

VILLAGE DESIGN STATEMENT
for
SLINGSBY, SOUTH HOLME and FRYTON
SUPPLEMENTARY PLANNING DOCUMENT



Adopted by Ryedale District Council

1 September 2016

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Front cover: The Green, Slingsby

Back cover: Slingsby Castle

Introduction

This document describes the distinctive characters of the village of Slingsby, and hamlets of South Holme and Fryton and the immediate countryside which surrounds these settlements by examining:

- the setting of the villages in the countryside;
- the layout of the villages;
- details of the houses which create the special character of the villages; and
- other special landscape features.

It identifies important features of the villages and their buildings which need to be retained if the character of the villages is to be preserved, while recognising that Slingsby is a working village. It also seeks to identify changes which could be harmful to the character of these settlements. The focus of the document is on Slingsby, as it is the largest settlement in the Parish and subject to more development than the hamlets of South Holme and Fryton.

It is intended to be of help and guidance for any new developments in the village as well as for small alterations to existing properties.

As a Supplementary Planning Document, it has weight when future planning applications affecting the village are considered, and is intended to be a guide to all those involved in such applications.

Maps showing the extent of the settlements; the surrounding fields; and the Slingsby Conservation Area Designation are shown in Appendix H.



Slingsby from the air (Steve Allen Photography)

General description of Slingsby, South Holme and Fryton

Slingsby is one of five villages around Castle Howard developed from older settlements by the Earls of Carlisle from the late 18th century. It lies on the line of the former Roman road now known as 'The Street', namely the B1257 that runs westwards from Malton. The main road passes through the south of the village but the settlement is centred on lower ground to the north. The village is characterised by its open views across the fields which surround it. Minor roads from the north and south also meet at the village. The approach from the south via Castle Howard gives a popular panoramic view of the whole of the Vale of Pickering, with the North York Moors beyond. In the foreground of this view Slingsby is laid out below with the ruined castle and its stone buildings with red pantiled roofs. The ridge, known as The Sheep Walk, forms the notional southern extent of the village. It is part of an ancient trackway which follows the line of the east/west ridge from Malton to Hovingham.



View of Slingsby from The Sheep Walk

The village is approached from the north through South Holme where the road is low-lying with high hedges and hedgerow trees. The track that was the former railway line, which closed in the 1960s, marks the northern boundary of the main village.

Approaches to Slingsby:



From the west



From the east



From the south

The western approach from Hovingham gives a clear and well-loved view across open fields, towards the village sportsfield and the three iconic listed buildings: the ruin of Slingsby Castle, All Saints Church and the fine Georgian Old Rectory.



View towards Slingsby from Fryton

The older, central part of the village includes High Street (the original main village street), The Green with an historic maypole, the area around All Saints Church, the Castle and Railway Street. The buildings here are mostly stone and traditional in appearance. The eastern approach to the village is via The Balk, a modern road developed from a trackway; the road is flanked by a striking avenue of large mature sycamore and horse chestnut trees, which present the main view of the village from the east. Wyville Hall, with its steeply pitched roof, is the oldest house in the village and is possibly on the site of one of the original manor houses.



Wyville Hall

The village stretches away to the north from The Green along Railway Street, a long street with an open feel, characterised by individual, mainly detached, stone houses, many dating from the late 18th/early 19th century. These include The Grapes Inn, which has traded since the late 17th century. On the eastern side of the street the houses are set back behind a wide verge and footpath, and in many cases behind stone boundary walls.

Modern development is limited mainly to the south-eastern quarter of the village, where there is a mixture of bungalows and two-storey dwellings. These have been built since the late 1980s in a restrained modern style in brick, free of complicated detailing, as in Sycamore Close.



Sycamore Close, Slingsby

Slingsby has a number of independent working businesses. Originally a farming community, there are still farms on the outskirts of the village. At the time of writing there is a village shop and a bus service. Tourism is important for the local economy, with various businesses, including two well-screened caravan sites.

Two miles to the north, **South Holme** is a small hamlet sited on slightly raised ground. It consists of three working farms, including West Farm, a listed property, and a small group of houses, including Manor Farm, a large prominently placed listed building, now a private house.



West Farm, South Holme



Manor Farm, South Holme

Fryton lies about half a mile to the west of Slingsby. It consists of a single linear street running north/south, originally serving four good-sized early 19th- century farms with associated barns and cottages, with a few modern additions. Two working farms remain, Cherrygarth Farm and North Farm, while other traditional farm buildings have been converted to permanent residential and holiday accommodation. Fryton is surrounded by open fields.



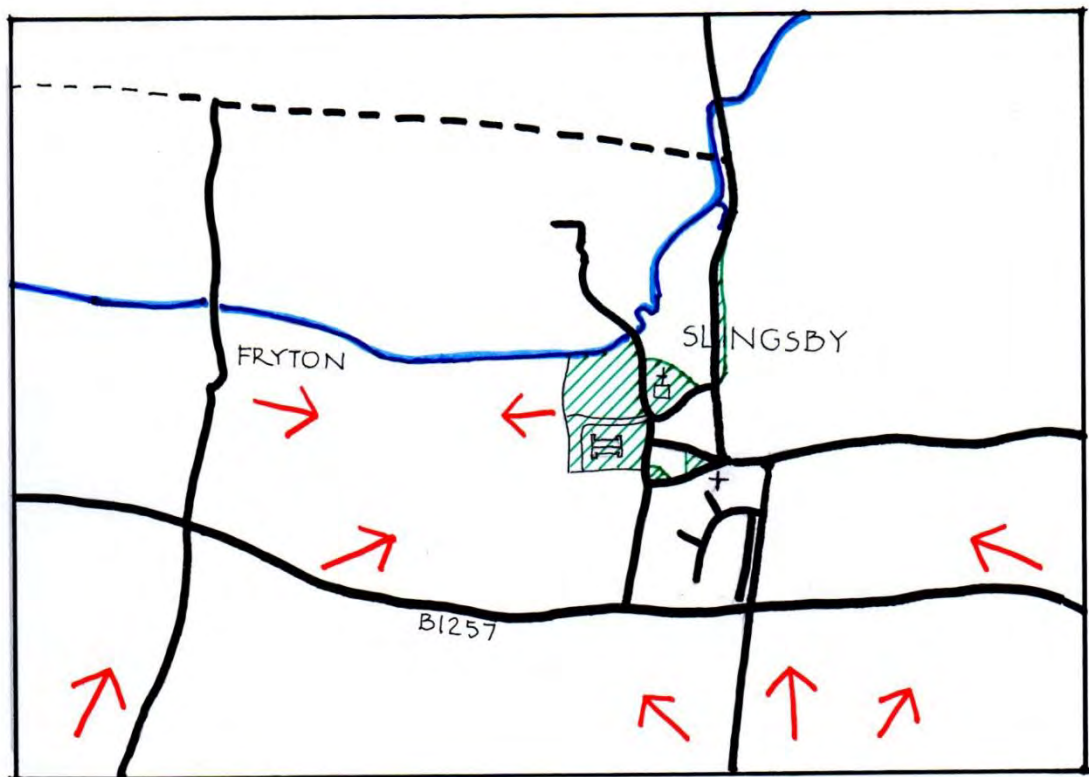
Fryton from Fryton Lane



Fryton



Cherrygarth Farm, Fryton



Important protected views and open green spaces

Historical context

The village of Slingsby developed from a small Danish settlement of the 9th or 10th century called *Selungesbi* or *Eslingesbi* (house of Sleng or Eslinc); probably comprising a house in an enclosed garth with huts for servants. By the time of the Domesday Book in 1086, the Manor of Slingsby had two manor houses, a priest and about 2,500 acres (1,012 hectares) of land. The land would have been divided into strips separated by turf banks which set the pattern for the future field and plot layout. The first recorded church building dates from the mid-12th century.

In the late 12th century, the two manor houses in Slingsby were held by the Wyville family. Wyville Hall, though much altered and possibly rebuilt, is one of the oldest houses in the village. The family's second manor house was sold to the Hastings family in the mid-14th century and was gradually converted into a castle with crenellations, ramparts and a barbican. It is thought that the main approach to the castle was from the east, and that there would have been a gatehouse on that side. The smaller buildings of medieval Slingsby would have been clustered around the entrance to the castle, and as a result the village grew up on the east side. When Lord William Hastings was beheaded in 1483 on the orders of Richard III, the castle fell into ruins.

In 1594, Sir Charles Cavendish (son of Bess of Hardwick) purchased the Manors of Slingsby and Fryton. His son, also Charles, started to build a large house on the site of the medieval castle, but the work was never completed because of the Civil War and it fell into the ruin that can still be seen today.



The ruins of Slingsby Castle

The purchase of Slingsby (and Fryton) Manor by the Earl of Carlisle in the early 18th century is probably the most significant event in the development of the village. Construction of Castle Howard had begun in 1699 and the surrounding villages were developed to support the Estate. Many of the stone farmhouses and cottages in the village date from this time. The Old Rectory was built in 1740.

By this time the pattern of roads and plots which are still recognisable today was fully established, having developed from the fields and plots of the medieval period. The farmsteads at Fryton and South Holme were improved with larger buildings and substantial ranges of outbuildings, but the number of households did not seem to increase. Slingsby, on the other hand, began to increase noticeably in size during the last quarter of the 18th century. Numerous smaller cottages and houses, built in the local limestone, were constructed during the 18th and 19th centuries.

The Methodist Church was built in 1837 and the Reading Room shortly afterwards. The school was built in 1860. A little later the avenue of trees along The Balk was planted.



The School, School House and Reading Room



High Street



Methodist Church



The Balk

There were two public houses: The Howard Arms on Malton Road and The Three Tuns (later The Grapes Inn) in Railway Street. In 1867 a new church was built – a direct copy of the one it replaced.

Another significant event in the development of Slingsby was the opening of the Thirsk/Malton railway line in 1846 and the opening of Slingsby railway station in 1853. The railway passed along the north side of the village and as a result the road running to the north towards South Holme became Railway Street, and developed into the central village thoroughfare.



Slingsby station



Railway Street

The second half of the 19th century saw the village at its largest. In 1861 the population peaked at 707, but by 1901 it had fallen back to 454 (roughly the level it had been in 1801).

The size and shape of the village changed little over the first half of the 20th century. The main occupation continued to be agriculture, with more than a dozen working farms in the village plus other smaller holdings. Nearly all households still tended to keep livestock, as can be seen from the abundance of small sheds, styes and stables in back gardens. The Village Hall was built in 1931 and management of the sportsfield was taken over by the village in 1935, with subsequent improvement to the facilities. 'The Lawns' area of the village originally formed part of the parkland associated with the Castle, and was probably used in medieval times as communal land for grazing and cultivation by serfs or tenants.

During the Second World War, Slingsby was used as a training centre by the Army. Several buildings were taken over; for example, the Village Hall was turned into the Army canteen and officers' horses were stabled in the Castle undercroft. The school took in 113 children evacuated from Hull, Hartlepool and Middlesbrough and they were billeted in local households.



Soldiers in High Street during World War II

After the war, houses of a more modern style appeared in the village, such as the redbrick council houses in Balksyde and High Street. Since 1983, small estates of brick houses have been built (Sycamore Close, Aspen Way, Porch Farm Close) and infill development has taken place. Two caravan sites have been created. The village has not expanded its boundaries very much, except on the eastern side, but it has become more densely populated. The population in 2012 was estimated at 610 compared with 550 in 1996. Private ownership now exceeds Castle Howard Estate ownership in the village.

South Holme and Fryton, while still relatively small, have also changed since the war with the construction of some council housing and, in the case of Fryton, some new private development with the conversion of redundant farm buildings.

The character of village housing

Slingsby is an estate village of Castle Howard, and the setting, context, materials and form of its houses reflect this and contribute to its modern character. The earliest surviving buildings in the village are the Castle, Wyville Hall and the Old Rectory. Most of the farmhouses and cottages were rebuilt in the 19th century by the Castle Howard Estate. This wave of rebuilding and 'improvement' created the essential character of the village as it survives today.

The village houses are located in four main areas: High Street; the Village Green; Railway Street; and Balksyde, Sycamore Close and Aspen Way, which are modern 20th-century developments. The Green lies at the heart of the village layout, with its iconic maypole, School and Reading Rooms surrounded by a mix of 19th-century and later farms and houses, the Methodist Chapel and more recent developments such as Green Crescent.

The buildings along High Street and Railway Street create attractive ribbons of housing with characteristic long garden plots, framing The Green and the area around the Castle and church.



High Street



Railway Street

Materials

The majority of traditional houses in Slingsby are built of locally sourced Jurassic limestone. This stone is an attractive, warm white colour which reflects the changing light and muted palette of the North Yorkshire countryside. On the façades of buildings, the brick is usually coursed in blocks finished with 'hammer-dressing', with plainer stone dressings around windows and doors. Gable ends are often rubble and only roughly coursed. Traditionally, Slingsby's buildings were pointed using lime mortar, which allows the stone to breathe and weather, but this has sadly been replaced on many buildings with dark grey cementitious pointing which has an adverse effect on its weathering and ability to breathe. Prospect House, The Green is a wonderful example of the beneficial impact of recent repointing using lime mortar.



Lime mortar pointing



Cementitious pointing



Lime pointing at Prospect House

Roofs

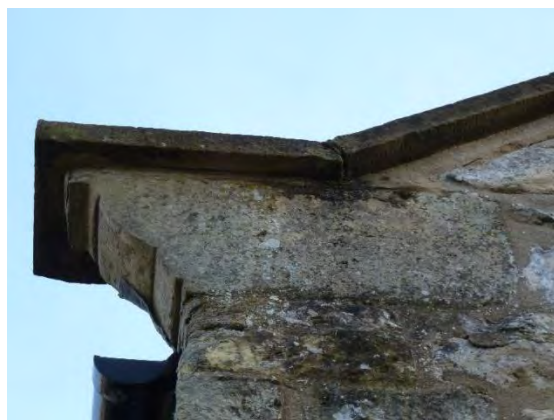
Most roofs in Slingsby are of traditional curved red clay pantiles, with more recent additions weathering pleasingly to match the character of the old. A few houses, especially those built in brick in the 19th and early 20th century, were built with dark grey natural Welsh slate roofs. Several roofs of the larger farmhouses and even some cottages have gable copings which terminate in carved 'kneeler' stones.



Clay pantiles and stone



Natural slate roof



Natural stone 'kneeler'

Many roofs preserve cast iron half-round gutters and downpipes, usually painted dark brown or black and supported by small brackets. These define and enhance the roofline, building façade streetscape and their replacement by grey plastic modern alternatives is a disappointing, lower-quality alternative.

In general, **chimney stacks** are located at the end of roofs and are of weathered hand-made or clamp-type brick, with a pleasing variety of red and cream chimney pots, many of which have been sensitively altered with guards/vents for log-burning fires. Inevitably, chimney stacks and roofs are also characterised by television aerials, although it should be noted that there are relatively few satellite dishes visible on houses in the older parts of the village.



Chimney stack



Downpipe

Utility fixtures and fittings

In general, phone lines and cables are sensitively routed along the line of gutters, downpipes and around doorways. Other modern fixtures and fittings such as letter boxes, key boxes and alarm boxes, house signs and notices can be added/positioned in a manner that would not unduly detract from the building's appearance or the street scene.

Windows

Many 19th-century houses in Slingsby preserve original **sash windows** which are set back slightly from the wall face, with projecting stone sills and timber or stone lintels above. These can be straight or wedge-shaped, and some have keystones. Some windows, especially those at the rear of properties, are Yorkshire sliding sashes. Some unrestored windows preserve their original crown or plate glass. Internally, many of these windows used to have shutters. Dormer windows have been added to several houses, usually formed within the roof space with the effect of lowering the eaves level. These are traditionally not much wider than the glazed area, with leaded flat roofs or a simple pitched roof. Velux windows maximising loft space and solar panels are usually added to the rear of properties to minimise impact on the streetscape.

In recent years, many windows have been replaced sensitively using traditional wooden frames with double glazing, which preserves the original form, relationship and visual aesthetic of the façade. However, some windows have been replaced with UPVC windows of modern character, set flush with the wall face, and use internal glazing bars (these sit between glass panes). These can be visually intrusive and adversely alter the character of the building itself, but also the street scene.



Traditional sash window



Yorkshire sliding sash



Modern sash window



Modern sash window



UPVC window

Doors

Several 19th-century houses preserve their original wooden **front doors**, which are usually of a relatively simple four- or six-panel form. Some are half-glazed. Vertical board doors are also reasonably common. Simple divided lights above doors are most common. Original surviving door furniture includes small letter boxes and door knobs.



Old front door



New front door

Knockers, house numbers and signs are usually later additions. Porches are rare and mostly later additions. Modern replacements of doors and door furniture have become increasingly sympathetic to original designs. Although the use of UPVC and modern door designs in the modern housing developments in Slingsby is common, they can be visually intrusive and detract from the character of the streetscape in older areas of the village.



Porch



Door of Dosser's House



Old door knob



Old letter box

Outbuildings, barns and sheds

A notable feature of many of the houses in Slingsby is their direct or near-direct entry from the street, and long garden plots running back from the street frontage behind these houses, containing the remnants of outhouses, barns, stables and orchards. This reflects the fact that traditionally most residents combined some form of industry or retail with small-scale farming.

Whilst the outbuildings, barns, sheds and stables behind many houses are not necessarily aesthetically or architecturally significant, they are an important reminder of the mixed domestic, agricultural and industrial activities of Slingsby's former residents. They are vulnerable to infill and encroachment, although there have been many sensitive and successful barn and outbuilding conversions which do not detract from this overall character.



Outbuildings in Railway Street

Property boundaries and gates

Throughout the village there is a mix of boundary treatment. Most 18th- and 19th-century houses on High Street, Railway Street and The Green open directly onto the street. Those

that do not generally have traditional stone walls of varying heights forming frontage boundaries, and in some cases internal boundaries too. In a few cases the walls have been supplemented with hedges or metal rails; a good example of the latter can be found at Linden House on The Green. These traditional low-level features successfully define property boundaries but permit visual access into gateways and driveways. Recent replacements of cast iron railings and modern small wicket gates or traditional timber five-bar gates preserve this characteristic successfully. Wooden fencing is largely absent, except on the new housing estates.

Rear boundaries on the eastern side of Railway Street adjacent to open countryside are mainly hedged interspersed with native trees, whilst those on the opposite side of the street are formed by a mixture of stone walls, buildings and mixed hedges.

The modern development on Sycamore Close is in some instances open-plan or with hedge boundaries, many of low manicured beech. Aspen Way to the east of The Balk is completely open-plan.



Aspen Way looking west towards The Balk

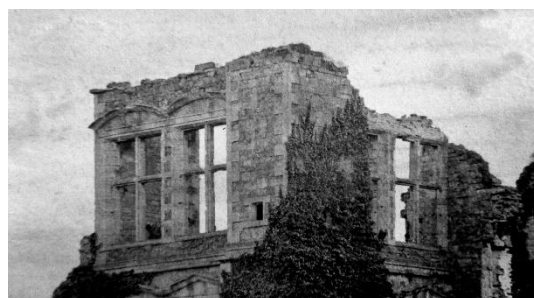
Individual buildings in Slingsby

Listed buildings

There are several prominent buildings in Slingsby which reflect the village's changing architectural character.



Slingsby Castle



Window detail on Slingsby Castle



The Old Rectory



All Saints Church

These three buildings create a distinctive group within the Conservation Area.

Slingsby Castle is a nationally significant, 17th-century Grade II listed building set within a distinctive moated landscape. It is also a Scheduled Monument. It is unusual in that, although it is a castle, it contains Classical architectural features and was probably designed by one of the country's first named architects, Robert Smythson, for the Cavendish family. It probably sits on the site of an earlier castle and is now ruinous.

All Saints Church, Slingsby is a Grade II* listed building rebuilt 1867-69 by the architect R. J. Johnson for Castle Howard in sandstone, mimicking the late medieval 'Perpendicular' form of the earlier church, and incorporating limestone columns from this building in the interior and re-used 'cross-slabs' in the base of the tower.

The **Old Rectory** is a Grade II listed building of the 18th century. It is an excellent example of Georgian architecture featuring a Classical façade, with well-preserved sash windows, doorway and an earlier range to the rear.

Two other intriguing early buildings in the village are **Wyville Hall** and **Wyville Cottage**, which are thought to be 17th century in origin but appear to be on the site of the medieval Wyville Hall.



Wyville Hall and Wyville Cottage

Buildings on the Green

Several important buildings on the Green are Grade II listed. They include:

The **Wesleyan Methodist Church** built in 1837 with a later addition of the late 19th century;

The **Reading Room** built in the early-mid 19th century;

The **School and School House** built in the mid-19th century.



Methodist Church



Reading Room



School and School House

Other houses on The Green include **Glebe Cottage**, one of the village's earliest cottages dating to the mid-late 18th century; **Porch Farmhouse**, an 18th-century building with 19th-century alterations and a re-used 17th-century frieze in the porch; **Dosser's House** of the early 19th century whose doorway preserves a Tobacconist's frieze with cartouches; and **Linden House** dating to c. 1840.



Glebe Cottage



Porch Farmhouse



Linden House



Dosser's House

Houses on High Street

High Street preserves several 18th-century farmhouses, including **Castle Farmhouse**, a Grade II listed house of late 18th-century date; **Castle House** and **Ivy Cottage**, a pair of mid-late 18th-century houses; **Grey Gables**, an early-mid 19th-century farmhouse; **Bransdale** and **Bag End** cottages, built in the early 19th century; and slightly larger early 19th-century **West Flatts Farmhouse**.



Castle House and Ivy Cottage



Cottages in High Street



Bag End and Bransdale cottages



Castle Farmhouse



Grey Gables

Houses in Railway Street

Railway Street preserves a mix of Grade II housing, including: **Toby's Cottage**, a Grade II listed building which appears to be of early 19th-century date, encasing an earlier timber frame; mid-18th century examples such as **Fern Cottage** and **Grange House**; **Wheatlands Farmhouse**, a late 18th-century building; and **Home Farmhouse** of c.1830-40. There is also a row of four listed 19th-century cottages on the west side of Railway Street which preserve a variety of features and evidence of alteration.



Home Farm



Fern Cottage

All the listed buildings in Slingsby, South Holme and Fryton are named in Appendix B.

Unlisted houses, industrial and commercial buildings

There are many unlisted buildings in the village, which nevertheless contribute to its character. Some, such as **Slingsby Hall** and the **Dower House**, make distinctive architectural statements; others such as the late 19th and early 20th century **estate cottages built by Castle Howard** at the edge of The Green or the houses on **The Lawns** continue to preserve and enhance the essential vernacular character of the village. Some buildings, including **The Grapes Inn** (a Grade II listed building dating from the late 18th century, with earlier cellars), **The Old Station**, the **Blacksmith's Forge**, and the former **Co-Operative Store** on Railway Street, and **Prospect House** and **Castle Farm** on High Street preserve evidence of the industrial and commercial life of the village in the past and present.



Slingsby Hall



The Dower House



Estate house on The Green



Prospect House, High Street



The Grapes Inn

Landscape features

Slingsby lies on the northern edge of the Howardian Hills Area of Outstanding Natural Beauty (AONB), the southern part of the parish being within the AONB and consisting of typical rolling countryside clothed with a patchwork of blocks of commercial and native woodlands. The remaining agricultural land surrounding the village is a predominantly flat landscape of fields with hedged boundaries and hedgerow trees, some of the oldest oaks and ashes being over 200 years old.

Within the village, although trees have not been historically planted along the original streets owing to the lack of space, there are numerous large mature trees throughout the old village gardens, especially those properties which date from the Victorian era and earlier, where specimens of beech, sycamore, maple, birch, lime, pine, cypress and yew have become prominent features locally. The long rear gardens of properties on the eastern side of Railway Street include numerous trees which, although not highly visible from the village street, are readily viewed along the public right of way to the east and from Green Dyke Lane. Many of these trees are within the Slingsby Conservation Area. In the gardens of the more recent development on Sycamore Close and Aspen Way ornament species of rowan, cherry, maple and birch planted in the 1970s, 80s and early 1990s are now maturing.

Important groups of trees are to be found in the following locations:

The Balk: a beautiful avenue of sycamores and horse chestnuts dating back to the end of the 18th or beginning of the 19th century are protected under the oldest Tree Preservation Order administered by Ryedale District Council, made in 1948 under the original Town & Country Planning Act. Over the years one or two of these trees have been lost along the western side of the avenue, but replacement trees planted in the 1970s and 1980s are maturing well.



The Balk looking north

These trees are a strong landscape feature viewed from the eastern approach to the village and from Slingsby Bank to the south, forming a pleasant entrance into the village. They also provide an attractive backdrop to properties on Sycamore Close and are visually prominent from Aspen Way to the east, and when travelling south along Railway Street towards The Green.



The Balk from the eastern approach



The Balk from the southern approach

In the garden of **Wyville Hall** there are two maturing copper beech trees, the more westerly tree being a fine specimen and protected by a Tree Preservation Order.

On **The Green**, a group of five mature lime trees planted at the turn of the last century form a prominent feature in the centre of the village. These trees are periodically pollarded to keep them in check in their limited surroundings.



Lime trees on The Green

On High Street looking north, the view of **All Saints Church** is dominated by a magnificent sycamore tree close to the western boundary wall of the churchyard. It was planted in the late 18th century and stands c.22 metres tall, and is one of the tallest trees in the village. Mature beech and horse chestnut also form a pleasant backdrop to the church from this viewpoint.



Sycamore in the churchyard

The large mature lime tree in the north-western corner of the churchyard dates back to the late 19th century and was probably planted about the same time the current church was built (1867-9). An avenue of Irish yews lines the footpath from the church gate to the church door. Owing to encroachment over the footpath the yews were heavily pruned at the end of 2013, and enclosed within locally made metal pyramidal frames which will form the new formal clipped shape of the yews as they regenerate.



Yew trees before pruning ...



... and after

The Old Rectory and several properties along **The Lawns** contain numerous mature trees, including beech, birch, horse chestnut, sycamore, lime and maple, plus several coniferous species such as yew and cypress.

At the eastern end of Church Lane at the junction with Railway Street, a mature group of yews growing adjacent to the northern boundary of a property known as **The Yews** dominates this part of the lane, and forms a prominent feature when approaching the junction from the north along Railway Street. There is a tall mature lime tree adjacent to the eastern boundary wall of **The Hall**.



Lime tree at The Hall, Railway Street

Further north along Railway Street, a mature yew and a large birch on the frontage of **Burwood** and another even larger yew at **Brook House**, all on the eastern side of the street, are prominent features. At the edge of the village, two mature weeping willows on the bank of **Wath Beck** dominate the skyline.

The oldest tree in the parish is the **Mowbray Oak**, which stands in what was known as Priests Field to the north-west of Church Lane.



The Mowbray Oak

This is a truly ancient tree which is completely hollow. The tree is referred to in the book entitled 'Slingsby and Slingsby Castle', published in 1904, written by the Rev. Walker, Rector of Slingsby at the time. In the book there is a photograph of the tree taken at that time – it does not look much different today. The author commented that the tree was said to be possibly 200 years old, but he felt that this was exaggerated and that the tree was probably nowhere near that age. However, more recent methods of calculating the age of old trees suggests that the tree is more likely to be around 450 years old, surviving fires in the late 19th century and more recently in the 1980s. Thankfully, the tree is in the ownership of a sympathetic owner, who allowed the District Council to fence it off in 2000 in accordance with the Woodland Trust's recommendations. The fencing prevents grazing livestock from congregating under the tree and compacting the soil through trampling, as had been occurring at the time. The Mowbray Oak is protected under a Tree Preservation Order. The western boundary of this field also contains at least two veteran sycamores.

Wildlife, habitats and green infrastructure

Ryedale is predominantly a rural District and therefore most settlements within it are diverse in wildlife habitats. The Ryedale Biodiversity Action Plan focuses mainly on habitats and species associated either with farmland or semi-natural places which support a wide range of habitats and features of wildlife habitats and conservation interests. Slingsby parish is no exception to this and has several of these features, including the churchyard which contains veteran sycamore trees and the associated wildlife typical of such aged trees, and of course the Mowbray Oak, which supports fauna and flora dependent upon its existence. The network of old hedgerows throughout the parish provides a highway for all forms of wildlife from insects to birds, whilst **Wath Beck**, which passes along the north-western section of Slingsby and west to Fryton, harbours numerous waterborne inhabitants. Several species of bats are common in the area, especially in Slingsby Castle, and both they and their habitats are legally protected; Appendix D gives further advice. As well as natural features, the recently formed allotments at the northern end of Slingsby are contributing to the parish's wildlife habitats and form an important habitat for declining birds, such as the song thrush and house sparrow. Finally, gardens filled with amenity planting and individual trees form important nesting sites for song birds and the food chain that supports them.

Public consultation

A survey of residents was carried out prior to the preparation of this Village Design Statement. Opinions were sought on: favourite/least favourite buildings, open spaces, streets, views and other features; the special characteristics that were particularly valued; and suggestions for changes and improvements. Details are contained in Appendix A.

Guidelines for future development and property alterations in Slingsby, South Holme and Fryton

Landscape context and village character

- Important views and open spaces, as identified by the VDS survey and document, should be protected and not altered through insensitive and piecemeal ribbon development. New developments should retain and respect these important aspects of village character.
- Important trees or groups of trees, as identified in this VDS document, should be preserved and properly maintained. New developments should enhance the streetscape and landscape setting using native species. Trees should not be planted in positions that obscure views of traditional stone frontages.
- Slingsby has traditionally consisted of farms, alongside a mix of small-scale commercial, retail and residential properties. This diversity is an essential part of the village's character. Non-domestic use of buildings should therefore be encouraged, where development proposals respect and contribute to the preservation of this character.

Buildings

- Within the older parts of the village and particularly within the Conservation Area, new buildings should be built with traditional materials: limestone (source and type to be discussed on a case-by-case basis) with clay pantiles or slate roofs and sympathetic fenestration.
- Alterations and maintenance of existing buildings should always seek to use traditional materials, such as lime mortar and clay pantiles, rather than modern alternatives which will not work with traditional materials.
- Alterations and additions to existing buildings, including porches, extensions and conservatories, should respect their scale, and preserve and enhance their character, using traditional materials and forms of fenestration, doors and door furniture where appropriate. Roof lights and solar panels should be added sympathetically, preferably to the rear of houses. Cables on the front of houses should be kept to a minimum.
- New housing schemes should seek to provide a mixture of additional houses, predominantly smaller and affordable homes and off-street parking to the rear. Forms of housing for which there is no architectural precedent in the village, such as three-storeys above ground level, should be avoided.
- Developers are reminded to reduce reliance on fossil fuels. Slingsby, South Holme and Fryton are mainly dependent on oil as the primary means of energy, and therefore maximum efficiency in energy should be encouraged as a desirable objective.
- Developers are also encouraged to incorporate measures which promote biodiversity.
- Developers and householders should be aware of the possibility of the presence of bats and other protected species in their property. Bats and their habitats are protected by

law and specialist advice must be sought if evidence of their presence is found. See Appendix D for further advice.

Streetscapes and boundaries

- The Green and wide grass verges seen throughout Slingsby should be retained and maintained. Boundaries of traditional dry-stone walling should also be preserved and conserved.
- Alterations to existing boundaries and new boundaries should use traditional forms and materials, such as low stone walls, pale fencing and railings, and hedges interspersed, to the rear of properties, with native trees.
- Front gardens and driveways should use grass verges, flower beds, gravel or traditional sandstone paving which is sustainable and permeable.
- Street lighting should be carefully designed to enhance the character of the streetscape and minimise light pollution. Security lights should be avoided, especially on the front of buildings.
- Signage and street furniture should be appropriate to the traditional streetscape of the villages.

Outbuildings

- Outbuildings are an important reminder of the agricultural and industrial activities of the villages in the past and enhance the character of houses and plots. Traditional masonry outbuildings should be maintained and where possible historic features such as chimneys, doors, and fixtures and fittings should be retained.

Farm buildings

- Alterations to existing farm buildings and new farm buildings should use traditional materials and respect the scale and context of their setting.

Services

- The current drainage and IT infrastructure of the villages is at capacity. Future developments should seek to enhance and increase capacity rather than overload existing services.
- Road drains and ditches should be monitored and maintained to ensure that flooding of domestic properties is avoided.
- The rural character of roads through the villages should be preserved with minimal street furniture, kerbing and road marking to avoid suburbanisation.
- A well-designed bus shelter on The Green would be a useful amenity for elderly residents and young people who make regular use of the bus services in the village.

Conclusion

This Village Design Statement highlights the important historical, architectural and landscape features of Slingsby, South Holme and Fryton which should be protected in future developments. It encourages good, sympathetic design for new housing and for extensions or alterations to existing buildings, using traditional or appropriate modern materials. It aims to preserve the local environment by the sensitive use of boundaries, street lighting and street furniture, and encourages the maintenance of significant features like The Green, the wide grass verges, Wath Beck, and the many important trees. It also urges that when planning future development due consideration is given to the long views which are so highly valued by residents.

By following these guidelines the special character of Slingsby, South Holme and Fryton can be preserved for future generations.



*Maypole dancing on The Green in Slingsby
(Richard Flint Photography)*

Appendix A: Results of Public Consultation

A survey of residents was carried out prior to the preparation of this Village Design Statement. Opinions were sought on: favourite/least favourite buildings, open spaces, streets, views and other features; the special characteristics that were particularly valued; and suggestions for changes and improvements.

The most liked buildings are centred around The Green and the older core of Slingsby village. The School and Reading Room, the Chapel and School Room, and Porch Farmhouse are the most popular, with the Castle and All Saints Church in close second place. The older stone buildings in the centre of the village are admired for their timeless character, although some are not liked where their character has been changed by using windows of modern design and alterations that are not in keeping.

The Village Green and the sportsfield are the favourite open spaces. Also mentioned was the Mowbray Oak field and the west side of Railway Street where a weeping willow overhangs the stream. Railway Street is admired for its open feel and the way the stone houses are set back behind deep grass verges and footpaths.

Railway Street was voted the favourite street, along with The Green and its old estate houses with their unusual stone features. Church Lane was mentioned by a few people because of its enclosed 'mysterious' feel and stone walls, and also the south end of the Lawns Road near the churchyard.

There was, however, criticism of some of the open spaces in the village and many drew attention to the untidy and abandoned feel of Richardson's former lorry yard at the top of High Street. Other blots on the landscape mentioned were Perry's former coach yard in High Street (opposite the Castle) and the adjacent road near Castle House with many parked cars and commercial vehicles. Parts of the Castle Moat were also thought to be untidy.

The view from The Sheep Walk looking northwards over the village is the most popular, but residents also like the views across the sportsfield from Slingsby and the view from Fryton towards the Castle, Church and Old Rectory. The views to the north-east and west from Railway Street were also mentioned.

Other features liked include the maypole, the trees on The Balk and the larger trees in the churchyard, the stone boundary walls to gardens and churchyard, the Mowbray Oak and the other ancient oak trees on The Lawns, the copper beeches near the village shop, the old pump near The Green, the church clock and the daffodils on the banks at the top of High Street and on The Balk.

Criticism was made of the poor state of the telephone box, the potholes in the footpaths, particularly on Railway Street, and breaking down of verges by parked cars.

The Village Green, the maypole and the old buildings around it are thought to be most important in giving Slingsby its special character, along with the estate cottages with their

special details. The open feel of Railway Street is felt to be special along with its stone buildings which are thought to have a variety and timeless attractive character. Traditional stone outbuildings and stone boundary walls were also mentioned in the survey. In general Slingsby is appreciated for the fact that it appears still to be a working village with a good mix of people.

Improvements or changes suggested in the consultation were as follows:

- Repair and maintain footpaths on Railway Street
- Reduce speed of traffic approaching hump-backed bridge at north end of Railway Street
- Improve drains on Railway Street
- Maintain all roads better – repair potholes
- Install brighter street lighting in Slingsby (some opposing views here as well)
- Improve street lighting in Fryton – heritage type
- Maintain Slingsby Castle better by cutting back trees and undergrowth, and improving the view
- Repair and upgrade telephone box
- Erect a bus shelter on The Green
- Secure the future of the pub, The Grapes Inn *[done]*
- Address the problem of derelict-looking and unoccupied houses
- Install another dog waste bin near The Green
- Restore the derelict barn on the main road
- Address the issue of large vehicles parked outside Castle House, and make sure future planning applications for all new properties provide off-street parking
- Remove parked cars from the streets generally
- Allow some small business development
- Improve muddy footpaths, eg the problem of horses churning up non-bridleway footpaths like at The Lawns
- Install mains gas *[beyond the scope of the VDS]*

Appendix B: Listed Buildings in Slingsby, South Holme and Fryton

Slingsby

Bag End

Grade II

High Street, Slingsby, North Yorkshire

Bransdale

Grade II

High Street, Slingsby, North Yorkshire

Castle Farmhouse

Grade II

High Street, Slingsby, North Yorkshire

Castle House/Ivy Cottage

Grade II

High Street, Slingsby, North Yorkshire

Church of All Saints, Slingsby

Grade II*

Church Lane, Slingsby, North Yorkshire

Dossers House

Grade II

The Green, Slingsby, North Yorkshire

Fern Cottage

Grade II

Railway Street, Slingsby, North Yorkshire

Glebe Cottage

Grade II

The Green, Slingsby, North Yorkshire

Grange House

Grade II

Railway Street, Slingsby, North Yorkshire

Grey Gables

Grade II

High Street, Slingsby, North Yorkshire

Heights Farmhouse

Grade II

High Street, Slingsby, North Yorkshire

Home Farmhouse

Grade II

Railway Street, Slingsby, North Yorkshire

House immediately south of Goodlands

Grade II

Railway Street, Slingsby, North Yorkshire

House immediately to the north of former Cooperative Stores

Grade II

Railway Street, Slingsby, North Yorkshire

Laurel Cottage/Rose Cottage

Grade II

Railway Street, Slingsby, North Yorkshire

Linden House and gate and railings to front

Grade II

Slingsby

Mile Post at southern end of Balksyde

Grade II

Balksyde, Slingsby, North Yorkshire

Porch Farmhouse and Cottage

Grade II

The Green, Slingsby, North Yorkshire

Ruins of Slingsby Castle

Grade II

High Street, Slingsby, North Yorkshire

Schoolhouse/Schoolroom

Grade II

The Green, Slingsby, North Yorkshire

Slingsby Heights and gates and railings to front

Grade II

Malton Road, Slingsby, North Yorkshire

The Cottage and three houses adjoining to north

Grade II

Railway Street, Slingsby, North Yorkshire

The Grapes Inn

Grade II

Railway Street, Slingsby, North Yorkshire

The Green

Grade II

The Green, Slingsby, North Yorkshire

The Old Rectory

Grade II

Church Lane, Slingsby, North Yorkshire

The Reading Room

Grade II

The Green, Slingsby, North Yorkshire

Toby's Cottage

Grade II

Railway Street, Slingsby, North Yorkshire

Tomb Chest commemorating members of the Markinfield Family approximately 3 metres to south of porch

Grade II

Church Lane, Slingsby, North Yorkshire

Wesleyan Chapel and Hall

Grade II

The Green, Slingsby, North Yorkshire

West Flatts Farmhouse

Grade II

Malton Road, Slingsby, North Yorkshire

Wheatlands Farmhouse

Grade II

Railway Street, Slingsby, North Yorkshire

Wyville Cottage/Wyville Hall

Grade II

Green Dyke Lane, Slingsby, North Yorkshire

South Holme

East Ness Bridge

Grade II

South Holme, North Yorkshire

Manor Farmhouse

Grade II

South Holme, North Yorkshire

West Farmhouse

Grade II

South Holme, North Yorkshire

Fryton

Barns to North Farm

Grade II

Fryton Lane, Fryton, North Yorkshire

Brick Kiln at Brickyard Farm

Grade II

Fryton, North Yorkshire

Cherrygarth Farmhouse

Grade II

Fryton Lane, Fryton, North Yorkshire

West Farmhouse

Grade II

Fryton Lane, Fryton, North Yorkshire

Appendix C: Conservation Areas

How is a Conservation Area designated?

Most Conservation Areas are designated by the Council as the local planning authority. English Heritage can designate Conservation Areas in London, following consultation with the Secretary of State for Culture, Media and Sport. The Secretary of State can also designate a Conservation Area in exceptional circumstances - usually where the area is of more than local interest.

What does designation mean?

Conservation Areas are defined in the Planning (Listed Building and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation Areas are therefore those areas considered to have the most important environmental quality in the District.

The character of Conservation Areas is as varied as our landscape. In some parts of the country they include, for example, terraces of workers' cottages, inter-war housing developments, and formal urban squares. In Ryedale, however, the majority of Conservation Areas are small, rural settlements whose character is derived from the unique way in which the man-made elements (such as houses, cottages, walls, churches, farms and public buildings) of each settlement relate to each other and the natural framework of landscape features (such as village greens, becks, ponds, trees, hedges and distinctive topographical features).

What living in a Conservation Area means for residents

Property alterations

An area designated as a Conservation Area requires planning applications to be made for certain types of development which are elsewhere classified as permitted development. These extra controls are designed to preserve or enhance the character of the area and the quality of design. The Council can change the types of alterations that need permission by making Article 4 Directions. The regulations are complicated and subject to the planning history of the property; it is advisable to consult the Planning Department before you undertake any new work to see what is subject to the requirement for planning permission.

Whilst there are works which can be done in a Conservation Area without consent, it is important to remember that the character of an area is often the result of many small details.

Also within Conservation Areas:

- Extra publicity is given to planning applications, with a general view to preserving or enhancing the area.
- The display of advertisements may be more restricted.

The link below takes you to the Planning Portal, the Government's planning website, where you can find more information about permitted development rights. You can also apply for planning permission online through the Planning Portal.

<http://www.planningportal.gov.uk>

Trees

If you are thinking of cutting down a tree or doing any pruning work you must notify the Council six weeks in advance if the tree has a trunk diameter of 75mm or greater, measured at 1.5m from ground level. This is to give the Council time to assess the contribution the tree makes to the character of the Conservation Area and decide whether to make a Tree Preservation Order. A link to the appropriate form is attached below:

[http://www.ryedale.gov.uk/attachments/article/330/Application for tree works works to trees subject to a preservation order \(TPO\).pdf](http://www.ryedale.gov.uk/attachments/article/330/Application%20for%20tree%20works%20to%20trees%20subject%20to%20a%20preservation%20order%20(TPO).pdf)

[http://www.ryedale.gov.uk/attachments/article/330/Guidance notes for works to trees.pdf](http://www.ryedale.gov.uk/attachments/article/330/Guidance%20notes%20for%20works%20to%20trees.pdf)

[http://www.ryedale.gov.uk/attachments/article/330/Advice the description of tree work nov 2012.pdf](http://www.ryedale.gov.uk/attachments/article/330/Advice%20the%20description%20of%20tree%20work%20nov%202012.pdf)

Appendix D: Bats

Developers and householders should be aware of the possibility of the presence of bats in their property. They are often tucked away in the soffit of a house, under the tiles or in the cavity wall. Although a roost may contain several hundred bats, an average maternity roost supports 30-100 individual females. Males mostly live individually, or in small groups. A maternity colony may use several roosting sites during the course of a summer, sometimes moving suddenly to a new location. In winter small numbers may be found hibernating in house soffits, crevices in old disused barns and miscellaneous other places. Although bats are generally very common in North Yorkshire, all bats and the places they live are protected by law.

To minimise the risk of committing an offence you must stop work and seek advice. Call the National Bat Helpline on 0845 1300 228. They will either be able to give you advice over the phone or arrange for a local volunteer to visit the site to assess the situation.

Appendix E: Planning Policy Documents

The Ryedale Plan is the Development Plan for the District outside of the National Park. A link to the Ryedale Plan is below:

www.ryedaleplan.org.uk

The Ryedale Plan is made up a series of planning policy documents which guide development. For Slingsby the relevant documents are:

The Local Plan Strategy sets out the overall framework for how new development will be brought forward, and planning applications assessed. It identifies Slingsby as a Service Village where some development will be allocated.

Some of the policies in the Local Plan Strategy are listed below for ease of reference:

- SP1 General Location of Development and Settlement Hierarchy
- SP2 Delivery and Distribution of Housing
- SP12 Heritage
- SP13 Landscapes
- SP14 Biodiversity
- SP15 Green Infrastructure Networks
- SP16 Design
- SP18 Renewable and Low Carbon Energy
- SP20 Generic Development Management Issues

The Local Plan Sites Document sets out the allocations and provides site-specific policies. This document is currently in production.

Progress can be viewed at:

<http://www.ryedaleplan.org.uk/local-plan-sites>

The **Slingsby, South Holme and Fryton Village Design Statement** is a Supplementary Planning Document. This does not create new policy, but is a locally specific amplification of the policies concerning design and heritage matters. It is a material consideration in the determination of a planning application, and where planning permission is not required, can provide informal guidance to those making alterations to their property.

Appendix F: Bibliography and Websites

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Websites

North Yorkshire and York Landscape Character Assessment:

<http://www.northyorks.gov.uk/article/25431/Landscapecharacter-assessment>

National Character Area profiles for the Howardian Hills and the Vale of Pickering:

<http://publications.naturalengland.org.uk/publication/5370931?category=587130> (Howardian Hills)

<http://publications.naturalengland.org.uk/publication/3688500?category=587130> (Vale of Pickering)

North Yorkshire and Lower Tees Valley Historic Landscape Characterisation:

<http://www.northyorks.gov.uk/article/23822/Historic-landscape-characterisation>

Historic England's Statement of Significance for the Vale of Pickering:

<http://www.ryedaleplan.org.uk/local-plan-strategy/local-plan-strategy-examination/211-te51-vale-of-pickering-statement-of-significance-english-heritage-with-partners-2011>

For further information about Slingsby, South Holme and Fryton and local events, visit

www.slingsbyvillage.co.uk

Appendix G: Acknowledgements

Text

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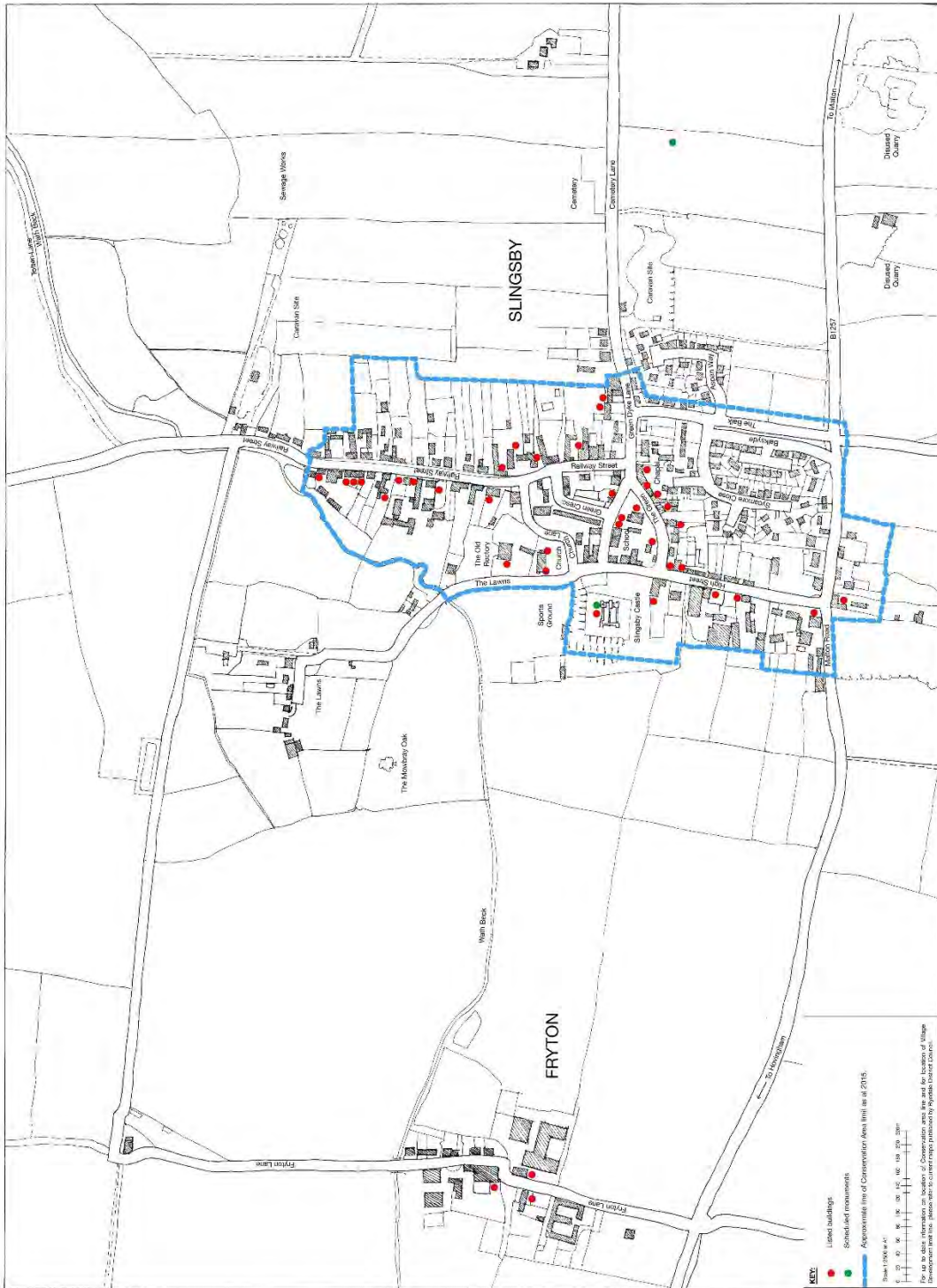
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Appendix H: Maps

Slingsby and Fryton



[BACK COVER]



Slingsby Castle