



Northallerton

Conservation Area Appraisal

Supplementary Planning Document

Hambleton Local Development Framework

Adopted 21 December 2010

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1. Introduction

1.1 DEFINITION AND PURPOSE

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

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

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

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

1.2.3 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, with an enclosed leaflet, indicating how they would be individually affected. The consultation was publicised in the local press and within the Council's newspaper 'Hambleton News'. A public exhibition was held during this time at the Civic Centre and issues arising were discussed at the Northallerton Area Forum. A Consultation Statement (December 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 DPD were also sent to various interested regional and national bodies such as English Heritage and North Yorkshire County Council.

1.3.3 The 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 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 The District Council published the designation statement for the Conservation Area as a booklet on 21st April 1987. It provided a guide to the implications of designation, a brief history of Northallerton and defined the boundary of the designated area. The main section of the document identified and described the character and attributes of four sub-areas that comprised the Conservation Area. Each of these was analysed with a succinct description of its important characteristics and a brief description of buildings of architectural merit and important local historic association. Two short sections concluded the 1987 study with an outline of principles to guide future new development and a statement on the Council's intentions for environmental improvements.

2.2 PREVIOUS STATEMENTS

2.2.1 The original designation statement forms a baseline guide for this Conservation Area Appraisal.

2.3 CONSERVATION AREA BOUNDARY

2.3.1 The Conservation Area boundary focuses on the pre-1900 developed area, comprising the High Street and associated property boundaries, the area around the church and South Parade. An additional area around County Hall to the south of the town is also included. It is now proposed to be extended to include North End, a section of wall at Brompton Road, an area north of Sun Beck, a section of Thirsk Road, the cemetery and Bishop's Palace/Castle site, south of Hatfield Road and the east of Romanby Road.

2.4 GEOGRAPHIC LOCATION

2.4.1 Northallerton sits in the northern half of North Yorkshire within the broad valley of the River

Swale. It is positioned midway between the principal routes of the A1 and the A19, both running north to south. Connections to these main thoroughfares is via the A684 running east to west, whilst the A167 links the town to its nearest large neighbour, Darlington, 16 miles to the north. Thirsk lies 10 miles south whilst the large Teesside conurbation is 20 miles to the north east. Northallerton is on the main east coast railway line and has a station that serves the town with links to York, Newcastle and Teesside.

2.5 LANDSCAPE SETTING

2.5.1 The town sits in rolling open agricultural land approximately 4 miles east of the River Swale. Approximately 5 miles to the east the horizon is defined by the rise of the North York Moors, whilst to the west the Pennines form a distant horizon. The town itself is positioned on Willow Beck, Turker Beck and Sun Beck, three small tributaries that lead via the River Wiske to the River Swale. These small watercourses are not prominent within the town, Sun Beck and Turker Beck being culverted and Willow Beck being routed through the outer parts of the urban area.

2.5.2 The Conservation Area occupies the centre of Northallerton concentrating on the historic core around the High Street. Although now only a small part of the town it represents the greater majority of the developed area as it existed by 1900, demonstrating the huge expansion that took place during the 20th Century. The Conservation Area is now surrounded on all sides by modern development, comprising the cattle market, car park and business estate to the west and north west, and the commercial area, Friarage Hospital and the prison complex to the east. In the north west section of the town, between the market and Willow Beck the castle mound and site of the Bishop's Palace now provide a green setting for the town's cemetery.

3. Historic Development and Archaeology

3.1 HISTORY

3.1.1 As with many towns of significance Northallerton has roots in the Roman occupation possibly as the site of a signal station between York and Hadrian's Wall. Its position on good transport links would support this idea, although any record of a Roman name has been lost. A Saxon settlement named Aelfereton or Alverton had been established by the 8th Century and to distinguish the place from others of similar name it gained the prefix North-, eventually becoming Northallerton. This Saxon town is reputed to have had a stone church near the site of the current church and Anglo-Saxon carved stones have been found here.

3.1.2 The Viking invasions of the late 9th and 10th Centuries brought new residents to the area when the town was established as the centre of the Wappentake, the Viking equivalent of counties. The later Norman Conquest saw construction commence on a castle in 1068 when King William camped here. This is thought to have been sited west of the surviving castle mound beneath the present railway line. Although Rufus, Bishop of Durham, carried out major repairs to this early structure the surviving mound is thought to date from a subsequent castle razed by Bishop Pudsey around 1160, and strengthened in 1174. A dispute between Durham's Prince Bishops and the Crown saw Henry II order the castle razed to the ground c.1176 and by the mid 16th Century all that remained was the mound and the memory of the building.

3.1.3 To compensate for their loss the Bishops of Durham built themselves a well fortified Palace nearby to serve a similar function to the old and outdated Norman keep. Although it would have been a substantial, grand building its decline was well underway by the mid 17th Century when it was being used as a source of stone to repair other buildings in the town. It was 'ruinous' in

1723 and by 1789 it had gone completely, joining the castle as a memory of one of Northallerton's grand buildings. In 1856 the site of the Palace was laid out as a cemetery for the town.

3.1.4 The Prince Bishops also endowed other establishments in the town during the Medieval period. In particular the Carmelite Friary that was founded by Thomas Hatfield, Bishop of Durham in approximately 1354. It lasted until 1538 when it was closed during the reformation. The buildings remained until 1746 when they were noted as being in poor condition and by 1791 only traces remained, much of the stone having been used in nearby building projects. The site is now the Friarage Hospital.

3.1.5 The church has its origins around 1150 with a series of extensions and rebuildings c.1120, c.1190 and c.1220. Further major works were undertaken in the early 14th Century but these were destroyed by fire during the Scots invasion. Initial repairs began in 1323 and in 1420 the tower was finally rebuilt. The chancel was rebuilt in 1779 and the church was one of those 'restored' by the Victorian architect C. Hodgson Fowler in 1885. With such an eventful history the church has a large range of surviving styles, which contribute to the character of this fine and imposing landmark building, which is Grade I Listed.

3.1.6 The historic core of the early town is significantly centred upon the Parish Church, the Friary to the east and the site of the Bishop's Palace, Norman motte and earlier castle. Much of this area lies between the Sun Beck and Willow Beck, and whilst these becks are well hidden today, they clearly influenced the siting of the early town. The High Street south of Friarage Street is clearly a later planned settlement, probably laid out after 1200 in a north/south direction with a new market place, tofts and garths bounded by back lanes.

3.1.7 The history of Northallerton as a trading town can be traced back at least to 1200 when the first charter was granted for a market. These large markets were held 4 times a year and drew a wide range of trades from a large geographical area including cattle drovers bringing sheep and cattle from Scotland and the Border regions. The cattle market was originally held close to the church with sheep being sold on the High Street until the early years of the 20th Century. The trade and transport routes converging on Northallerton made inns and public houses a lucrative business and several coaching inns were established along the main street.

3.1.8 From its foundation through to the mid 19th Century, Northallerton remained a compact town comprising a wide street lined along both sides by properties stretching back to the open countryside. The larger buildings such as the castle, the Bishop's Palace and the Friary would have stood apart from the general population but there was little urban growth until the mid Victorian period. The coming of the railways in 1841 saw an end to the long established coaching routes, although the town benefited from its location on the main east coast railway link as branch lines focussed on the town and it grew as a railhead for agricultural produce. The physical character of the town also changed as South Parade was constructed and North End saw the arrival of steam corn mills and the Lino factory (both since demolished).

3.2 ARCHAEOLOGY

3.2.1 The archaeological evidence supporting the written history is fragmentary but widespread across the Conservation Area. Scattered finds include bronze age axe heads, Roman coin hoards and worked stones and iron fragments from the post Roman period. There is wider evidence of settlement during the Medieval and post Medieval periods but this survives in an environment that has been subject to a great deal of repeated redevelopment throughout the Georgian and Victorian periods as well as the 20th Century. Finds are therefore limited and mostly consist of fragmentary foundations, yard surfaces and debris from previous buildings.

3.2.2 The majority of investigation has taken place over the last 10 years and has been focussed on the redevelopment of sites along the High Street and in back land areas. The largest investigation took place in 2000/2001 prior to the development of the Tesco site in the southern part of the town. This identified evidence of Romano-British agriculture overlaid with later Medieval and post Medieval debris from structures associated with the town.

3.2.3 In summer 2006 the University of Durham excavated the remains of three buildings from the Carmelite Priory, close to the Friarage. Substantial stone footings were found, relating to the former Priory.

3.2.4 Little on-site investigation has taken place around the castle and Bishop's Palace area which is an identified scheduled ancient monument. However some work has been undertaken at Castle Hills to the north west of the town's cemetery, which could be the site of Northallerton's first Norman fortification.



Northallerton in 1857
© North Yorkshire County Record Office

4. Architectural Qualities and Building Styles

4.1 STYLE AND DETAILS OF BUILDINGS

4.1.1 The dominant style of architecture within the Conservation Area varies from street to street. The High Street is dominated by mid to late Georgian buildings to the extent that many later properties have taken on aspects of these fine structures.



102 - 103 High Street

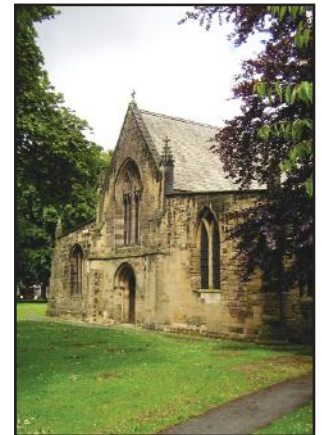


36 - 44 Thirsk Road

4.1.2 There are Victorian highlights such as the bank buildings and the Town Hall but for the best examples of late 19th Century design South Parade and Thirsk Road should be examined. Around the civic quarter and County Hall the design of the early 20th Century is well represented. There are several instances of pre

18th Century and early Georgian building styles but these tend to be isolated examples rather than groups of buildings.

4.1.3 The earliest building of note is clearly All Saints Church, the oldest part of which dates from the mid 12th Century and can be seen in the west wall and inside in the Norman arcading to the north aisle. Many phases of rebuilding and alteration followed, the most visible of which is the late 19th Century 'restoration' by C. Hodgson Fowler, which left the building much as can be seen today. A good guide to the history of the building is available at the church.



All Saints Church

4.1.4 The oldest surviving domestic building can be found at Porch House, 68 to 70 High Street. The house has a late 16th Century fabric, much altered in the late 17th Century. Charles I was reputedly held prisoner here in 1647 for nine consecutive days.



Porch House

4.1.5 The Fleece Inn is an example of the form commercial buildings would have taken in pre-Georgian times and its mullioned windows reflect the early date of this building. It is difficult to precisely date these windows, which could be 16th Century or earlier.



The Fleece

4.1.6 Much of the High Street dates from the mid and late Georgian period with the buildings being mostly three storey structures with tall windows and sliding sashes. Early sliding sash windows have exposed sash boxes and smaller panes, sometimes with thick glazing bars but by the early 19th Century this type of window was reaching its most refined form with delicate slim glazing bars holding large sheets of crown glass. Later Victorian sashes have their weight boxes concealed within the frames and the sashes themselves gained horn details to accommodate the



Georgian sash window



Victorian sash window with horns



Victorian arched window

additional weight of larger panes of glass. Plate glass was used towards the end of the 19th Century and often no glazing bars would be fitted leaving single large panes in each sash.

4.1.7 The Georgian period saw a distinct emphasis on the style and design of a building, often resulting in elaborate decoration and the creation of symmetrical façades employing blind windows to create symmetry. These should not be confused with blocked windows closed up to hide internal alterations. As well as increased window sizes a strict order of windows was established with the largest openings at first floor level corresponding to the 'piano nobile' of classical architecture. The top floor windows are the smallest and a shop front fills the ground floor. These shop fronts will have been replaced several times to keep up with changing fashions and no Georgian shop fronts survive intact.



171 - 174 High Street

4.1.8 Behind these frontages the buildings were less decorated and smaller but similar design principals were followed. A few surviving examples of these buildings can be found south of Zetland Street and east of the Applegarth. Worthy of note are the United Reformed Church close to the Applegarth, which is of late Georgian style and the slightly earlier former Register Office building on Zetland Street.



United Reformed Church

4.1.9 Many high quality doors and door cases survive from the Georgian period ranging from simple boarded doors through classically designed stone door cases to the distinctive fanlights of the period. However, not all have survived in good condition and several entrances have been modified with inappropriate doors, covered over fanlights or poorly repaired casings.



Stone pedimented door surround



Passageway entrance with Doric columns



Quoined architrave with tripartite keystone



Quoined basket arched doorway

4.1.10 The 19th Century growth of Northallerton is best seen along South Parade, where two distinct forms of housing exist, the classic Victorian terrace to the northwest side and the larger villas to the southeast. The proportions of the terraces vary slightly depending on the status of the buildings, with smaller houses perhaps having only a single window downstairs and one upstairs.



South Parade (north)



South Parade (south)

4.1.11 Larger terraces for better class families could be double fronted, with elaborate door cases and extensive outbuildings to the rear. The villas tend to be of individual design and there are several examples of these along the street. A wider range of materials was brought into use in this period including terracotta and coloured glass in domestic properties. The strict architectural rules of symmetry and proportion were relaxed but care was taken to ensure that decorative styles and forms retained an appropriate scale within the building.



21 South Parade



57 South Parade

4.1.12 These more elaborate designs flowered in the later Victorian period and examples such as the large terrace on Thirsk Road and properties around the Hatfield Road junction reflect this. Again there is a good survival rate of original door and window details, many of which are in exceptional condition.



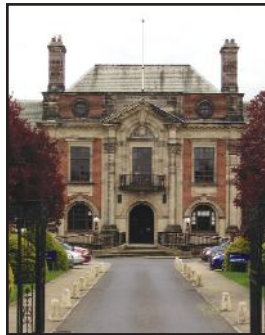
78 South Parade



4.1.13 The early 20th Century saw the addition of County Hall built with pseudo-baroque detailing in the Edwardian period, and the later neo-classical influenced Court House with simpler details but retaining a strong design. The semi-detached properties on South Parade and houses on Thirsk Road also represent housing of this period. The main Post Office on High Street is an example of the inter-war corporate style of the postal service. The last half of the 20th Century has not added any particularly distinguished buildings to the Conservation Area.



Thirsk Road



County Hall



The Court House

4.2 BUILDING MATERIALS

4.2.1 Although there are several properties within the Conservation Area which retain some timber framing, such as Porch House, The Fleece, The Old Post Office at North End and 145 High Street, this is mainly hidden from view and is therefore not a prevalent building material. These buildings are however extremely important within the Conservation Area and should be treated with care.

BRICK

4.2.2 Brick is the dominant building material in Northallerton. It comes in a wide range of forms reflecting its long use and varied sources. The oldest use of brick is found at Porch House (68 to 70 High Street) dating from the mid-17th Century. Here the slim proportions of the locally produced 2" bricks are laid in stretcher courses with slightly flared headers to the window openings.

4.2.3 The Georgian period provided buildings such as Waterstones (102/103 High Street), the current Police Station (71/72 High Street) and the short row of three storey shops (numbers 85 to 88 High Street) adjacent to Durham House. The bricks used at the first of these examples are a mottled pink in colour typical of those produced to the north of the town and found around Darlington.



102 - 103 High Street



The Police Station

4.2.4 The Victorian period saw a flourishing use of brick with buildings such as the Town Hall incorporating detailed patterns using special bricks and creating polychromatic effects with a range of brick colours. Other commercial examples include



128 - 129 High Street

128-129 High Street where a pale yellow brick has been used to accentuate window surrounds, string courses and quoins. Large amounts of housing was also built in brick at this period, ranging from The Lodge on South Parade where local pink bricks are dressed with a deeper red brick and buff sandstone, through to the most modest of terraces nearby at 32 to 46 South Parade which again use local pale brick. Characteristic of the later part of the century is the use of "Best Red" smooth faced bricks, often in a red/orange colour, and interspersed with terracotta detailing. These bold, confident buildings are represented in Northallerton by the Barclays Bank building at 194 High Street, and best of all by the splendidly detailed Station Hotel at the north end of Boroughbridge Road.



The Station Hotel



4.2.5 On South Parade examples of white and pale cream bricks are to be found, particularly at the Gothic inspired villa (No.57) towards the south end of the road. Another, more restrained, example is found at 20 South Parade. These bricks are typical of the range made by the Pease family brickworks near Darlington.



57 South Parade



20 South Parade

4.2.6 Examples of late 19th and early 20th Century brick detailing can be found around South Parade and Racecourse Lane and in particular the civic buildings including County Hall and the former Police Station. High quality brickwork continued to be used for domestic buildings too and along the south east side of South Parade some good examples of late Victorian large houses are maintained in excellent condition, No. 78 being of particular note.



County Hall



Former Police Station

4.2.7 The 20th Century saw further increases in the range of bricks used but increasingly these were being sourced nationally and with little regard to the local established types and styles. The results of this are mixed with some successful buildings taking a nationally developed style such as the Post Office on High Street and the bookmakers at the corner of Zetland Street.



Post Office



118 High Street

4.2.8 Other later additions are less successful. For example the buff coloured bricks of Otley House at 84 South Parade, combine with a weakly developed architectural style to produce a building which appears out of character with the area. Also of note is the use of very dark brown/purple bricks at the Yorkshire Bank building on the corner of the High Street and Zetland Street and the slightly later property on the corner of Romanby Road. Many modern properties do however successfully employ



Yorkshire Bank

brickwork to help assimilate them into the Conservation Area. Examples of careful brick selection would include 193 High Street, south of Barclays Bank and 149 to 155 High Street, south of the Post Office. In both these cases any shortcomings in the building are more the result of poor detailing and proportion rather than selection of materials.



149 - 155 High Street



166 - 170 High Street

RENDER

4.2.9 The second major walling material in Northallerton is render. In older properties this may be a facing for poorer quality random rubble stonework. However in some cases, and particularly during the 20th Century, render achieved acceptance as a finish in its own right. There are two main forms taken by this finish, the traditional roughcast finish and a modern smooth hard float finish which sometimes has a textured pebble dash applied on top.

4.2.10 The traditional render is formed of a lime-based mortar with a large gauge aggregate included for bulk. It creates a distinctive rough texture and remains successful at sheltering poor quality stonework from weathering. Smooth float finished lime render was also employed to provide a mock ashlar finish to buildings from the 18th Century onwards. The later Georgian and Victorian period saw a wide range of patent mortars and cements used in the building trade which can be difficult to reproduce today. Where a building was designed to have a rendered or plastered finish, and this has been removed, the revealed stonework often is of a poor quality. In other cases render has been applied to harmonise a group of buildings or to disguise alterations.

STONE

4.2.11 There are few stone buildings in Northallerton and it is used mostly as dressings to prestigious brick or render faced buildings or for fine carved work around door cases and similar features. There are only five substantial buildings in the Conservation Area that are constructed principally in stone the largest of which is All Saints Church. The differing phases of construction can be distinguished by differing styles of masonry as well as architectural detailing. However the stone used throughout appears to be a remarkably consistent sandstone, probably from a local source.



*Durham House,
84 High Street*



All Saints Church

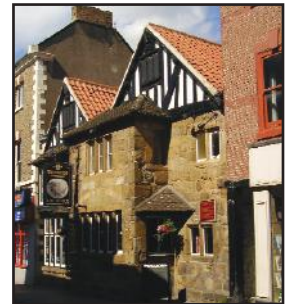
4.2.12 Durham House (No. 84) towards the northern end of the High Street is one of the most prestigious houses in the town and is noted as “the best house in Northallerton” by Pevsner. It is of high quality sawn ashlar stone similar in colour and form to that used in the church and was the private town house of the Bishop of Durham, possibly influencing the choice of materials to underline the link to the church. The



*Durham House,
84 High Street*

house is thought to have been designed by John Carr of York who is known to have designed the town's prison in 1784-1788. Its fine door surround and grand proportions are marred only by the treatment of the ground floor, which now has a retail function with the consequent impact on the street frontage.

4.2.13 The Fleece Inn is an important vernacular building dating in part from the Medieval period and revealing much historic detail. The chamfered mullion windows and squared block stonework are typical of this early period and, despite some heavy restoration work, this building has retained much of its charm and character.



The Fleece

4.2.14 The remaining two stone buildings are the HSBC bank (No. 189 High Street) and Natwest bank (97/98 High Street). Both are to standard national designs reflecting the prevailing desire for a corporate identity as far back as the late 19th Century. The older of the two is the three-storey Natwest building, which displays a restrained range of classical architectural forms executed in pale buff sandstone. The HSBC building is smaller, of two storeys and less dominant in scale. However, its use of massive columns, elaborate glazing and detailing in a white Portland stone façade distinguishes it from its neighbours.



Natwest



HSBC

4.2.15 The porch to Porch House (Nos. 68 to 70 High Street) is a good example of the vernacular use of stone, with “herringbone” dressing to the local strongly coloured sandstone. The garage premises at 2, 2a and 3 East Road, were originally constructed as the coach house building for Durham House (84 High Street) and the brick fronted structure exposes its random rubble stonework construction coursed with brickwork to the southern face. This provides an instance where the use of brick for less prominent facades in the late 18th and early 19th Centuries was supplemented by employing cheap local stone for secondary faces of buildings. This shows that although there is little visible evidence of stone in Northallerton it is quite possible that many of the brick or rendered buildings employ it in the hidden elements of their construction.



Porch House



Buildings rear of High Street

4.2.16 Elsewhere poorer quality stone is used for boundary walls and several of these survive in various conditions throughout the back land areas of the High Street. In particular, the walls to the southern and western boundaries of the Vicarage, the front wall to the terrace at 14 to 26 Romanby Road and the southern boundary wall to Porch House are constructed of random rubble including substantial amounts of river cobble.

PANTILE

4.2.17 Pantiles are widely used in Northallerton and were the dominant roofing material for many years.

They vary in age and character and although many traditional buildings are being re-roofed in new pantiles there are several older examples remaining throughout the town. Modern pantiles are of consistent size and shape, but historically each manufacturer would produce their own mould resulting in variations in size and shape and making it difficult to cover a roof using reclaimed pantiles from various sources.



Old and new pantiles

SLATE

4.2.18 There are two main types of slate used on buildings in the town. Welsh blue/grey slates are the dominant alternative to pantiles dating from the mid 19th Century and being imported by rail to the area. Examples of slate are plentiful but good examples are abundant along South Parade, Romanby Road and Thirsk Road. Particular note should be made of 19 Thirsk Road where a fish scale decorative pattern has been incorporated into the steeply pitched roof.



19 Thirsk Road

4.2.19 Westmorland green slate laid to diminished courses is used on several buildings in the town notably around the County Hall area, All Saints Church and Durham House (84 High Street). This is an example of an expensive, high status roofing material being used on prestigious properties.



County Hall

CONCRETE TILE AND OTHER COVERINGS

4.2.20 These have been used extensively on properties through the 20th Century to replace older roof coverings. Although not ideal for the building due to the added weight and characteristics of the material itself, these tiles have usually mellowed with weathering to blend into the street scene. Ideally these will be replaced more sympathetically as they become life expired. Other roofing materials found in the Conservation Area are mostly modern profiled sheeting and again this would ideally be replaced with more traditional forms of covering as major repairs become necessary.

4.3 FLOORSCAPE

4.3.1 Modern finishes dominate the floorscape throughout Northallerton and there are few surviving areas of older forms and materials. Exceptions to modern tarmac are mostly manufactured flags, setts or paviers. A number of areas, particularly in more recently refurbished pedestrian locations, have been paved with York-stone flags. Cobbling is restricted to the modern use of raised cobbles to deter pedestrians and vehicles, particularly at junctions. Certain wider verges, particularly to the south of the Conservation Area are laid to grass and subject to local authority maintenance as part of the highways regime.

4.3.2 An area of textured Scoria blocks typical of the Victorian period survives beneath the entrance arch to The Station Hotel, and in several back land locations the informal use of rolled crushed stone or gravel for parking areas is prevalent. Although most street gutters are formed from standard concrete products, one or two small areas of granite curb and cobbled drainage survive or have been implemented as part of new road schemes.

4.4 ENCLOSURES

4.4.1 Buildings standing at the edge of the footpath without an open curtilage to the front dominate central Northallerton. However, there are several areas where the front yards make an important contribution to character. Most notable are the front gardens along the north side of South Parade where, with few exceptions, a formal boundary delineates the property. Although these boundaries differ along the street their presence produces a strong identity with a degree of coherence. The opposite side of the street contrasts with this as many sections of boundary have been lost to provide car parking and the strength of character of the street as a whole is diminished. The use of birdsmouth fencing in this area to prevent parking along the verges is also out of character with the streetscene. At the south end of Thirsk Road the prominent large terrace retains its low boundary wall treatment and this makes an important contribution to this group of period properties despite the loss of the ornamental railings. Three sets of railings have recently been installed, which reintroduce the original sense of enclosure to the frontages.

4.4.2 The County Hall complex has a visually strong, formal wall and grand entrance gates, which define the front elevation, and a substantial hedge to secondary elevations that enclose the site. When combined with the surrounding trees these screen much of the building and are a key feature in this part of the Conservation Area. A similar treatment has been used to the front of the Court House and these strong boundaries are only breached where access to car parks has been required.

4.4.3 The other major boundary treatment within the Conservation Area is the wall surrounding All Saints Church. This stone wall is visually important in views of the church from the High Street to the south and east where it serves a retaining function. The church is set above the surrounding street further exaggerating its visual importance and size and the wall provides a strong boundary to the grassed setting of the building. To the north and west the wall diminishes and disappears. However, the street is less hectic and paths traverse the grass around the church whilst the trees provide strong definition to the space in distant views.

4.4.4 Less prominent boundary treatments of note include the high masonry wall to the south west of the Vicarage. This defines the boundary of the Conservation Area and is important in forming an enclosure to the Vicarage and surroundings and in defining the character of the footpath. The wall to the west side of the Applegarth is similarly important, although the unrelieved red brickwork lacks much of the character of the boundary to the Vicarage. The short terrace at 14 to 26 Romanby Road retains its front walls throughout and this is important in views along the street.



14 - 26 Romanby Road



5 - 19 Thirsk Road

4.4.5 Similarly the terrace of cottages at 5 to 19 Thirsk Road has small front yards enclosed by a range of walls, railings and hedges. The retention of the separate front gardens does much for the visual quality of this group of houses. The garden boundary wall to the south of this terrace is a good example of decorative brickwork incorporating quatrefoil motifs and sandstone dressings to the upper courses. Its length also contributes to its importance in the Conservation Area.

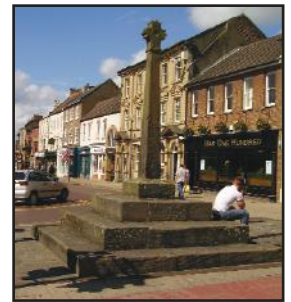
4.4.6 Some high quality individual boundaries exist to properties and these include the ironwork railings to Porch House. This fine example of blacksmithing complements the historic building to good effect and demonstrates the potential for reinstatement of other missing areas of railings throughout the Conservation Area.



Porch House

4.5 STREET FURNITURE AND MONUMENTS

4.5.1 The principal public monuments in Northallerton are the Market Cross and the War Memorial. Although of significant historic and social importance, and placed in good public settings, neither monument is prominent in its surroundings. Both are good quality stone structures and appear well maintained and appropriately sited.



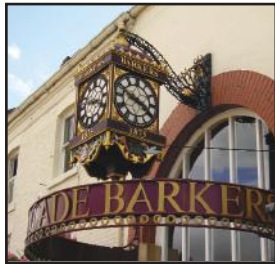
Market Cross

4.5.2 Little historic street furniture survives in the town. The occasional older post box, for example the one at the south end of South Parade, remain as do one or two smaller private lighting installations such as that over the entry to the former police station on Racecourse Lane. However, late 20th Century lighting standards appear to have been thoroughly applied and all old public lighting columns have been replaced with simple modern items. These tend to take three forms, the taller highway columns dominate most of the Conservation Area, a smaller globe type is used in the pedestrian areas around the Town Hall and some smaller standard columns are sited around the church. Even the lighting scheme for the church relies on the standard columns.



Former Police Station lighting

4.5.3 There are few other items of street furniture and most are of modern design. Bollards are used in several locations and vary from the simple wooden posts found on South Parade to the modern steel bollards along Friarage Street. Although the entrance to County Hall is a high quality design the bollards used are crude concrete castings. The cycle stands outside the Town Hall are simple and effective but remain in their grey galvanised finish and have not been painted. Seats vary in style but in the main are standard cast iron and timber items with the exception of the modern design on Thirsk Road. Other items of note include Barkers Clock on the front of their store and the modern interpretation of a traditional bakers shop sign at Thomas the Bakers.



Barkers Arcade



Thomas the Bakers

4.5.4 Signage within the Conservation Area is very varied with the simple finger post pedestrian direction signs serving their purpose well and adequately fitting into the spirit of the historic street. Most other signage has been applied to meet highway standards often with little regard for its setting. In many cases highway signage has been applied excessively, particularly within the residential areas. The fixing of signs to buildings needs to be undertaken with regard to the structure and maintenance is required to ensure that signs remain legible and up to an acceptable quality in the Conservation Area.

4.6 TREES AND OPEN SPACES

4.6.1 There are four important groups of trees that influence the character of the Conservation Area. At the north end of the town the trees around All Saints Church dominate the open space completely. The quality of light, the views through the area and the views of the buildings are all defined by these large trees. They form an important visual stop to views

along High Street from the south and define the character of the entrance to the Conservation Area from the north. However, it could also be argued that the trees block the view of the church from the north and these could be thinned somewhat to better reveal the heritage asset. Despite being situated on the busy main approach road to central Northallerton the trees do give a tranquil feeling to this part of town.



Trees at All Saints Church

4.6.2 To the south two further groups of trees have a similar effect on their surroundings. The important line of trees along South Parade define the appearance of the street and dominate the view, to the extent that initial impressions could fail to recognise the trees are only along one side of the road. This planned planting of street trees is extremely important and the alternating variety of trees with green and copper foliage produces a lively and interesting scene. Great care must be taken to maintain this effect through maintenance of the existing trees and careful selection of replacements where necessary.



South Parade

4.6.3 The group of trees around County Hall are less formally arranged but just as planned. They form a dignified and character-full setting to the large buildings, their size complementing the scale of development across the site. The variety and mixture of planting here makes this area a vibrant and colourful gateway to the Conservation Area on Boroughbridge Road.

4.6.4 The fourth important area of planting in the Conservation Area is at The Applegarth where large beech trees dominate the space, creating shade and dappled lighting to the oasis of green between the back land developments of the High Street and the cattle market. The planting beds beneath provide colourful highlights but it is the presence of large trees that define this area.



Applegarth

4.6.5 Other less significant trees which are nevertheless of importance in the Conservation Area include the street trees along Thirsk Road. These create a similar but less powerful effect to those on South Parade, the single tree at the south end of the Applegarth which softens the urban area near the junction with Romanby Road and the group of sycamores to the rear of South Parade on the back lane. These last trees provide a green highlight and are seen in the short view approaching the back lane from Malpas Road. Where street trees are removed for reasons of highway safety they should be replaced wherever possible.

4.6.6 The principal open spaces of Northallerton are those created along High Street and defined by the buildings lining the street. The area around the church is distinctive as it contains the important group of trees noted above, whilst the wide section of the street to the Town Hall has its spacious feeling somewhat diminished by its busy character. South of the Town Hall the High Street has a more linear character. However, it still functions as a space of charm and importance. Towards its southern reaches the street narrows, the scale of buildings diminishes and the sense of this area being a space rather than a street is lost to some

degree. The precise point at which this change occurs depends on the activity in the street; on a Sunday evening the openness stretches to the south encompassing the roundabout and filtering off to Thirsk Road, whilst on a busy Wednesday the market fills the entire street and there is little sense of the High Street being an open space at all.



View from All Saints Church to the Town Hall

4.6.7 The landscaped setting to County Hall provides a more intimate and enclosed space but one still worthy of mention. In contrast The Applegarth is a unique combination of linear route, buffer between services areas, landscaped public garden and tree belt which performs all these functions well and retains its character as an open space in the town.

4.6.8 Of less merit is the area around the roundabout junction of South Parade, High Street and Thirsk Road. Here the limited scale of buildings fails to define the space and the wide junction with East Road diminishes any sense of enclosure. Planting of trees here has failed to establish any form or pattern and traffic dominates this area. Visually this is perhaps the weakest part of the Conservation Area.



South Parade/High Street/Thirsk Road Junction

5. Area Character Appraisals

5.1 APPROACHES TO THE CONSERVATION AREA

5.1.1 There are three principal approaches to the Conservation Area, one from the north and two from the south. From the north the historic streetscene is visible from passing over the railway line with the old Station House and goods shed to the right. The row of 19th Century cottages leads to a narrowing of the road at the Quaker Lane junction, which provides a view of the trees fronting All Saints Church.

5.1.2 From the south the best approach is along Thirsk Road. Here the leafy suburbs of the mid 20th Century provide a good quality entry to the town and the modest open space around the junction with Grammar School Lane is a key point at which to enter the Conservation Area. A number of trees have been felled here in recent years which has had an adverse visual impact.

5.1.3 Approaching the town from the south west, views are screened by the railway which is elevated above road level at this point. On passing beneath the bridge the older urban area comes into view. However, at this point the town is rather disjointed with the loss of the station building next to the road leaving a large open space. The mini-roundabout provides a good entry point as from here South Parade leads views into the town and the dense planting to County Hall is seen in the context of the civic buildings.

5.1.4 Other approaches to the Conservation Area tend to be secondary with Brompton Road being flanked by retail premises and garages up to the entry to the Conservation Area after passing through suburban development. From the east the hospital dominates but numbers 2 and 3 on the corner of East Road and Friarage Street clearly mark the point at which the historic town is being reached.

5.2 CHARACTER AREAS

5.2.1 For the purpose of this study the Conservation Area has been divided into seven areas. These areas are shown on Map 1 and comprise:

1. South Parade
2. Thirsk Road
3. The Civic Quarter
4. The High Street from the Town Hall south to the junction with Thirsk Road and South Parade
5. The High Street north of the Town Hall
6. The High Street around the Church
7. The Applegarth and land to the west of the High Street.

5.2.2 Although these areas are described individually they are intrinsically linked and dependent for much of their character on the relationship to surrounding landmarks and wider views. The areas should not be seen as having distinct boundaries; instead they exhibit a gradual change in streetscape that allows the character of Northallerton to develop as the visitor passes through.

1. SOUTH PARADE

5.2.3 Stretching from the railway station and civic buildings at the Boroughbridge Road roundabout to the roundabout at the southern end of the High Street, South Parade is a wide gracious thoroughfare that provides a distinctive high quality approach to the centre of Northallerton. South Parade was an entirely new road introduced in the mid 19th Century to connect the High Street with the station across open fields. To the southern end of the street it connects to the area of large civic buildings around County Hall whilst it is flanked to the north west and the south east by substantial areas of 20th Century housing with some pockets of late Victorian terraces. Towards the northern end of the street substantial villas occupy the angle between South Parade and Thirsk Road.



South Parade (South West)

5.2.4 The current appearance of the street dates entirely from the late Victorian period. The first edition of the Ordnance Survey dating from 1861 shows no evidence of buildings between the High Street junction and the station area. By 1904 (3rd edition OS) there is evidence of almost complete development along the road to each side. The later 1911 OS plan to a larger scale shows the developed street in much the basic form it takes today, although one or two of the buildings have since been replaced and, in a few cases, large gardens have been built on.



Station Hotel

5.2.5 The south west view along the street terminates in an oblique view of the Station Hotel across the roundabout. This large building loses some of its imposing character with distance and it is usually seen only in the context of the modern traffic-dominated road layout. It is nevertheless an important visual stop in this part of the Conservation Area as well as being a locally important building in its own right. The view north east along the street is less defined due to the open nature of the large roundabout junction and the smaller scale of the buildings at the north end of South Parade. When combined with the lack of a building to close the view any sense of enclosure is allowed to dissipate.

5.2.6 The building of East Road from South Parade in the early 1970s resulted in the demolition of a row of cottages joining 145 High Street to Thirsk Road and destroyed the sense of enclosure. The later building of the flat roofed library in blue brick did little to redeem the streetscene.

5.2.7 The buildings of South Parade differ in scale and detail but are unified by their shared characteristic of late Victorian suburbia. It has

been fashionable in the past to dismiss this type of streetscape as mundane, but this fails to recognise the rich variety of detail, the high quality buildings themselves and a cohesive style that defines this part of the townscape. Here the houses range from modest terrace properties at the south western end through a range of larger terraces and small semi-detached properties to substantial villas of great individual character. An analysis of the styles present would suggest that the smaller terraces to the southern end of the street, along with the former North Riding Hotel (now flats) were the first to be constructed although some of the larger villas could also be contemporary with these.



South Parade (north)



50 South Parade

5.2.8 Later additions include the semi-detached properties on the southeast side and the larger buildings closer to the town to the north of the street. The majority of



2 and 2a Hatfield Road

properties appear to have been constructed by the end of the 19th Century but one or two important additions have taken place in the first half of the 20th Century, namely the development to the east of the Hatfield Road junction which dates mostly from the inter-war period. At the far north eastern end of the street the commercial buildings that wrap around the corner to Thirsk Road do not complement the established character of the rest of the street and date from the later part of the 20th Century. This area could be improved by replacing these buildings with taller, more dominating buildings on this prominent corner site.

5.2.9 Although the street comprises mostly residential properties, there are several exceptions that are worthy of mention. A good quality older shopfront survives at the Community House Volunteer Centre (number 10) which still has its turn of the century leaded windows and some detailed joinery of the period.



10 South Parade

5.2.10 Other commercial properties have been converted from houses in the past and retain their earlier form to varying degrees. At the gallery, (No. 12), the domestic fenestration has been retained completely providing a good quality frontage for the property. Nearby, at No. 9 South Parade, the wholesale replacement of the front bay with a poorly considered commercial frontage has done much to upset the balance of the pair of properties of which it forms part. The range of properties on the southeast side of the street that lead up to the corner with Thirsk Road lack the depth and quality of detailing and are of very different proportion to the established Victorian style of South Parade. The entrance to the bowling club from South Parade passes the front of The Lodge, a large mansion of mid-Victorian date which is now in commercial use. The setting of this area is dominated by a large expanse of car-parking, which contributes little to the quality of the area but is discrete enough not to distract from the qualities of the neighbourhood.



12 South Parade



9 South Parade



The Lodge

5.2.11 Notwithstanding the overall high quality of this part of the Conservation Area, there are a number of

threats that are gradually diminishing the quality of this important street. The loss of front gardens and boundary treatments to provide car parking has a great impact on the linear character established in the past. This is particularly prevalent on the south east side of the street towards the station where the bigger properties have been converted into flats or office accommodation.

5.2.12 Just as important is the loss of period features and details and in particular original pattern windows and doors. The street retains a significant number of good quality sliding sash windows, however many have been replaced with modern uPVC items of varying character and quality. These modern windows do not have the same visual character as the originals and operate in various different ways, few of which replicate the Victorian sashes that they replaced. In the majority of cases the modern replacements have been inserted within the original structural openings.



5.2.13 Regarding doors, there are many excellent examples of high quality joinery showing a diversity and richness of design that modern joiners do not generally replicate. These are important survivors and should be cherished as they define the quality and status of the house. Throughout the street the original pattern of chimneys with slate roofs and brick walling to the main part of the house has been retained. This is important particularly on the front elevations as it gives a unity to the street that would be lost if changes occur.



South Parade

5.2.14 There are one or two examples of painting over or rendering the original brick frontage and these diminish the appearance of the property itself and the immediate neighbours as well as being visually disruptive to the entire terrace.

2. THIRSK ROAD

5.2.15 Thirsk Road has a similar tree lined suburban feel to South Parade but the subtle differences in layout, age and composition make it a distinct area in its own right. The gentle curve of the street and the less regimented array of buildings create a softer character more typical of later developments in the early part of the 20th Century. Many of the properties themselves, whilst of good quality, are not of sufficient interest to warrant inclusion in the Conservation Area. However, the visual quality of the street, its numerous trees, spacious layout and range of building styles provides an important entry into the town and is of such quality to be included for its setting and streetscape value. There is an important open space of high quality at the junction of Thirsk Road and Grammar School Lane where individual specimen trees make a significant contribution to the character of the area.



Thirsk Road/Grammar School Lane

5.2.16 Analysis of the historic maps shows some development along the east side of the street in the mid 19th Century but nothing distinctive remains from this date. At the junction with South Parade buildings are also present but these have clearly been replaced with the modern commercial building on the corner. However, the adjacent pair of painted brick cottages could date from the early part of the 19th Century. By the 1904 Ordnance Survey map the street known as Inglestead Crescent (now Hatfield Road) was laid out but the only new construction appears to be the terrace of large late Victorian three storey properties at 30 to 44 Thirsk Road, opposite the junction to Grammar School Lane. The larger

villas towards the corner with Racecourse Lane were constructed c.1920 and contribute positively to the approach to the Conservation Area. The main thrust of development along the street dates from the 20th Century with the construction of the pair of semi-detached properties, 27 and 29, on the corner of Lynton Way by 1911 and the subsequent infilling of sites throughout the next 50 years and more.

5.2.17 Of particular note in this area are the two blocks of terraces at the northern and southern ends of the designated section of the street. Both are good examples of typical Victorian developments, incorporating high quality detailing and materials. The smaller terraces toward the town centre have a 'cottage' character enhanced by the scale and detailing of the terminal properties and the inclusion of the arched access to the rear through the row. The larger terrace is a higher status and higher quality development typical of upper middle class properties at the turn of the century. It incorporates both square and canted bays of two storeys, high quality joinery for doors and sash windows and still retains some of its decorative metalwork.



5 - 19 Thirsk Road



30 - 44 Thirsk Road

5.2.18 To the north end of the street the building currently serving as a base for the local Territorial Army is the only non-residential property on the street. It has the appearance of a school of early 20th Century date and was constructed in the grounds of The Lodge after 1911. The quality of detail in construction has gradually diminished since the mid 20th Century and several of the houses constructed from the 1960's to the end of the century are very plain and unadorned by earlier standards.

5.2.19 The principal quality of Thirsk Road is its leafy spaciousness and this has been well retained in modern developments along the street. It is important that the current prevailing density of properties is maintained, as this is key to the important character of the area. The positioning of buildings set well back from the road is also important particularly as the views and vistas open out to the south of the area. The street does not appear to be threatened by the same issues as South Parade of increasing commercial occupancy and subdivision and as result there is not the same pressure to develop front gardens to provide car parking areas. This position should be maintained as the different forms of enclosure along the street provide variety to the Conservation Area but also tie individual developments together with a uniform approach to defining boundaries.

5.2.20 Between Thirsk Road and South Parade lies the small residential street of Hatfield Road. The dominant character of this street is of a wooded enclave in the town, lined to the south by pre



Bowling Club

1950's housing of a good standard. Within the woodland two large modern properties have been constructed but these are so hidden from view that they make no contribution to the wider Conservation Area. The properties to the south side of the street are considered worthy of inclusion within the Conservation Area boundary, being good examples of their type. On the corner with Thirsk Road the Bowling Club green is set above street level and behind a hedge so the openness of this area is lost to the general public behind an attractive and well maintained bank of greenery.

3. THE CIVIC QUARTER

5.2.21 This small area has a distinct character of its own comprising as it does very large buildings in landscaped settings. Development in this area began between 1904 and 1911 with the construction of Walter Brierley's County Hall in 1906 and the Police Station on Racecourse

Lane, confirmed by a date-stone bearing the inscription 1909. By the time of the 1925 OS map the Court House had still not been constructed and its style is typical of the 1930's, suggesting a construction date of the latter part of the interwar period. The adjacent office development slightly pre-dates the Court House.



Former Police Station



County Hall



Court House

5.2.22 These four principal buildings set the context for the extensive landscaped area and other smaller incidental buildings. The well establish specimen trees and manicured shrubbery of County Hall is complemented with a carefully designed car park that meets some of the current needs of the administration without compromising the setting of this imposing building. The compromise is that much of the required parking takes place in the extensive tarmac areas to the south and east of the building, much of which lies outside the Conservation Area boundary. The approach to County Hall is impressive, through large ornamental gates set in a swept entry to the drive and flanked by established hedging and decorative ponds. The hedges and substantial trees provide the prominent elements in the Conservation Area when viewed from the road and as such the building itself makes a limited contribution to the character of the Conservation Area.

5.2.23 The former Police Station of 1909 is a powerfully modelled brick building, which makes a significant contribution to the character of the area. It sits close to the road with well-detailed façades that play a prominent role in defining the view both into and out of the Conservation Area

in this location. To the north side of Racecourse Lane the Court House sits back from the road within its grounds surrounded by a low brick wall and hedge, which defines the edge of the pavement both physically and in views. The building itself is a substantial but relatively plain edifice, which makes more of a contribution to the Conservation Area than the more elaborate County Hall, although County Hall is undoubtedly the more important building architecturally. The adjacent office block has a presence behind substantial planting but is otherwise not a notable feature in the Conservation Area. Within the grounds of County Hall a small early 20th Century L - shaped cottage close to the road features within the enclosing shrubbery, providing a counterpoint to the landscaped grounds. This building is perhaps also by Walter Brierly as it reflects many typical features of his other cottages.

5.2.24 The other building included in this area is the Station Hotel. Important in views along South Parade its location, style and public character put it firmly in the Civic Quarter of the Conservation Area. The building is a fine surviving example of this type of hotel and is typical of many across the country constructed at the end of the 19th Century to serve the boom in rail travel. As such it displays little in the way of regional characteristics or vernacular style. The use of catalogue components is most clearly seen in the terracotta detailing and the etched glass to the main windows. Notwithstanding this the design of the hotel has clearly been tailored to the site. It presents a smart façade to the principal road from town and, just as importantly, another high quality façade towards the railway station facing its target market and, possibly its original owner's entry point into the town. To the rear of the building is a hipped roof section, visible from Mill Lane which is the earliest part of the hotel.



Station Hotel



4. THE HIGH STREET FROM THE TOWN HALL SOUTH TO THE JUNCTION WITH THIRSK ROAD AND SOUTH PARADE

5.2.25 This area is the principal public space within the town providing a key visual image of Northallerton for visitors and residents alike. Its importance cannot be stressed too highly for it is this that for many defines the town, provides a first impression and determines future visits. The High Street itself has long been the commercial and social heart of the town, predating all but the church and castle and surviving and changing to meet the needs of the population. Until the mid 19th Century the town comprised almost solely of this street with one or two outlying properties around the church in the north and the House of Correction in the south east. Beyond this, were farmsteads and workers' cottages in a completely rural setting, now swallowed up by the late 19th and 20th Century expansion of the town. Despite this growth and the changing form of some of the individual buildings along the street, the underlying character of the High Street has remained defined by its generous width and its linear form. It is a splendid broad street with ranges of well-proportioned properties bounding both sides and typical of long established and prosperous market towns throughout the country. Northallerton has survived intact better than many and is well justified in being protected through its Conservation Area designation.



Town Hall



Golden Lion

5.2.26 Its length is visually broken at the Town Hall, the only substantial structure set in the width of the street, which divides the area in two unequal parts. The southern section is the greater length and has the

busier and more commercial character with most of the larger shops and services being sited here. Although there is a great range of building forms and styles in this part of the town, this variety is crucial to the character of the place. The buildings range from the small 1½-storey properties of The Nags Head, (No. 144) and Smart Allick's, (No. 145) at the southern end of the street to the imposing 3 storey buildings of The Golden Lion and the banks and shops closer to the centre of the town.

5.2.27 The first of these, The Nags Head and Smart Allick's, (Nos. 144 and 145) are ancient survivals possibly of the 17th Century with the gable end of 145 incorporating the remains of a timber raised cruck truss into its fabric. This striking historic feature originated in the long disappeared adjacent property but has been retained and provides an important landmark and feature of interest at the southern end of the street. A horizontal timber beam is also evident internally at 145 on the stairway. The adjacent public house has been subject to substantial change in its history retaining its early scale and proportions but having a late Victorian pub front added as well as replacement first floor windows and chimneys. Adjacent to the pub two modest modern properties raise the roofline to 2 storeys. These buildings are typical of many later infill developments in the town in that, despite being recently constructed and lacking some of the character and details of more historic structures, they have been carefully proportioned and provided with appropriate eaves and ridge heights to complement the older buildings and maintain the character of the street.



145 High Street



The Nags Head

5.2.28 A block of three 3-storey Georgian properties follow with detailed door cases and passage

entries to the rear. These vary in detail and finish and are the first of the larger buildings approached from the south along the High Street. This form of development continues along the eastern side of the street to Zetland Street with modern buildings dominating, often appropriately proportioned but lacking the detail and character of the more historic shops. Worthy of note are the small Georgian shop, (No. 138) with the shallow pitch adjacent to the Romanby Court access passage and numbers 136 and 137 with the steeply pitched roofs. Although these buildings have sustained many alterations their form suggests much older buildings encased behind the modern frontages and the contrast in roof form between these two neighbours is important. Although un-listed, 136 - 137 appear to be some of the oldest visible buildings in the High Street.



136, 137 and 138 High Street



138 High Street

5.2.29 The greatest contribution this part of the Conservation Area makes to the townscape is its variety of styles and roof forms. The older properties maintain the established Medieval street pattern of narrow frontages, tending to be from 14 to 20 feet (4.5 to 7m) wide, and any increase in volume of the property was achieved by building upwards to create a third storey.



119 - 124 High Street

5.2.30 Unfortunately in the case of some recent redevelopments this pattern has been lost and although the rooflines have been retained the resulting scale of the property has produced long unrelieved eaves and ridgelines and multiple repeated window details along lengthy frontages. Of particular note in this respect are 134 and 135, the Argos building, the Maxwell's and Lakeland building at numbers 130 to 132, the Charles Clinkard/Body Shop buildings, numbers 126 and 127 and the two developments immediately south of the Zetland Street corner now housing Marks and Spencer's and others, numbers 119 to 124. Examination of historic maps shows the number of historic plots that have been incorporated into these developments resulting in a blander frontage than other parts of the Conservation Area.

5.2.31 Two contrasting bank buildings define the focal point of the Zetland Street junction. To the southern corner a polite well-detailed inter-war building number 118, (now occupied by Coral Bookmakers) turns the corner with style providing a sweeping return and façade to both the High Street and Zetland Street. The 1970's Yorkshire Bank on the opposite corner has no such architectural manners, producing a discordant half gable to a prominent elevation and basic modern detailing to the windows. This is a great shame for beyond this building lies the most impressive stretch of the High Street frontages.



118 High Street



Yorkshire Bank

5.2.32 These begin with The Golden Lion. A fine building in its own right the scale of the property is balanced by the use of appropriate detailing and highlighted by the distinctive porch entrance set on timber Doric columns. The length of the roof is punctuated by regularly spaced chimneys, which provide interest and break up the strong roofline unlike the less successful examples further south.

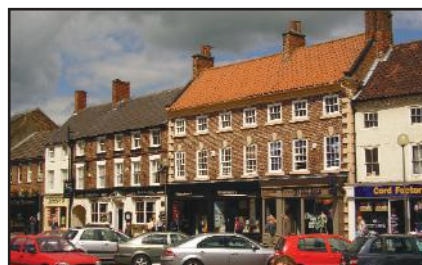


Golden Lion



109 - 111 High Street

5.2.33 Beyond the hotel the two properties now forming Boyes are unified with a single shop front and well-proportioned shallow bow windows to the first floor. Above the second floor the differing rooflines betray the origins of these two buildings. Beyond here the 3-storey Georgian theme continues with a variety of well-proportioned buildings in differing states of repair. Some have less successful alterations marring their façades but the Waterstones/Fat Face property (numbers 102 to 104) should be mentioned for its restrained modern shop front and the good quality repair and maintenance that appears to have been undertaken to this fine building.



102 - 104 High Street



Natwest

5.2.34 Just before the Central Arcade a modern 2-storey property, (numbers 99 and 100), has replaced two historic structures, the scar of the roof of which remains on the late Victorian National Westminster (Natwest) Bank. The design and detailing of this latter building is typical of the standard bank buildings constructed throughout the country by National Westminster through the late Victorian period and into the 20th Century. The entrance to the Central Arcade is housed in a rather mediocre late 20th Century building, which does not do justice to the character of the small arcade itself. A further group of four 3-storey Georgian and Victorian shops stretch beyond the visual break of the Town Hall, which, combined with the slight curve of the street beyond, effectively breaks up the long view to the north.

5.2.35 Mention must be made here of the Medieval Fleece Inn, hidden behind the bulk of the Town Hall. This is one of only two properties in the town to present gables to the street frontage and its scale, proportions, detailing and materials are completely different to all other buildings. Its unique survival is to be celebrated as it gives a clear, if heavily restored, picture of the possible appearance of many of the lost buildings of ancient Northallerton.

5.2.36 Behind this defining east frontage to the High Street lies an area of service yards and ancillary buildings and workshops. Within this area on Zetland Street lies the former Register Office, now an art gallery and shop, Registry House. To the south of Zetland Street the historic plot layout of the town remains much intact and serves to accommodate a range of older buildings including former butcher's premises, small cottages and workshops and a Primitive Methodist Chapel dating from 1889 and now incorporated into Maxwell's Shop.



Primitive Methodist Chapel

5.2.37 The whole of this back-land area is well linked to the High Street by a network of small ginnels and passages and its importance in the Conservation Area is to provide a clear understanding of the

historic form of the town and what lay behind the prestigious frontages. The imposition of the Tesco supermarket development has destroyed this historic plan form and the Conservation Area boundary should be revised to remove this section. Another major disruption was the joining of East Road to South Parade in the 1970's, which created a great gap between 145 High Street and 5 Thirsk Road and the loss of back-land plots.

5.2.38 The west frontage shares many of the characteristics of its eastern counterpart with a common dominance of 3-storey Georgian and Victorian properties towards the centre of town and smaller 2 storey shops to the south. These older historic properties are interspersed with a range of 20th Century buildings, some of which have been constructed across multiple historic plot widths. Passages, ginnels and arcades feature on the west side of the street too, and in some respects these survive better and are important to the character of the Conservation Area than those to the east.

5.2.39 Beginning at the south of the street the first block of properties between the South Parade roundabout and Romanby Road are of little historic interest, comprising a small modern development of shops that lack presence on the important corner site, the large inter-war Post Office building typical of many such provincial developments across the country, and The Durham Ox pub. This last building has much of the style of early interwar pubs but may well be either a modernisation of an older hostelry or a rebuilding on a historic pub site, the name having clear historic connections with the nearby early 20th Century Cattle Market. Buildings to the rear of the Durham Ox appear to be 18th Century or earlier and are shown on Michael Meek's map dated 1797, held in the County Records Office.



Post Office



The Durham Ox

5.2.40 Across the Romanby Road junction a modern development of appropriate scale but poorly selected materials occupies an important corner site before a series of 2-storey Georgian and Victorian shops that could benefit from some maintenance and investment occupy the frontage. The substantial Wilkinson's store (numbers 165 to 170) does not make the same mistake as the Argos unit opposite. It is well modulated with chimneys and a break to the roofline only being let down by the oversimplified detailing to the shop front and window treatments. Approaching the commercial core of the town, the familiar 3-storey Georgian properties appear, punctuated by two smaller and later bank buildings, now a bakers (number 175) and coffee shop (number 176). The scale, detailing and materials employed in these two properties add to the richness of the street despite varying from the established building style. The following group of 2-storey 19th Century shops hide the United Reformed Church to their rear but the entrance passage is large and provides an important punctuation in this part of the street.



Arched passageway



United Reformed Church

5.2.41 The continuing range of early 19th Century commercial properties is broken with the early 20th Century HSBC Bank, number 189 High Street, constructed in Portland stone to a national pattern. Although this side of the street is less grand than the east, Betty's Café and Tea Rooms (number 190) is amongst the finest buildings in Northallerton. The well detailed shop windows and door case are complemented by high quality restrained Georgian detailing above, rising to the hipped slate roof, sitting on a well detailed dentil cornice. Moving north from here Barclays Bank, (number 193), stands out as a large Victorian

imposition in the street. Again constructed to a standard national pattern for the original business this is one of the few buildings in town to feature such decorative terracotta work. The rest of the properties along this portion of High Street are good solid Georgian buildings of unremarkable but attractive character, their importance being more in the sweep of the view and their combined effect rather than any particular individual merits. It should be noted however that several of the individual buildings have now been combined to form larger department stores and shops particularly Barkers which combines six substantial properties numbers 197 to 202 High Street, and the Morrison's supermarket taking in five units 208 to 212 High Street, opposite the Town Hall. It is interesting to note that, although listed, both Barkers and Morrisons retain only its facade, with a completely new building behind.



Barclays Bank



Betty's Cafe



Barkers 197 - 202 High Street

5.2.42 Behind the west side of the High Street much of the historic plot layout of the Medieval town survives with a range of buildings of widely varying dates, style and character occupying prime sites close to the town centre. These are detailed in Section 7, the Applegarth and land to the west of the High Street.

5. THE HIGH STREET NORTH OF THE TOWN HALL

5.2.43 This section of the Conservation Area is an extremely busy and bustling part of Northallerton containing not only several important buildings but also a great deal of traffic movement and pedestrian activity. The area is defined by the buildings set at the back of the pavement edges to both sides of the High Street, and by the visual stops of the Town Hall to the south and the church wall and associated trees to the north. Important traffic flows run through the area along the High Street and along Friarage Street. The wide section of High Street north of the roundabout is dominated by vehicles and accommodates bus stops, taxi ranks and significant areas of car parking. When seen in the context of this busy street life, the buildings, to some extent, provide a secondary backdrop. However, they do form the setting for the business of the town and colour the perception of Northallerton as a place in which to live and work.

5.2.44 Between the roundabout and the Town Hall, buildings include the important Durham House and its prominent neighbour at number 83 High Street. These two properties form a strong corner to the junction by virtue of their size and position and they are reinforced in this role by the short row of three storey shops numbers 85 to 88 High Street, that close the view to the Town Hall. Opposite the Town Hall the properties are less distinguished but continue the established pattern of two and three storey Georgian development interspersed with modern infill properties, in this case the Garthway Arcade.



Durham House



85 - 88 High Street

5.2.45 Beyond the roundabout the road widens and to the west comprises a fairly undistinguished range of predominantly two storey 19th Century shops. The exceptions are the former bank building at 222 High Street, which provides a strong corner at the southern end of this terrace and the fine Georgian house at 234 to 235 High Street, now two commercial premises.



222 High Street



234-235 High Street

5.2.46 The Buck Inn is a prominent Victorian pub at the north end of the street, which provides an important increase in scale necessary to match the dominance of the trees around the church. Vehicles and the use of the wide tarmac area as a bus stop and car park dominate this whole west side of the road and the red surfacing detracts from this historic area.



The Buck Inn

5.2.47 To the east the buildings are seen in better context, although the traffic is no less dominant. These buildings are of a more varied scale, some now incorporated into the former Rutson Hospital or forming the town's Police Station. The Rutson buildings include a large two-storey Victorian property (number 79) with a later prominent oriel bay window and a group of more modest two storey cottages (number 78), with some of the largest chimneys and chimneypots found in the town.



78 - 79 High Street

5.2.48 Commercial properties flank the former hospital with Armstrong Watson's (number 77) being the most prominent.

Beyond this, a pair of small two storey cottages have been unsensitively converted to commercial use but the large early 19th

Century building behind is clearly visible above the roofline. A gap site has been created into which the Methodist Church was inserted in 1864-65. Set well back from the road, this building is completely at odds with its neighbours but its position in the street allows its discordant style, size and form to be disguised to some degree.



Methodist Church

5.2.49 The narrowness of the plot helps mitigate the damage to the flowing line of the terrace, which continues beyond the gap with a small cottage, again converted to commercial use and a poorly designed modern property with a monopitch roof. The large late-Georgian brick house, now the Police Station, is a prominent building. Its scale and colour make it an important component in this part of the street.

5.2.50 A small access track to the left hand side reveals interesting masonry components incorporated into the flanking wall that do not relate to the style or age of the main structure and appear to be later Victorian insertions.



Police Station



5.2.51 Beyond this entry lies Porch House, an important surviving property of several phases of building and of a unique character for Northallerton. It is also one of the few known surviving timber framed properties with visible remains of a timber aisle at the rear and internal posts. Its range of roof pitches and forms, the scale of elements that comprise the house and the domestic fenestration detailing combine with the prominent stone porch to create a very rural feel to the property more akin to one set on an old village green. It is therefore appropriate that the building marks the transition from the busy bustling High Street to the area surrounding the church, much closer to a village green character than anything else found in Northallerton.

5.2.52 To the rear of the High Street buildings lie a range of service yards, ancillary buildings and open spaces accessed primarily from Brompton Road. The exception is Friarage Terrace, an attractive range of early 19th Century cottages in the north east corner of the Conservation Area. Friarage Street itself is a principal street for traffic in the Conservation Area and is lined along the southern length by 19th Century properties, now all commercial with a varied and interesting character, of note is the surviving first floor doorway and iron crane at the Tithe Bar which indicates the former storage use of this building. The most notable building on the corner of East Road plays an important role in defining the entrance to the Conservation Area. Its adjacent open car yard should be retained within the Conservation Area to protect the character of the building and the approach to the Conservation Area during the future development of the site. This building is the former gatehouse to Durham House (84 High Street). Also within this area is a short section of coursed sandstone wall, thought to relate to the former Carmelite Priory. Currently this wall is unprotected, however by bringing it within the Conservation Area it will be protected from demolition.



Friarage Terrace



2 - 3 East Road



Friarage Street

greater or lesser degrees and it is suspected that in some cases single room properties have been combined to produce larger houses, as there is evidence of doors being removed.



Oddfellows Arms

6. THE HIGH STREET AROUND THE CHURCH

5.2.53 This area is the historic core of Northallerton positioned between the site of the former castle and Bishop's Palace to the west and the monastic foundation to the east. The principal building in this area is the dominant All Saints Church, which is an important listed building in its own right and defines the quality of this space as well as providing a visual element in many views. Although large, the church tower does not have a presence in all views of the town and this can be attributed to the significant tree cover around the building. The trees provide a calm screen from the bustle of the town influencing even the character of the main road as it passes to the immediate east of the churchyard. The stone walls that form the retaining structure are important in providing a visual plinth to the church and in separating it from the general business of the town. To the north where the wall disappears, the streets are quieter and the buffer of solid masonry seems somehow unnecessary.

5.2.54 The majority of buildings surrounding the church to the west are modest two storey cottages including the Oddfellows Arms to the west adjacent to the gates to the cemetery. Many of the terraced cottages have been altered to



High Street West of the Church

5.2.55 The terrace is not uniform in either date or form and is punctuated by changes in design and by individual properties. A gap has been created to provide access to Castle Close, a modern development not worthy of inclusion in the Conservation Area. As the street continues to the north a substantial three-storey block (277 to 280 High Street), dominates the street. This is in multiple ownership and parts of it are in need of attention.



277 - 280 High Street



281 High Street

5.2.56 To the west of the Oddfellows Arms a wrought iron gateway flanked by high brick walls provides access to the town cemetery which is also the site of the former Bishop's Palace with the the site of the Old Castle motte and bailey beyond. This area is a scheduled ancient monument and is a new addition to the Conservation Area.

5.2.57 On the corner of Tannery Lane a modern shop unit (281 High Street) provides a visually poor quality corner feature that is mirrored on the opposite side of the road. The final terrace at the northern extreme of the Conservation Area is an undistinguished row of Victorian properties, some surviving in much better condition than others. These properties terminate at the entrance to Anchorage Lane industrial estate.

5.2.58 Further north the High Street turns into North End which is flanked by much smaller scale 19th Century terraced housing, broken at the northern most end by large retail developments. Any further redevelopment in this area should respect the 19th Century layout of this streetscape, re-using existing historic buildings whenever possible. Adjacent to the railway line the former Station House and goods shed remain, although much altered.

5.2.59 To the east side of the church the properties are a little more varied including two storey terrace properties of varying ages and states of repair and larger individual buildings such as Standard House (48 High Street). This house provides an important break in the frontage sitting back from the pavement edge, its garden fully occupied by substantial ornamental trees that inject an amount of greenery into the sweep of the street. The new three storey development adjacent to the south is proportioned well enough to fit into the streetscape as more three storey properties occur slightly further down the road. Before these are reached however there is a substantial gap formed by the forecourt of the former cinema building, now a Baptist Church, and by a commercial tyre and



Standard House



Baptist Church

garage premises. The former cinema contributes to the Conservation Area in much the same way as the Methodist Church slightly further south, but the tyre fitting garage is out of place in the setting of the church. The remainder of the street comprises two and three storey commercial properties converted from houses in various manners to varying degrees of success. Some of the current shop fronts pay no regard to the form or structure of the building above, with the result that there is a visually split character to the property.

7. THE APPLGARATH AND LAND TO THE WEST OF THE HIGH STREET

5.2.60 The Applegarth is a tranquil refuge from the busy High Street set back behind the burgage plots of the old town. Although not a large area it has an important function as a



Applegarth

formal green space close to the centre of the town as well as providing a green setting to the burgage plots. The Applegarth is defined by the large brick wall of the Cattle Market and by the service road to the rear of the properties on the west side of the High Street. It is dominated by substantial trees and enclosed to the south where it narrows to the gates of the Cattle Market. To the north the space opens out to the recreation ground, a large open field outside the boundary of the Conservation Area, beyond which lies a substantial surface car park with an abundance of highway signage. These open areas are important to the town but do not share the same intimacy or sense of scale as the Applegarth itself and their character contributes little to the historic town. Although it is considered appropriate to protect them from development this is perhaps better achieved through their designation as recreational open spaces rather than including them within the defined Conservation Area.

5.2.61 A wide range of buildings of greatly varying quality, character and variety occupies the land lying immediately to the west behind High Street. The historic importance of this area is found in the well preserved plot layout, which retains much of the plan of the Medieval street pattern. Archaeologically, this area has much potential as it has been at the core of the town for many centuries and service buildings were historically often constructed with minimal disturbance to underlying ground conditions. The appearance of the area is however much at odds with its historic roots with a range of buildings of widely varying character and many vacant plots used for service areas and car parking. In some instances older buildings remain intact showing the historic form and functional character of this back land area. However, in most cases the earlier buildings have been replaced with modern structures usually of functional and economical design. An exception is to the north of the Applegarth behind Barkers where the large new development, providing a covered service area, extension to the shop and café, is inappropriately dominant in the Conservation Area and its scale, proportion and simple detailing do not reflect the higher quality of the property as it passes through Barker's Arcade to the High Street. Parking areas tend to be informal and are often un-surfaced, in some cases appearing as abandoned or neglected sites.



Rear of Barkers



Vacant rear plot

5.2.62 There are exceptions to this general poorer quality appearance most notably the United Reformed Church and its associated hall and ancillary buildings. This is a good example of a late Georgian Non-Conformist chapel and is one of the best surviving of such in

Northallerton. It is positioned in a well designed and maintained setting with careful use of hard landscaping adding to its overall impression. The principal access to the chapel is from the High Street through an archway and along a well maintained yard.

5.2.63 There are several of these access routes through the frontage buildings along the High Street on both sides and these intimate routes and spaces add much to the grain and character of the town. They serve a range of different functions from providing private access to individual properties, through use as connecting routes to service and residential areas at the rear of the High Street, to ultimately providing a retail function lined with small specialist shops and providing attractive and interesting spaces in shopping parades of great character.

5.2.64 Within these service areas to the rear of the shops several substantial trees and areas of large shrubs make an important contribution to the landscape. The majority of these are self-set and growing randomly but they are effective in screening unattractive service buildings and add to the texture of the area, providing an informal link with the adjacent Applegarth itself.

5.2.65 At the southern end of this area a group of commercial buildings occupies the corner and a short terrace of Victorian houses fronts onto Romanby Road. The corner group is dominated by a large and visually important tree that creates an intimate friendly feeling to the small buildings grouped opposite the entry to the Cattle Market.

5.2.66 To the south along Romanby Road lie flanking rows of 19th Century terraced housing. These terraces represent the Victorian development to this side of town, heavily influenced by the siting of the railway station. This row is proposed for inclusion within the Conservation Area as it is largely intact, retains some original features and above all contributes significantly to the approach into the historic area.

5.3 LANDMARK BUILDINGS AND FEATURES

5.3.1 Within the Conservation Area certain buildings stand out as key features in the landscape. These are essential to forming an impression of the town and influence the way their surroundings are perceived. The following buildings, make an important contribution to the character of Northallerton:

- All Saints Church, High Street. - The most important historic building in Northallerton and set in a prominent position. With its surrounding trees the building dominates most views through the northern part of the Conservation Area.



- Porch House, 68 to 70 High Street. - Historically important, the position of this house close to the church and its unusual form make this building prominent in views along the northern section of High Street looking north.



- Police Station, 71 and 72 High Street. - More prominent than Porch House by virtue of its scale and projection bay windows this building forms an important element in views through the Conservation Area east of the church.



- The Rutson Hospital, 78 and 79 High Street. - Whilst the buildings themselves are modest, their position is highly visible due to its position on the key roundabout junction at the north of the town. There are several details that add to the interest of these buildings, notably the square oriel bay window and the tall chimneypots both of which feature in views.



- Old Grammar School, 240 High Street. - A discrete building in a prominent location. Its position on the corner facing the church make this building important in views of the church from the south and provides a strong corner detail to the street at this point.



- 2 and 3 East Road - This prominent large building situated on a corner plot is a key component of the entry into the Conservation Area from the hospital area.



- Durham House and 83 High Street - These two buildings combine to define the scale of properties around the Town Hall. They also provide a strong corner to Friarage Street and are conspicuous in views around the roundabout. Durham House is of historic interest in its own right.



- The Fleece Inn - Not a prominent building due to its location behind the Town Hall but historically and architecturally an interesting survival of an early property.



- Town Hall - A crucial building in views each way along High Street, this building provides a visual stop to the open spaces to the north and south and influences the way in which the market place is visually divided up. Not of great architectural merit but its scale performs well in the context of the surrounding Georgian shops.



- Market Cross - Somewhat dwarfed by its surroundings this forms a pedestrian scale focus in the central part of High Street and is historically important.



- Golden Lion Hotel - the largest and most prestigious of several pubs, inns and hotels in town, the Golden Lion is defined by its large portico, one of the few intrusions into the street and by far the best. This portico makes the building more of a prominent element in views along the High Street than other buildings of similar size and scale.



- Betty's Tea Rooms, 190 High Street. - A fine example of a large late Georgian style property, well restored and in a prominent central location, this building is distinguished from others by its pair of large bay windows which visually draw it out in wider views.



- Smart Allick's, 145 High Street - Although a small and modest building, the prominent south gable featuring the exposed timber truss is a notable feature in the area around the main roundabout at the south of the town.



- County Hall - Although the building itself is a large, grand structure its surrounding landscaped grounds also contribute greatly to the character of the Conservation Area being very prominent at the junction of South Parade, Boroughbridge Road and Racecourse Lane.



- Station Hotel - The most prominent single building in this part of the Conservation Area; its colour and detailing make the Station Hotel stand out and form a visual stop to views along South Parade and on the approach along Boroughbridge Road.



5.4 IMPORTANT VIEWS AND VISTAS

- 5.4.1 The defining views of Northallerton are to be found along the wide stretch of the High Street. No one building dominates, rather the views encompass a rich variety of structures that combine to produce the pleasing effect of a historic market town. Highlights emerge in the scene; the Town Hall, The Golden Lion and Barker's Arcade are amongst the more prominent, but overall the importance of the view is the general effect rather than a single focal point. The views along the street differ subtly. Looking north from the South Parade roundabout there is an impression of the town building in scale and purpose to a hub around the market cross. From the Zetland Street junction looking south the impression is reversed, the built form diminishing towards Thirsk Road. Of importance in these views is the gentle curve to the street, which does not permit uninterrupted views through the full length of the town centre. The Town Hall somewhat rudely also interrupts longer views in the northern reaches of the High Street but the building does help in defining and enclosing spaces.

- 5.4.2 From Durham House there is an important view looking northwards which takes in the widest part of the High Street and is terminated with the church and its dominant trees. Again the subtle curve of the frontage means that many of the more significant buildings in this part of town remain out of view i.e. the Police Station and Porch House. The view from the War Memorial looking south takes in these buildings and presents a picture of busy activity in a varied historic setting dominated by substantial

buildings. This is an important position from which to view the northern section of the town particularly as a secondary view toward the cemetery gates takes in much of the oldest part of Northallerton.

5.4.3 From the north end of town an important view of the church can be seen from as far back as the level crossing, framed by 19th Century terraces on either side of the approach. However, in summer only the top of the tower is visible. There may be an argument to thin these trees somewhat to better reveal the heritage asset.

5.4.4 The final viewpoints to consider within the Conservation Area are looking either way along South Parade. In both views trees dominate and the range of buildings forms a secondary backdrop to the general streetscape. From the northern end the view terminates with Station Hotel although its location across the wide road junction somewhat diminishes its presence. From the south there is no such termination, the view petering out rather unsatisfactorily at the roundabout.

5.5 GENERAL CONDITION

5.5.1 As in any urban area properties are maintained to different regimes and some would benefit from investment of resources to bring them up to an acceptable standard. Within Northallerton poorly maintained buildings tend to be the exception and few are in a really poor state of repair. The private houses particularly on Thirsk Road and South Parade are overall in good condition with some particularly well maintained examples. The maintenance of commercial properties tends to be less good although there are several very well kept examples in the centre of town. Some buildings towards the fringes of the commercial areas are less well kept, possibly a function of their lower rental return yielding less to invest in the building.

5.5.2 In general the ground floor of most commercial properties is not the problem area rather the upper floors that tend to be used for storage are the areas where maintenance budgets do not

always reach. Many of the maintenance issues are small scale, and attention at an early stage is usually a better investment than a large-scale refurbishment in the future. A classic example of this is attention to blocked guttering. If attended to immediately it is a cheap, quick matter to remove debris, but if left, the blocked gutter will overflow causing water damage, plants will take root and invade the property and the weather-tight fabric can be compromised.

5.5.3 Other problems, particularly with historic buildings, are the misguided replacement of traditional features with modern items or poor quality repairs to fabric where a specialist job is required. Most common in this category is the replacement of timber sliding sash windows with uPVC items. These never appear correct for the building even where an attempt is made to replicate the original glazing pattern, they operate in a different manner often disrupting the uniformity of a street, and, most damaging to historic properties, they do not function in the same way as timber windows, effectively sealing a section of the wall to any passage of air and often allowing condensation to form on the masonry around the window. The use of pebbledash render to 'solve' damp problems is less common but can be extremely damaging to both the fabric of the individual building and the wider view of the street, particularly if it is a terrace.

5.6 OPPORTUNITY SITES, PROBLEM AREAS, NEGATIVE FACTORS

5.6.1 The majority of opportunities for development lie in the rear areas of the properties lining the High Street. These back land service areas tend to be poorly maintained and some lack any defined purpose. There are exceptions, for example the development at the rear of Barkers has created a substantial new retail area whilst retaining its service function; the historic United Reformed Church and its associated church hall are a well maintained asset; and to the rear of Barclays Bank the service area has been surfaced and laid out as a staff car park. Other areas however

have been left to become overgrown and untended with a variety of security measures and fences that do not enhance the Conservation Area. Of great importance in considering any development here is the form that new buildings should take and their relationship to the historic site boundaries and grain of the town. These elements must be protected for developments to be successfully accommodated in the Conservation Area. Similar opportunities exist to the rear of the Rutson Hospital buildings where they back onto Brompton Road.

5.6.2 Areas that present problems and negative factors within the Conservation Area are mainly connected to the past provisions made to accommodate traffic in the town. The creation of East Road has undoubtedly improved the quality of Northallerton's High Street and the scheme is by and large a great success. It has however left a substantial area of unused land at its southern end that has not been successfully incorporated into the fabric of the town. This landscaped area next to number 145 High Street, Smart Allick's functions in connection with the space in front of the new library to provide an underpass. However, its scale is such that it visually opens up the junction and allows traffic to unacceptably dominate this part of town. Potential development on this site could reinstate some of the original senses of enclosure in this area.

5.6.3 To the north of the town the new entries to Castle Close and Tannery Lane have not been handled with the sensitivity appropriate to their setting in the Conservation Area. The garage block at Castle Close is a missed opportunity to create a small property that would better fill the gap in the street and correspond to the building lines of neighbouring properties. Two modern buildings, the scale and materials of which contrast badly when seen in the context of neighbouring properties in the Conservation Area, mar the Tannery Lane entrance. It is appreciated that



Castle Close

these buildings flank a small industrial estate, but their construction could combine a sensitive approach to the Conservation Area with the creation of a gateway entry to the estate.

5.7 NEUTRAL SITES AND AREAS

5.7.1 Whilst not visually harming the Conservation Area there are a few areas that do not contribute greatly to the streetscape, the appropriate redevelopment of which could enhance the town. Several of these areas are found at the north end of South Parade, particularly around the roundabout. The small commemorative garden here serves only as a seating area and its position on a busy road junction does little to make it attractive. The adjacent Laura Ashley building at number 1 South Parade, although built to a good standard fails to be large enough to command the important corner site and is too short to screen the modern telephone exchange behind. A taller structure with a well designed frontage could make an imposing focus at this point and help enclose the space better. A similar issue concerns the property across the road at 89 South Parade to 6 Thirsk Road, where a lack of detailing and scale again present a missed opportunity to create a landmark corner structure and define the space at the junction.



1 South Parade

5.7.2 Slightly further down South Parade, Otley House, 84 South Parade, adequately fills the site but does not contain the same detailing and quality of the more established properties on the street. Nearby, but set behind the street frontage, the surroundings to The Lodge present a missed opportunity. The tarmac car park serves its purpose well and does not detract from the Conservation Area. However, as a setting for the grand house and an entrance to the Bowls Club it could be improved upon given an opportunity.

5.7.3 At the north end of the town Friarage Gardens on Friarage Street are in a poor condition and as a small area suffers from being so close to the main road. Redevelopment of this site in conjunction with that to the rear of the Rutson Hospital could deliver a significant improvement to this area. Across the High Street roundabout on the access to The Applegarth, the buildings to the rear of the High Street are important survivors of back-land service buildings but at present appear unused and, in some cases, poorly maintained. Bringing these buildings into a productive use would help improve the approach to the north end of the High Street from the principal visitor parking area in this part of town.



Friarage Gardens

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 Northallerton 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 Northallerton 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 against a target for 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 Northallerton 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 there are seven locations where the revision of the boundary to add new areas to the Conservation Area are recommended and identified on map 1.

1. The west of the church area including the town cemetery and the site of the castle are important to the early history of Northallerton. The cemetery has well defined walks and avenues and an interesting range of monuments dating from its Victorian origins. The chapels, lodge and boundary walls are of good solid Victorian design and could benefit from potential investment to improve their maintenance regime. The key importance in this area is its previous historic use as the site of the Bishop's Palace and the form of the land includes traces of the moat that surrounded this structure. Beyond the cemetery to the west lies the castle mound, which is a scheduled ancient monument. This area played a key role in the founding of Northallerton and is crucial to an understanding of the town's early history. Although access is difficult, its current use as informal grazing has limited impact on the monument itself and the site serves as a natural habitat for a range of flora and fauna. The inclusion of this site within the Conservation Area will add an important early component of the town and protect the setting of this important monument.
2. A short section of wall on the east side of Brompton Road north of the current Netto supermarket and opposite Friarage Terrace, which appears to be of Medieval date based on the size and form of the masonry used in its

construction and the detailing of the chamfered plinth. It certainly predates all other development in this area and it currently forms a retaining wall to the modern housing to the east. Given its date and the early history of the site it is believed to be the last remaining fabric of the Carmelite priory, the structures of which occupied this area until the mid 18th Century. The wall does not benefit from any formal protection at the present time and is in poor condition with several trees affecting its stability. Its inclusion in the Conservation Area would afford it some degree of protection and acknowledge the importance of this surviving masonry as part of a pivotal institution in Northallerton's early history.

3. A section along Thirsk Road, which contains three 1920's villas and a large grassed area with a landmark tree. This area contributes positively to the setting of Thirsk Road.
4. The pre-1950's houses to the south side of Hatfield Road, which are good examples of their type and add to the variety of architectural styles within the Conservation Area.
5. The eastern end of Romanby Road, which provides an important entranceway into the Conservation Area. Both sides of this road contain 19th Century terraced houses with bay windows, stone cills, Welsh slate roofs, dentiled eaves courses and many original brick boundary walls and gate posts, some properties also retain original fenestration detailing.
6. North End from Tannery Lane to the railway to include the 19th Century terraces, but excluding the modern commercial development. This area also contains the former Station House and goods shed. This area contributes to the approach to the Conservation Area and encloses the space and frames the view of All Saints Church. The area is of historical value to the town and should be recognised as such.

7. An area north of Sun Beck, which originally formed part of the Bishop's Palace site and the layout of the old town between the two becks. The inclusion of this site completes the historic area.

6.4.4 There are 2 areas proposed to be removed from the Conservation Area;

- It is considered that the area of the car park to Tesco's supermarket and the new developments to its rear are not of a suitable character to include and the current Conservation Area boundary needs to be amended to exclude the current extent of this development and make it more discernible on the ground.

These are shown on map 1.

6.5 OPPORTUNITIES FOR IMPROVEMENT OR ENHANCEMENT

6.5.1 Although Northallerton 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 modern, traditionally detailed shop fronts.
- Care and repair of existing traditional windows, including the reinstatement of more appropriate historic designs and materials wherever possible.

- The use of appropriate to historic paint colours, such as the Dulux Heritage range, Farrow & Ball or the Little Green Paint Company approved by English Heritage (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.

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.

6.6 RECOMMENDATIONS

SOUTH PARADE

- Designation of Article 4 Direction to protect original windows and doors, front garden walls, chimneys and the obscuring or removal of original materials and finishes to front walls and roofs; (see map 4).
- Establish a “Boundary Initiative” to retain and improve the boundary treatments along both sides of the street.
- Discourage car parking in front garden areas and work to devise alternatives to the rear of properties.
- Examine possibilities for reducing the impact of traffic signage at the Boroughbridge Road roundabout.
- Provide guidance on the repair and replacement of windows.

THIRSK ROAD

- Designation of Article 4 Direction to protect original windows and doors, front garden walls to the two terraces, chimneys and preventing the obscuring or removal of original materials and finishes to front walls and roofs; (see map 4).
- Establish a “Boundary Initiative” to retain and improve the boundary treatment.

- Provide guidance on the repair and replacement of windows.

THE CIVIC QUARTER

- Examine possibilities for reducing the impact of traffic signage at the Boroughbridge Road roundabout.
- Investigate the improvement of existing bollards and street furniture within the setting of County Hall.
- Assess the possibility for reducing the impact of car parking to the front of the principal buildings.

THE HIGH STREET FROM THE TOWN HALL SOUTH TO THE JUNCTION WITH THIRSK ROAD AND SOUTH PARADE

- Provide guidance on the repair and replacement of windows and other traditional features.
- Develop guidance regarding the design and repair of traditional shop fronts and seek to introduce guidance on materials, details and hanging signs particularly on traditional buildings.
- Discourage the standard application of corporate signage to prominent traditional buildings and establish a code of practice regarding individual signage to properties.

HIGH STREET NORTH OF THE TOWN HALL

- Examine possibilities for reducing the impact of traffic signage at the High Street / Friarage Street roundabout.
- Identify potential redevelopment sites and produce outline briefs identifying critical aspects for each location including building heights and positions.
- Provide guidance on the repair and replacement of windows.

HIGH STREET AROUND THE CHURCH

- Identify potential redevelopment sites and produce outline briefs identifying critical aspects for each location including building heights and positions.
- Provide guidance on the repair and replacement of windows.

THE APPLGARTH AND LAND TO THE WEST OF THE HIGH STREET

- Any redevelopment should retain plot boundaries and reuse any early buildings capable of reuse.
- Identify potential redevelopment sites and produce outline briefs identifying critical aspects for each location including building heights and positions;
- Provide general guidance on the form and scale of traditional buildings to incorporate into future development schemes;
- Establish an initiative to improve the back-land areas and provide interpretation of the surviving historic features.
- Provide interpretation around the Scheduled Bishop's Palace site.

6.6.1 In particular there are a number of sites where improvement and enhancement would be beneficial to the character and appearance of the Northallerton Conservation Area. These are:

- Areas to the rear of the west side of the High Street, which must respect historic plot boundaries.
- The area surrounding the roundabout at East Road/Tesco.
- The passageway from High Street to Tesco.
- Entry areas to Castle Close and Tannery Lane, north of the town.
- Areas to the rear of the Rutson Hospital.
- Car sales area at East Road.
- Row of buildings to the corner of Quaker Lane.
- 1 and 2 South Parade and areas to north.
- Sun Beck adjoining the Applegarth car park.

These areas are shown on Map 2 as potential areas for improvement.

6.7 ARTICLE 4 DIRECTIONS

6.7.1 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 South Parade and sections of Thirsk Road, as shown on Map 4.

6.7.2 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.

6.7.3 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.

6.8 DESIGN GUIDANCE

6.8.1 A design guide for works of repair and alteration to buildings and spaces within the Hambleton Conservation Area forms an Annex to this appraisal. The design guide concentrates on specific issues relevant to Conservation Area such as materials, shop fronts, streetscape and public open space.

6.9 EXISTING HISTORIC BUILDINGS

6.9.1 The appraisal has identified 87 Listed Buildings under 64 separate listing descriptions within the Northallerton Conservation Area. These are included within a list of heritage assets below. The current appraisal has also identified a number of buildings of local interest which provide a significant contribution to the historic character of the town, which are identified on Map 2.

6.10 FUTURE PROPOSALS

6.10.1 There is currently a proposal to re-design the public space to the south of the Town Hall, which will improve permeability for pedestrians and provide a space for entertainment and events.

6.10.2 Further details of this proposal can be obtained from Northallerton Town Council.

6.11 HERITAGE ASSETS

Scheduled Ancient Monuments

There is one Scheduled Ancient Monument within the Northallerton Conservation Area

- Site of the Bishop's Palace, motte and bailey.

Tree Preservation Orders

- There are 41 individual TPOs within the Conservation Area

Buildings of local interest within the Conservation Area

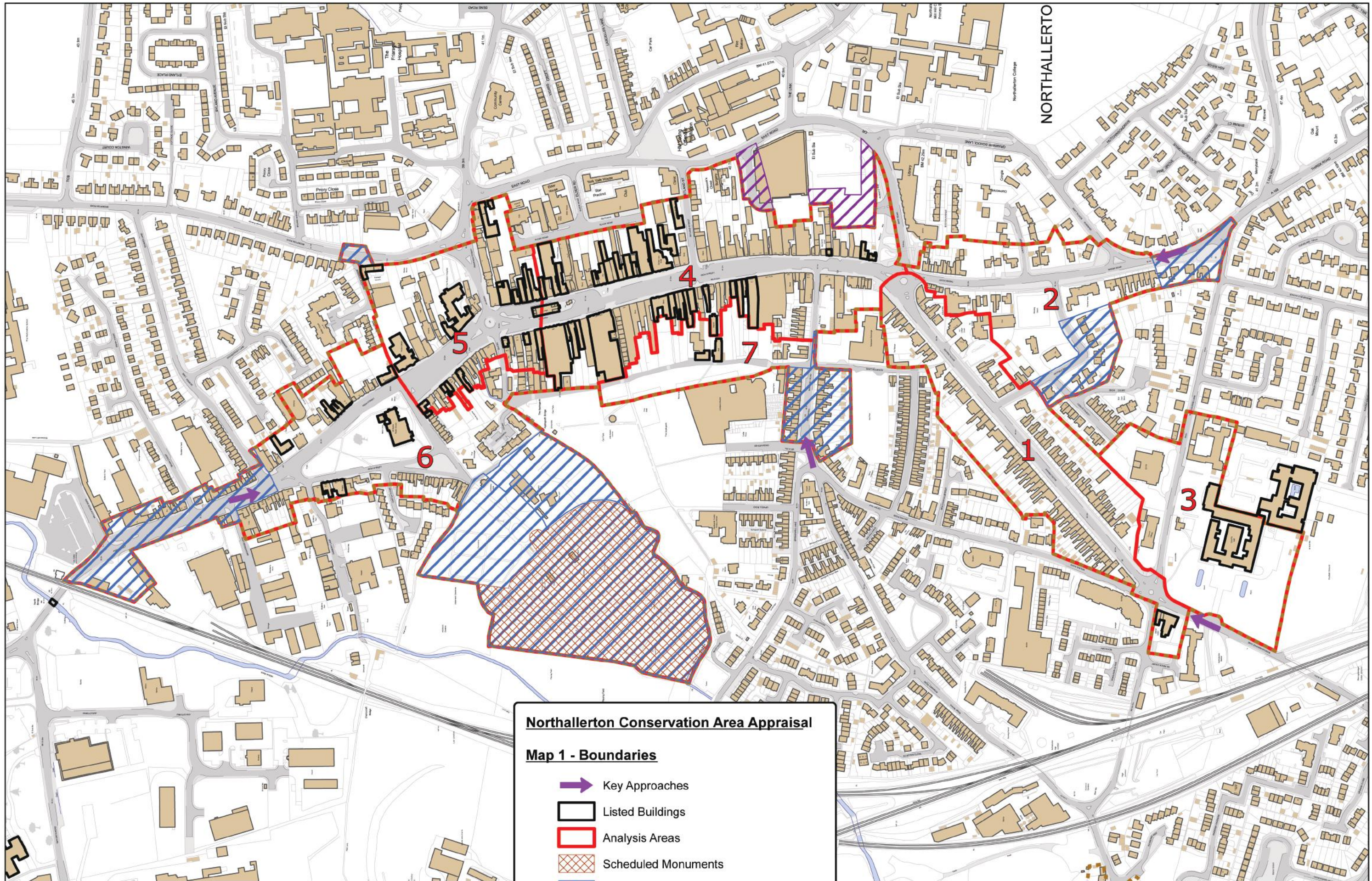
- These are identified on Map 2.

Listed Buildings within the Conservation Area

- There are 87 Listed Buildings under 64 separate listing descriptions within the Conservation Area, listed below:








| Building Name | Street Name | Grade |
|---|------------------|-------|
| 2 and 3 | East Road | II |
| 5,6,7 | Friarage Terrace | II |
| Church of All Saints | High Street | I |
| Standard House 48 | High Street | II |
| 59 | High Street | II |
| Numbers 60, 61 and two left hand bays of number 62 | High Street | II |
| Porch House and front railings 68 and 70 | High Street | II |
| Northallerton Police Station | High Street | II |
| 77 | High Street | II |
| The Ruston Hospital 78 | High Street | II |
| Number 79 part of Rutson Hospital | High Street | II |
| Durham House, 84 | High Street | II* |
| Small coach house approximately 40 metres east of number 84 High Street (84a) | High Street | II |
| 85 and 86 | High Street | II |
| 87 | High Street | II |
| 88 | High Street | II |
| The Fleece Inn 89 | High Street | II |
| 90 | High Street | II |
| 92 | High Street | II |
| 93 and 94 | High Street | II |
| The Black Bull 100 and 101 | High Street | II |
| 102 and 103 | High Street | II |
| Range to East of Number 102 | High Street | II* |
| 104 and 105 | High Street | II |
| 106 | High Street | II |
| 107 and 108 | High Street | II |
| 109 | High Street | II |
| The Golden Lion 114 | High Street | II |
| Rear wing behind number 115 | High Street | II |
| 139 | High Street | II |

| Building Name | Street Name | Grade |
|--|--------------------|-------|
| The Nags Head 144 | High Street | II |
| 145 | High Street | II |
| 171 and 172 | High Street | II |
| 173 | High Street | II |
| 174 | High Street | II |
| Newton House 175A | High Street | II |
| Zion Sunday School | High Street | II |
| Zion United Reformed Church | High Street | II |
| Old Theatre (Sportsman Club) | High Street | II |
| 180 - 181 | High Street | II |
| 184 | High Street | II |
| 185 | High Street | II |
| 186 and 187 | High Street | II |
| 188 | High Street | II |
| 189A | High Street | II |
| 199 | High Street | II |
| 200 and 201 | High Street | II |
| 205 | High Street | II |
| 206 | High Street | II |
| 207 | High Street | II |
| 208, 209, 210 | High Street | II |
| 211 and 212 | High Street | II |
| 213 | High Street | II |
| 214 and 1 - 4 Applegarth Cottages | High Street | II |
| 215 | High Street | II |
| 219 | High Street | II |
| 230 | High Street | II |
| 234 and 235 | High Street | II |
| 240 and 241 | High Street | II |
| North Arch 277, 279, 280 | High Street | II |
| Register House | Zetland Street | II |
| Town Hall and Nos 1 to 7 the Town Hall | High Street | II |
| County Hall | Boroughbridge Road | II* |
| Railway Hotel | Boroughbridge Road | II |

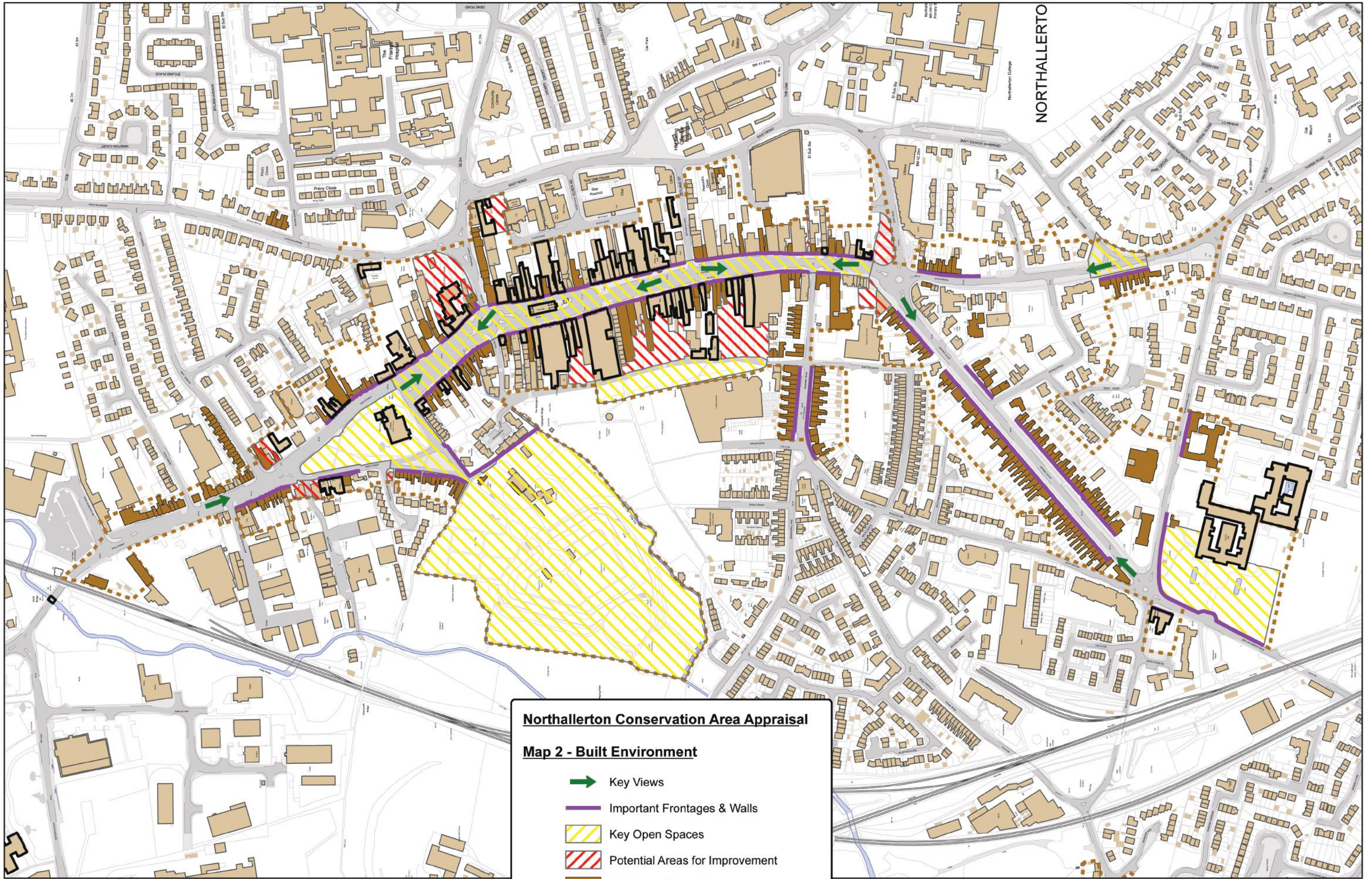


Northallerton Conservation Area Appraisal

Map 1 - Boundaries








-  Key Approaches
-  Listed Buildings
-  Analysis Areas
-  Scheduled Monuments
-  Proposed Additions to the Boundary
-  Proposed Deletions to Boundary
-  Conservation Area



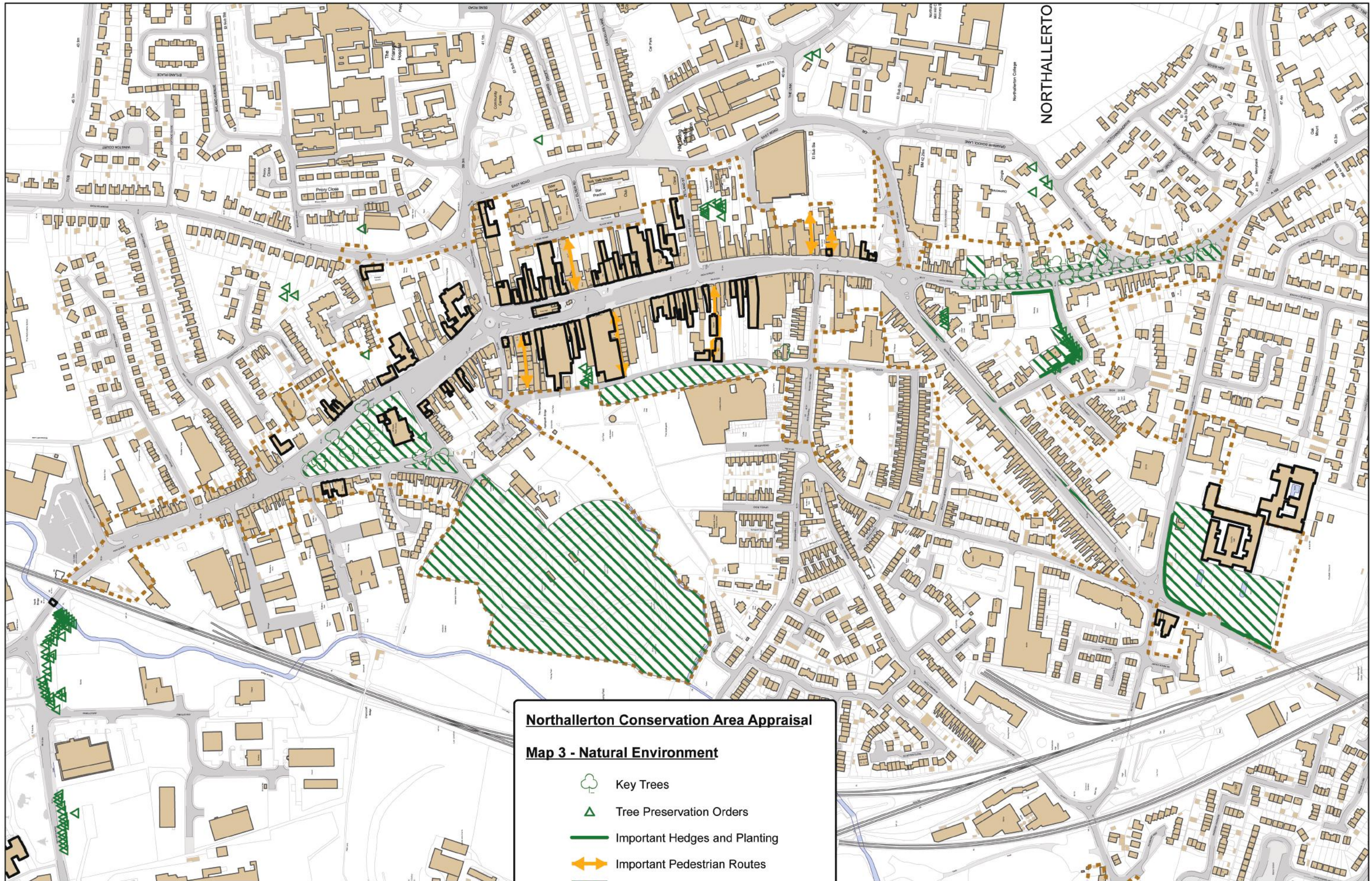


Northallerton Conservation Area Appraisal

Map 2 - Built Environment

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





NORTHALLERTON

Northallerton Conservation Area Appraisal

Map 3 - Natural Environment

-  Key Trees
-  Tree Preservation Orders
-  Important Hedges and Planting
-  Important Pedestrian Routes
-  Key Tree Groups
-  Listed Buildings
-  Conservation Area

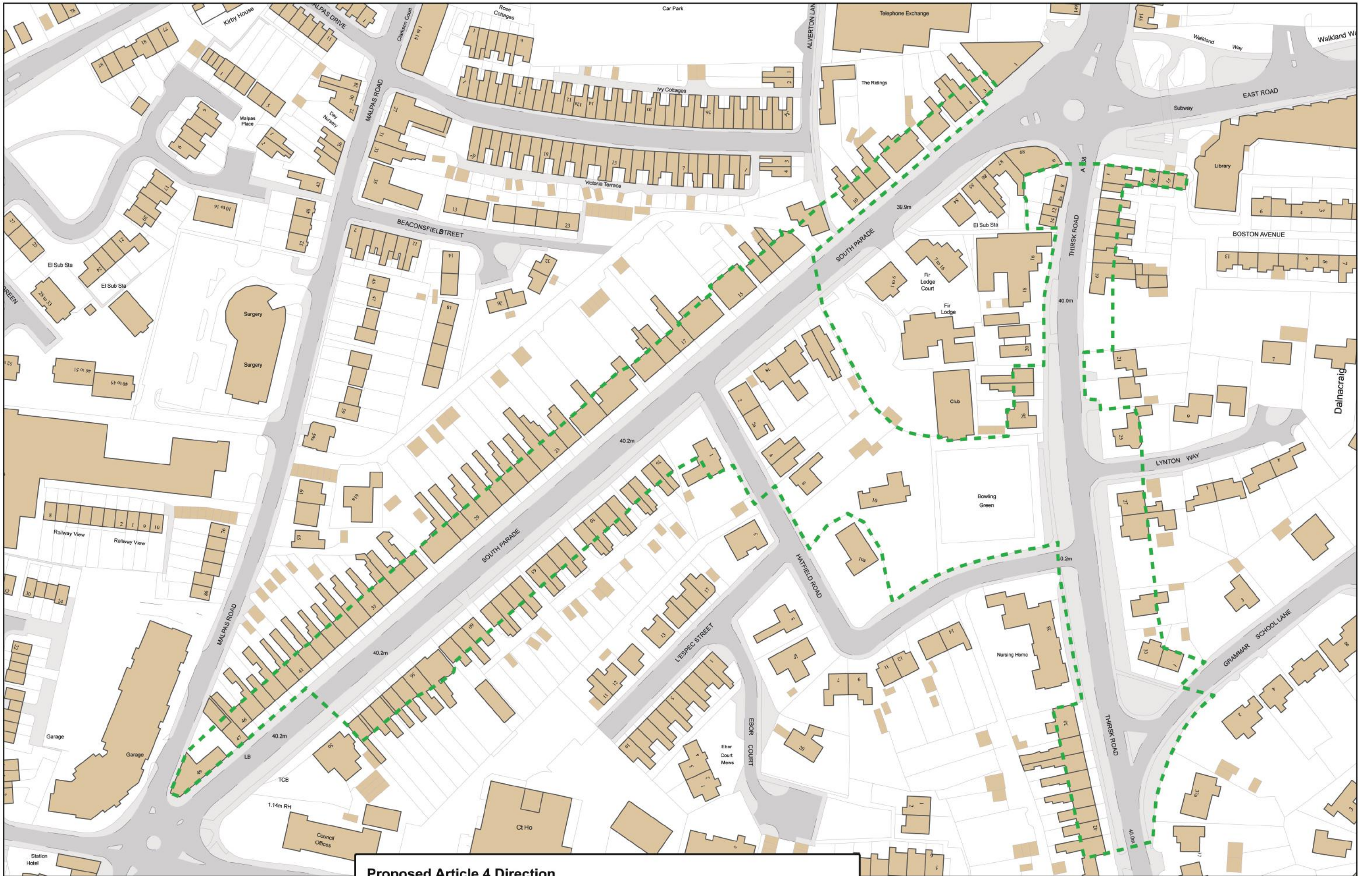
HAMBLETON DISTRICT COUNCIL
 Civic Centre, Stone Cross, Northallerton DL6 2UU
 Telephone: 0845 1211 555 Fax: 01609 767228

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
South Parade/Thyrsk Road/Hatfield Road/Boston Avenue - Northallerton

 Article 4 Direction

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


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