards. Between Willow Garth, the River Wiske and Rose Cottage is a field containing level terraces and platforms. These are probably the sites of demolished houses and gardens, abandoned at an unknown date, and are indicative of the village shrinking in size and shifting southwards towards Otterington Bridge. The western side of the main street has a pattern of house and garden plots with fewer old brick cottages.
- 2.6 The village school for girls and infants was erected here in 1860 by William Rutson (owner of Newby Wiske Hall from 1829) in memory of Jane Margaret, his youngest daughter. In 1890, there were 90 pupils. The school is built of orange brick with stone dressings and has a slate roof. It is in a mid Victorian medieval revival style, with decorative bargeboards and finials, these being a feature of the estate buildings in the village
- 2.7 Immediately to the south is the Lodge and main entrance drive to Newby Wiske Hall. The Lodge is built of stone with mullioned windows, decorative bargeboards and the inscription "WR" together with an heraldic shield. Newby Wiske Hall is set back 150 metres from the village street with open parkland to the front and south. The parkland nearest the street is graced by fine mature yew, chestnut, sycamore and lime trees. The hall today shows very little of its presumed early origins other than two dated rainwater heads of 1693 and 1761. An eighteenth century 3 storey brick house forms the core of the building and this was cement rendered to match the pseudo classical wings built in stone which were added in the mid 19th century. The Hall presents a long symmetrical front (dating from about 1850) towards the village, with a Venetian window in each wing. The iron railings fronting the park along the village street give way to a tall yew hedge which curves around the bend along the road to Maunby, in turn giving way to a fine boundary wall of worked stone with a rounded stone coping.
- 2.8 Home Farm stands at the junction of the roads to Maunby and South Otterington. One of the outbuildings to Home Farm fronting the road is of great interest. This long low two storey brick building dating from the late seventeenth century has a pantiled roof, with dentilled eaves and a brick string course. The most interesting feature is at the south end. This is a gabled porch with chamfered stone quoins and a fine stone door case with moulded architrave, a bold frieze, rectangular keystone and a broken triangular pediment with egg and dart moulding. The door is an old studded one. The south gable end of the building has a four-light stone bay window in the ground floor and a two-light stone mullioned window in the gable. Both of these windows have been blocked up. These windows are 19th Century additions, as are the ornamental barge boards and finials - typical decoration found on other estate buildings in the village.

Newby Wiske Conservation Area

Schedule

All of the area within the line drawn from a point to the south west of the village where the western boundary of Middlesbrough Plantation meets Maunby Lane, then north west along the western edge of Middlesbrough Plantation to the sewage works, along the eastern boundary of the sewage works then north east following the boundary of Newby Wiske Hall Grunds, then almost due north along the western boundaries of the houses known as Ballyholme, The White Bungalow and Merryn, then north west along the western side of the road to Warlaby for 88 metres, then north east immediately north of Willow Garth farm buildings to the west bank of the River Wiske. The boundary then runs south along the west bank of the river. It then turns south for 35 metres, then west to include the buildings, yards and gardens of Home Farm before rejoining Maunby Lane opposite the southern access to Newby Wiske Hall. The boundary then returns along the northern side of Maunby Lane south west for 340 metres, to the starting point.

Newby Wiske Conservation Area

Schedule

All of the area within the line drawn from a point to the south west of the village where the western boundary of Middlebrough Plantation meets Maunby Lane, then north west along the western edge of Middlebrough Plantation to the sewage works, along the eastern boundary of the sewage works then north east following the boundary of Newby Wiske Hall grounds, then almost due north along the western boundaries of the houses known as Ballyholme, The White Bungalow and Merryn, then north west along the western side of the road to Warlaby for 88 metres, then north east immediately north of Willow Garth farm buildings to the west bank of the River Wiske. The boundary then runs south along the west bank of the river to Otterington Bridge, then turns east for 40 metres to include the whole northern parapet of the bridge, crosses the road to include the whole southern parapet of the bridge to the western bank of the river. It then turns south for 35 metres, then west to include the buildings, yards and gardens of Home Farm before rejoining Maunby Lane opposite the southern access to Newby Wiske Hall. The boundary then returns along the northern side of Maunby Lane south west for 340 metres, to the starting point.

Schedule of Listed Buildings

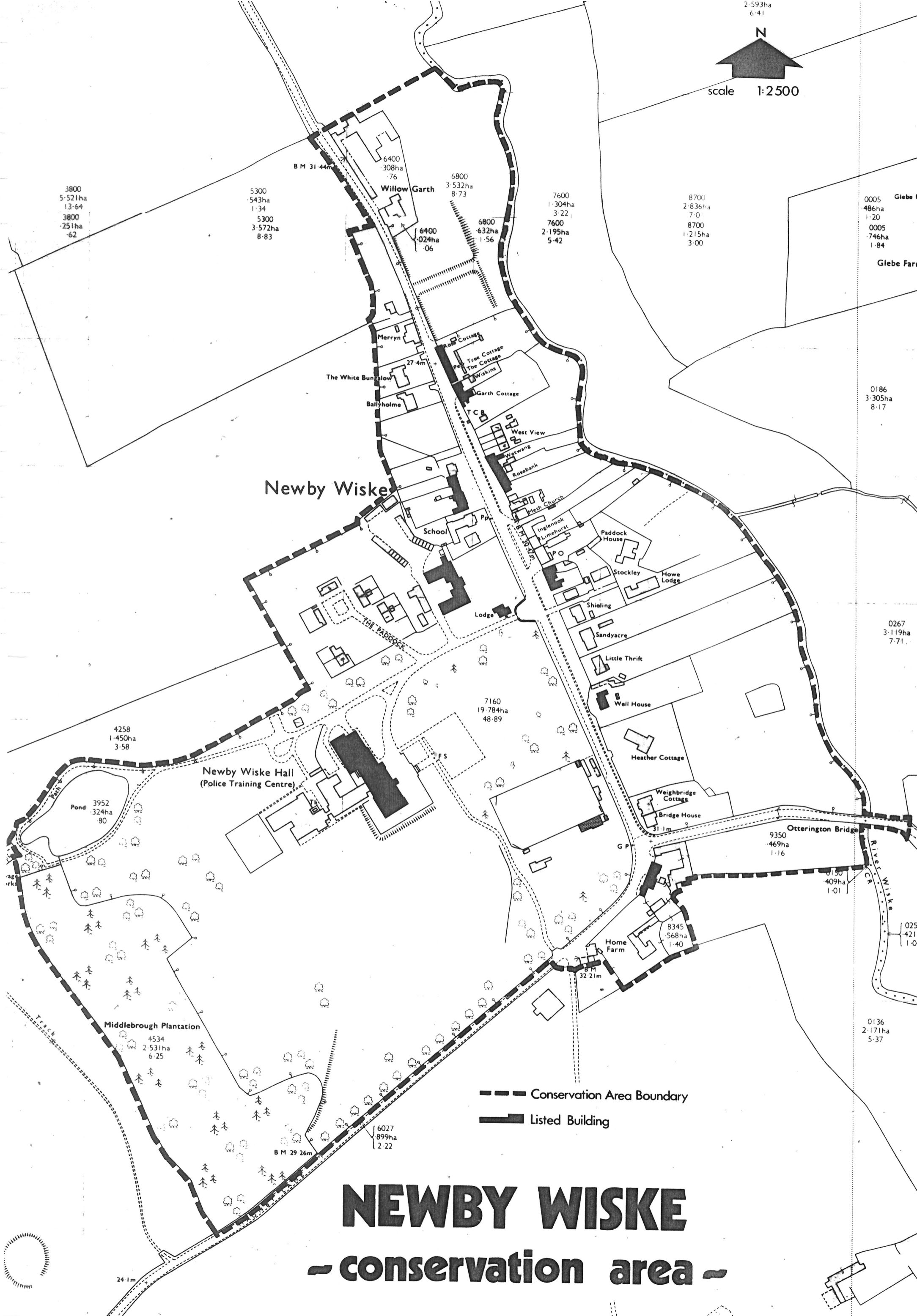
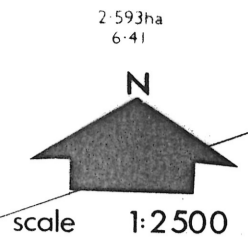
(To be resurveyed November 1986)

East Side of Village Street from North to South

<u>Grade</u>	<u>Name or Location</u>
III	Cottage Row
III	Two cottages south of Cottage Row
III	Two cottages adjoining the north end of East Side
II	East Side (House)
III	Cottage row south of Methodist Chapel
III	Cottage pair opposite entrance to Hall
III	Detached house about 200 years east of the Hall
II	Building part of the outbuildings of Home Farm.

West Side of Road

<u>Grade</u>	<u>Name or Location</u>
II	House north of School and opposite East Side
III	Two cottages adjoining north end of previous item
III	Newby Wiske Hall (now Crown Property)



NEWBY WISKE

~ conservation area ~

