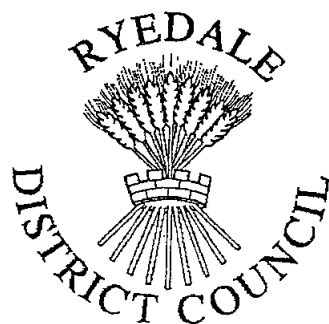
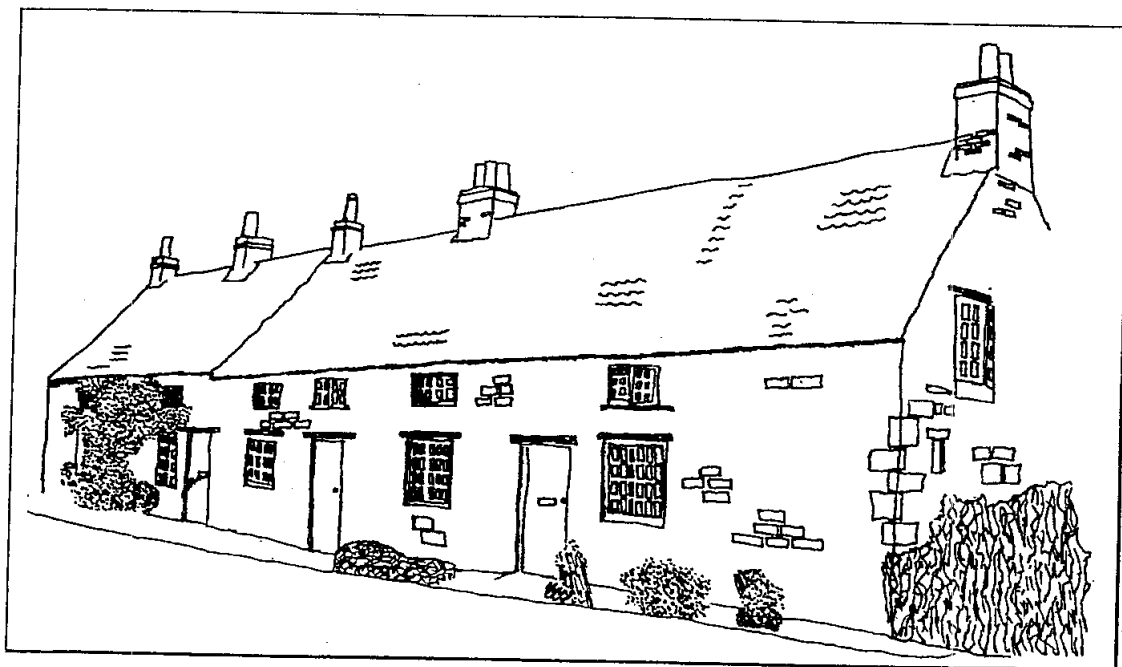


HOWSHAM

CONSERVATION AREA

APPRAISAL



ADOPTED - 17 May 2001

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1 Introduction to Conservation Areas

This document is an appraisal of the proposed Conservation area of Howsham. It is based on guidelines issued by English Heritage and outlines a brief history of Howsham establishing the character of the area.

What is a Conservation Area?

Conservation areas have been in existence nationally since 1967. Current legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to 'from time to time determine which parts of their area are areas of special interest, the character of which it is desirable to preserve or enhance...' There are currently 44 conservation areas in Ryedale of which 12 are shared with the North York Moors National Park. The most recent was designated in March 1999.

A conservation area appraisal looks at the characteristics that make a whole area special. This can include open spaces and mature trees as well the contribution of its buildings. It is different to the protection offered by 'Listing' a building in that a whole area is considered to deserve special attention. Although controls are more relaxed compared to the protection offered to Listed Buildings, the ultimate aim is to preserve or enhance.

What Effect will Designation Have?

The positive identification of an area helps focus attention on its qualities. It is hoped that this will encourage a sensitive approach to any proposals for development. Ryedale District Council, as the local planning authority, will exercise particular care to ensure that change, where it occurs, will preserve or enhance the character of an area. A conservation area designation would hope to increase the quality of design and ensure that new development respected its surroundings.

There are different planning controls in conservation areas and anyone proposing development should seek advice from the District Council.

The main effects of designation are:

- All planning applications for development which would affect the character of a conservation area must be advertised and site notices posted.
- Any extension or outbuilding over 50 cubic metres may need consent (outside conservation areas this figure is normally 70 cubic metres).
- Conservation area consent is required for the demolition of most buildings within the area.
- Conservation area consent is required for some alterations to dwellings including the provision of dormer windows and cladding.
- Conservation area designation protects trees within the boundary by requiring owners to give the

Council six weeks notice of their intention to top, lop or fell.

Ryedale District Council also has a number of policies in the Draft Ryedale Local Plan that affect conservation areas (see Annex A). These are in line with Government strategies and seek to place an emphasis on the retention of historic buildings, the protection of conservation areas and the safeguarding of sites of archaeological importance.

Justification for Conservation Area Boundary

The proposed boundary where possible follows physical features on the ground. It is based on a 1792 plan of Howsham Hall and village commissioned by the Cholmely family. It has been drawn to include the historic core of the village, the hall and parkland and the fields to the east of the village. Although the hall and its immediate surrounds are included on the register compiled by English Heritage of 'Park and Gardens of Special Historic Interest' (grade II listing, see boundary at the back of the document). The historic core of the village is not included in this designation which is predominantly designed to protect landscape features. The proposed conservation area is designed to protect structures as well as trees and promote a higher design quality for any new development included within the area.

2 Introduction to Howsham

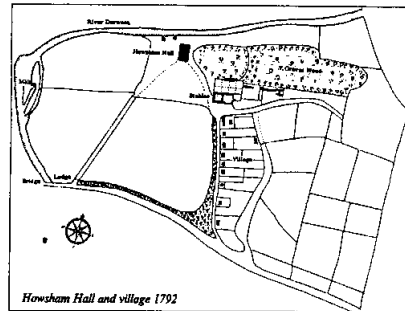
Howsham is a small settlement with an estimated parish population in 1999 of about 160. It lies in the Derwent valley in the south western part of Ryedale District Council in North Yorkshire. It is located approximately 10 miles to the north east of York and 7 miles to the south-west of Malton, the closest market town. It is a small but particularly attractive rural settlement located in scenic rolling countryside with a well wooded character, at the southern end of Kirkham Gorge. This is reflected by the surrounding landscape designation with the village lying at the point where the south-eastern boundary of the Howardian Hills Area of Outstanding Natural Beauty meet the Wolds Area of High Landscape Value. Access is via minor roads only, making the village relatively quiet and undisturbed by passing traffic. It is the estate village of Howsham Hall, a Jacobean residence still standing at the north end of the village. The proposed conservation area has 16 buildings listed as being of 'Special Architectural or Historic Interest'. There are also many other features that contribute to the special character of the village.

3 Archaeology

Medieval arable terracing can be seen to the north-east, south and west of the hall. In addition, substantial earthworks can be seen at the southern end of the field, south of the hall. These include holloways and terraces and are accompanied by three

large old oak pollards. It has been suggested that these trees are of a considerable age, possibly 500 hundred years and belong to a medieval deer park referred to in a manorial survey of 1352.

The removal of parts of the village during the relandscaping of the hall has also resulted in a high density of archaeology in Howsham. As can be seen from the plans below, the size of the village was considerably larger than the settlement we see today. The houses to the north of the village have disappeared and in their place stable block was constructed in the late 17th century by John Carr. These plans also show the extent to which the west of the settlement has disappeared leaving just a narrow belt of trees on this site. Also apparent from these maps is the extent to which the landscaped grounds have changed. This would result in a considerable amount of garden archaeology showing the development of the grounds from a formal scheme to a more natural scheme. The include a ha ha, four ponds and an old pump house.

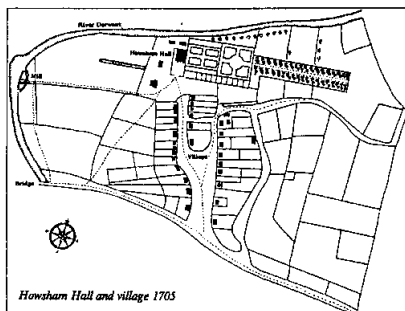


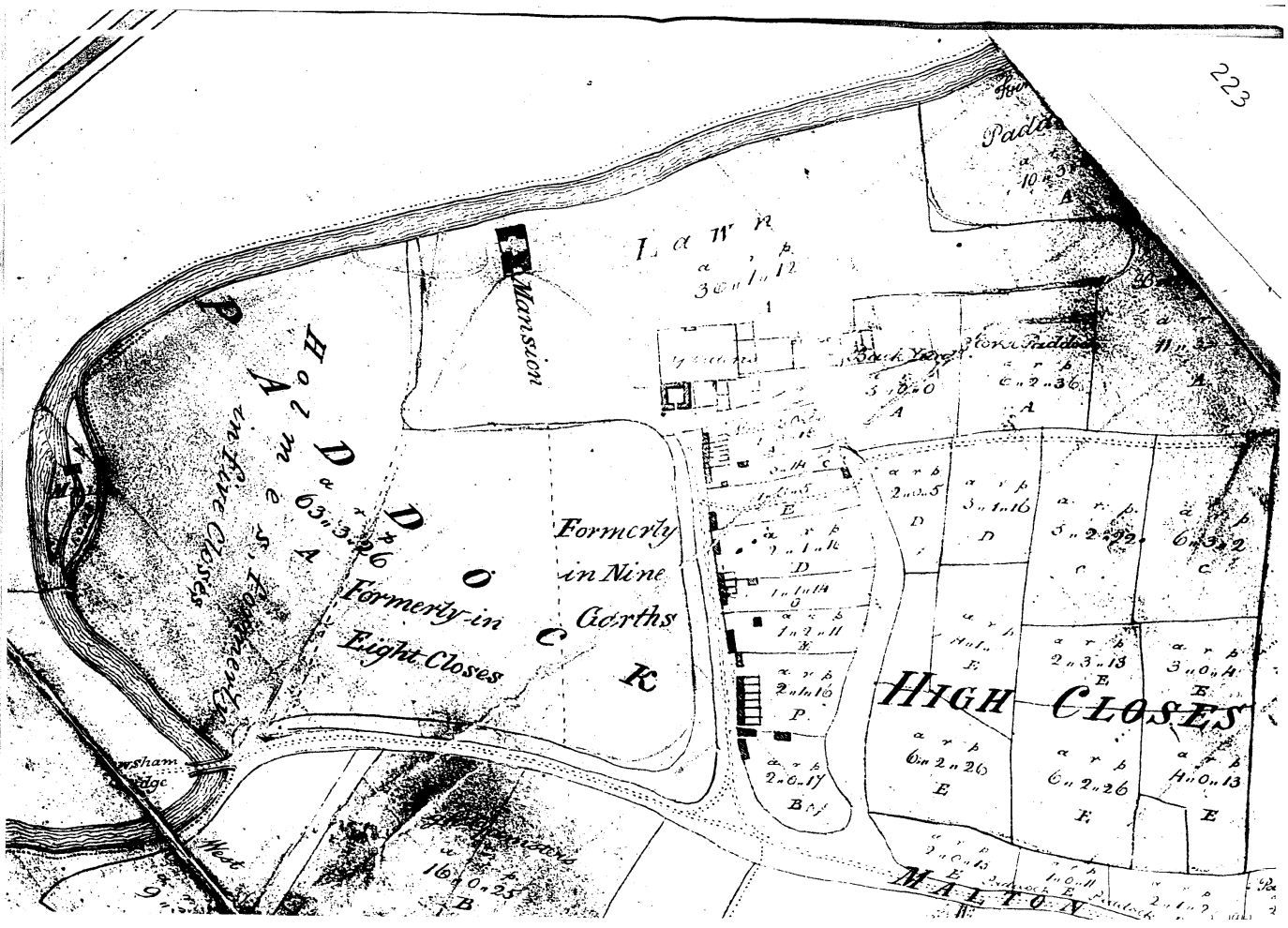
4 Historical background

The story of Howsham village is inextricably linked with the history of Howsham Hall, the Jacobean House built c.1610 that sits at the northern end of the village. The landscaped parkland that surrounds the hall abuts the village and has resulted in clearance of significant parts of the settlement. This history therefore will include many references to the landscaped parks and gardens as they play an important part in the history and development of the whole village. There are however, records that go back earlier than the present hall from the 13th century.

The manor of Howsham was held by the de Roos family in the 13th century. The earliest reference to a park is in 1285 when the pasture of the park was said to be worth 40 shillings. A manorial survey dated 1352 refers to deer in the park.

Until the dissolution of the Monasteries, the lands of Howsham belonged to nearby Kirkham Priory. Kirkham and therefore Howsham, was granted by Edward VI to Thomas, Earl of Rutland. In 1573 the manor of Howsham was sold by the Earl's great grandson to Thomas Bamburg. From the time of Thomas





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Howsham Conservation Area Appraisal - DRAFT

Bamburgh's purchase in 1573 the estate never changed hands by sale until 1948. Instead it passed through daughters to the successive families of Wentworth, Cholmley, Fane, Grimes and Strickland.

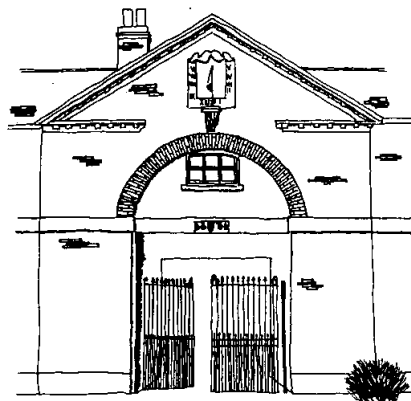
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The hall was built for William Bamburgh c. 1610-1619 probably using stone from nearby Kirkham Priory. Successive changes to the building have been made since and what we see today is a result of many phases of development. The main architectural style of the building however, is Jacobean. It has a u-shaped plan, is constructed from limestone ashlar and has an eye-catching south facade that features 7 bays, full height bay windows and a projecting full height central porch, showing influences of renaissance architecture.

The parkland that we see surrounding the hall today is also a combination of many changes although two distinct phases can be identified. The first took place during the early C18, the second in the mid to late C18. The current landscaped park has its origins from the mid to late 18th Century when Lancelot 'Capability' Brown was commissioned to create a new parkland for the Cholmeley family c.1770. During the C19 and C20 the parkland remained largely unaltered, although evidence exists of some 19th and 20th century planting.

This later phase of development involved removing the formal gardens and extending the grounds to the south of the house. This extension involved the demolition of a small group of houses at the north end of

the village. Approximately 20 years later all the houses on the west side of the village street were demolished. Their sites and the village green were taken into the park. These improvements also included a number of features attributed to John Carr of York including the re-modelling of the existing water mill, the building of a stable block with adjacent kitchen garden and barns, a new drive with a bridge over the River Derwent, the building of a pair of lodges and gate piers, an ornamental boathouse and an ice house, all of which are included within the proposed conservation area boundary.



Stable block for Howsham Hall

In 1783 Elizabeth Montagu writing to the Duchess of Portland described her stay in the 'Elysian fields' of Howsham:

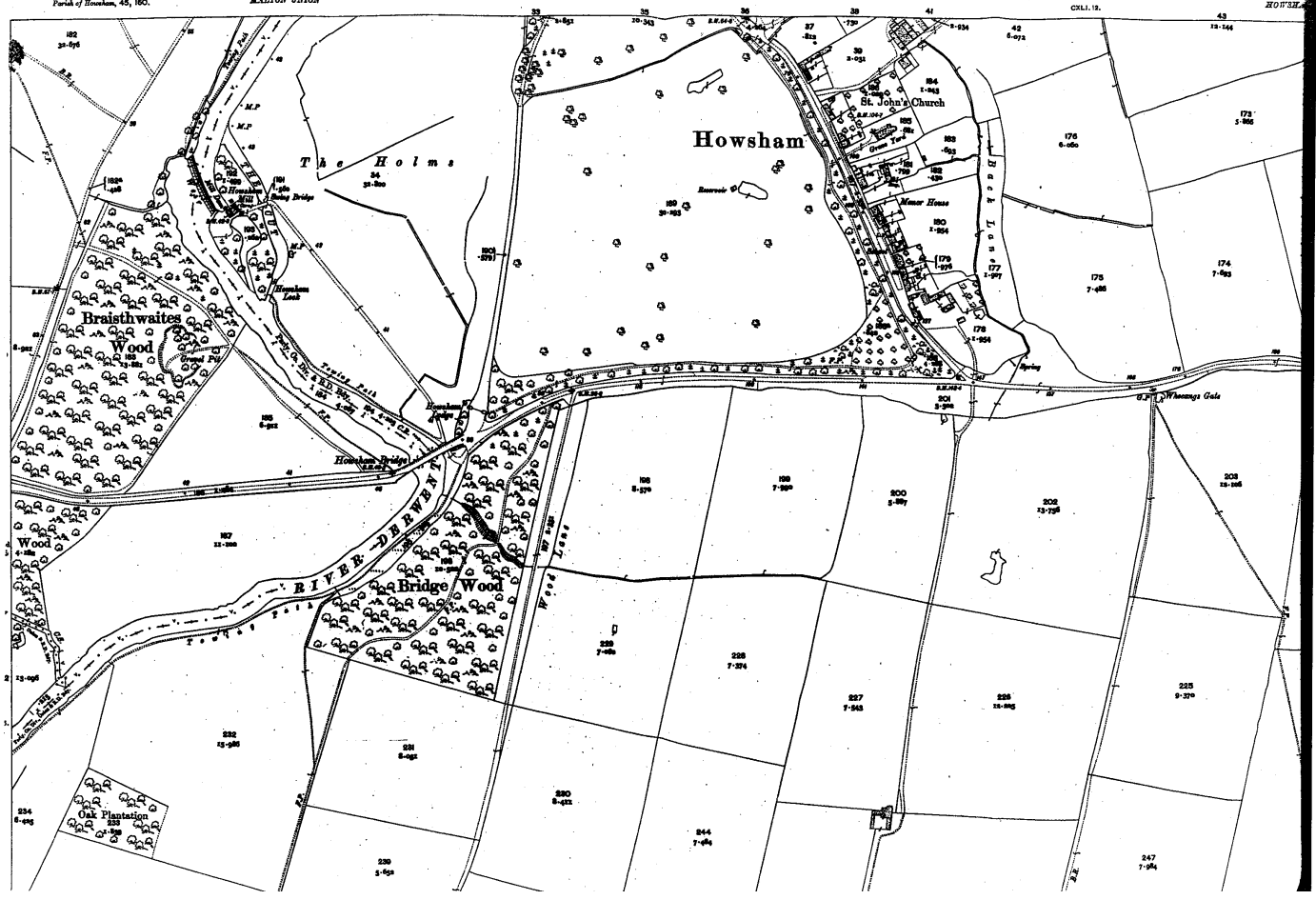
"The view from the windows is very pleasing; you behold a navigable river gently gliding through a green valley adorned with fine trees, and the prospect is much enlivened by barges continually passing ... Mr. and Mrs. Cholmley ... have built a village very near their house, and fitted up and furnished the houses with all the decent comforts humble life requires"

The following parcel numbers do not appear on this edition:-
Parish of Howsham, 45, 100.

MALTON UNION

CH.L. 13.

HOUSHAM



The economy of the village was based predominantly on agriculture, a phenomenon that is reflected today in the existing buildings.

5 Topography

The village has a well defined linear form which runs in a north-south direction for approximately half a kilometre. The road is a no-through road and leads only to the drive which approaches the Hall. It exists to connect the hall to the main roads to Barton-le-Willows, Malton and York. Development is found along the eastern side only as earlier cottages on the west side were cleared in the re-landscaping of the parkland surrounding Howsham Hall. The west side of the street is now lined with a narrow belt of mixed trees which would have been planted to screen the village off from the house.

Access into the surrounding countryside is provided by small tracks that lead from the main road to outlying farm buildings and fields.

The nearby river Derwent plays an important part in the siting of the Hall and the topography of the land. It meanders along the north and west boundaries of the conservation area and was navigable until the 19th century. It has been suggested that at one stage the Derwent provided access to the hall for much of the year.

To the south, the conservation area is bounded by Low Lane, another minor road that connects Howsham with the nearby villages of Leavening and Harton.

6 Architectural Continuity

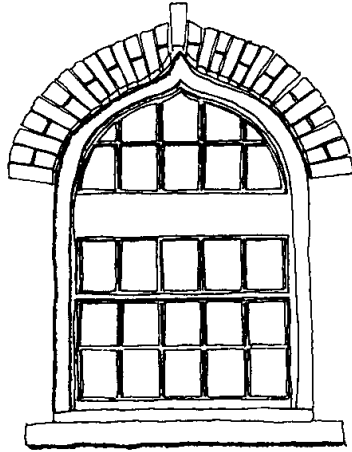
There are key features of the buildings in Howsham that give the village its special identity. This section of the appraisal focuses on the types of buildings, the materials they are constructed from and smaller architectural details that are found on some of the properties.

The majority of the buildings in Howsham village are constructed from sandstone and date from around the late 17th century to mid 18th century. The most predominant building type is the cottage although some larger farmhouses and their associated farmbuildings are present. The proposed conservation area also includes other structures associated with Howsham Hall for example, stable blocks, the hall itself and lodge buildings.

An important element of the proposed conservation area is the village church built by G. E. Street, the architect who was commissioned by the Sledmere Estate for the extensive programme of church building and restoration in the Yorkshire Wolds in the 1860s. St. John's was built between 1859-60 for Hannah Cholmley. The church is built in the High Victorian Gothic style using gritstone ashlar blocks with decorative bands of sandstone. The roof is built using plain tiles.

A small school, now converted into a house, is also an important feature of Howsham's architectural history and displays the inter-relationship between the village and the hall. The

datestone above the central window reads 'This school was rebuilt by Col Cholmley AD1852'.



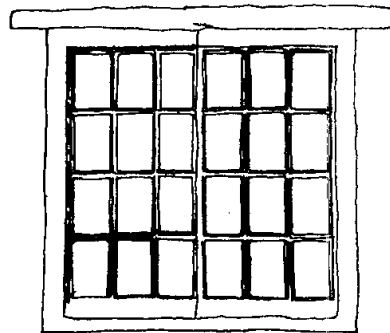
Ogee arched window - School House

Much of what forms the historic character of Howsham is the architectural consistency in terms of building size, type and materials. There are however many smaller details that greatly contribute to the character of the village. Retention or reinstatement of these traditional features is to be encouraged wherever possible as they form much of the character of an individual property and their presence would positively contribute to the overall character of the village.

An example of the smaller architectural details in Howsham is the narrow wooden lintels above doors and windows that can be found on some of the buildings for example Number 7 and Number 12 Howsham village.

There are many variations in window styles in Howsham due to the high number of alterations. A traditional form of window opening for this

village would have been the Yorkshire sliding sash which can still be seen on some properties for example Blacksmith's Cottage, Crabapple Cottage and Middle Cottage. This is a vernacular method of window opening where one portion is fixed in place and the other slides behind it to allow air into the building. In Howsham these windows are painted in a light colour. Hung sashes, introduced from the late 17th - early 18th century are a later method of window opening where the panes slide up and down instead of side to side. These can be seen on fewer houses in the village including The Mill House which is a later building than many of the smaller cottages. Casement windows can also be found in the village but are not the traditional form in this instance and are likely to be a replacement of earlier sliding sashes.



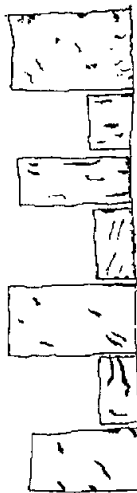
Yorkshire sliding sash window

In general the window shape in Howsham is one of long, narrow rectangles. This follows the overall style of the cottages as many of the buildings are long and low themselves with a horizontal emphasis. Many cottages are one and a half storeys high with first floor windows partly in the roof space. This has resulted in an architectural feature that is

common in Howsham, namely the presence of a small window in the roofspace of the gable end. A large number of houses have windows that are divided into smaller panes with many window lights.

More than any other single component the choice of walling material establishes the character of vernacular architecture but this should not be viewed in isolation. The majority of buildings in the village are constructed from locally quarried sandstone. The blocks are generally a rectangle shape and are laid to straight courses giving a neat appearance. The mortar joints tend to be narrow and originally would have been constructed with lime mortar.

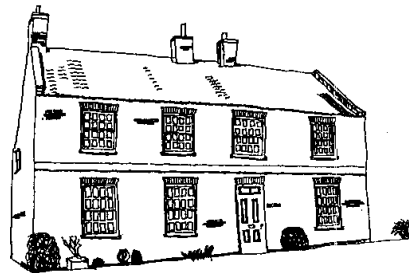
Due to the varied and inconsistent nature of sandstone, the size of blocks used for construction is highly varied. To aid with stability the walls are laid in diminishing courses where larger stones are used towards the bottom of walls with smaller blocks used nearer the top.



As with other types of stone construction the corners of buildings are often tied together using larger, more prominent stones. These predominant quoin stones can be seen on some of the buildings in Howsham and add interest to the structure.

Prominent corner stones (quoins)

Red brick is also found in Howsham and is used in a variety of different ways. On some properties brick is used to face an sandstone structure, in others the body of the structure is brick but the facade is stone. On Mill House, however, the whole structure is built in brick using a Flemish bond.

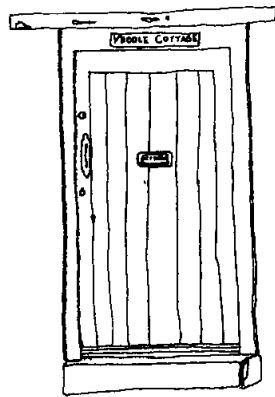


Mill House

Chimneys are a common feature of the buildings in Howsham. They are generally situated on the gable ends of properties and are constructed of brick. The chimney pots are usually buff in colour but red clay can also be found. The roof ridge is finished with sandstone capping stones.

The prevalent roofing material in the village is red clay pantile but originally many of these buildings would have been thatched.

Many of the cottages in the village have door styles that would have been common last century. These are plank wood doors and are in keeping with the cottage-style buildings in the village. This style of door was used before improvements in joinery techniques meant that doors could be constructed with panels.



Plank door

The prevalent roof construction in Howsham is that of close eaves where the roof comes flush to the wall at the gable end. There is a slight overhang of the eaves at the facade front. There are however, a small number of properties with coped gables where the gable end of the building projects above the roof line. Here the roof is finished off with coping stones. Kneelers, the decorative protruding stones at the end of a coped roof are rare in Howsham but can be found on one building at the southern end of the village.

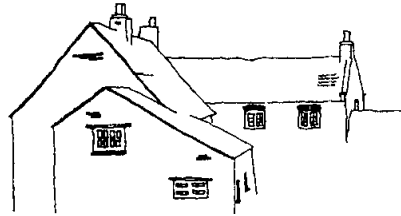
7 Scale

The built scale of a village is determined by the size of its buildings, their height, size of plot, average storey heights and by the size of spaces in between them. Where the character of an area has been damaged by modern development it has almost always been due in part to the fact that they are not in scale with the traditional streetscape.

The scale of buildings in Howsham is generally small. Building type is predominantly terraces and pairs of

cottages. These are generally not situated in large plots of land and tend to be found close to the road. The gardens associated with the buildings are generally found to the rear or to the side of the property. There is a small footpath in front of the properties which is bounded by grass verges on either side.

Most of the buildings are built with their long facade parallel to the road.



Varying rooflines add interest to the village scene

8 Means of Enclosure

There is no prominent fence or wall presence in Howsham. The boundary of properties tends to be marked by small front garden flower beds joining the grass verge.

9 Green Spaces, Trees and Hedges

Much of Howsham's landscape character is provided by the outstanding countryside that surrounds the settlement. Due to its rural nature and small size however, there are many green spaces, trees and hedges directly adjacent to the buildings, that make a significant contribution to the proposed conservation area.

- On the west side of the road a narrow belt of mixed trees can be found along the length of the street opposite the developed area.
- The landscaped parkland associated with the hall makes a fundamental contribution to the character of Howsham village.
- Small tracks leading from the main street are dotted with mature trees of various species.
- Hedgerows are common and serve as outer boundaries of the village. The west drive to the hall is bounded by hedgerows and dotted with mature trees along its length.
- A wide slightly raised verge alongside the eastern edge of the road adds to the rural nature of the village. Trees have been planted at random intervals in the verge.
- Three oak pollards are situated to the field on the west of the lane and are thought to be very old, probably predating any of the formal landscaping.

10 Surrounding Countryside

Howsham lies within an area of well-wooded rolling countryside. It is situated at the southern end of the deeply incised and winding gorge that the River Derwent cuts through the Howardian Hills. The west of the village is situated on the boundary of the Howardian Hills Area of Outstanding Natural Beauty. The east side of the village is within Ryedale District Council's Yorkshire

Wolds Area of High Landscape Value. Both these designations reflect the outstanding value of all the countryside surrounding the village and give some context to the built environment. The enclosed early 19th century map shows the village bounded to the east by small fields called 'High Closes'; one of the few changes to the surrounding environ is the loss of these small fields into amalgamated holdings.

This map also indicates a 'Back Lane'. These are common to many villages in the area and indicated earlier farming practices. These areas mark the point at which people ploughing the tofts behind their houses would have stopped and turned around to come back again.

11 Sources of Advice and Grant-aid

Discretionary grants are available towards the preservation of buildings of architectural or historic interest. Other grants may be available for a range of projects aimed at improving the built or natural environ.

For further information please write or telephone the Local Plans and Conservation Team at Ryedale District Council.

Enquiries should be addressed to:

Local Plans and Conservation team,
Ryedale House, Malton. YO17 7HH.
Telephone 01653 600666 ext.
324/327.

12 Conclusion

Howsham is particularly important for its largely unspoilt rural character. It can boast a high survival of ancient landscape features, archaeological, and historical remains. Its architectural character is also extremely consistent. It is because of this degree of survival that we must ensure future development in Howsham is carefully managed. The designation of conservation area status provides the opportunity to give greater consideration and weight to any proposals for development. This development should not be seen as a threat but as an opportunity to enhance the village and improve the quality of life. However, a gradual eroding of the character of Howsham could happen should controls not be put in place in the near future.