



Thirsk and Sowerby

Conservation Area Appraisal

Supplementary Planning Document

Hambleton Local Development Framework

Adopted 21 December 2010



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1. Introduction

1.1 DEFINITION AND PURPOSE

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

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

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

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

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

1.1.4 The draft SPD proposed the introduction of a new Article 4 (2) Direction in Sowerby Village (see para 1.2.2). This has since been implemented and the boundary is marked on Map 4 at the rear of this document. 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 the Conservation Area.

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

1.2 STATUTORY DUTIES OF THE LOCAL AUTHORITY

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

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

1.3 COMMUNITY INVOLVEMENT

1.3.1 A draft appraisal was available for public consultation from September to November 2009. All residents of the Conservation Area were informed of the 8 week consultation period by letter indicating how they would be individually affected with an enclosed leaflet. The consultation was publicised in the local press and within the Council's Newspaper, 'Hambleton News'. A public exhibition was held during this time in the Town Hall and issues arising were discussed at the Thirsk Area Forum. A Consultation Statement (October 2010) has been produced which addresses comments made by interested parties. Amendments have been made where necessary to this 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 has been adopted as SPD by the Council on 21st December 2010.

1.4 POLICY CONTEXT

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

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

2. The Conservation Area

2.1 DESIGNATION OF THE CONSERVATION AREA

2.1.1 Thirsk and Sowerby Conservation Area was designated on 12th August 1971. The boundary was amended on 27th February 1990 to include Town End terraces at Sowerby and parts of Long Street in Thirsk.

2.2 PREVIOUS STATEMENTS

2.2.1 The District Council published a Conservation Area Assessment in November 2003. It provides a guide to the implications of designation, a brief history of Thirsk and Sowerby and defines the boundary of the designated area. The assessment forms a base line guide for this Conservation Area Appraisal. The 2003 assessment was preceded by the original designation booklet produced by North Riding County Council in 1971.

2.3 CONSERVATION AREA BOUNDARY

2.3.1 The Conservation Area boundary remains as amended in 1990 as shown on Map 1. Through the process of this appraisal no amendments have been made to the Conservation Area boundary, which is still considered appropriate. It encompasses the core of the two neighbouring settlements of Thirsk and Sowerby and takes in significant green areas that are key to the setting and historic development of the towns. The boundary includes the majority of surviving pre-1900 development and the modern infill that has taken place in the intervening years.

2.4 GEOGRAPHIC LOCATION

2.4.1 Thirsk is positioned in the northern half of North Yorkshire on the flood plains of Cod Beck. It sits on the A19 trunk road at the junction with the A61 to the west and Ripon. Northallerton lies 10 miles to the north along the A168 and York is 25

miles to the south east along the A19. Thirsk has a station on the main east coast railway line 1 mile west of the town with links to York, Newcastle and beyond.

2.5 LANDSCAPE SETTING

2.5.1 The town sits in open agricultural land on Cod Beck, a principal tributary of the River Swale. Cod Beck is not only historically important in the development of the town but also has a key influence on many areas and spaces within Thirsk and is very much part of the character of the Conservation Area. The eastern horizon is defined by the rise of the North York Moors approximately 4 miles away at Boltby Moor and Sutton Bank, whilst to the west the countryside is open and undulating as far as the Pennines, which form a distant horizon 25 miles to the west. To the south the comparatively flat land of the Vale of York stretches off to the far distance.

2.5.2 Thirsk and Sowerby Conservation Area encompasses both settlements, which are physically linked, but remain separate parishes. It focuses on the historic centre of each and takes in some of the surrounding countryside where it forms the setting to the historic environment, but it does not encompass any of the substantial later 20th Century expansion of the town. To the north east of the historic core of Old Thirsk lie modern housing estates, whilst directly to the east and stretching to the bypass is an industrial estate. The Conservation Area protects the historic setting south of the town by including a substantial amount of Sowerby Flatts water meadows, forming a buffer to the modern development. To the immediate west; the 20th Century development of Sowerby lines Topcliffe Road whilst west of the area known historically as New Thirsk the well-known racecourse stretches to the railway line.

3. Historic Development and Archaeology

3.1 HISTORY

THIRSK

3.1.1 The Vale of York has a history of occupation stretching back to the Stone Age and evidence of the presence of early man in the Thirsk area was found in the 1995 archaeological excavation in Castle Garth. Drainage gullies and worked flints that predated the earliest Saxon remains suggested prehistoric activity and these were linked to finds in the Station Road area where early bronze work had been uncovered. The principal surviving monument of this first settling of the area is found to the south of Sowerby at Pudding Pie Hill, a Bronze Age round barrow thought to date from 2500BC.



Pudding Pie Hill

3.1.2 The name Thirsk has several suggested sources; Whellan's history suggests the name is formed from two ancient British words Tre Isk signifying a town and a brook, whilst other derivations focus on the word Thraesk a Viking word meaning lake or fen. Most explanations are closely linked to the position of the settlement on Cod Beck. By 1086 the Domesday Book recorded the spelling as Tresche and noted that Hugh Fitzbaldric held the town on behalf of the King. Other ancient documents spell the name Thursk.

3.1.3 The current form of Thirsk as a single town belies its ancient foundation as twin settlements of Old Thirsk and New Thirsk set on two parallel principal Medieval roads. Old Thirsk was sited on the York to Yarm road, known as Micklegate until 1674 but now called Long Street and lying to the east of Cod Beck. It was focussed around the St James Green area and had been founded as a

borough. New Thirsk developed as a manorial village around the castle and was set on the Topcliffe to Northallerton road, which formed the main north to south transport route in this part of the country.

3.1.4 The Anglo-Saxon Chronicle tells of a fortified manor house which is said to have been completed by 979AD, however until 1995 there had been little evidence to support this. Archaeological excavations in the southern part of Castle Garth uncovered evidence of pre-conquest occupation in the area including 10 graves dating from the first half of the 6th Century lying below the earthwork remains of the Norman Castle. This Norman Castle, focus of New Thirsk, may not have been the traditional masonry fortress associated with Norman military buildings. It has been dated to c.1092 and was built by Robert de Stuteville, a Norman knight later called Robert de Mowbray. The Mowbrays held it until 1175 when Roger de Mowbray, holding the castle against King Henry II, surrendered. The castle was demolished on the King's orders in 1176 and such a thorough job was done that no archaeological trace of masonry or mortar remains. It is possible that the motte was formed with a timber stockade to its top and relying for defence on earthworks and further timber fencing. Despite rebelling against the king the Mowbray family continued to hold the manor of Thirsk until this too was destroyed by invading Scots in 1322. The castle earthworks became gardens and fields until the abandoned site eventually passed to the Bell family in 1658. Ralph Bell bought the manor of Thirsk in 1722 and the family continue to live at Thirsk Hall.

3.1.5 In addition to the Castle itself it is possible that the town was defended with a bank and ditch fortification dated to the early Medieval period. The moated site to the north of the town is also of Medieval date and is positioned between Old and New Thirsk. It was clearly a substantial and prestigious property to warrant a moat and has been tentatively dated to the period 1250 to 1350. Little excavation has taken place here to further explore the history of the site.

3.1.6 Further evidence of the thriving Medieval town is that Newburgh Priory, a major landowner in the area, also held a mill thought to have been located close to the moated site. This would have been a busy focus for the Medieval twin settlements as the main market was in the St James Green area whilst the Castle and manor were positioned across the Cod Beck ford in New Thirsk.

3.1.7 Gradually the centre of activity moved towards New Thirsk and the current Market Place developed into the principal focus of the town although large cattle markets were held on St James Green until at least 1859 and trading continued to take place there for almost a further 50 years.

3.1.8 As the politics of the country settled and rebellion and war retreated Thirsk developed into an affluent and prosperous local centre. Set on important staging routes and with an established market, the town grew substantially through the 16th and 17th Centuries and much of the street layout and plan became established through this period. The 18th and early 19th Century saw the replacement of many of the timber-framed buildings with brick properties in a vernacular Georgian style. The appearance of the countryside was changing too with enclosure acts taking place from 1798, up until 1845 and altering the field systems around the expanding town. The main London to Edinburgh railway line bypassed the town in 1841 but a branch of the Leeds Northern Railway was constructed in 1848 to serve Thirsk and entered the town alongside the racecourse having a terminus near the site of the castle. Passenger services do not appear to have been a success as they were withdrawn in 1855 however the goods service continued for over 100 years until the line closed in 1966.

3.1.9 Thirsk gained a workhouse in 1737 between St James Green and Long Street, demolished after the district's poorhouses were replaced in 1838 with a new building on Sutton Road. As the urban area grew the hamlet of Norby became a

northern suburb of Thirsk and the speculative development of land immediately south of the railway at Sowerby Town End during the later 19th Century saw Thirsk and Sowerby geographically linking together.

SOWERBY

3.1.10 Sowerby has always been a separate village, thriving on its close proximity to its larger neighbour but retaining a very different and distinctive character. The Bronze Age round barrow at Pudding Pie Hill is the oldest structure in the Conservation Area dating from 2500BC but does not have a prominent position in the village. The church of St Oswald has Norman origins suggesting that Sowerby could have competed with Thirsk as the main settlement in the 11th and 12th Centuries. Much of the building was restored in three phases between 1840 and 1902 producing the visually important building at the north end of the green. Sowerby retained a few of its timber-framed buildings and these now provide a good impression of the form of late Medieval houses in the area. In common with Thirsk, Sowerby's fortunes rose during the Georgian period and many of the properties lining the green date from this period.

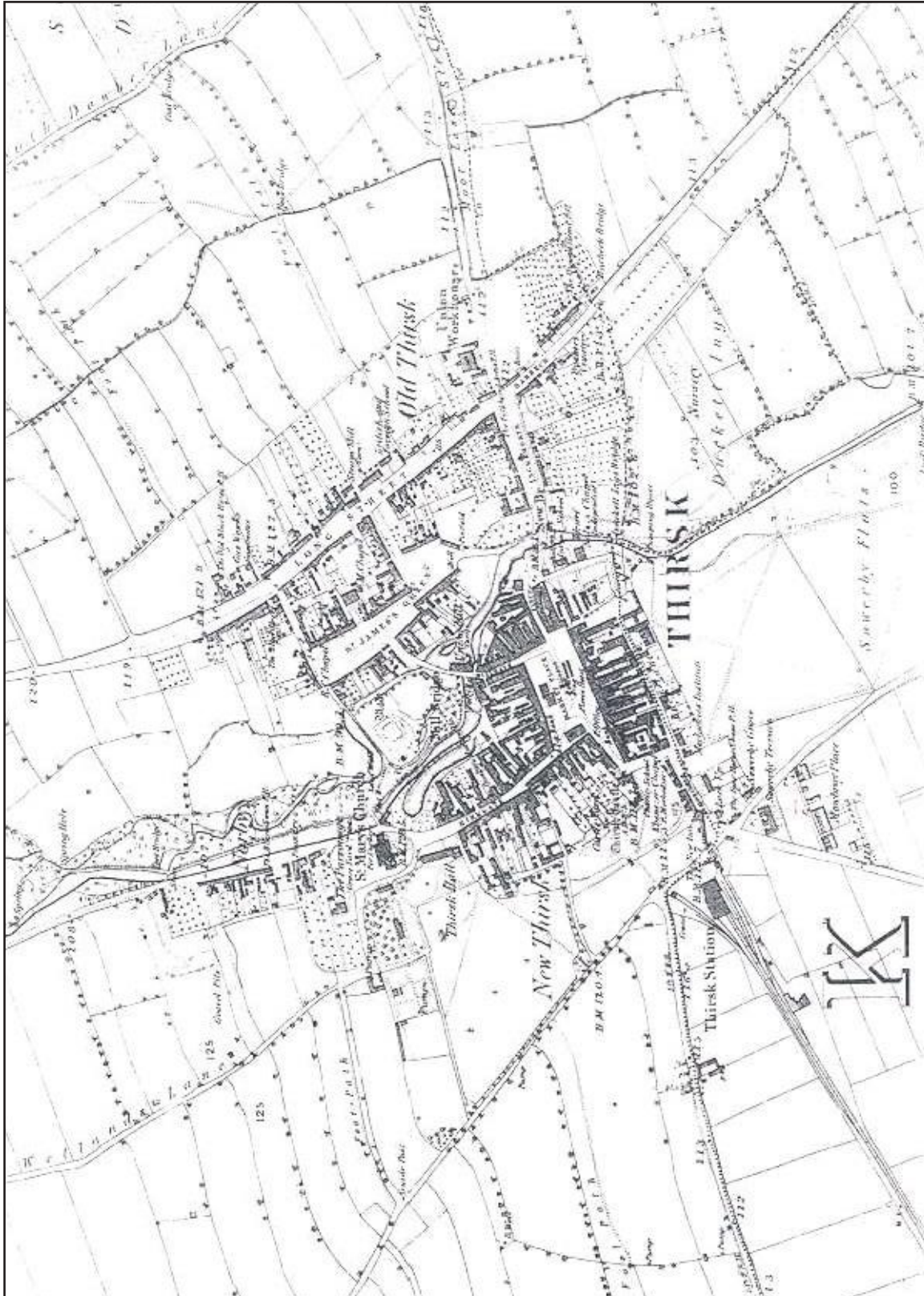
3.1.11 The latest phase of development in the Conservation Area is the Sowerby Town End development mentioned above. These Victorian terraces and villas date from prior to 1856 (Sowerby Terrace, Sowerby Grove, Mowbray Terrace and Mowbray Place) through to approximately 1870, with Belgrave Terrace being constructed by 1871. Growth has continued around the village with infilling of the plots to the rear of Front Street accessed from Back Lane and substantial 20th Century developments across the fields to the west. The Flatts have however remained undeveloped and form an important component of the character of the Conservation Area.

3.2 ARCHAEOLOGY

- 3.2.1 Much of the historic evidence for the development of Thirsk and Sowerby can be found in documents and in the fabric of the surviving buildings, both of which resources comprise part of the archaeological record. Traditional field archaeology has tended to be linked to development within the Conservation Area although excavations at the castle site in 1973 and at the moated site in 1993 provided evidence of the potential for these sites. Coupled with documentary sources and more recent development related field work the full extent of the scheduled area of the castle has been revised to include a larger area and its earliest date is considered to possibly predate the Norman conquest. The evaluation of the moated site yielded some finds and further work here would shed light on the early development of domestic Thirsk.
- 3.2.2 Excavation at the Simpson's Nursery site to the South Eastern corner of the Market Place circa 2001 revealed evidence of Medieval town defences and pottery dating from 1180 to 1220.
- 3.2.3 Documentary evidence has identified a chantry chapel somewhere on St James Green, now completely vanished, and a Saxon manor dating from the end of the first millennium. A great deal of archaeological potential clearly remains throughout the Conservation Area and it is important that any proposals for development are correctly assessed regarding the impact on this irreplaceable resource.



War Memorial, Sowerby



Thirsk in 1856
© North Yorkshire County Record Office

4. Architectural Qualities and Building Styles

4.1 STYLE AND DETAILS OF BUILDINGS

4.1.1 As can be expected in a settlement that has grown for nearly a millennium and been subjected to a range of influences there are a wide range of architectural styles and details to be found in Thirsk and Sowerby. These range from the timber framed buildings of the Post Medieval period, through the formality of the Georgian buildings and the engineered mass housing of the 19th Century to modern interventions fitted into the historic environment. Buildings are to be found in many forms from relatively humble small cottages and terraced houses through to substantial town houses and grand residences. Non domestic properties are mostly commercial, particularly at the core of the town but also include stables, an old brewery, workshops, civic buildings and of course a range of churches.



Ox Moor Farm



124 - 130 Front Street

4.1.2 Some of the oldest buildings in the Conservation Area are to be found in the centre of Sowerby at Oxmoor Farm and 124 to 130 Front Street (above). These two timber framed buildings differ in their basic appearance only because the latter has been re-fronted in brick and render, and

much of the timber framing removed from this front elevation. The basic structure and much timberwork remains internally.

4.1.3 Oxmoor Farm is the most conspicuous timber framed building in the Conservation Area and displays some of the earliest forms of window opening albeit now blocked up. These small two-light casements were designed to fit into the close studded timberwork of the front elevation without undue disturbance to the decorative pattern, which was part of the design of the building. The relatively close set timber stud work hints that the building was of a better quality than most as timber was the expensive material in these constructions and it would be displayed to show the wealth of the owner.



Ox Moor Farm

4.1.4 Other timber framed buildings include the much altered Blacksmiths Arms on the Market Place, which has much of its original structure in place despite being re-fronted in the later half of the 19th Century, and the Cross Keys Inn on Kirkgate, now encased in brick with timber framing exposed on the gable. Others are likely to exist elsewhere in the town and the proportions of some properties such as those along Millgate suggest that an older structure is hidden behind a more recent façade.



Blacksmiths Arms

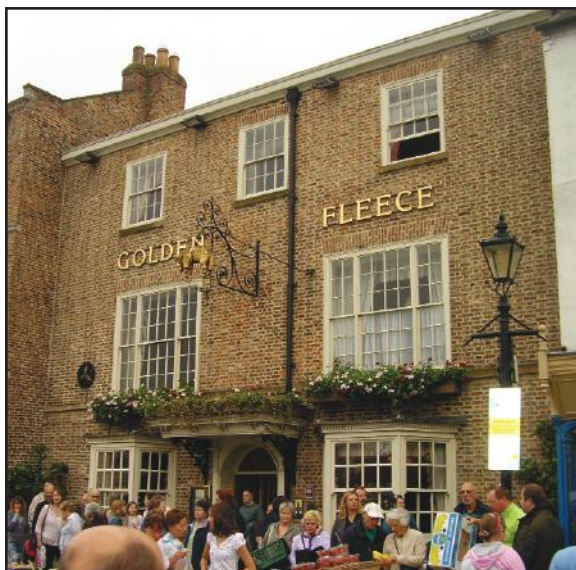


Cross Keys

4.1.5 Around the Market Place some of the oldest brick buildings in the town remain in active use as hotels and shops. The most notable are the hotels on the south side of the Market Place where the slimmer 2" brick widths show the building's age. Other features that date the building include the small windows to the rear elevation of the Golden Fleece, the early "Gothick" style of the canted bays and the wide square proportions of the sliding sash windows.



Golden Fleece canted bay window



Golden Fleece

4.1.6 Georgian sash windows tend to be set close to the front of the wall with exposed sash boxes and no horn details to the upper sash. The glazing bars became progressively finer and the panes of

glass grew in size as technology developed so an early window may have wide glazing bars, small panes and no horn details, whereas later windows have a lighter, more delicate appearance. Most surviving examples are of the later period and there are several of these to be found throughout the Conservation Area.

4.1.7 A typical detail emerging throughout the Georgian period was the creation of window heads using soft 'rubbed' bricks, usually a bright red brick, the soft character of which allowed it to be filed and shaped to produce close jointed features such as the flared headers to windows.



Rubbed brick window heads



Yorkshire sliding sash

A regional speciality is the horizontal sliding sash or Yorkshire Sash and several examples remain, often well restored, throughout the town.

4.1.8 Thirsk Hall originally built c1720-1730 was carefully updated and enlarged by the regionally well-known architect John Carr of York in 1771-1773. It provides a good illustration of the upper end of grand town house design of the period with a well-proportioned façade and restrained Georgian detailing around the door case. The parapet gutter, hipped roof and differing window sizes corresponding to each floor of the house are typical of the period and have much of their roots in classical architecture.



Thirsk Hall

4.1.9 Victorian Thirsk is best seen at Sowerby Town End where an extensive range of typical period details can be found. Windows are set deeper into the wall thickness usually being fitted from inside with hidden sash boxes, large panes of float glass, decorative horn details and carved surrounds. Much of the highly detailed timber work and specialist moulded decorative brickwork would have been mass-produced and bought in by speculative developers.



Victoria Avenue

4.1.10 The industrial revolution and factory mass production of materials such as these is seen by some as a decline in the skill of the builder/craftsman who would have produced individual details to suit each house. Notwithstanding this the uniformity and solidity of Victorian housing creates a powerful image and the enriching details and quality of much of the materials that were used make the better built examples some of the best housing constructed in Britain. Thirsk has a full range of housing from this date from the modest terraces of Melbourne Place through the range of house sizes and qualities in Victoria Avenue, South Terrace and The Crescent in Old Thirsk up to the large villas that front onto Sowerby Flatts.

4.1.11 Commercially the Victorian period saw increasingly decorative shop fronts mostly employing timber mouldings and detailing but also using stonework to symbolise strength and solidity, particularly in the case of banks where a company style was often employed. The use of cast iron became prevalent in lamp standards, brackets and many other details. Forms of brickwork took advantage of improved communications to import different coloured materials creating the polychromatic patterns seen in the later part of the 19th Century.



*Joplings,
19 Market Place*



*Market Cross Jewellers,
73 Market Place*

4.1.12 The largest impact that improving transport systems had on building design was the availability of Welsh grey slate. This hard wearing long lasting material took off and became a widely used form of roofing material through much of the country, supplanting many local traditions such as thatching and local stone slab roofing.

4.1.13 Not all Victorian design followed the commercially popular forms and Thirsk has examples, which employ much older styles in contemporary buildings. The HSBC bank in the north east corner of the Market Place was built at the turn of the 20th Century but owes much to traditional 17th Century West Yorkshire style, appropriate for the original occupiers of the building, The Yorkshire Banking Company.



HSBC Bank



Fox Wynd

Fox Wynd built in 1857 on Ingramgate also takes inspiration from an older style and form, here picking up on late Medieval detailing to produce this enlarged "country cottage" perhaps more typical of the rural Midlands.

4.1.14 The later 20th Century contribution to the Conservation Area mostly takes the form of infill developments on previously developed sites. The most prominent examples of this are the shops on the south side of the Market Place but the style of these does not complement neighbouring buildings and lacks much of the detail and richness of embellishment of the older properties. More recent projects have included the replacement of the bingo hall on Castlegate and the housing development on Blakey Lane in Sowerby, where in both cases much regard has been paid to detailing the properties to help assimilate them better with their surroundings.

4.2 BUILDING MATERIALS

BRICK

4.2.1 The good quality clays of the Vale of York ensured that brick dominated as the material of choice for building construction in Thirsk.

4.2.2 The use of brick was established early in the history of the town and some of the earliest brickwork is found around the Market Place forming the core of the historic town. These



Early brickwork

slim, handmade, 2" wide early Georgian bricks are used in rear elevations to Bakers Lane and the back lane which services the Golden Fleece Hotel and other buildings fronting onto the Market Place. The principal elevations of some of these prestigious buildings also retain brick finishes, in particular the Golden Fleece, although others have been re-fronted or rendered over the years. Several of the smaller domestic properties particularly in Sowerby also demonstrate these earlier slim bricks.

4.2.3 As technology evolved, bricks grew larger and the characteristic locally made brown and pale pink bricks became more widely used. A typical example is the shop at 65 Market Place where the local pink bricks are relieved by softer orange 'rubbed' bricks to produce flared header details to the windows. An emerging trend during the

19th Century was the incorporation of contrasting brick and stone dressings to provide detail and liven up facades, usually around principal door cases and to front elevations to emphasise the status of the owner.

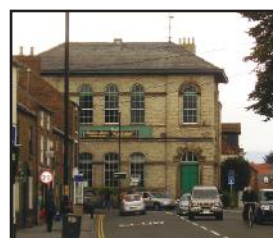
4.2.4 Although most brickwork was executed using standard joint widths the improvement in quality of bricks allowed fine joints to be employed in high quality brickwork to produce a more regular and uniform finish to buildings.

4.2.5 The Victorian period saw a flourish in the range of bricks used and the styles and forms that were available incorporating detailed patterns and using special bricks and polychromatic effects in a range of colours. The range of bricks used in



Sowerby House

the Victorian period expanded to meet the growing aspirations of building designers and white and pale cream bricks were added to the palette of colours used in the town. Examples of domestic use of white bricks are found at Sowerby House, the large nursing home on the corner of Blakey Lane. Commercially the most striking examples are the former Savings Bank building on the corner of Castlegate and Chapel Street which dominates views into the Conservation Area from Westgate, and the Masonic Hall on Masonic Lane.



*Former Savings Bank,
2 Castlegate*



Masonic Hall

4.2.6 Commercial properties and larger houses also tend to be the best examples of polychromatic and decorated brickwork and in Thirsk these include 73 Market Place and the 'Dutch' gables of properties 64 and 89 (Thresher and Julian Graves), both on the eastern side of the Market Place.



73 Market Place



89 Market Place

4.2.7 The 19th Century speculative housing at Sowerby Town End is built entirely in brick, well detailed with special bricks, stone dressings and feature woodwork. Characteristic of the later part of the century is the use of "Best Red" smooth faced bricks, sometimes in a red/orange colour, and interspersed with terracotta cast detailing as found in the properties fronting Topcliffe Road.



Topcliffe Road

4.2.8 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 and a useful contrast can be made at Blakey Lane in Sowerby where the 1970's development of Blakey Close has little regard to the traditional colours and forms of brick in the village. The new Blakey Lane development

opposite has been detailed with more regard to the village and the brick colour and form is more successful in its impact in the Conservation Area.



Blakey Close



Blakey Lane

4.2.9 When assessing alterations or new build schemes within the Conservation Area, care must always be taken to ensure that new bricks complement the existing style and colours used in the town.

RENDER

4.2.10 Render comprises the second most used walling material in Thirsk. In older properties this may be a facing for infill panels in timber framed buildings 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 of render used in the town, the traditional lime based render that may have either roughcast or smooth float finish, and a modern hard finish produced using a cement rich render which often has a textured pebble dash applied on top.

4.2.11 Historically smooth float finished lime render was employed to face both brick and wattle infill panels in timber framed buildings, sometimes extending across the whole elevation and

covering the timber frame itself. Later it was also employed to provide a mock ashlar finish to buildings such as The White House in Sowerby.



The White House, Sowerby

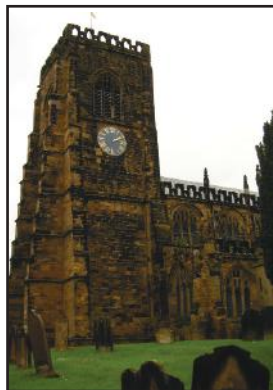
and prominent southern flanking wall, the rest of the building being constructed in local brickwork. This is clearly an example of an imported building material being used to make a statement about the importance of the building by contrasting it with its neighbouring brick built counterparts.



1 Brewers Court

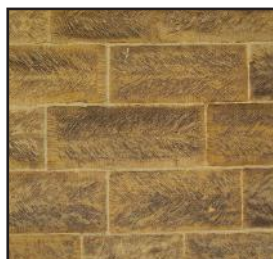
STONE

4.2.12 Stone is hardly used as a building material in Thirsk, being employed mostly as dressings to prestigious brick or rendered buildings or for fine carved work around door cases and similar features. The large scale use of stone is restricted to a few buildings in the Conservation Area, the largest of which is St Mary's Church where stone is used symbolically to differentiate this prestigious building from its surroundings and because traditionally churches were built almost exclusively of stone up until the Georgian period.



St Mary's Church

4.2.13 The other prominent example of the use of stone in Kirkgate is at 1 Brewers Court. This property is constructed of finely jointed sandstone blocks finished with a dressed margin and herringbone tooling to the face. It is a well proportioned early 19th Century building and worth noting is that the stonework is employed only in the front elevation

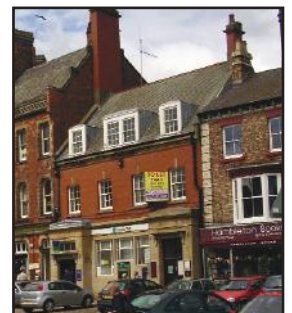


Herringbone tooling

4.2.14 In the Market Place stone has been employed to face significant bank buildings of the late 19th and early 20th Centuries. The HSBC Bank uses stone throughout whereas Lloyds and Barclays restrict the use of stone to the ground floor only. In each case the building is designed to a corporate style and the use of stone has little to do with the local vernacular.



HSBC Bank



Barclays Bank

4.2.15 Central to the Market Place is the small clock tower, again in stone and in a Gothic style, whilst the Old Court House on Westgate adopts a classical Greek style using honey coloured sandstone. All the above buildings have been constructed in stone to make an architectural statement about the strength, status and prominence of the building and its use.



Thirsk Clock



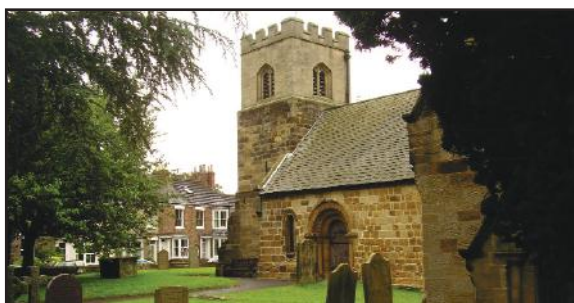
The Old Courthouse

There is a single anomalous example of stone being used as a vernacular material and this is in the construction of the three most northerly cottages on the west side of St. James Green, where a very pale local sandstone has been used in carefully laid courses.



15, 16 and 17 St James' Green

4.2.16 In Sowerby the sole significant stone building is St Oswald's Church, dating from the Norman period but much rebuilt in the 19th and 20th Centuries. Here again the original church would have been in stone to signify the principal building in the village and the subsequent 'restorations' have continued the use of matching material if not the style and form of the original church.



St Oswald's Church, Sowerby

ROOFING MATERIALS

4.2.17 Historically it is probable that the earliest form of roofing for many buildings in Thirsk would have been thatch although no examples of thatched roofs exist in the Conservation Area today. The steep pitches and eaves detailing of some older properties suggest which of them may have originally carried a thatch roof and photographs taken at the turn of the 19th Century show buildings such as the former Dolphin and Anchor pub on St James' Green as having a thickly thatched roof.

CLAY TILE

4.2.18 Natural clay tiles have proved to be the most successful and popular roof covering in Thirsk and have been widely used for many years. They normally take the form of clay pantiles, which vary in age and character and although many traditional buildings are being re-roofed in new pantiles there are several examples of older tiles still in place throughout the town. Modern pantiles are of consistent size and shape, however, historically each manufacturer would produce their own mould, resulting in variations in curvature, size and form. This means that it is difficult to produce a well-laid roof using reclaimed pantiles from various sources due to their variations and it makes the survival of historic roof coverings important as they reflect the individual styles of local tile works.





10 - 12 Kirkgate

4.2.19 A distinct variation to the pantile roof is found at 10-12 Kirkgate where two eaves courses of stone slate have been incorporated. This vernacular detail is more commonly found closer to the Pennines and around the northern edge of the North York Moors where stone slate is produced and so its appearance here is worthy of note.



25 Kirkgate

4.2.20 Plain tiles are used on some buildings, notably 25 Kirkgate, and despite their different character these blend well into the townscape. The plain tile is a later introduction into this region and became popular during the later part of the Victorian and Edwardian period, although they are more appropriate for use on smaller roof slopes and dormers.

SLATE

4.2.21 Slate would have appeared in Thirsk from the mid 19th Century with the arrival of the railways and two main types are used on buildings in the town. Welsh grey slates are the dominant alternative to pantiles and are usually laid to regular courses. The hard wearing and versatile nature of slate makes it suitable for a range of situations and it

can be found on both steeply pitched and shallow pitched roofs, employed as vertical hangings and cut to various shapes to produce designs on the roof slope. Examples of grey slate are plentiful but good examples are found at the Catholic Church of All Saints on Castlegate, the Methodist Church on St James' Green and throughout much of Sowerby Town End.



*Church of All Saints,
Castlegate*



*Methodist Church,
St James' Green*

4.2.22 Westmorland green slate is an example of an expensive, high status roofing material being used on prestigious properties for wealthy owners. It is laid to diminishing courses and in Thirsk is employed on relatively few buildings notably Thirsk Hall on Kirkgate and on the buildings located in the centre of the Market Place.

4.2.23 Where modern concrete materials have been used as replacement coverings, the tiles are often inappropriate for the roof structure beneath and should ideally be replaced with a traditional alternative when the need for repair arises.

4.3 FLOORSCAPE

4.3.1 As is typical of most town centres, much of the historic surfacing has been replaced over the decades reflecting the pressure to maintain a surface capable of modern use. In many areas this has been done with careful consideration, and traditional materials have been used either in their original arrangements, as found in several of the yards and alleys off the Market Place, or to meet a modern need such as the kerbing and traffic control measures through the Market Place itself.



*Re-laid cobbles in the
Market Place*

4.3.2 Traditional cobbling is restricted mostly to the modern use of raised cobbles to deter pedestrians and vehicles, particularly at junctions, however some small areas survive in rear yards and service areas, many of these areas have been restored using historic environment grant schemes in conjunction with the Council. It is important to note that cobbling is a highly skilled task and should not result in projecting stones set in a sea of concrete, rather the cobbles themselves should dominate.



Square granite sett kerbing



Scoria sett gutters

4.3.3 Outside the Golden Fleece an area of very regular cobbling in hard grey stone sets is jointed with bitumen. This finish is particularly effective where



Squared cobbles

the surface is under great pressure or repeated impact loads such as where brewery drays deliver and drop barrels and crates.

4.3.4 Particularly in the Sowerby Town End area textured Scoria blocks of the Victorian period survive in back lanes and driveways particularly to the rear of Topcliffe Road.



Square Scoria blocks



Hexagon Scoria blocks

4.3.5 Although many street gutters are formed from standard concrete products there are several areas where modern requirements have been met using traditional materials. In Sowerby the kerbs are produced from squared granite setts, which produces a less formal edge to the street appropriate to the village setting. Within some of the less heavily used parts of Thirsk Scoria blocks or granite setts are used to define drains and gutters and some rectangular sandstone setts are employed elsewhere as an alternative.

4.3.6 At Johnson's Yard to the west of Kirkgate remains a largely intact historic floor surface. Here, rather unusual timber setts have been used along with cobbles and square Scoria blocks. This surface is currently in a poor state of repair and every effort should be made to retain and repair the surface as far as possible.



Timber pavers, Johnson's Yard



Johnson's Yard

4.4 ENCLOSURES

4.4.1 Garden walls, hedges, fences and other boundaries have an important impact on the character and appearance of parts of the Conservation Area. The most striking example of this is the high brick wall surrounding the grounds of Thirsk Hall, which defines the public spaces to the west of the church, provides a very distinctive boundary to the Conservation Area along the length of Cemetery Road and much of Newsham Road and Masonic Lane. This grand boundary is unique within the Conservation Area and its importance lies both in the contribution it makes to the streetscape and in the historic high status of the property that it encloses.



Boundary to Thirsk Hall along Cemetery Road



Newsham Road

4.4.2 Elsewhere private boundaries may not be as grand but can have an equally defining role in the character of an area, for example the garden boundaries in the Sowerby Town End area. Here the division of private plots with hedges and fences particularly to the front gardens of South Crescent and South Terrace reflect the rhythm of the terraces and it is important that these boundaries are maintained in an appropriate form and to an appropriate height to allow the garden character and views along the frontage of the terraces to be retained. At Belgrave Terrace and Sowerby Terrace the form adopted for the boundaries restricts public access but leaves the frontage of the houses relatively open creating shared private enclaves for the residents.



Belgrave Terrace

4.4.3 Throughout much of the historic developed area of Thirsk properties are sited at the edge of footpaths dispensing with front boundaries, however to the rear the ancient Medieval plot layouts often remain, rebuilt and reused over the centuries but maintaining a form of solid boundary in brick or its more modern replacement. Although sometimes of little historic interest in themselves, the line and position of these boundaries is critical to the character, form and historic understanding of the town. Exceptions within the urban area include the boundary to The Crescent, where a high brick wall creates a substantial private garden to this terrace at the same time as producing a narrow and secluded route for the public footpath alongside the Beck.

4.4.4 The situation at Front Street is similar with boundaries at the front of properties being restricted to low brick walls, metal railings set on stone kerbs and low hedging enclosing small front plots where these exist. To the rear of the properties the boundaries reflect the historic layout of the village and even where the long plots have been divided and new housing constructed on Back Lane the boundaries continue to broadly follow the original layout of the village.

4.4.5 Forms of boundary treatment vary widely with a range of modern and historic treatments throughout the Conservation Area. The substantial brick walls at Thirsk Hall and The Crescent have already been mentioned and other lower brick walls tend to be the main form of boundary treatment throughout the town. Victorian railings survive in a few cases and an example can be found at Castle Villa where decorative cast iron panels are fixed to the top of a stone coped brick wall. Good quality iron gates also survive at 8 Sowerby Road and to an entrance to Sowerby Terrace on Topcliffe Road. Modern replacements produce a similar effect in terms of the streetscape but seldom replicate the original details or have the solidity of the older ironwork, however at 52 Front Street, Sowerby well-detailed new railings have replaced the lost originals.



52 Front Street

4.4.6 There are a range of fencing styles around the sluice gate area at the northern end of The Holmes, which are entirely appropriate to the setting and complements the informality of the area. The timber birds-mouth fencing along the roadside is appropriate as a boundary to the grassed area but the detailing of the footpath surface, line of the fencing and position of the pin-kerb could be detailed to better reflect the historic course of the mill race and its surviving masonry at ground floor level. This form of fencing is used widely throughout public spaces in the Conservation Area and is generally unobtrusive, performing its purpose of protecting grassed areas well.



Sluice gate, The Holmes

4.5 STREET FURNITURE AND MONUMENTS

4.5.1 Thirsk and Sowerby have a good range of items of street furniture and information boards distributed around the town. The great majority of these are in good condition and appropriate to the setting.



Blue plaque at Fox Wynd, Ingramgate



Sluice gate information board

4.5.2 The more commonly found items such as letterboxes and bollards tend to be well maintained and there are a number of interesting individual items specific to the town. Some of the most interesting items include the milepost on Ingramgate, which was made along with Street name plates, which survive along Front Street at the Norby Foundry; The Market Place Clock, referred to by Pevsner as “a depressing Clock Towerette”, but undoubtedly an attractive piece of Victorian design appropriate to its setting; the Golden Fleece sign, which is a traditional form of

advertising; and the War Memorial in Sowerby which is prominent within the village without dominating its surroundings.



Milepost, Ingramgate



The Golden Fleece

4.5.3 Street lighting throughout the Conservation Area is varied in its style. Some old cast iron gas lamp standards remain at Norby, Little Green and around St Mary's Church and these have been adapted with new lamps. A particularly fine gas lamp bracket is fixed to the corner of the hairdressers shop at Castlegate.

4.5.4 Elsewhere a variety of modern standards have been used, successfully in the case of the Market Place and through Sowerby but less so in other parts of the Conservation Area. As these modern types of column become life expired careful thought should be given to their replacement and to the repair and retention of historic lighting to achieve a range of coordinated lighting for the Conservation Area.



Cast iron gas lamp standard, Castlegate

4.5.5 More modern items of street furniture include seats and litter bins, supplied throughout the Conservation Area in a range of styles and with varying degrees of success. The majority of seats are standard items in cast iron and timber but some older concrete ones remain in some locations.

When repairing or replacing these items care needs to be taken to match the form of seat to its location to reflect the character of its setting rather than to establish a standard throughout the town. There are a few areas protected by bollards the most notable of which lie on the north side of Ingramgate where large timber posts have survived for many years.

4.5.6 Signage within the Conservation Area is often positioned to meet highway standards with little regard for its setting. This is particularly the case in St James' Green where the scale and number of the direction signs dominate the street. Around the east end of St Mary's Church there appear to be a great number of standard poles and signs



Signage at St James' Green

and rationalisation here could improve the important setting of the church. Some older road names survive, in some cases carved into stonework or as cast iron plates, and these are particularly appropriate in the Sowerby Town End area.



Signage impacting upon the Grade I Listed Church



Street name plates in Sowerby

4.6 TREES AND OPEN SPACES

4.6.1 Although Thirsk is predominantly an urban Conservation Area, trees make up a large

proportion of the visually prominent features, particularly in distant views. The most important group of trees are the poplars at The Holmes, which provide a distinctive point of reference and are seen in many wide views around the northern part of Conservation Area. Also at The Holmes the willows that line the riverbanks are important as they define the open space and have historic links to the basket making industry formerly a mainstay of Norby. These trees are supplemented by substantial hedges and other secondary groups that line the riverbanks and divide up the fields to the east of the river, producing a dense and attractive approach to the Conservation Area from the north.



Corner of Marage Road

4.6.2 Close to St Mary's Church the dense group of trees set in the angle between Kirkgate and Marage Road are locally important as they form part of the setting to the east end of the church, screen the new development at Barley's Yard and are prominent in views approaching the Conservation Area from the north.

4.6.3 Along Cemetery Lane the trees set in gardens to the north side of the street provide an attractive setting to the modern houses and define much of this area's secluded character. The trees behind the wall to Thirsk Hall also play an important role contributing to the overall effect.



Cemetery Lane

4.6.4 Other smaller groups of trees within Thirsk contribute more to their immediate setting and these include the trees to the east side of St James' Green, which provide the context to the buildings along the east side and screen them from the main road that bisects the green, and the single beech tree set on Little Green. This tree is a replacement for an elm of historic note that stood for many years at this location and was a focus for several community events outlined on the nearby information board. Also of note in this area is the greenery that encloses much of The Crescent and overtops the surrounding wall. This provides an effective screen to the houses and adds to the green finger of trees and planting that follows the line of Cod Beck through the town.



Beech tree at Little Green

4.6.5 Although there are other trees within the Conservation Area that make a contribution to their setting, particularly around the terraced houses of Sowerby Town End these do not in general dominate their settings or have as wide an impact as those noted above.



Trees along Front Street

4.6.6 Throughout Sowerby Front Street, trees dominate the view and those that line the street form perhaps the most important group in the Conservation Area. Also of importance in Sowerby are the trees surrounding Town End Bridge which create the setting to the Packhorse Bridge and an attractive entry to the southern part of the village; the planting at the north end of the village around Wesley Villas, Sowerby Lodge and Thorpe House and the green space opposite which provide a similar function for the entry from the north; and the trees around St Oswald's Church and Manor Farm which provide the setting to these two important buildings. The trees and hedgerows prominent throughout this area define views across Sowerby Flatts.

OPEN SPACES

4.6.7 Thirsk has three formal open spaces defined mainly by buildings within the historic core of the town, the Market Place, St James' Green and Little Green. Each of these has its own individual character; the bustling Market Place is a centre for the town surrounded by businesses and providing a focus for events; St James' Green is, sadly, dominated by the road but provides a well defined residential area focussed on the former historic market site; and Little Green is now a quiet green space at the edge of the town centre.



Market Place

Also of significance are the space north of Barley's Yard; the elevated St Mary's Churchyard; the enclosed parkland of Thirsk Hall and the enclosed front gardens of The Crescent.

4.6.8 In addition to these formal areas other spaces make significant contributions to the character of the Conservation Area. The green along Sowerby Front Street defines the form of the historic village and provides the setting for the buildings. Equally important to both the village and to Thirsk itself is the larger open area of Sowerby Flatts, which allows significant views



Sowerby Flatts

across open fields and provides the setting to the Conservation Area in the southern part of town. The Holmes perform a similar function to the north of Thirsk albeit on a slightly smaller scale but here the openness of the space is restricted by the important tree belts that cross the area.

4.6.9 The Castle Garth site is a Scheduled Ancient Monument and was one of the first parts of the town to be settled, however it is much compromised by its setting which comprises mostly functional modern buildings that lie outside the Conservation Area. The undulating landform arising from the long since demolished castle gives some interest to this space but it serves mostly as an open green on the edge of the urban area.



The Holmes

5. Area Character Appraisals

5.1 APPROACHES TO THE CONSERVATION AREA

5.1.1 Thirsk can be approached from many directions each giving a different perspective to the



Approaching Thirsk from the north

Conservation Area. From the north the approach along Northallerton Road is inauspicious being dominated by the new construction and the late 20th Century bungalows that now form Norby. A view of the church can however be gained some distance from the town on this approach. The garage building on Norby Front Street was once the former Norby Foundry and is much older than appearances suggest. Any proposals for redevelopment here must take into account its significance as a heritage asset. The green space of The Holmes is attractive and provides a pleasant setting to the suburb with significant trees standing around the course of the Cod Beck.

5.1.2 Approaching along Stockton Road the Conservation Area remains off to the west with only limited indications of the historic town centre in distant views. The road has wide verges and is heavily lined with ornamental trees giving a spacious and attractive approach to the town. The post-war suburbs flank much of the approach as far as the roundabout at the head of Stammergate where the older properties within the Conservation Area form a prominent corner feature defining the edge of the old town.



Corner of Stammergate

Beyond the roundabout groups of older buildings penetrate from St James' Green to Long Street but this is a busy street dominated by traffic and it is not until the southern end of the road and the roundabout is reached that a sense of the historic character of the town is properly achieved. Turning west onto Ingramgate the area becomes more intimate as, despite the street remaining wide, trees and broad verges contribute to the sense of character. Crossing Cod Beck the bends in the road and the buildings which enclose the street help to further restrict forward views and focus towards the entrance onto the Market Place.



Ingramgate

5.1.3 The southern approaches to the Conservation Area enter at Sowerby and along South Moor Lane and Sandholme Lane. These two roads are entirely rural in character and the bypass set on its embankment screens the village completely, the only visible features being the trees rising above the road. On passing under the modern bridge the tranquil setting of the Town End Bridge emerges surrounded by trees and creating an attractive atmosphere for the entry to the Conservation Area. From Topcliffe Road the Victorian terraces that go to make up Sowerby Town End define the entry into the Conservation Area and views out of the area are restricted by the close set terraces.



Town End Bridge

5.1.4 Thirsk

Racecourse dominates the approach from the west with the stands set behind the trees flanking the road



East along Station Road

prominent on the north side in the approach from the station. Occasional glimpses across the racecourse itself reveal the church tower in the distance. To the south, modern business units are set at the outer edge of the town near the station and the approach is then lined with inter-war and post-war housing developments.

5.2 CHARACTER AREAS

5.2.1 For the purposes of this study the Conservation Area has been divided into 8 distinctive character areas. These areas comprise:

1. The Holmes
2. Kirkgate
3. Old Thirsk
4. The Market Place
5. Castle Garth
6. Sowerby Town End
7. Sowerby Village
8. The Flatts

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 the town to develop as the visitor passes through.

1. THE HOLMES

5.2.3 The well-kept open green space of The Holmes provides a pleasant entry to the Conservation Area from the north. The formal recreation area adjacent to the road allows views across to Cod Beck and is

completely defined by the riverside trees including the tall distinctive poplars which can be seen across much of the north of the Conservation Area. The willows occupying the bank sides are historic survivors of the wide reaching willow beds cultivated here to provide raw materials for the basket making industry that was prevalent in Norby into the mid Victorian period. Following the decline of this industry the willow beds were cut back and the space was laid out as a recreation area, a use that remains to this day. Although there is an amount of play equipment sited in the open space it does not detract from the Conservation Area as it is seen in the context of the large belt of trees and so does not dominate in views.



The Holmes

5.2.4 The green space stretches back beyond Cod Beck to encompass the fields and meadows beyond. These are accessible and provide a rich variety of formal and informal open spaces, small glades and wooded footpaths. As a resource this is a valuable recreation area for the town that draws the open countryside into the urban area and is well linked to the town with a range of footpaths accessing the surrounding streets. The varied maintenance regime allows a rich variety of habitats to develop and provides a range of subtly different spaces and paths from the formal landscaped gardens adjacent to the car park and Cod Beck through to the meadows of Carrs Field and its surroundings with their rich diversity of plants. The provision of a sports field within this area is completely appropriate and complements well the range of spaces.



Cod Beck

5.2.5 Although The Holmes is dominated by natural habitats it includes a range of important structures and monuments first of which is the moated site adjacent to the Millgate car park. As a Scheduled Ancient Monument this site has extensive protection and its poor access and overgrown appearance may contribute to the survival of important archaeological remains. It nevertheless does not detract from views out of the car park to the north as it provides an informal green backdrop to the swathe of tarmac backed by the stands of trees beyond.

5.2.6 The other principal remains within the area are of the millrace and sluices. The sluice gate adjacent to the road at the north of the area is now cut off from the watercourse by sedimentary deposits but surviving sections of masonry within the beck also relate to the industrial use of this area. Sections of older metal fencing are appropriate to provide a context for the remains and the nearby interpretation board is well designed and informative.



Sluice gate



Wrought iron fencing at Cod Beck

5.2.7 The line of the Northallerton Road is now visually defined by a modern birds-mouth fence however this is set along the top of the historic mill race, the concrete top of which can be seen in places beneath the level of the new footpath. The depression immediately behind the fence corresponds to the width of the race, which ran from the sluice in the north along the line of the Northallerton Road, down Marage Road past the moated site and on to the mill at Millgate.

5.2.8 At the south west edge of this area the Black Swan pub and the adjacent garage and cottage

provide an introduction to the urban area. The Black Swan has been subject to a range of alterations that reflect its commercial character rather than its historic status but it still retains its basic form and proportions. It is a visually important element in the approach to the town, highlighted by the use of white render against a predominantly dark background and its slightly elevated position. The garage building is an industrial survivor from an earlier age the appearance of which is purely functional. Originally thought to be part of a Victorian foundry complex its pebbledash render may well conceal a range of structural alterations. Any



Garage at Norby Front Street

future development of this site should be preceded by a scheme of archaeological recording. The adjoining cottage has a very different character. It is well maintained and presents an attractive traditional façade to the road. This form of building is typical of the 18th and 19th Century domestic properties found throughout the town. The adjacent brick garden wall is a visually strong element in the streetscape and leads the eye towards the church via the contrasting lower stone wall. The church tower and east end intrude into this view from behind the churchyard trees and provide a hint of the forthcoming section of the Conservation Area.

2. KIRKGATE

5.2.9 Kirkgate is often cited as the best preserved street in Thirsk and certainly has an excellent range of properties to justify this claim. It is not a long street and the slight kink in the road at the junction with Picks Lane and Brewers Yard prevent views through its entire length. The street can be split into two sections, north and south, and is visually well defined in each case.



North along Kirkgate

5.2.10 The northern section of the street terminates at St Mary's Church, which provides possibly the best termination to a view in the town. The huge mass of the building stands decorated and embellished across the width of the street and set above the carriageway on the grass bank of the churchyard. The ranks of windows, strong bay structure and projecting porch break up the mass of the building and the tower provides a suitable focal point for the view. The pale grey leaded roof draws the building higher whilst providing a transition to the grey or pale blue of the sky. Looking south the view is determined by the more secular buildings of number 15 Kirkgate and its surrounding ancillary structures. This northern section of the street tends to be more domestic in character with buildings of 2 and 3 storeys providing housing and bed and breakfast accommodation.



South along Kirkgate

5.2.11 The principal building excepting the church is Thirsk Hall although the contribution this makes in long views is limited by its position set back from the road. It is a defining building at the northern end of the road and its frontage is critical to establishing the character of the street when approaching the town from The Holmes. The flanking stable buildings to the left and high garden wall to the right provide an appropriate setting to this imposing structure, the scale of which is well judged to discretely command the open space onto which it fronts.



Thirsk Hall



*Stable buildings,
Thirsk Hall*

5.2.12 Working south along the street a sweep of two and three storey Georgian properties sit at the pavement's edge and produce a harmonious group of buildings visually tied together by materials and period style but differentiated by scale and detail. Of this group number 31 has a steep roof and proportions that suggest an older structure and the brick frontage may conceal a timber framed house behind. Approaching the mid point of Kirkgate this side of the street takes on a varied appearance with the strong red brick turn of the century house that now forms the museum presenting a decorated façade of gables and timberwork. A splendid pair of Georgian town houses re-establishes a degree of formality to the street before the corner property is reached with its bow windows, split rooflines and Edwardian detailing. It is quite possible that this building has been drawn together from two or three smaller properties and the disorganised elevation that it now presents may reflect to some degree the original layout of the site.

5.2.13 The strong lines of the terraces on the east side of the street draw the eye through the streetscape towards the church and their uniformity of scale and proportion is important to produce an uninterrupted visual flow. The details of these houses vary significantly, some being modest early 19th Century buildings with 200 years of alterations and modifications whilst others are more brash Victorian developments of pairs of houses in strong red brick.



Kirkgate (east side)

5.2.14 Midway along the east side of the street the Cross Keys Inn is an ancient timber framed structure that has been gradually encased in brickwork to update its appearance and repair the failing timbers. Some external evidence of this survives and the adjacent rendered white houses also have the proportions of timber-framed structures.



Cross Keys Inn, Kirkgate

5.2.15 The Friends Meeting House presents an anomalous gable to the street before this part of the street ends at the stone house fronting the old brewery complex (the Brewer's House). The surviving Rhodes Brewery buildings (1803) behind have been restored and imaginatively

converted into flats, retaining several features of importance and particularly the chimney, which appears in many views around this area.



Brewers Court

5.2.16 The southern end of Kirkgate has a more commercial character with shop fronts to small two storey buildings culminating in the commercial development that turns the corner to the Market Place. The view south along the street is closed by 25 Market Place that faces directly up Kirkgate and by the taller buildings fronting the Market Place that enclose Bakers Alley. The scale of number 37 Market Place contributes to the sense of scale and enclosure here.

5.2.17 On the east side of the street the domestic properties 14 to 18 Kirkgate are early buildings that



14 - 18 Kirkgate

may prove to have timber-framed origins and now house the town museum. Of historic interest is that 14 was formerly the home of the founder of Lords Cricket Ground in London. The more commercial character of properties then takes over with shop fronts inserted into late 17th and 18th Century, which are two and three storey buildings of a vernacular style. There is a brutal transition at the corner of Market Place as the three storey polychrome Victorian commercial building (which by interest contains a fine internal neo-Gothic timber staircase) symbolises the change in character. This presents a tall blank gable to views down Kirkgate that is seen above the smaller older vernacular properties.

5.2.18 The west side presents a similar appearance although the buildings are of slightly taller proportions and have a little more variety including rendered properties at 3 and 5 Kirkgate that have feature quoins added in stucco. The shop fronts are of varying qualities and include the attractive traditional café at 1 and the formal Victorian frontage of 15, the key building in this part of the street, which projects into views along Kirkgate at the corner of Pick's Lane and partly blocks views south.



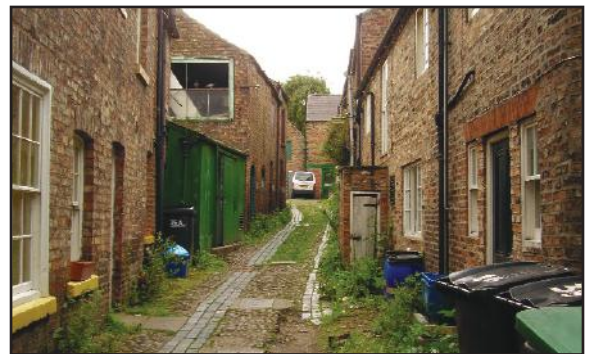
15 Kirkgate



1 Kirkgate

5.2.19 Of importance throughout Kirkgate is the range of alleyways, gated entries and small lanes that serve the back land of the street. The largest of these is Pick's Lane, which leads through to Masonic Lane and the racecourse and provides access to the modern developments around

Castle Yard Stables. Mews developments are accommodated on back-land sites in the northern part of the street to the south of Thirsk Hall, however older more traditional buildings survive, often in poor condition, further south towards the Market Place. Of particular note is Johnson's Yard next to Johnson's butchers at the southern end of the street. This narrow constricted alley gives access to ancillary buildings and old tenement housing.



Johnson's Yard, Kirkgate

5.2.20 At the north of Kirkgate there are few such problems, the expansive parkland behind Thirsk Hall being contained by a high wall and maintained in agricultural use for a large part. The route along Cemetery Road has been identified as an important access to the Conservation Area and the impact of the high wall and the trees on this route have been noted. Its character is tightly formed and compressed by the height and dominant appearance of the brick wall that sits directly on the roadside, only being broken to allow minimal space for Thirsk Hall Cottages and a single access point to the nurseries south of Church View. The modern developments around this sinuous section of the street are mostly set well within established tree belts and do not impact unacceptably on the character of the Conservation Area. The development at Church View is modest and its form and materials complement this part of the Conservation Area which to an extent lacks definition.



Thirsk Hall Cottages

5.2.21 Between Kirkgate and Marage Road several recent development schemes have taken place. Barleys Yard now occupies the southern extremity of the tree covered corner plot but its scale is such that the trees remain the dominant element here. South of this a range of modern housing with a traditional style and a series of parking and service areas fill the site historically occupied by The Marage, a raised area of land between Cod Beck and the properties on Kirkgate.

3. OLD THIRSK

5.2.22 Old Thirsk is an attractive area that suffers from being on the main traffic route through the town. The large open space of St James' Green is dominated by the wide road and the associated signage and loses much of the tranquillity that such spaces often have, whilst Stammergeate and Ingramgate exist mainly as routes to and from the Market Place, Little Green is quieter but lacks the better buildings of its neighbour to the north. The approach to the Green from Bridge Street crosses over the newly (over) restored Mill Bridge and passes between tall Victorian buildings, the shop fronts of which define the edge of the footpath. These buildings set a misleading scene to the Green as they suggest tall Victorian properties with an urban character, unlike the village green feel generated by the domestic vernacular buildings that surround St James' Green.



St James' Green

5.2.23 St James' Green is dominated by the Methodist Church which, with its deep red brick and severe

sandstone dressings is very much at odds with the informal small scale buildings that form the rest of the Green.



Methodist Church



8 St James' Green

5.2.24 Around the Green and along Stammergeate the buildings are generally of no more than two storeys in height however there is a wide range of roof and eaves lines reflecting the differing storey heights within each building. The exceptions to this are found on Stammergeate where a three storey modern development stands back from the road, unlike any other properties on the street. The future possible development of a vacant site also along this stretch should avoid this form of development as it breaks up the strong prevalent lines of the established streetscape. An adjacent older property, also of three storeys, makes more of a contribution to the street as it stands on the edge of the pavement, but it now presents a prominent white rendered gable bearing the scar of the lost building.

5.2.25 The other building of note in this section is 27-28 St James Green, one of the older surviving properties in this part of town which retains its horizontal sliding sash windows and may originally have been thatched. Elsewhere around the Green good Georgian buildings jostle with small outhouses now adapted as garage space and the occasional gap site has been in-filled with incongruous properties through the 20th Century, including a bungalow set adjacent to the Lord Nelson public house. This is the last surviving public house of six that were known to serve Old Thirsk when the green played host to the busy cattle market throughout the 19th and early 20th Centuries.



27- 28 St James' Green

5.2.26 Little Green and the linking houses are similarly modest although the eastern side of the green has been redeveloped with modern housing that fails to reflect the scale and character of the surrounding properties. It is hoped that the redevelopment of the former nursery building on the corner of Piper Lane can recreate some of the character of this part of the Conservation Area. To the south the substantial trees, bushes and garden wall that surrounds The Crescent mark the boundary of the green. This row of substantial Edwardian terraced villas is set apart from the rest of the town and secluded to the point of detachment behind high walls and gated entrances, the only apparent public entry-point being along the drive to the rear of the properties accessed from Ingramgate. The modern development to the immediate west of The Crescent is similarly discrete and its setting and location, on the banks of the Cod Beck and below and behind the older properties on the Green make this a successful development in the Conservation Area.

5.2.27 Long Street has little in common with the majority of the Conservation Area and as such the properties included here are the last historic outliers that it is reasonable to include in the designated area. They comprise mostly cottages of two and three storeys and ranging in date from the mid Georgian period through to the later part of the 19th Century. Although the buildings contained within the Conservation Area form a defined boundary to the street the impact of their form is much diluted by the gaps and open spaces created through new development that has failed to follow the established form of the road. Where opportunities for redevelopment of these gap sites exist careful design could help reunite the historic elements and re-establish a strong coherent frontage to the street.



Long Street

5.2.28 The vacant garage site on Long Street lies just outside the Conservation Area and its redevelopment should consider its impact on this historic area. The two adjoining derelict cottages should be brought back into use and retained at their existing scale with historic detail.

5.2.29 Ingramgate differs from the rest of the Conservation Area through its steeply banked approach to the river crossing. It is the only street in town where the footpaths rise to a significant height above the road level and this helps set the buildings away from the busy arterial route. It is wider than it first appears and is dominated by the single row of trees that run along much of its length and split the view in two.



Ingramgate



Bridge Garage, Ingramgate

5.2.30 To the west the view terminates at the bridge and garage and is closed by trees and the prominent garage signage. The view eastwards peters out at the roundabout and fails to be defined by any single property, perhaps appropriate as the Conservation Area runs out to suburbia. The houses to the south of the street are well kept Victorian properties that appear slightly detached from the hustle and bustle of the street. The garage adjacent to the bridge is somewhat out of keeping but its buildings are relatively discrete and well kept and it does not intrude unduly on views, rather it adds a busy dimension to this part of the street. The properties on the north side of the street appear to be older and are more varied in character. The small cottage at number 15 has a steeply pitched roof typical of properties that were originally thatched whereas its near neighbour, Fox Wynd dates from 1857 in the English Revival style by E.B Lamb.

4. THE MARKET PLACE

5.2.31 The Market Place is the principal public space in Thirsk and as such plays an important role in defining the character of the town for visitors. As to be expected there is a wide range of building ages, styles and forms around the main space but no single building dominates. The Market Place is a larger space than it first appears as historically, buildings have been constructed around the square and trees and monuments such as the clock tower break up any long vistas. Lying on the main A61, traffic is important but does not dominate the space due to the scale and relative openness of the area. Set within the Market Place is a small group of buildings focussed around the former Post Office (1909) and providing a range of shops and cafés that complement the area well. None are architecturally or historically distinguished but they form an important component of the special character of Thirsk. Situated nearby is the Clock Tower (1887), small in stature by many standards it is an attractive Victorian Gothic design in sandstone and provides a useful focal point.



Old Post Office

5.2.32 The north side of the square is predominantly 18th Century with some later alterations and two buildings of Victorian character. The buildings are mostly two or three storey but the variety of ceiling heights within the buildings produces a lively and interesting elevation. Seen from a distance this is perhaps the best historic elevation to the square but the isolated buildings set on the Market Place itself interrupt this view. Of note here is the good quality Georgian brickwork at William Hill (number 71) and the contrasting approach adopted in the later Victorian period at Market Cross Jewellers (number 73). Also important are Moore's Confectionery (number 59) and Patricia Dawson (number 45), which are low



Clock Tower

two storey properties of an early date, both containing original timber framing. Number 59 has a number of later mid and late Victorian additions to the front but retains the older proportions.

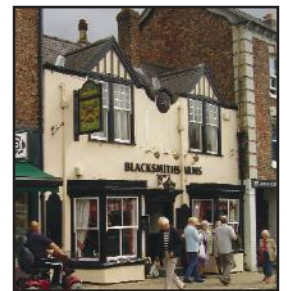


59 Market Place



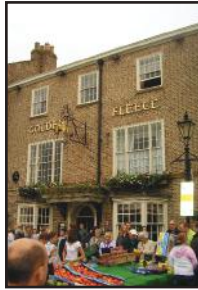
45 Market Place

5.2.33 The east side of the square is the shortest side of the Market Place but has a number of prominent buildings including the important timber framed Blacksmiths Arms, the well detailed late 19th Century sandstone HSBC bank which marks the corner of the square and the prominent buildings at Julian Graves (number 89) and Thresher (number 64) whose Flemish gables in red brick are uniquely detailed for Thirsk. Those at number 89 help frame the view of Finkle Street.



Blacksmiths Arms

5.2.34 The southern section of the square is very mixed with the two principal historic hotel buildings and intervening Georgian three storey properties contrasting with the section from 24 to 34 that was redeveloped in the 1970's. Despite the modern approach and detailing of these recent buildings their form and scale respect the general arrangement of buildings throughout the square and this helps minimise the intrusion into the historic scene. Access passages lead from this part of the square to properties and service yards at the rear. The passages are an important component of this frontage and the yards to the rear feature a wide range of properties including houses, service yards, workshops and stores, very similar to how they would have been found historically.



Golden Fleece



24 - 34 Market Place

5.2.35 Turning finally to the west elevation, which is dominated by the early 20th Century rebuilding of the properties that form the Natwest Bank building. Its main features are its bulk and the prominent pale brick that is used in the rebuilding rather than any design details but the older fabric of the earlier buildings can be examined in Bakers Lane to the rear. The small adjacent shops that form the corner properties have some merit and are important in views from Kirkgate. Along Baker's Alley older surviving buildings crowd close together creating an authentic feeling of the Georgian town.



25 - 27 Market Place



Baker's Alley

5.2.36 The exits from the Market Place are not obvious and there is no grand approach of the type found in several other market towns in North Yorkshire. The main approach is along Westgate / Castlegate, a street of two and three storey properties similar to those throughout the town but dominated by the former Savings Bank building now only in partial use at 2 Castlegate, which is built in pale brick to further accentuate its prominence.

5.2.37 Castlegate also features the Catholic Church (1866-7) and manse, an austere redbrick Victorian building set back from the road and

with a somewhat dark and looming presence. Other buildings are well detailed and include the butcher's shop at number 7, which retains much of its traditional character, and an interesting battlemented shop next to the manse. The former Methodist Church has been converted into a retail unit but retains some of its external detailing.



Catholic Church

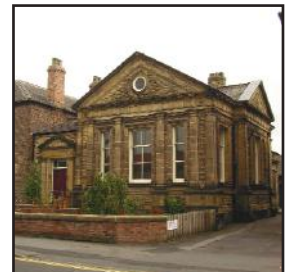


Ritz Cinema



Old Police Station

5.2.38 Turning the corner to Westgate the Ritz Cinema (former Mechanics Institute) and its associated shops on the corner of Chapel Street are very prominent, however this is a street of contrasts featuring the large late Victorian domestic properties at 6 and 8, the pre war Town Hall (believed to have been designed by Architect Walter Brierley) and the civic group of buildings comprising the former magistrates court, and former police station. The opposite side of the street is lined with simpler two storey shops and terraces. The view eastwards along Westgate is stopped by the large former Savings Bank building of 1849, enclosing the view. Approaching the Market Place along this route the most notable characteristic is the increase in size of properties and the narrowing of the street, which closes in to reach a claustrophobic crescendo before bursting out onto the Market Place.



Old Court House

5.2.39 Kirkgate has a distinct character of its own and is possibly the best historic street in town. The Millgate/Bridge Street exit from the Market Place is less imposing being lined with buildings of a more domestic scale providing units for specialist small retailers. Of importance here are the yards and private access passages to back land sites which add to the small scale character of this part of town and the change in levels, which produces a slight rise from the Market Place before dropping to the bridge over the Cod Beck. Ingramgate shares many of these characteristics with modest buildings enlivened by changes in level.

5.2.40 The area to the south of the Market Place is accessed from Chapel Street and although now primarily a service area it retains some historic and interesting buildings. The yards between the Market Place and Chapel Street have already been mentioned



Lambert Hospital

however to the south the well detailed Victorian hospital building of 1890, extended in 1906 occupies a prominent position, whilst other semi industrial uses continue further along the street.

5.2.41 Of importance is the listed stable block and dovecote, formerly part of the site of the house that became The Three Tuns Inn and possibly the most significant listed building at risk in the Conservation Area. It has been adapted for use as a workshop and is surrounded by a series of makeshift buildings including the grounded body of an old railway goods van. The modern developments of the nursing home, club institute and swimming pool between here and The Flatts are essential to the town and serve important social and recreational functions. Whilst they do not have the character or design that is



Old Stable Block, Chapel Street

appropriate to the Conservation Area they are nevertheless well separated from the historic core of the town and do not have a particularly negative impact.

5. CASTLE GARTH

5.2.42 The historic importance of the Castle Garth is undisputed, forming as it does the surviving remains of one of the founding buildings of Thirsk. The area itself appears less attractive, being dominated by modern buildings to the west including the fire station, former postal sorting office and petrol filling station. This western boundary benefits from the screening presence of hedges and smaller trees whilst to the north the Masonic Hall presents a relatively blank façade to the space.



Castle Garth

5.2.43 There is little sense of enclosure in northward views despite the scale of the Masonic Hall as it stands apart from other buildings and the background remains rather low set. To the south the electricity sub station and rear yards



Masonic Hall

of properties on Westgate do not create a high quality boundary but do serve to enclose the space adequately. The eastern boundary is dominated at the north end by the telephone exchange and further south by the timber ATC hut. Excavations prior to the new electrical substation provided much archaeological evidence about the castle during its development in the mid 1990's but the ATC hut is built on a raised platform and is unlikely to have disturbed any significant deposits. Between and behind these structures the rear gardens of domestic properties form the boundary to the open space most notably that of Castle Villa. It is thought that the construction of these buildings and their rear yards set off from the Market Place encroached on the original plan form of the castle.

5.2.44 The open space itself is an undulating sweep of grass crossed by footpaths and providing some welcome informal recreation space within the town. The undulations are the remains of the western rampart of the castle bailey or outer courtyard, which occupied the eastern part of the current garth and the land on which the adjacent properties now stand. Further to the west beneath the modern developments



Castle Garth

is thought to lie the protective castle ditch, the northern extent of which is believed to lie beneath the Masonic Hall. The southern end of the ditch and rampart are believed to have been lost beneath modern construction in the rear yards of Westgate. It is thought that the motte of

the castle was sited to the east of the current open space and possibly beneath Castle Villa. Although the area itself lacks any significant features of particular merit, good quality interpretation boards provide information on the site. The visual appeal of this area may not reach the quality of Kirkgate or the Market Place but its historic importance to the founding and development of Thirsk makes it an important inclusion within the Conservation Area.

6. SOWERBY TOWN END

5.2.45 Sowerby Town End was developed piecemeal after the arrival of the railway, between 1850 and 1910. Development began at the north end and by 1856, Sowerby Terrace, Sowerby Grove and Mowbray Terrace had been completed and parts of Mowbray Place built. The general pattern of development was from north to south, but there was later infilling within the area, as at Victoria Terrace. The properties tend to increase in size and status from west to east with the smallest most modest terraces being set along Melbourne Place increasing in size and decoration through to the villas of The Limes, Sowerby Lodge and Thorpe Lodge fronting onto Sowerby Flatts in the east. Development here was never fully completed and gaps in terraces still remain undeveloped today.

5.2.46 Melbourne Place terrace is relatively simple in form and lacks much of the ornamentation of the rest of the development. The properties are substantial brick built houses with a mix of tiled and slated roofs. There is much evidence of modern refurbishments and alterations throughout this range of buildings, not all of which are sympathetic to the character of the Conservation Area or the form of the buildings, however the terrace forms an important element of the town's historic development.



Melbourne Place

5.2.47 Victoria Avenue is the most conventional street of this group comprising two terraces set at the pavement's edge facing across an adopted street. There is a marked increase in the decoration with



Victoria Avenue

many good examples of intricate woodwork surviving and benefiting from good quality restoration. Variations in detailed treatments exist throughout the street and include a mix of types of bay window (box bays and splayed or canted bays) and various forms of original doors. Window replacements vary in quality but mostly respect the original proportions and size of openings although many replacements are with uPVC and do not respect the traditional materials of the area. Within the street the speculative history of its development can be discerned through the variations in style, the construction of straight joints between adjoining phases of development and the insertion of later infill developments on gap sites through the 20th Century.

5.2.48 West of Topcliffe Road the grandest houses are those that form South Crescent and turn the corner to face the main thoroughfare. South Crescent itself faces onto the long gardens that create a



South Crescent

high quality setting for these big houses and most access today is gained from the rear. The frontage uses polychromatic bricks to emphasise the linear character of the houses and features splayed bay windows to each property. Again modern repairs and alterations are of varied quality but the structural proportions of the openings remain unaltered in the majority of cases. The quality of this area depends to a large degree on the garden layouts and on the approach to the rear of the houses. The back lane makes an important contribution to this area and is on the whole well maintained and retains much of the character of the historic area, including the retention of many

coal shoot doors and original timber gates. The Scoria block setts and smaller ancillary buildings at the rear of the houses establish a distinctly Victorian look that is restricted to the Sowerby Town End



Rear of Topcliffe Road

area of the town. This is a particularly well preserved area and every effort should be taken to keep these features intact.

5.2.49 Facing Topcliffe Road the corner buildings to South Crescent are large semi-detached villas followed by a short terrace, all of which stand back from the street in their own grounds. These prestigious properties are well maintained and present a high quality approach to the Conservation Area. Boundary treatments and smaller details are important in this area and attention to original pattern ironwork, railings, door styles and forms of windows helps to maintain the street's subtlety of character.



42 - 44 Topcliffe Road

5.2.50 Closer into town the quality of the street frontage diminishes with the later buildings constructed of 'best red' engineering brick. Although much of the woodwork survives, street edge railings have been lost and much of the older detailing has deteriorated or been replaced. The buildings are set closer to the pavement edge and this closing in towards the road gives a more urban feel to Topcliffe Road at this point. The difference in surviving details and maintenance between these two neighbouring parts of the same street vividly illustrate the change in character that can arise in an area and underline the importance of appropriately detailed repairs and alterations to historic properties if the character of an area is to be safeguarded.



Topcliffe Road

5.2.51 Crossing Topcliffe Road to the triangular site between it and Sowerby Road the Victorian theme remains, however there are subtle differences between these two areas.



South Terrace

Belgrave Terrace and Sowerby Terrace both face each other across a shared open space with only the central footpath and trees separating these terraces.

5.2.52 This arrangement produces a uniquely private character for these houses and visitors may feel that they are intruding into spaces not normally accessed by the public. South Terrace comprises the largest individual houses of this group but amongst the simplest in terms of detailing and ornamentation. The long gardens are accessed from an unadopted track, which further emphasises the private nature of the approach to these homes.

5.2.53 Mowbray Place has no street to the front elevation and the buildings are detailed in a similar manner to those on South Crescent with sandstone banding to denote cill levels and emphasise the linear character of the street. Belgrave Terrace is again similar and the back lane between these buildings provides one of the best examples of Victorian domestic development in the Conservation Area. The scale of individual elements of the buildings including the unbroken sequence of gabled

outbuildings and the detailing and range of materials used all contribute to creating this distinctive character.

5.2.54 The remaining sections to consider here are the buildings that front Sowerby Road and group around the junction at the north of the street. These buildings represent opposite ends of the spectrum with the large villas on the east side of Sowerby Road contrasting with the small workers' cottages lining the street to the north. The villas make less contribution to the character of the area, principally providing substantial boundary walls and trees to line the road opposite The Flatts. The buildings themselves vary in age from the 1880's through to the early part of the 20th Century with the construction of the Edwardian styled Thorpe House.



Thorpe House

5.2.55 By way of contrast the terrace along Sowerby Road, comprises some of the smallest houses of the period, making a vital contribution in views leading the eye through the street and providing a strong boundary on leaving or approaching Sowerby.



Sowerby Road (Blue Row)

At the northern end of this terrace and around the junction the ordered street pattern is lost and storage and service buildings dominate the area. This creates an interesting and varied character unusual for a prominent site at an important junction. No single large building dominates, rather the small shops, garages and former stables huddle around the streets and private yards creating an informal layout to this part of town.

7. SOWERBY VILLAGE

5.2.56 Sowerby Village is set on a long, wide green that is disguised by the large trees that line the street and dominate the view and the trees are likely to be part of a planned tree lined avenue. The main development of the village is along the west side of the street and houses tend to be set at the back of the pavement or with very small front yards, often behind low stone walls or railings. To the east side of the street the houses stand further from the road across a wider expanse of green and the intervening trees also contribute to these buildings making less of an impact in the general character of the village. The street is split just south of its midpoint by the junction with Blakey Lane and Gravel Hole Lane, although the entries to these two small streets are flanked by prominent buildings and do not make a great impression in the Conservation Area.



Sowerby Front Street

5.2.57 The western side of the street has the majority of the housing stock of the historic village. These are predominantly Georgian and Victorian two and three storey houses of a variety of styles and scales. The smallest cottages tend to be simple buildings of two low storeys, sometimes with the upper floor extending into the roof space. Larger houses feature more ornate decoration and period details including canted bay windows, railings to the front yard and decorated timber door-cases. Whilst there is a range of styles, ages and sizes of building it is important to note that throughout the development of the street basic principles



142 - 144 Front Street

of position and orientation and a limited range of materials have been maintained with slight variations in the established front line of the buildings and changes in the storey heights producing a picturesque frontage. The number of passages and small accesses through the buildings also add variety to the street and allow some glimpses through to buildings to the rear. It is interesting to note that there is no pattern to the layout of the village with small cottages jostling side by side with substantial homes.

5.2.58 There are several buildings worth separate mention in this stretch, most obviously Oxmoor Farm on the corner of Gravel Hole Lane, the age of which is made plain by the strident black and white treatment of its exposed timber framing. The nearby property of 124-130 Front Street is a similar timber framed structure but has been re-fronted to update its appearance possibly in the Victorian period. These two properties represent some of the earliest surviving buildings in the village.



Oxmoor Farm



124 - 130 Front Street

5.2.59 Across the lane from Oxmoor Farm lies the Crown and Anchor public house, a much repaired mid-Georgian building within a prominent place in the village. The adjoining three-storey house appears to be of a similar date but has later splayed bay windows to the ground floor.



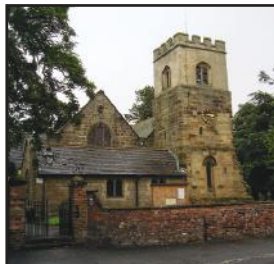
Crown and Anchor

The sole building that presents a gable to the street on this side is Oswald's Restaurant, a conversion of a former barn but very much modified over the years. At the southernmost end of the street the white bulk of De Mowbray House contrasts markedly with the rest of the buildings but is fortunately separated from the general sweep of views of the street by the garden wall and adjacent cottages.

5.2.60 The opposite side of the street is rather different and much more varied in character, possessing as it does both large single properties and modern infill developments. The gaps in the frontage created by Manor Farm and St Oswald's Church break up the continuity of this part of the village and allow wider views out to the Hambleton Hills and the North York Moors. Other glimpses across the open land to the east can be gained through the several field gates giving access to paddocks, particularly at the southern end of the street.



Manor Farm



*St Oswald's Church,
Sowerby*

5.2.61 Of the properties at the southern end, most are modern bungalows or have been unsympathetically altered and few contribute greatly to the character of the Conservation Area. However these should be retained within the designated area as they are discretely screened and form the link from the village to the historic Town End Bridge and to the open space, including Pudding Pie Hill to the east. The two storey houses also contribute to building up the scale of development towards the core of the village. The range of properties along the middle section of this street is huge, varying from modest bungalows to small houses of great age and through to very large Georgian houses.

5.2.62 Stylistically there is variety too with well detailed vernacular properties such as number 85 with its Yorkshire sliding sash windows and triangular bays and other modest but good quality properties at 75-81, through to The White House of almost the same date but reflecting a local interpretation of the fashion for stucco plastered buildings and incorporating bow



85 Front Street

windows with curved glass lights. Sowerby House on the corner of Blakey Lane is an anomaly, being set back in its own grounds and constructed of white bricks it contrasts with the nearby vernacular but its size and materials compare with the non-conformist chapel a few doors further along to the north. These two large buildings screen the entry to Blakey Lane as a result of which the junction is not prominent in the Conservation Area.



Sowerby House

5.2.63 North of Blakey Lane the variety continues with the small group of cottages and converted barns at 53 Front Street, which include the steeply gabled rendered building at right angles to the street featuring a very small and ancient window to the north elevation. This much altered building may have originally been thatched given the steepness of the roof and the eaves detail and could be a contemporary of the timber-framed houses opposite.



53 Front Street



53 Front Street

5.2.64 Conventional two and three storey properties then front onto the street as far as The Old House which, although set slightly back from the building line, maintains a strong presence in the Conservation Area by virtue of being next to open fields. Manor Farm stands in a splendidly isolated setting across the fields and the important group of farm buildings are completely detached.



The Old House



Farm Buildings to Manor Farm

5.2.65 This open sweep of field is an important component of the Conservation Area as it also includes the Church standing in its churchyard setting and provides a good degree of openness to this end of the village. At the northernmost point of the village a short late Georgian terrace leads to the group of buildings focussed on the former

school of 1879 that block views past the end of the street. This modest group of buildings positioned on an island site lead to the edge of Victorian Sowerby Town End and to the open vista across The Flatts.

5.2.66 Back Lane contains few significant historic buildings and of particular note is number 25, a former chapel. The modern development that has taken place in the back land of the properties on Front Street is not of Conservation Area quality. Notwithstanding this the boundaries reflect the historic layout of the village and in several cases the earlier brick walls survive providing a link through to the historic frontage. It is important to retain this area within the Conservation Area as it retains much of the original early layout of the village. At the northern end of Back Lane the terraced houses are comparable to the smaller of those around Sowerby Town End and provide a strong linear view of this part of the street. The terrace 38 - 60 Back Lane was once known as Hope Terrace and this is still faintly evidenced above the central arch.

8. THE FLATTS

5.2.67 Sowerby Flatts and the fields to the south have two extremely important roles in the Conservation Area, firstly by maintaining the separation between Sowerby and Thirsk and secondly by allowing the two settlements to be viewed from a distance. Although the two settlements join at the northern end of Sowerby the protected open space of The Flatts prevents them coalescing and it is as this setting to the town and village that the main value of this area lies. The views of Thirsk are dominated by the modern developments of the swimming pool and residential home accessed from Chapel Street but the historic character of the town peeps through in the form of Villa Place, a short late Victorian terrace facing out across the open fields. These buildings and the contoured playground form the visual boundary of The Flatts and their form and layout produce a soft edge between the urban area and the green recreational space.



View north from Sowerby Flatts

5.2.68 In the northern part of The Flatts the character is that of an attractive municipal recreation area and the facilities bordering the space reflect this use well. Historically The Flatts area was subject to an Enclosure Act in 1798 but it appears to have remained accessible throughout the centuries until the Thirsk and Sowerby Flatts Preservation Trust was established to administer it in the 1950's culminating in the purchase of the area by the community in 1959. The current form and use of the area reflects this historic legacy as it is laid out in a series of open spaces serving different purposes, from formally maintained garden spaces and mown grass land nearest to the urban fringe through to areas maintained for wildlife which provide a more natural character to the footpaths. Further to the south the area changes and becomes more enclosed as paddocks and hedges define private property boundaries. This area appears less accessible to the general public forming as it does long gardens and paddocks of the older domestic properties of Sowerby, which stretch across the space towards Cod Beck.

5.2.69 Blakey Lane bisects this area, running from the centre of Sowerby to Blakey Bridge and providing access to two modern housing developments, Blakey Close, a development of 1970's style houses and bungalows, and a more recent development opposite this which better reflects the style and character of the Conservation Area. Blakey Bridge has been much repaired recently and is now protected by a series of substantial traffic bollards



New development at Blakey Lane

however it manages to maintain much of its historic character and the repaired stonework has been well executed.



Blakey Bridge

5.2.70 The remaining open fields and paddocks to the south of Blakey Lane are in private ownership although the footpath network provides good access through the area and to the oldest structure in the Conservation Area, Pudding Pie Hill. This earthwork stands separated from Sowerby by Cod Beck and backed by its modern counterpart, the earthwork of the bypass. It nevertheless stands well within its setting and the surrounding ditches and boundaries that may form part of the historic site are easily identified from the top, from which a good view of this southern area can be gained.

5.3 **LANDMARK BUILDINGS**

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 are identified as making this important contribution to the character of Thirsk and Sowerby:

- **Church of St Mary -**

A fine, perpendicular church of outstanding quality, built between 1430 and 1480 it is the most important historic building in



Thirsk and set in a prominent position. The church tower is a key landmark from many points across the northern part of the Conservation Area and the wider countryside. The building itself terminates views along Kirkgate and imposes its character and mass around the Kirkgate, Marage Road and Norby Road junction.

- **Thirsk Hall** - was built in 1720 and extended and heightened by John Carr in 1770. These alterations converted the house into a country house in an urban setting. The position of this house close to the church forms a significant group of buildings at the north of Kirkgate. It is prominent in the approach to the town centre from the north as the east end of the church is passed but otherwise its position set back from the road reduces its impact in longer views. The space created by this property and the church is one of the best historic spaces in the town.



- **13 and 15 Kirkgate** - This modest building is important in Kirkgate as its position makes it a prominent and terminal feature in views to the south. Its tall gable and decorated timber barge boards are the principal notable features.



- **25 and 27 Market Place** - These buildings close the view along the southern part of Kirkgate and provide an important if modest entry to the Market Place.



- **37 Market Place** - Also forming the entry to the Market Place from Kirkgate this tall imposing piece of Victorian commercial development presents a large red-brick gable to the north elevation that is visible from a range of locations to the north and provides a landmark to the town.



- **The Blacksmiths Arms, 83 Market Place** - A comparatively small and modest building in the heart of the town the importance of this property lies in its historic timber frame, one of the last timber framed buildings in the centre of Thirsk.



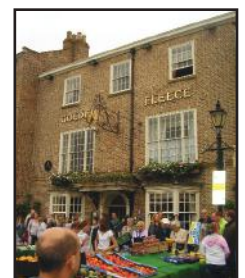
- **HSBC Bank, 77 Market Place** - A striking building by virtue of being one of the few sandstone buildings in town. This well detailed bank of around 1900 commands a prominent position in the north east corner of the Market Place.



- **The Three Tuns Hotel, 54 Market Place** - One of the two principal hotels in Thirsk, this building occupies the south eastern corner of the Market Place and is predominantly of 18th Century date with some earlier fabric surviving towards the rear. This building formed the centrepiece of a 17th Century private residence that included a walled garden to the east and the large stable block and dovecote now forming a separate workshop premises accessed from Chapel Lane.



- **The Golden Fleece Hotel, 42 and 44 Market Place** - The second of the two hotels to front the Market Place, this large brick building situated midway along the southern side of the street is notable for its full height, canted bay windows and prominent gilded hanging sign.



- **2 Castlegate - The former Savings Bank**, dated 1849 is of modest quality, however its bulk and position at the corner of Chapel Lane make it prominent in views along Westgate towards the Market Place. The date and name plaque to this building is hidden behind the modern signage.



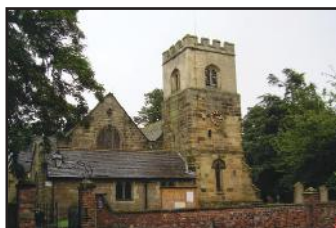
- **Methodist Church, St James' Green** - Built in 1908 as the school rooms to the earlier Chapel (now demolished) this formal red brick building with its sandstone dressings is prominent on the approach to St James' Green from Bridge Street as it faces directly across the Green.



- **Fox Wynd, Ingramgate** - Discreetly positioned along the street this brick building of intricate design deserves close study to appreciate its detailing. Built in 1857 to the design of E. B. Lamb the building has a distinct Victorian interpretation of Medieval character.



- **Church of St Oswald, Sowerby** - An interesting church with several phases of building and alteration from the 12th Century Norman doorway to the 20th Century tower and crossing. St Oswald's is not of the same scale as the more prominent St Mary's in Thirsk but it remains an important focal point in Sowerby.



- **Oxmoor Farm, Front Street, Sowerby** - Modest in size but very prominent due to its position at the main junction in the village.



The most striking feature of this house is the exposed black and white timber framing expressed throughout the first floor.

5.4 IMPORTANT VIEWS AND VISTAS

5.4.1 From the north, the tower of St Mary's Church is prominent long before any of the developed area of Thirsk comes into view. Besides the church tower the main visible features are the trees set on The Holmes and in particular the tall poplars, which form a distinctive reference point from many positions in the town. The high hedges and relatively flat land keep most of the rest of the town hidden from view.

5.4.2 Looking towards the town from the west the view is dominated by the substantial trees along Station Road and by the large racecourse buildings. Glimpsed views across the flat open landscape allow occasional sight of the church tower again but the surrounding trees obscure most of the town.



East along Station Road

5.4.3 Thirsk is visible from the top of Sutton Bank, and from here it is possible to understand why views of the town are not clear from many approaches as the land is particularly flat and dominated by surrounding trees and the prominent industrial buildings at Thirsk Business Park.

5.5 GENERAL CONDITION

- 5.5.1 In the majority of cases the principal frontage buildings throughout both Thirsk and Sowerby are well kept and there is much evidence of recent repair and maintenance to many of the buildings, many of which have been assisted through council grant funding over the past decade. The properties to the rear of commercial premises, particularly those with problematic or constrained entrances, tend to be less well maintained and in some cases are in very poor condition. This is understandable as there may be no identified use for these buildings but their retention, repair and use must be addressed as they form an important part of the historic fabric and form of the town. There are no notable significant problem properties within Sowerby, probably reflecting the value of properties in the village however Sowerby Town End has a limited number of smaller terraces and plots of land where investment could make a worthwhile improvement to the quality of the Conservation Area. The most notable and visible area needing improvement lies on Long Street behind St James' Green and is possibly linked to the future of the adjacent former petrol station, which lies outside the Conservation Area. The area at the east end of Chapel Street would benefit from investment, particularly the site around the listed former stable and dovecote.
- 5.5.2 The large scale replacement of historic shop fronts with modern items is entirely inappropriate in a Conservation Area and care must also be taken in replacing fascias and altering glazing arrangements as this can have a seriously detrimental effect on an otherwise well balanced traditional shop front. Materials are also important as modern printed graphics often appear bland when compared with examples of traditional sign writing. In general the ground floor of most commercial properties is not the problem area regarding maintenance, rather the upper floors that tend to be used for storage are the areas where budgets do not always reach. Many of the maintenance issues are small scale and attention at an early stage may be a better investment than a large-scale refurbishment in the future.

- 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 principal areas of Thirsk and Sowerby are in a reasonable condition, however opportunities do exist on back-land sites and plots, which may currently deter investors for commercial schemes.
- 5.6.2 Johnson's Yard would benefit from investment and regeneration. This yard contains both housing and storage buildings as well as a wealth of original historic features. Both the buildings and the floorscape add to the character of this area, although much of it is in poor condition.
- 5.6.3 The yards and service areas to the rear of the south side of Market Place could also provide opportunities and, although there are few buildings of great merit here the listed stable block could produce a high quality development in an interesting listed building. Some years ago the first floor at its south end was demolished and consideration should be given to its rebuilding in any new development.

5.6.4 Many of the buildings surrounding Castle Garth could present good opportunities for redevelopment that would enhance the setting of this historic space, and although outside the Conservation Area, any future redevelopment of the Fire Station and adjacent buildings must be carefully handled to enhance the surroundings to the Castle Garth.

5.6.5 In Old Thirsk there is a gap site in Stammergeate, which was formerly Tweedy's Brewery, the three storey part being occupied by a car dealership on Long Street and could be redeveloped to the benefit of the Conservation Area. The development of this site should follow the line and scale of the street with two or two and a half storey buildings standing directly at the rear of the pavement to continue the line of the existing buildings. The nearby recent development does not fully complement the character of the Conservation Area as it stands back from the street and is of an increased height breaking the established development lines of Stammergeate.

5.6.6 The derelict Swales Garage lies just outside the Conservation Area, but is having an adverse impact on the character of the streetscene.

Redevelopment here would be encouraged. The buildings adjacent to Swales Garage are of late 18th or early 19th Century date and as such are important in their own right. The derelict cottages here should be brought back into use and retained at their existing scale with historic details, although this may be linked to the future of the adjacent garage.

5.6.7 Spaces between the terraces at Sowerby Town End should be tightly managed here to preserve the openness of the area and the dominance of the terraces. Any new development should be limited in size and remain ancillary to the existing properties to prevent the subdivision of sites and the breaking up of the original plot layouts.

5.6.8 As an urban area, overhead wires are to be expected throughout the town and in general they are unobtrusive, however around St James' Green and Little Green they become an intrusive feature due to the open nature of the area. It would be a worthwhile improvement to the character of this space to remove these services as part of an enhancement scheme, which could also examine the provision of traffic signs and street furniture.



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 Thirsk & Sowerby 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 Thirsk is an attractive town, there are some buildings or spaces which could be improved or enhanced for the wider benefit of the Conservation Area.

6.2 MONITORING AND REVIEW

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

6.2.2 Hambleton District Council is required to review its Conservation Areas from time to time, which may involve alterations to the boundaries of existing Conservation Areas or even the designation of new Conservation Areas. The special character of Thirsk & Sowerby 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. It is not considered appropriate to extend the area at any point. The existing boundaries are well defined and accurately reflect the extent of the main part of the town at the end of the 19th Century. All of the principal historic monuments are included as are the majority of listed buildings. Whilst at some points there may be buildings of interest that lie outside of the Conservation Area any amendment to the boundary to include them would be awkward and contrived and may include areas that would not add to the quality of the Conservation Area. The setting of the area is well protected at most points and any extension would include either modern development to the detriment of the Conservation Area or unnecessary agricultural land that is protected from development through other planning policies.

6.4.2 The possible inclusion of the Racecourse has been considered but it is thought that to add this to the Conservation Area would require the inclusion of intervening sites that are not of Conservation Area quality and the Racecourse itself, whilst important to Thirsk and its history does not share the same characteristics as the historic town. There is no merit in including the modern suburbs to the west of Sowerby and the southern and eastern boundaries are well defined by agricultural land and the bypass. Similarly east of Long Street although there are one or two historic properties and buildings of interest these are outliers and to extend the boundary to bring them within the Conservation Area would be inappropriate.

6.5 OPPORTUNITIES FOR IMPROVEMENT OR ENHANCEMENT

6.5.1 Within the Conservation Area most of the properties are well maintained and occupied but several opportunities for improvement both in public realm and private ownership exist. Of greatest importance is the repair and maintenance of existing buildings and spaces which would benefit from the application of appropriate repair techniques and the replacement of many inappropriate repairs with ones more in keeping with the age of the properties. For example:

- The re-pointing and care of brick and stone, carried out in appropriate matching materials using a lime based mortar, to the appropriate style.
- Care and repair of existing roofs and roof coverings, including the replacement of inappropriate modern coverings with more appropriate pantile or slate.
- Care and repair of traditional cast iron guttering and downpipes, including the replacement of modern plastic rainwater goods with cast iron wherever possible.
- Repair and enhancement of traditional shopfronts.
- Care and repair of existing traditional windows, including the reinstatement of more appropriate historic designs and materials wherever possible.
- The use of appropriate 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.
- The maintenance of existing historic floor surfaces, particularly those on unadopted rear access roads, which often go unnoticed.

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 the longevity of the building.

6.5.3 In addition, there are a number of sites where enhancement would be beneficial to the character and appearance of both Thirsk and Sowerby. These are:

- Johnson's Yard.
- Yards to the rear of the south side of the Market Place.
- Buildings surrounding Castle Garth.
- Site of car dealership on Stammergeate.
- Garage site on Long Street.
- Removal of overhead wires and traffic signage at St James' Green.

6.6 DESIGN GUIDANCE

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

6.7 EXISTING HISTORIC BUILDINGS

6.7.1 There are 128 listed structures (under 80 listing descriptions) in the Thirsk and Sowerby Conservation Area, 65% of which are within the Thirsk Parish. Of these, one, St Mary's Church, is grade I listed and two, Thirsk Hall and St Oswald's Church are grade II* listed. All listed buildings are a finite and precious historic resource and thus merit the tightest controls over any changes to them. Whilst the aim of listed building legislation is to conserve them for their own sake, any changes affecting them should also be considered in terms of the effect on the Conservation Area and the guidance within this and other Supplementary Planning Documents.

6.7.2 There are also three Scheduled Ancient Monuments within the Conservation Area, the castle site, the moated site and the Pudding Pie Hill prehistoric site. These are subject to protection under the Scheduled Ancient Monuments legislation, the aim of which is to protect the sites, only allowing essential interventions that are monitored and recorded. These sites are shown on Map 1.

6.7.3 There are also buildings and features in the Conservation Area which are not listed, but which contribute to its character and appearance. While residential properties are subject to some increased planning controls brought about by the designation of the Conservation Area, changes could take place to them that would damage the character of the Conservation Area. These buildings are shown on Map 2 as 'buildings of local interest'.

6.8 ARTICLE 4 DIRECTIONS

6.8.1 The impact of cumulative change can have a significant adverse impact on the character of historic buildings within the Conservation Area. For these reasons, three Article 4 Directions have been made within East Thirsk (2000) Thirsk and Sowerby (2003) and more recently in Sowerby (2010) to protect such buildings from the impact of cumulative change. The Article 4 (2) Directions in East Thirsk and Sowerby cover just those elevations fronting a highway, waterway or public open space, whereas the Article 4(1) Direction covering Thirsk and Sowerby Town End applies to both front and rear elevations as these are both considered to contribute to the character of the area.

6.8.2 The Article 4 Directions remove certain permitted development rights, which means that many alterations such as window and door replacements now require the benefit of planning permission.

6.8.3 Further details relating to the Article 4 Directions in Thirsk and Sowerby can be found on the Hambleton website at www.hambleton.gov.uk or by telephone - Planning Policy & Conservation Officer 01609 767054. The Article 4 Direction boundaries are shown on map 4.

6.9 HERITAGE ASSETS

Scheduled Ancient Monuments

There are 3 Scheduled Ancient Monuments within the Thirsk & Sowerby Conservation Area

- Moated site, Millgate
- Castlegarth
- Pudding Pie Hill

Tree Preservation Orders

- There are 80 individual TPOs within the Conservation Area.

Key unlisted buildings within the Conservation Area

- As identified on Map 2 (North) & Map 2 (South) as 'buildings of local interest'.

Listed Buildings within the Conservation Area

- There are 128 Listed Structures (under 80 listing descriptions) listed overleaf:

THIRSK

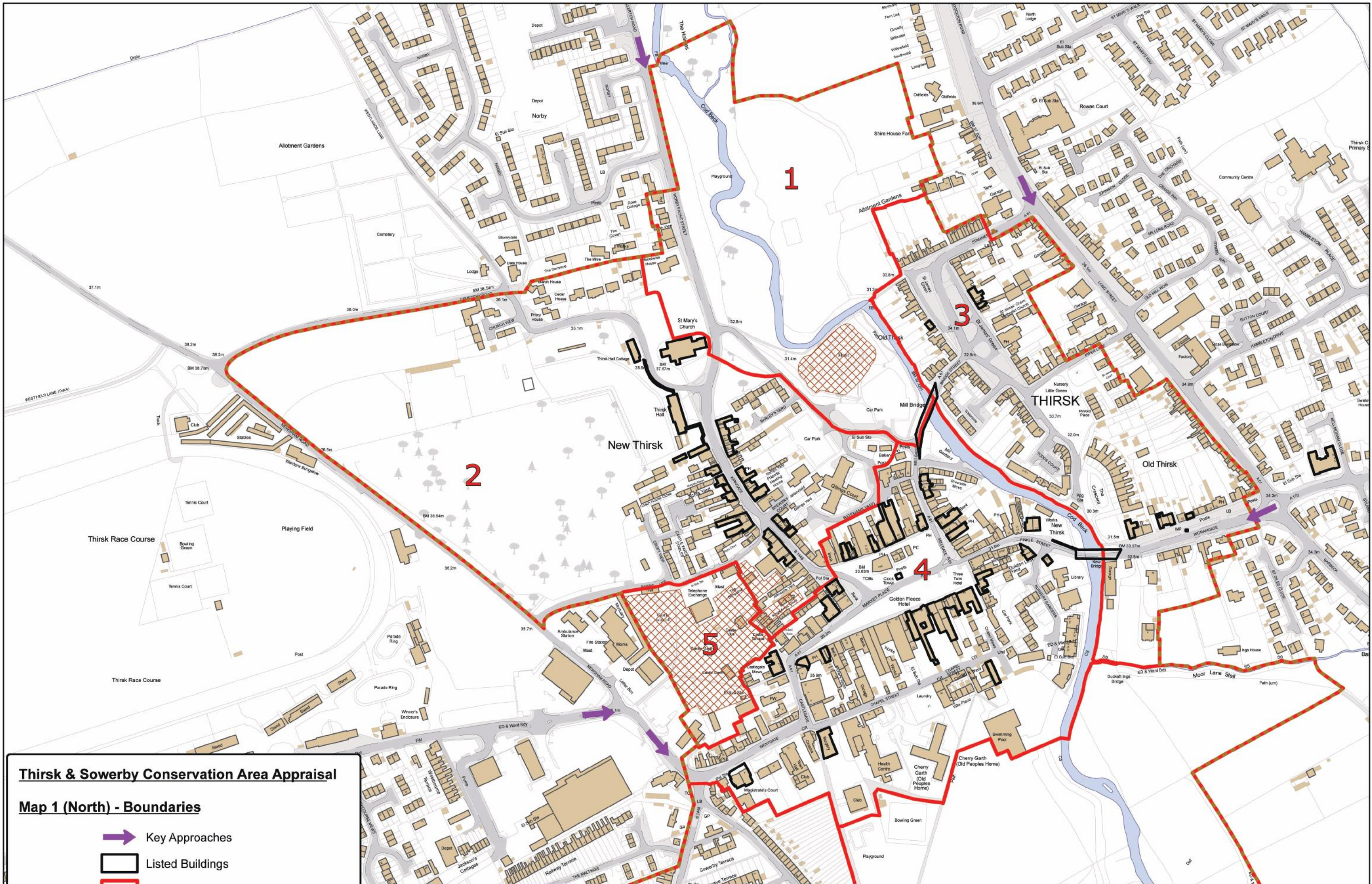
Building Name	Street Name	Grade
Millbridge	Bridge Street	II
13, 13A, 15 and 17	Castlegate	II
10	Castlegate	II
Brick Walls to North of Thirsk Hall	Cemetery Road	II
Thirsk Hall Cottages 1 and 2	Cemetery Road	II
18 - 22	Finkle Street	II
24	Finkle Street	II
19 and 21	Finkle Street	II
New Bridge		II
Ingram House, 1	Ingramgate	II
7, 9 and 11	Ingramgate	II
Mile Post Opposite Number 15	Ingramgate	II
15	Ingramgate	II
7-15	Kirkgate	II
21 and 23	Kirkgate	II
29	Kirkgate	II
31	Kirkgate	II
33	Kirkgate	II
35	Kirkgate	II
Thirsk Hall	Kirkgate	II*
Brick Wall to South of Thirsk Hall Forecourt	Kirkgate	II
Stables of Thirsk Hall to the South	Kirkgate	II
Outbuilding Incorporating Dovecot to the South of Thirsk Hall	Kirkgate	II
Church of St Mary	Kirkgate	I
10 and 12	Kirkgate	II
14-18	Kirkgate	II
Number 24 and Friends Meeting House	Kirkgate	II
26 and 28	Kirkgate	II
30 -32	Kirkgate	II
42 - 52	Kirkgate	II
Rear of Number 52	Kirkgate	II
Market Clock by the Former Post Office	Market Place	II
2 - 6	Market Place	II

Building Name	Street Name	Grade
10 and 12	Market Place	II
Wrights Shop 40	Market Place	II
The Golden Fleece Hotel 42 and 44	Market Place	II
46-52	Market Place	II
The Three Tuns Hotel 54	Market Place	II
The Golden Lion Public House 60 and 62	Market Place	II
The Royal Oak Hotel 13	Market Place	II
21-27	Market Place	II
45	Market Place	II
Darrowby Inn Public House 47	Market Place	II
The Royal Public House 57	Market Place	II
61 and 63	Market Place	II
Herron Foods 65	Market Place	II
The Black Bull Public House 75	Market Place	II
HSBC Bank 77	Market Place	II
The Blacksmiths Arms Public House 83	Market Place	II
8-16	Millgate	II
8	St James' Green	II
35, 36 and 37	St James' Green	II
38	St James' Green	II

SOWERBY		
Building Name	Street Name	Grade
2	Chapel Street	II
Former Stable and Dovecot	Chapel Street	II
Church of St Oswald	Front Street	II*
Churchyard Wall with Piers and Overthrows	Front Street	II
The Manor House	Front Street	II
Dovecot to South of Manor House	Front Street	II
Manor Farm Threshing Barn with Attached Gingang	Front Street	II
27	Front Street	II
33	Front Street	II

Building Name	Street Name	Grade
47-51	Front Street	II
71	Front Street	II
68	Front Street	II
Lansbury House 76	Front Street	II
86 and 88	Front Street	II
90 and 90A	Front Street	II
96	Front Street	II
98	Front Street	II
124-130	Front Street	II
136A	Front Street	II
Crown and Anchor Public House 138	Front Street	II
140	Front Street	II
142 and 143	Front Street	II
146 and 148	Front Street	II
172	Front Street	II
Garden Wall Adjoining Number 172 to South	Front Street	II
Town End Bridge	Front Street	II
The Court House and Inspectors House Front Wall and Gate	Westgate	II
Blakey Bridge	Blakey Lane	II





Thirk & Sowerby Conservation Area Appraisal

Map 1 (North) - Boundaries

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

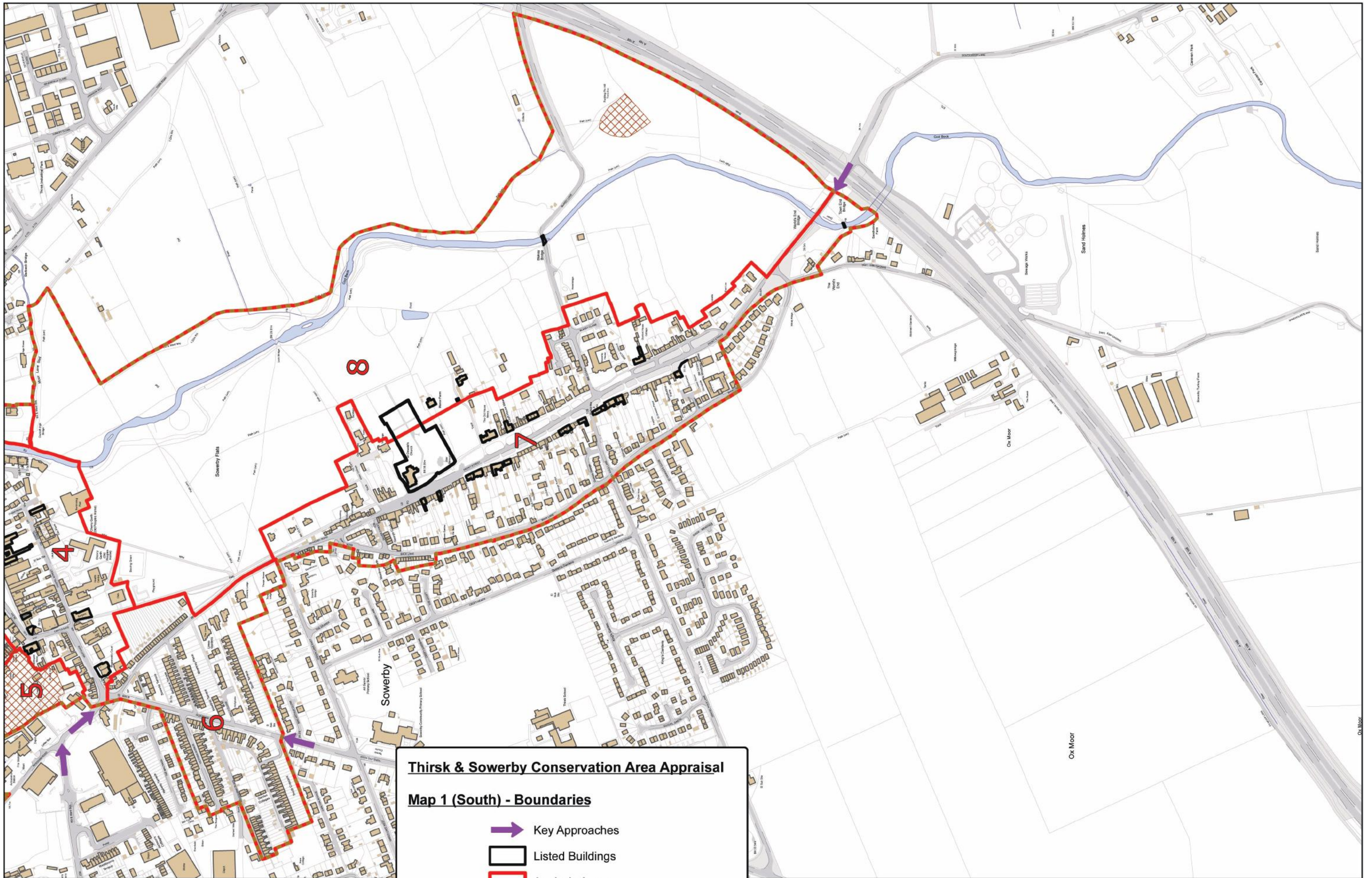
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Thirk & Sowerby Conservation Area Appraisal

Map 1 (South) - Boundaries

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

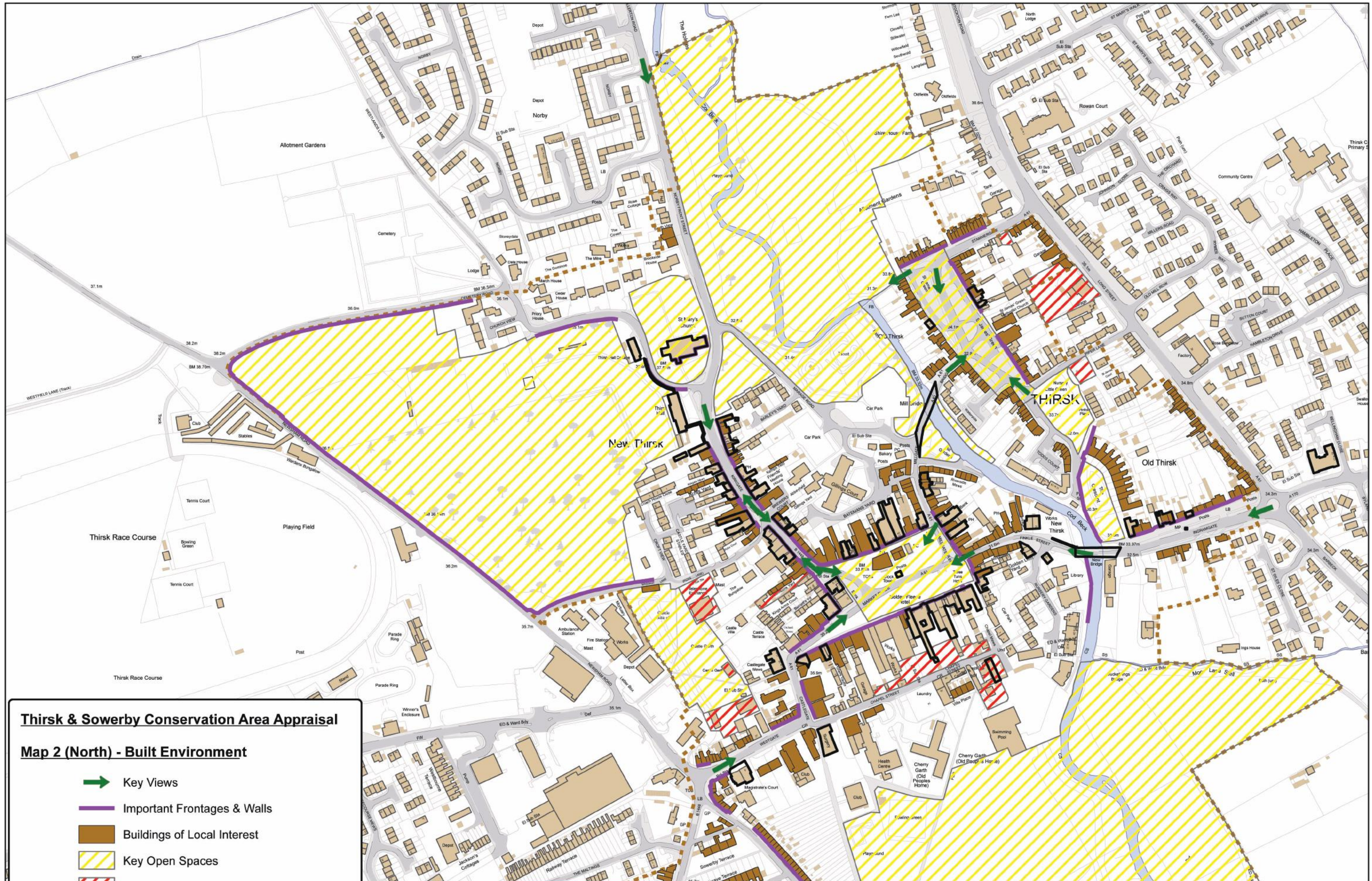
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Thirsk & Sowerby Conservation Area Appraisal

Map 2 (North) - Built Environment

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

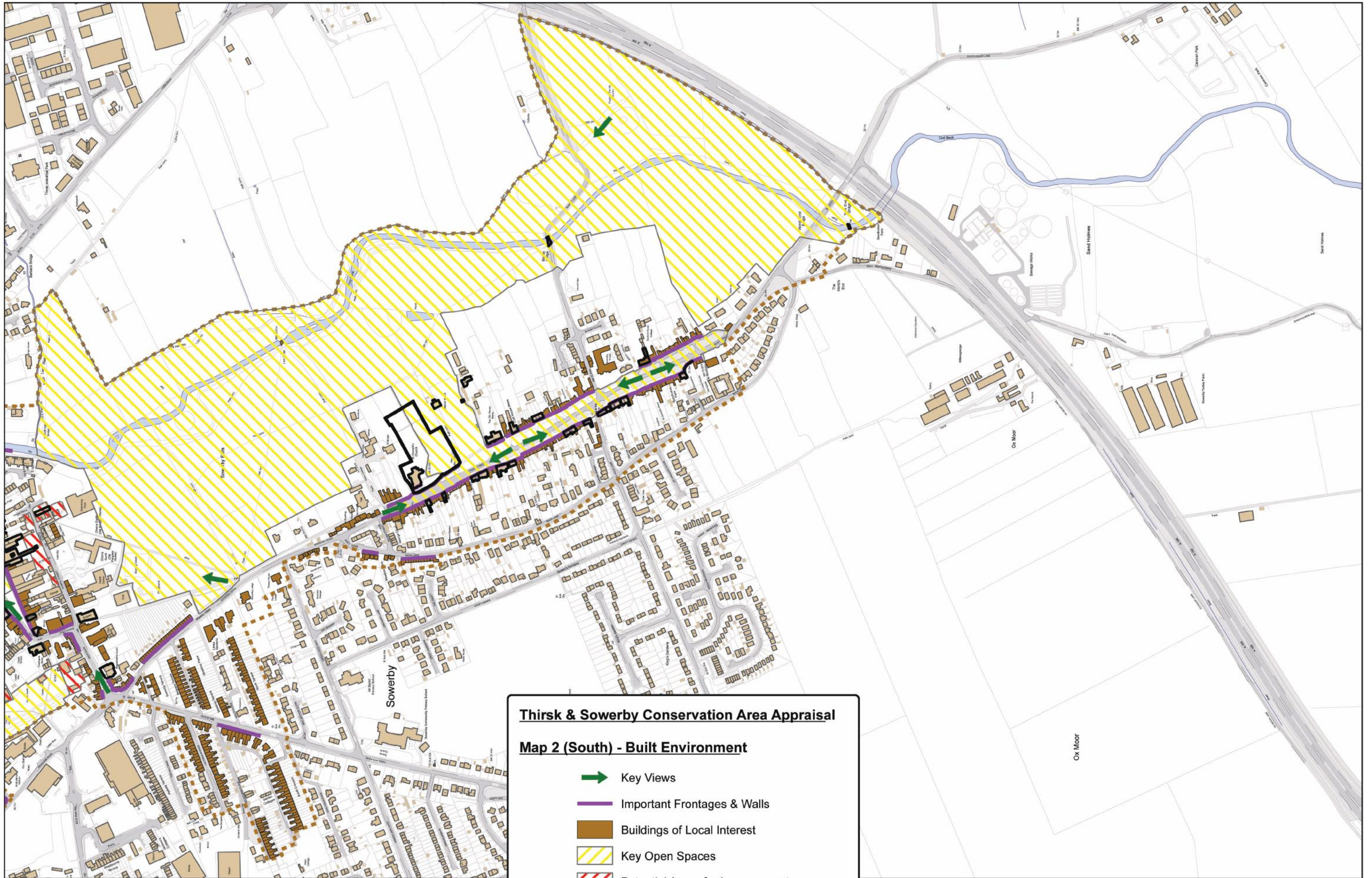
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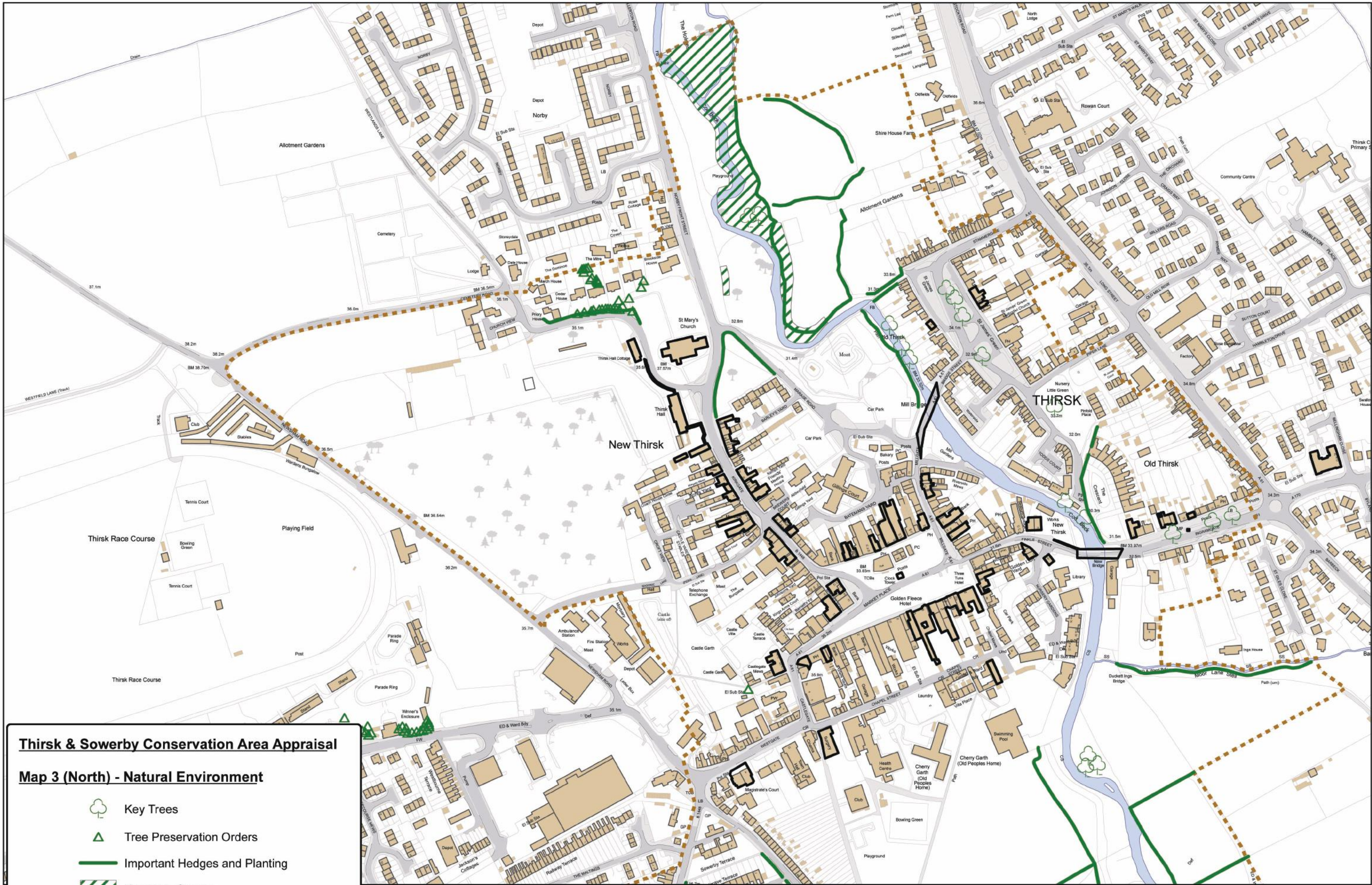


Thirk & Sowerby Conservation Area Appraisal

Map 2 (South) - Built Environment

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





Thirk & Sowerby Conservation Area Appraisal

Map 3 (North) - Natural Environment

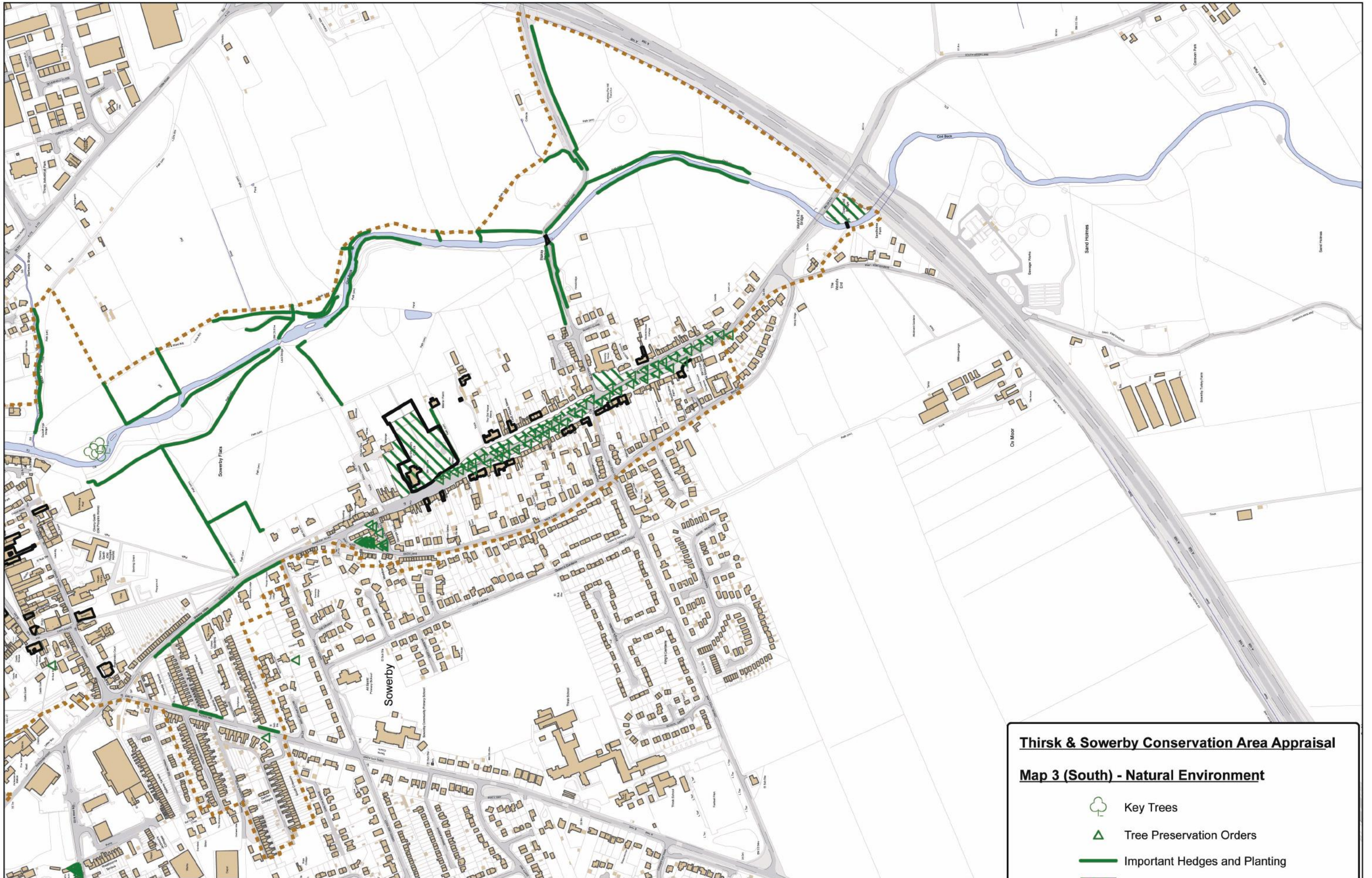
-  Key Trees
-  Tree Preservation Orders
-  Important Hedges and Planting
-  Key Tree Groups
-  Listed Buildings
-  Conservation Area

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

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Thirsk & Sowerby Conservation Area Appraisal

Map 3 (South) - Natural Environment

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

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Thirsk & Sowerby Conservation Area Appraisal

Map 4 - Article 4 Directions

 Article 4 Direction

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