

FEARBY

Conservation Area Character Appraisal



Contents	Page
1. Introduction.....	1
Objectives	2
2. Planning policy framework	2
3 Historic development & archaeology.....	3
4 Location & landscape setting	5
5. Landscape character	6
6. The form & character of buildings	11
7. Character area analysis	16
Map 1: Historic development	21
Map 2: Conservation Area boundary	22
Map 3: Analysis & concepts	23
Map 4: Landscape analysis	24
Appendix A:	
1 Management strategy.....	25
2 Monitoring & review.....	25
3 Maintaining quality	25
4 Conservation Area boundary review	25
5 The management of change	26
6 Opportunities for enhancement	26
Checklist to manage change	30
Appendix B: Public consultation	31
Appendix C: Further reading	32

This and other Planning documents are or will be made available in large copy print, audiocassette, Braille or languages other than English.
If you require the document in one of these formats, please contact us (tel. 01423 556586 or email ldf@harrogate.gov.uk)

1 Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal was approved by the Cabinet Member for Planning and Transport and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Fearby.
- 1.3 The main functions of the Conservation Area Appraisal are to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.
- 1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Fearby Conservation Area was originally designated in 1994. Following public consultation on the draft of this Appraisal, the boundary was amended further on 26 January 2011. This Appraisal aims to describe Fearby as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.
- 1.6 By identifying what makes Fearby special or distinctive it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and the present character of the settlement. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.



Objectives

The principal objectives of the Appraisal are:

- to define and record the settlement's special character and interest;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest
- to identify opportunities for enhancement.

2 Planning policy framework

2.1 Local authorities have a duty to designate "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.

2.2 Government guidance on all development affecting Conservation Areas is set out in Planning Policy Statement 5: Planning for the Historic Environment (PPS5) and the accompanying PPS5 Historic Environment Planning Practice Guide. The Practice Guide advises local authorities to compile Conservation Area character appraisals as a means of gaining a better understanding of the significance of their Conservation Areas. PPS5 advises that these character appraisals should in turn be consulted in determining planning applications which affect Conservation Areas or their setting.

2.3 In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area character appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether a proposal has an adverse affect on the character and appearance of a conservation area and, therefore, whether it is contrary to saved

Local Plan Policy HD3 (which is the key policy for the control of development in conservation areas). The scope of Policy HD3 also covers development proposals outside a conservation area which would affect its setting or views into or out of the Conservation Area.

2.4 Fearby is in the Nidderdale Area of Outstanding Natural Beauty (AONB). In 1994, in recognition of the quality of its landscape the Countryside Commission designated the Nidderdale AONB. Saved Policy C1 from the Harrogate District Local Plan, provides that priority will be given to the conservation of the natural beauty of the landscape and any development should reflect the local distinctiveness of the area.

2.5 The Nidderdale AONB Management Plan (2009-14) is a spatial strategy that addresses the need to manage change. The Nidderdale AONB Heritage Strategy, approved April 2009, identifies the objectives, policies and actions required for the sustainable management of heritage in the AONB.

2.6 Involving the community and raising public awareness is an integral part of the Appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area. A report included in the Appendix details how the local community has been involved and the contribution it has made to this Appraisal.

3 Historic development & archaeology

- 3.1 Fearby was settled by Danish Vikings in the ninth century. The name 'Fearby' means 'four farmsteads'. The Danes conquered much of northern and eastern England, suppressing the Anglo-Saxons. The Viking invaders travelled inland by longboat as far as Ripon and there was a large battle at Wath near Ripon. The victorious Danes destroyed much of Masham, including its church, and a nunnery near Marfield. Following the conquest of the area, the Danes created their own settlements away from existing Anglo-Saxon settlements. The site of Fearby was probably chosen because it is a good location for agriculture. It is situated on a well-drained south-facing valley side on the route between the older settlements of Masham and Healey.
- 3.2 In turn, the Danes' rule over northern and eastern England came to an end following defeat by William the Conqueror's Norman army as it advanced north after the battle of Hastings in 1066. The earliest mention of Fearby is in the Domesday Book (1086) which was compiled following the Normans' creation of a single English state, ruled by King William. The Domesday Book mentions eight different farms being in Fearby, all of which were owned by the lord of the manor and farmed by bonded tenants. However, by 1286 the manor of Fearby was divided between six or seven different landowners, but the system of bonded tenant farmers would have continued.

- 3.3 The agricultural nature of Fearby is evident in its form and layout. The village comprises farmsteads interspersed with fields lining a long, reasonably flat Green which is field-like in character. Narrow strip fields run north-south at a right angle to the axis of the Green. These narrow fields are medieval enclosures and were probably the most intensively farmed land in the village. Some retain a gentle S-shape which derives from, or is designed to facilitate, the turning of the plough.



One of the narrow fields or tofts which fringe Fearby

- 3.4 Only one building has ever stood in the middle of the Green: a cottage chapel which was probably first built in the fifteenth century and associated with nearby Jervaulx Abbey. This chapel was disbanded when the monasteries were dissolved in the sixteenth century by Henry VIII, and was converted into a farmhouse. The former chapel and its walled curtilage were demolished c.1970.

- 3.5 However, at the eastern end of the village, the base of the medieval stone cross which gives Fearby Cross its name survives to this day. Crosses of this type once stood in streets and at junctions. They provided a focal point for the community: sermons were preached from them, royal proclamations made and laws published. Funeral processions would stop at them and prayers would be said.



The remaining pieces of Fearby Cross, with the former King's Head public house in the background

- 3.6 The power of lords and other landowners over their tenants declined in the medieval period. Plagues created a shortage of labour to work for the lords and landowners which in turn meant tenant farmers could work the land on better terms or even own some or all of the land they farmed. This meant farmers in Fearby could generate a greater income. This increased income was invested in the farm in the form of new and improved buildings, which were cyclically replaced over time giving a range of farmhouse and farm building ages across the Conservation Area. The earliest survival is a cruck-framed barn west of Fearby Grange. This barn dates from the sixteenth century but appears to have been built as a house: traces of a fireplace and oven and domestic window openings are evidence of a different past use.



Cruck Barn is the oldest building in Fearby

- 3.7 In time, more of the timber farmhouses, farm buildings and cottages were replaced or re-faced with stone. Farming remained the main economic activity in the village. The tithes of 1756 record that there were 194 acres of arable land in Fearby with oats, wheat, turnips, rape and barley

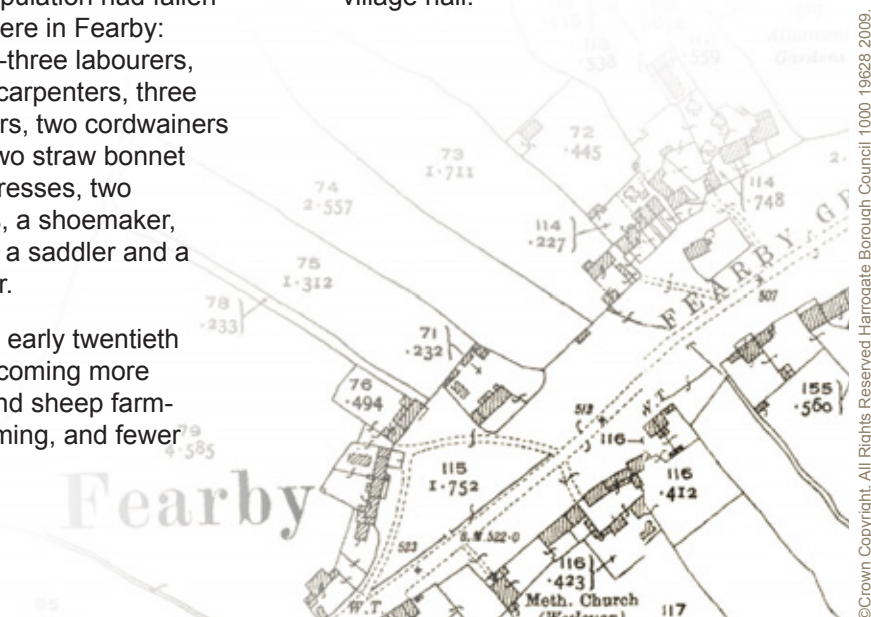
cultivated. A further 597 acres were pasture for sheep and lambs. As with many working Pennine communities, people felt little connection to the Church of England, with churches often distant from where people lived and associated with the upper classes and the wealthy. Other newer denominations of Christianity took hold in communities like Fearby. Methodism began in the West Riding in the mid-to-late eighteenth century and its popularity spread. Worship would have been held in a house, cottage or barn in Fearby prior to the erection of the purpose-built chapel in 1849.

- 3.8 The mid-point of the nineteenth century is also when Fearby's population peaked and is probably also when its economy was at its most diverse. The 1851 Census records a population of 251, the highest recorded population of Fearby. The first census in 1801 recorded a population of 205 and by 1901 the population had fallen to 187. In 1851 there were in Fearby: thirteen farmers, twenty-three labourers, six dressmakers, three carpenters, three grocers, three innkeepers, two cordwainers (with one apprentice), two straw bonnet makers, two schoolmistresses, two blacksmiths, two joiners, a shoemaker, a tailor, a horsebreaker, a saddler and a sodawater manufacturer.

- 3.9 The late nineteenth and early twentieth century saw farming becoming more specialised with dairy and sheep farming replacing arable farming, and fewer

businesses located in the village. Nonetheless, community spirit continued to thrive and a Village Institute (now the Village Hall) was built c.1900.

- 3.10 The economic trends continued into the second half of the twentieth century but, for the first time, a number of farms ceased operation - as modern farming favours fewer larger farm units and modern premises. Nevertheless, residents in the village can recall the former locations of a post office, butcher's, farrier's and agricultural engineer's in Fearby. Increased mobility made Fearby an attractive location for commuters, with many of the former farmsteads and farm buildings being converted to houses, along with the chapel, former shops and business premises. Today the village is a highly attractive place which retains a small number of working farms, a public house/restaurant/camp site, and village hall.



©Crown Copyright. All Rights Reserved Harrogate Borough Council 1000 19628 2009.

4 Location & landscape setting

- 4.1 Fearby is in the Nidderdale Area of Outstanding Natural Beauty (AONB) and near the northeastern edge of the designation, approximately a mile and a half west of Masham. The designation of the AONB, which was made in 1994, formally recognises the national importance of the landscape and the primary objective of the designation is to conserve the natural beauty of the area, which is derived from its geology, physiography, flora, fauna and historical and cultural components.



A view across the River Burn valley to the south of Fearby

- 4.2 Fearby stands on the south facing upper slopes of the River Burn Valley. The land

risers to the west, up to the moors towards Nidderdale, and sinks to the east, down to the floodplain of the River Ure. The centre of the village is 160m above sea level; this is some 60m above the valley floor. This location and the open pastoral nature of the fields directly to the south of the village allows long distance and, from some locations, panoramic views across the River Burn Valley towards the plantations within and adjacent to Swinton Park. From the southeastern corner of the Conservation Area it is possible to see Masham in the distance, its church tower a key element of the view.



Masham, as seen from Mossra Lane

- 4.3 The village extends along the road from Masham to Colsterdale and Nidderdale via Leighton and is for the most part a linear settlement built along this single route. The only exception to this is at Fearby Cross at the eastern end of the village, where development stands around a four-way junction, with the southern access leading to Swinton and the northern access leading to Ellington.



5. Landscape character

- 5.1 The location, topography and settlement pattern of Fearby mean it has a cohesive landscape setting and an open character with significant views of the wider landscape of the River Burn Valley. This section describes the character of the landscape in and around Fearby and identifies the key landscape characteristics which make the village distinctive.

Historic Landscape Character

- 5.2 A Historic Landscape Characterisation (HLC) has recently been completed for the Nidderdale AONB. The HLC provides an overview of the area surrounding Fearby. The data on the historic characteristics has certain limitations as the following criteria have been applied:

- They are visible in the modern landscape;
- They have been recognised on modern Ordnance Survey mapping;
- They are larger than 1 hectare.

- 5.3 This data, therefore, has strong limitations and can only be used as a guide to understanding the general surviving historic character of the area.

- 5.4 The dominant historic landscape character of Fearby's surroundings consists of enclosed fields bounded by hedgerows. Close by the village, and almost completely surrounding it, are a significant collection of enclosed strip fields. These long, narrow fields, some with an S-shape

preserved within their field boundaries, are defined by their hedgerow boundaries, and are important surviving remnants from Fearby's medieval agricultural history.

- 5.5 To the north of Fearby's strip fields is a large area of piecemeal enclosure, consisting of small to medium fields arranged in an irregular pattern with regular boundaries. In the main these fields are bounded by overgrown hedgerows. This area may represent early post medieval piecemeal enclosure. There is a single area of improved modern fields to the east of this area, abutting the northeastern corner of the settlement. This area has experienced significant modern boundary loss, documented on very recent Ordnance Survey mapping.



Fields to the south of Fearby

- 5.6 In the area between Fearby's southern strip fields and the River Burn are two areas of planned enclosure: to the west is the enclosed Low Fearby Moor and to the east is an area of Parliamentary enclosure.

The fields in both these areas are of medium size and are regular in shape. The fields in the enclosed Low Fearby Moor are bounded by hedgerows, whilst those resulting from the parliamentary enclosure are bounded by dry stone walls.

- 5.7 Further away south of the village, the River Burn itself is bounded by plantation of varying types, all of which dates to post-1600. Beyond the river lies the parkland and wider estate of Swinton Park.

Open Fields

- 5.8 The pastoral and arable fields bounded by hedgerows dominate the landscape around Fearby. This land use is so pervasive that the built form of Fearby is interspersed with the fields. The clustering of buildings in Fearby is not such that there is a distinct, enclosed village 'envelope' surrounded by fields, but rather the fields are a key component of the settlement pattern. They create 'breathing spaces' between the clusters of development, strengthen the agricultural connection between the settlement and the wider landscape, and permit long distance views of the village's setting, particularly to the south. The village is in effect intertwined with the surrounding landscape and, seen from a distance, sits unobtrusively in it.



A number of fields border the Green and create gaps in the built form

- 5.9 This interspersal of buildings and fields and the sprawling nature of the Green can make the village feel like a few clusters of related buildings rather than a nucleated settlement with an obvious centre or focal point. Features like the principal farmsteads, former place of worship, cross roads, village hall and public house are all remote from each other rather than concentrated in a single central location.

The Green



The northern side of Fearby Green

- 5.10 The sense of spaciousness within village is strengthened by the sheer scale of the Green, which occupies the heart of the village and unites much of the scattered development. The Green stretches east-west with Fearby Road running through

the middle. The size and shape of the Green is similar to that of the medieval fields directly adjoining the village, but is set at a right angle to the axis of the fields fringing the village. The Green would have formed a practical and defensive function. It was a common shared by the farms in the village and allowed livestock to be corralled in a central, safe place.

- 5.11 From maps it would appear that there was no formal lane or track across the Green until the second half of the nineteenth century. Through traffic would have simply crossed the field-like space. The modern tarmac road would have replaced a fairly rough track rather than a metalled road. This roadway is for the most part edged with granite setts which give an appropriate edge to the green spaces. The areas without a setted kerb have a soft edge to the road.
- 5.12 From the fifteenth to the mid-twentieth century the former chapel which stood in the centre of Fearby Green would have acted as a focal point. The chapel was established by the monks of Jervaulx Abbey, but disbanded with the dissolution of the monasteries in the sixteenth century. It was later a farmhouse, but no trace of the building and its curtilage remains. The former chapel stood on the Green in front of Appletree Cottage.

- 5.13 Other functions of the Green related to its central location. Historic maps show that a few wells were sunk into the Green and were supplemented by a pump and trough by Park Manor Farm. Later additions were a sawpit to the southwest of Holly Tree Farm, and a telephone kiosk by Chapel

Farm. Of these only the telephone kiosk remains, with no obvious remnants of the others. Two early twentieth century benches on the Green and the letterbox at The Old Post Office make positive contributions to the Green.

- 5.14 The Green retains much of its traditional character, as it is predominantly a grassed open space with little by way of clutter or discordant features such as formal flowerbeds or domestic fences. Tree cover on the Green is sparse, but the individual freestanding trees which are loosely dotted around the space make a positive contribution to the area. In the south-western edge of the Green there is a small stream which runs alongside Fearby Road. This stream is in a steep sided, overgrown ditch and is barely visible or audible. The stream passes under Fearby Road by Gouthwaite House and continues south out of the village in another overgrown ditch.



The few substantial mature trees are a positive features of the Green

Fearby Cross

- 5.15 At the intersection at the eastern end of the village there is a smaller informal green which contains Fearby Cross. Like Fearby Green, this space looks to have been a small common, but here the routes through it have led to there being two islands of green bounded by lanes, with informal grassed verges around the edges. The principal green is set away from the buildings clustered at the junction. It contains the remains of Fearby Cross, but is dominated by a semi-mature tree with bench seating set around its trunk. This principal green is the only open space in this part of the village to be bounded by a granite sett kerb.
- 5.16 The other green spaces at Fearby Cross are open spaces and access roads. The space at the eastern side of Fearby Cross is used for informal parking, which is eroding the vegetation.



Fearby Cross

Grass Verges

- 5.17 Away from Fearby Green and Fearby Cross the routes through the village are almost continually bounded by green

verges which add to the rural character of the place. These verges for the most part have a soft edge to the road, apart from some of the stretches of verge west of Fearby Green which are edged with a setted kerb.

- 5.18 The character of the verges changes across the village, with the unkempt grass and scrub along Mossra Lane and the stretch of Fearby Road between the Green and Cross being typical of rural lanes in the area. However, in the vicinity of the Village Hall there is a far deeper verge which is well maintained grass. Its character makes it feel like a continuation of the Green and enhances the street scene. In a few isolated locations the verges have by necessity been paved over to provide parking spaces, which is harmful to the streetscene. The erosion of grassed verges by vehicles running over the edges of the roadway has undermined the appearance of the verges in Fearby.



Grassed verges are a significant landscape feature and give a soft edge to roadways.

Key Views

- 5.19 The scattered layout of Fearby and its elevated position on the valley side have created a mixture of short and longer

distance views which encapsulate the special character and appearance of the Conservation Area and its place in the landscape. A list of key views in Fearby Conservation Area (which is by no means exhaustive) is as follows:

- Views south across the River Burn valley through breaks between buildings, across the fields which border Fearby Green or Fearby Lane, and from spaces behind buildings on the southern side of the village.
- Views into the Green from its eastern and western entrance points where the space opens up
- Views from Mossra Lane east towards Masham
- Views looking south across the green at Fearby Cross
- Views north through the gap between Holly Farm and The Cottage
- Views across Fearby Green to key groups of buildings such as those containing Manor Farm, those containing Holly Tree House, those containing Chapel Farm and the group containing Holly Farm
- Oblique views of ribbons of development such as along the northern side of Fearby Green and along the southern side of Fearby Lane west of the Black Swan
- Views along the lanes leading out of the village
- Views up towards the village from Low Moor Lane



A vista through the gaps between buildings.



One of several key views from the Green, south across open fields



The organic development of the village means groups of buildings often create picturesque combinations.

Trees

- 5.20 Whilst there is no woodland in the Conservation Area, the contribution made by individual trees and lines of trees is significant and enhances the area's sense of place.



One of several substantial isolated trees in the village.

- 5.21 The most prominent trees are the freestanding individual specimens which are well spaced on Fearby Green and at Fearby Cross. These trees provide welcome relief to the open, grassy spaces they stand in. The large, mature masses of the trees complements the character of the historic buildings in the Conservation Area and adds to the village's sense of permanence. In addition there are mature trees in some front gardens, such as at Woodland View, plus the trees to either side of the Village Hall.
- 5.22 The other main group of trees that make a significant contribution to the Conservation Area's character are the trees that demarcate the historic field boundaries around Fearby. These can take the form of

loosely scattered trees to ones which are planted in more formal rows. In either case the leafy canopies of these trees form a key component of the backcloth to the buildings within the village, with many of these trees making a significant contribution to the skyline and townscape. In addition, the layout of these trees reinforces the boundaries of the medieval fields system which envelops Fearby. In one or two cases fields have merged but the surviving trees indicate the former boundary.

- 5.23 Self-sown trees are limited to the neglected, overgrown allotment site north of the Green and those stretches of lane where the verges have been subject to minimal maintenance.

Significant Boundary Features & Boundary Walls

- 5.24 In and around Fearby there is a mixture of hedge and stone wall boundaries. The hedge boundaries tend to be limited to fields around the fringes of the built up area and between adjoining fields. The use of hedges as a boundary feature to the front of houses is not common and is found in only a few instances.



Hedges are significant boundary features in Fearby

- 5.25 The hedge boundaries to the fields around the village are a unifying landscape feature and demarcate the boundaries of the historic strip fields or tofts which are the earliest enclosures in the area. In some cases these hedges have been allowed to grow to a substantial size, but for the most part they are well managed. The hedges are frequently studded with trees which help to emphasise the boundaries. Where fields have merged, hedges have been removed leaving only the trees.
- 5.26 Stone boundary walls enclose the curtilage of the majority of the buildings in the Conservation Area. Similarly, dry stone walls are usually the boundary feature for the fields which are interspersed with the buildings in the village. This complements the stone buildings and domestic boundaries in the village and gives a harder, more formal, character to Fearby Green and the stretch of lane to the west of it.
- 5.27 The domestic stone boundaries are often scarcely different to dry stone walls, but in most cases they are mortared, more

regularly coursed and are given a simple flat, square or sometimes rounded coping to give an understated, rustic appearance. This type of boundary is applied to buildings regardless of their original stature – be it the larger or smaller farmhouses or the higher or lower status cottages. Some of the taller walls incorporate ramped sections to accommodate changes in height or ground level. The only exceptions to this general rule are Chapel House and Holly Tree House where the buildings are fronted by formal regular coursed dwarf walls with shaped copings topped by simple railings. These different boundary treatments, although quite subtle, indicate the historical status of these buildings in the village.

- 5.28 Fortunately, features such as suburban style domestic fences, walls made of artificial or alien materials and ostentatious reproduction railings are all but absent in the Conservation Area, helping to give the area its cohesive, traditional character.



Simple dry and coursed stone walls complement the building of the Conservation Area

Strategic Pedestrian Routes

- 5.29 Fearby is reasonably well-linked to the local network of footpaths. The most significant footpath through the Conservation Area is the route linking Kell Bank with Masham. This route passes through the medieval fields to the south of the village and is linked to Fearby via a spur leading up to Fearby Green by Park Manor House.
- 5.30 To the north of the village there are shortcuts to Ellington via a footpath up Howe Farm Lane and another route which exits Fearby Green between Holly Tree Farm and The Cottage. To the east of Fearby Cross, Dawson's Lane provides a link to the isolated farmsteads to the northeast of the village, as well as providing an alternative (less convenient) route to Masham. Within the village pedestrians can walk on Fearby Road itself or the Green. There is no footpath between Fearby Green and Fearby Cross. Walking in the road is the only option.

Wildlife & Nature Conservation

- 5.31 The Conservation Area lies within the Nidderdale Area of Outstanding Natural Beauty (AONB) and is close to the Spring Wood Site of Importance for Nature Conservation (SINC) and the protected woodland and parkland at Swinton Park which is a Registered Historic Park and Garden. This places additional protection on these areas, which form part of the backcloth of the village, and impact upon views out of it.

6. The form & character of buildings

6.1 There are nine buildings in Fearby included on the Statutory List of Buildings of Special Architectural or Historic Interest. However, there are also a number of un-listed historic buildings, which make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and are recorded on Map 3 of this Appraisal. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.2 The Listed Buildings in Fearby, all Grade II, can be located on Map 2:

Fearby Cross

Holly Tree Farmhouse

Elm Tree Farmhouse

Manor House Farmhouse

Barn at Manor House Farm

Manor Farmhouse

Cruck Barn and Barn One

Chapel Farmhouse

K6 Telephone Kiosk on Fearby Green

6.3 All that remains of Fearby Cross is its octagonal chamfered base from which the base of the circular section cross protrudes. The cross was probably erected in the fifteenth century by monks from Jevaulx Abbey, who also established

a chapel of ease on Fearby Green. Its probable historical function is outlined in paragraph 3.4 of this appraisal.

6.4 Near the centre of the Green, Holly Tree Farmhouse has undergone two significant changes during its lifetime. The building is dated 1753 and is inscribed 'C H Imeson and Jane'. It was built as a farmhouse with a small labourer's cottage at the west end and



Holly Tree Farm. The change in stone suggests that the eaves were raised when the building was changed from thatch to stone slate.

6.5 It appears that at some point (probably in the early nineteenth century), what was probably a steeply pitched thatched roof was taken down. The walls were raised to give a higher eaves height to accommodate a more gently pitched stone slate roof. The difference between the different sources of stone used is still perceptible to this day. When the roof was raised, new larger window openings were created at first floor to accommodate vertical sliding sashes, but the original openings for sideways sliding Yorkshire sashes were kept at ground floor. However, the cottage element was simply made three storeys in height. The top floor

had a blank window suggesting this space was either used for storage or was simply empty space. This meant that under the same roof the cottage was three storeys in height, but the farmhouse only two storeys in height with high ceilings to the first floor.

6.6 The second major change came about twenty years ago when the openings to the upper floors of the cottage were replaced with an opening to match the farmhouse, and the chimney to the cottage removed. This leaves little trace of the original cottage, with only its blocked doorway remaining. The building has been sympathetically extended to either side and is an attractive principal building on the Green.



Elm Tree Farm

6.7 Elm Tree Farmhouse was built in the mid-to-late eighteenth century. Its symmetrical, balanced elevation set behind a neatly walled front garden suggests refinement and status. The building's squat proportions, coursed stonework, stone slate roof and broad Yorkshire sash window openings give it a sense of strength and sturdiness.

- 6.8 Manor House Farmhouse has this same sense of sturdiness as its squared coursed stone front elevation is punctured by a small number of relatively small windows, allowing blank areas of wall to dominate the elevation. As at Elm Tree Farmhouse, the openings are set in plain stone reveals and are broader than they are tall to accommodate Yorkshire sash windows. The Welsh slate roof is probably a late nineteenth or early twentieth century alteration. Its ridge is studded by three square stone chimneystacks.



Manor House Farmhouse and its barn. The contrasting stonework of the house and barn is an attractive detail.

- 6.9 The barn at Manor House Farm is set back behind the farmhouse. The coursed stone of the barn has a rough, rubble-like face which contrasts strongly with the smoother, more regular stonework of the higher status farmhouse. Even so the finely jointed central arch with quoined jambs is in ashlar. This treatment mirrors that of the quoins on the farmhouse and subtly unites the two. The barn retains a stone slate roof and its first floor loftspace is ventilated by tall slits either side of the archway.



Manor Farmhouse

- 6.10 Next-door, Manor Farmhouse dates from the early nineteenth century. The fenestration of this building is unusual. The easternmost bay has broad openings for Yorkshire sash windows but the rest of the elevation has windows which are taller than they are wide to accommodate vertical sliding Georgian sash windows. The tie stone detail found by the lintels and sills of the Georgian windows suggests that the proportions of the windows were hastily changed, perhaps during construction? The result of the building's design is a formal 'house' element with Georgian sashes and perhaps a lower status part of the house (or perhaps a separate cottage) with the Yorkshire sash windows. The house is stone built with ashlar reveals to the openings and a stone slate roof. There are four chimneystacks, that to the rear perhaps a kitchen chimney.

- 6.12 To the east, Cruck Barn is the oldest building in the Conservation Area, dating from the sixteenth century. It is named after the timber cruck frame which is the building's structure. Most timber framed buildings are made of vertical timber members in the wall which carry the structural members of the roof. In cruck framed buildings a single piece of timber functions as both one of the uprights of the wall and carries one side of the roof. To do this the timber must bend (or be crooked hence, cruck). Each pair of crucks is joined at the ridge and perhaps liked by cross beams giving an A-shaped frame. This type of structure is found on earlier buildings and buildings of lower status and so is rare when it survives.

- 6.13 Cruck Barn would have had timber or plaster walls when it was built. The stone face to the eastern side is from the early nineteenth century. On the side facing the Green there are some mullioned openings from the seventeenth century. The remains of a fireplace and oven in the building suggest it was a house before it was ever a barn, perhaps with a living area at ground floor and a storage loft at first floor accessed by the external stone staircase. The building was later made into a barn, and openings like the full height cart opening on the east side added. Barn One is a later addition and was built as a cow shed attached to Cruck Barn after it was converted to a barn.



Chapel Farmhouse (right) stands at one end of its former farm range

- 6.14 Chapel Farmhouse has many of the features of the other eighteenth century farmhouses described in the paragraphs above. The house is dated 1740 and Inscribed JW. This inscription is in the lintel of the central doorway, which has a moulded stone surround on a plinth. To the right is a restored three light window with chamfered mullions and chamfered

surrounds. The first floor Yorkshire sash openings also have chamfered reveals. To the left of the front door is a much larger, taller window opening which is typical of Victorian buildings. Much like the other farm buildings described so far, the elevation is dominated by blank expanses of wall, giving a sturdy aspect to the building.

- 6.15 The recently Listed K6 Telephone kiosk is in front of Chapel Farm and occupies a prominent location on the Green. The K6 design was created by Sir Giles Gilbert Scott in 1935. Over 70,000 K6 kiosks were made, though increasingly few remain today.
- 6.16 The key characteristics of the local architectural style based on the principal elevations of the historic buildings are:

General form

- 6.17 Buildings are orientated with their main frontages facing the street. The dwellings dating from before the nineteenth century tend to have their main frontages facing south, even if this means presenting a fairly blank or secondary elevation to the street or green. Roofs are gabled and the ridges run parallel to the front elevation.



Buildings are generally two storeys in height. The presence of Fearby Green, verges and gardens in front of buildings means that virtually all buildings are set back from the street. Barns, cottages and other traditionally lower status buildings face directly onto the street or green.



North vs. South: this pair of photographs illustrate the way building define the edges of the green and have eaves and ridges parallel to the street. Note how the south facing elevations have more windows and bigger windows than the north facing ones.

- 6.18 At Fearby Green, buildings are sited to run parallel with (or to help define) the edge of the green rather than the street. This can mean that neighbouring buildings are have slightly different orientations. In some cases the building line of attached buildings is shaped to follow the edge of the green. The buildings elsewhere in the Conservation Area tend to stand parallel to the street. Buildings and terraces tend to be well spaced. Roof pitches are moderate and gables tend to be symmetrical with front and rear eaves at the same height.

Materials

- 6.19 Sandstone is the predominant walling and boundary wall material in Fearby, reflecting the availability of this material locally. The majority of roofs (roughly two thirds) are clad in stone slate, with most other

buildings roofed with slate. Window frames and doors are of painted timber.

Architectural detailing

- 6.20 The majority of the buildings in the Conservation Area are the vernacular in style, which gives the village its distinctive Pennine dale character. The vernacular style unites all buildings regardless of original status or use. This includes the former Wesleyan Chapel which is a simple gable fronted building with tall square-headed windows. The only hint of external stylistic influence is the formal symmetrical frontages of some of the larger houses such as Holly Tree House, Elm Tree Farm and Fearby Grange. This formal elevational treatment is typical of the Georgian era. The Village Hall is the most stylized building in the Conservation Area, with a hipped, oversailing roof, plain piers dividing bays and windows with typical Edwardian glazing.

Roof detailing

- 6.21 Approximately half of the buildings have simple roofs which terminate in plain verges at the gables. The rest of the buildings have stone tabling at the gables, often with kneelers at the corner where the tabling meets the eaves. Roof pitches are simple and are not interrupted by dormers or rooflights. A proliferation of rooflights and the introduction of dormer windows would be significantly detrimental to the roofscape of the Conservation Area, which is highly prominent when seen from further uphill. Very few examples of buildings with oversailing roofs exist in the Conservation Area.



The roof forms in Fearby are simple and unadorned. Chimneys also make a significant contribution to the skyline.

- 6.22 Chimneys are situated at ridge level emerging at the apex of a gable or part way along the ridge. Chimneys are stone built, are robust in appearance and feature a cornice. A minority of chimneys are made of brick. Chimneystacks are always expressed within the thickness of the wall and hence do not stand proud of the external wall.

Roofscape

- 6.23 The uninterrupted roof pitches of the buildings helps to give the village scene a traditional character

External walls

- 6.24 The stonework varies with building age, with the older stone walls (and some side and rear elevations to later buildings) being faced with roughly squared stone in courses of varying depth. Even where the sizes of the stones in an elevation are quite varied, effort has been made to ensure that the wall has parallel horizontal courses.
- 6.25 The hierarchy of the original status or function of a building is communicated by how dressed the stonework is. Barns are frequently faced with less regular courses

of stone and sometimes stone with a rough face which is scarcely different from the faces of the stone used for dry stone walling. Some of the early cottages exhibit horizontally coursed rubble, but the face of the elevations is generally smoother than that of the barns.



Low Moor Farm. The less important buildings on the right are faced with less regular stonework compared to the higher status farmhouse on the left

- 6.26 The eighteenth and nineteenth century houses and cottages sometimes have a front elevation with is made of more evenly coursed but there remains an element of roughness which gives a rustic character. The side and rear elevations of these buildings are frequently constructed of less tooled stone, meaning the sides and back of these buildings are often made of



The formal front elevation has smoothed stone, the less important side elevation is faced with less dressed stonework

rubble or stone that is less shaped than on the front elevation. This said, many smaller houses and cottages have the same roughly coursed stonework to all elevations.

- 6.27 The larger houses and higher status buildings are faced with smoother and more regular stone, particularly those dating from the late eighteenth century onwards. The stones are more regular with squared edges and a smooth face giving a brick like effect and allowing the openings to dominate the elevation. The same degree of detailing is usually not applied to the side and rear elevations.
- 6.28 Quoins (large corner stones) are a common feature of buildings of all ages in Fearby. The detailing of quoins varies with the age of the building. The newer the

building, the more regular the quoins are in their size, smoothness and squareness. Quoined openings are almost exclusively found to the large arched openings of barns. A significant minority of domestic door (and less frequently window) openings feature large tie stones below the lintel and above the sill.

- 6.29 Apart from the recent Venetian window at The Old Post Office, window openings are rectangular in shape and are well recessed in the masonry openings to protect them from the elements. The proportions of the window openings is governed by the type of window they were designed to house. The earliest windows are slender lights with a vertical emphasis set in mullioned rows. Of the two varieties of sash, the horizontally sliding or Yorkshire sash is in openings which are wider than they are tall. Openings for vertical sliding sash windows are taller than they are wide and have a vertical emphasis. Windows typically have slightly projecting stone sills and stone lintels which are deeper than the sills. In the majority of cases the coursing of the walls continues right up against the window openings. In a minority of cases windows are set in monolithic surrounds.
- 6.30 Door openings tend to be set between monolithic jambs and it is usually only the lower status buildings where the coursing of the wall continues right up to the opening. As mentioned above many door openings have large tie stone set below the lintel and above the sill.

- 6.31 The eaves details to most buildings are unadorned, with most gutters being carried on discrete metal brackets. Few buildings have timber bargeboard details at the wall head, as there are few buildings where the roof overhangs.

Windows

- 6.32 In Fearby three traditional window types can be found. The earliest type is found on very few buildings, most notably Cruck Barn and Chapel Farmhouse. It consists of narrow lights separated by mullions, with windows either fixed in place or made to open on side hung hinges. The next window type to reach Fearby was the sideways sliding sash in the eighteenth century. This type of window was perhaps better suited to the squat vernacular buildings of the time with low ceilings. The vertical sliding sash arrived around 1800 and is by and large only found on buildings erected after this time, though new openings to accommodate vertical sashes were inserted into earlier buildings. The vertical sash is frequently reserved for the higher status buildings constructed with high ceilings and deeper plans. The sash windows in the village also show the evolution of glass manufacture. The Georgian type horizontal and vertical sashes have small panes which are taller than they are wide. Holly Tree House exhibits Regency style three-over-three pane sash windows, while Victorian era openings feature two-over-two pane sash windows. The village Hall exhibits the trend for Edwardian windows to have more panes to the upper sash than to the lower

sash. These variations add interest to the street scene and are testament to the historic development and redevelopment of the village.



Chapel Farmhouse exhibits the three main window types in the village: mullioned casements (bottom right), Yorkshire sash (top left), and vertically sliding sash in a Victorian style opening (bottom left)

- 6.33 Fortunately relatively few traditional sash and casement windows have been replaced with uPVC or standard factory made timber windows, which is often to the detriment to the overall character of the buildings concerned. Each inappropriate window installed erodes the character of the Conservation Area and the contribution the fenestration of buildings makes to the street scene.
- 6.33 Very few dormer windows and rooflights are evident in Fearby. A proliferation of these features would be detrimental to the roofscape, which is particularly visible from further uphill

7. Character area analysis

- 7.1 This section examines the buildings and spaces within the Conservation Area in greater detail by looking at sub areas of the Conservation Area. The aim is to identify the special character of the area that provides Fearby with its particular “sense of place” and to summarise the details and features that are important. The sub areas can be defined according to historical development, building form, uses and location. These areas are:

- 1 **Fearby Cross**
- 2 **Fearby Green**
- 3 **West of the Green**

1. Fearby Cross

- 7.2 Fearby Cross is the threshold to the village when approaching from Masham and the northeast and southeast. However, its closely packed built form and distance from Fearby Green make it feel in some respects like a separate hamlet. Although five different stretches of road converge at Fearby Cross, it is the small green which dominates, with three road intersections set around the principal green which contains the remains of Fearby Cross and a maturing tree. The roadways through Fearby Cross are fringed with soft edged verges enhancing the green and rural character of this sub area.



Fearby Cross

- 7.3 The northern and eastern sides of Fearby Cross open out onto fields, though long distance views are often obscured by trees and hedges. The buildings are exclusively found on the southern side of Fearby Road and faces onto the green in an attractive L-shape. Among this group are the irregularly stepped rubble built cottages which were formerly the King’s Head public house. The main former pub building presents twin gables to Mossra Lane. Further up, Foxglove Cottage and Digger’s Cottage appear to have been built as a farmhouse and cottage, with the farmhouse built south facing and present a back elevation with a broad stone roofed lean-to facing on to the green. Completing the L-shape is Stainborough, a modern stone built house built on the site of an agricultural engineer’s workshop.



The Firs. The low eaves, uninterrupted roof and irregular fenestration give this building its character.

- 7.4 The Firs also faces onto the green at Fearby Cross. This attractive vernacular building has a low, irregularly fenestrated two-storey frontage which is topped by an uninterrupted slate roof – an uncommon material in Fearby. This house is built into its former barn, Burton View, which faces onto Mossra Lane. The built form peters out along Mossra Lane and consists of cottages interspersed with fields and hedges. The taller, more prominent nineteenth century group of Prospect Cottage, Up Yonder Cottage and Foxglove House is set close to the lane behind a neatly coped boundary wall, while the lower mass of Foundry Cottage and Mozra Grove are set well back from the lane behind leafy front gardens.
- 7.5 Returning to the green and heading west along Fearby Road, the hillock between Fearby Cross and Fearby closes off views between the two. This stretch of lane is a narrow country lane with soft verges and no footpath.



The stretch of Fearby Road between Fearby Cross and The Green is narrow with a blind summit.

2. Fearby Green

- 7.6 The Green occupies the heart of the village and unites the scattered clusters of buildings along its northeast-southwest axis. The openness of the space allows views from one end to the other, plus oblique and head-on views of groups of buildings, allowing the varied and organic form of development to be appreciated from different angles. The open nature of the Green also makes the few mature trees and items of street furniture within it particularly prominent in the street scene. Fearby road runs through the centre of the Green, but the roadway remains fairly narrow, with a few tracks



Fearby Green

and drives branching off of it, maintaining the predominantly green character of the space.

- 7.7 Heading west from Fearby Cross, the grouping made up of Fearby Grange, Cruck Barn and Barn One is the first to come into view, the stepped roofs of the barns and the higher roof of the Grange visible over the field hedge. Fearby Grange has a balanced, symmetrical south facing late Georgian elevation, while the humbler, squat former barn range screens the Grange from the Green and effectively forms the eastern boundary to it. Manor Farmhouse and Manor House Farm stand at a right angle to the axis of the barns and help to define the north-eastern corner of the Green. These sturdy vernacular farmhouses have principal elevations which face onto the Green. They are complemented by features such as stone built boundary walls, barns and outbuildings which are key to the agricultural character of this group, which has the air of being the principal farms in the village. The other farm completing this group is Park Manor Farm, the mass of which demarcates the south-eastern corner of the Green. Park Manor Farm is unusual in the village in that it present a formal north-facing elevation to The Green and has projecting monolithic stone surrounds to its window openings. The doorcase has a stepped moulding with a chamfered keystone to the lintel. The attached former cottages range has smaller windows than the farmhouse itself, and terminates in a stone built lean-to.



Park Manor Farm

- 7.8 To the immediate west of this group, the north and south edges of the Green bound open spaces. To the south is a walled field across which there are long distance views across the valley. To the north views are screened by the trees and overgrown vegetation at the former allotments. Next to these green spaces is another group of farmsteads with Elm Tree Farm and Holly Tree House the principal buildings in the group. Elm Tree Farm is flanked by its former cottages to one side and a lofted barn which opens directly onto the Green on the other. These buildings are rubble built and have much less formal architecture than Elm Tree Farm, in addition the cottages are made to appear subservient to the farmhouse by being set well back from the Green behind a walled front garden, while the barn is a much smaller mass than the farmhouse.



The Elm Tree Farm group: lofted barn (left), farmhouse (centre), and former cottages (right)



The Holly Tree House group (from left to right: former barn (now a house), principal house, and two ranges of former cottages)

7.9 Holly Tree House is the principal building is a larger group of buildings. Its symmetrical frontage with three-pane Regency style sash windows and railed front garden gives it one of the most formal-looking elevations in the village. This well-proportioned house is flanked by what were previously cottages ancillary to the house – one to the left, three to the right. These cottages have eaves and ridges that are lower than the house's, and have simpler, vernacular style detailing. To either side of Holly Tree House and its former cottages are two gable-fronted buildings which break forward: Appletree Cottage to the east and the former barn to Holly Tree House to the west.

7.10 Appletree Cottage was built in two phases and appears to have once been three or four cottages, two of which appear to have occupied the gable-fronted mass overlooking the Green. At the western end, the former barn is quite domestic in appearance as its cart entrance (on the gable facing onto the Green) has been filled with coursed stone. The building retains stone slate roofs, irregular fenestration and traditional outbuildings and walls. Across the Green Lowther House and Gouthwaite House are two very similar neighbouring farmsteads. Both

houses present a three bay rear elevation to the Green with gable apex chimney stacks, stone slate roofs and a stair window in the middle bay which disrupts the layout of openings. To the left of each house is its slightly lower stone built barn. The barn at Lowther House presents a front elevation to the Green and retains its traditional character with a segmental arch cart entrance in the centre of the elevation. To the left of each barn is a much lower stone built outbuilding. The distinctive stepped mass of these two groups of buildings enhances the street scene.



Lowther House (left) and Gouthwaite House (right) two farmsteads with a very similar arrangement of buildings and masses

7.11 To the west of Gouthwaite House, the stream running through the village is barely visible, as it is in a deep, steep sided ditch. To the north and south fields which bound the Green create a breathing

spaces along the built up northern and southern edges of the Green. To the south in particular there are long distance views across the valley. To the west of the stream, the group comprising Ivy Cottage, Greenlea, Chapel Farm, Chapel Byre, Chapel Farm Cottage and Chapel Farmhouse provides an attractive, unified frontage to the Green. The K6 telephone kiosk in front of Chapel Farm provides a positive contrast to this organic, stone built, stone roof group. The buildings all face directly onto the Green, but step back from it in a haphazard fashion from east to west, giving an irregular edge to the Green. The farmhouse and cottages present principal elevations to the Green, while the former barns and farm buildings present fairly blank elevations to the Green.



The cottages and former barns in the Chapel Farm group present an attractive, organic arrangement of masses to The Green. The buildings retain their traditional character.

7.12 Holly Farm is prominent in the village scene due to the fact that the Green extends northwards on its west side and creates a small section of Green which is more enclosed by buildings than elsewhere. The Cottage stands at the northern edge of this sections of green and Suncroft, The Old Post Office, Charis, Willow Cottage and Rose Cottage form its western side. Along this line of vernacular stone buildings, eaves height varies according to the original function



The organic layout of buildings with stepped eaves heights makes a positive contribution to the character and appearance of the Conservation Area.

and status, with the houses standing taller than barns which are in turn taller than outbuildings. The group with Suncroft at its centre has five different eaves heights and includes a house called The Old Post Office, but this was probably a farm outbuilding into which an iron post box was inserted for villagers' use. Charis is a mid-twentieth century bungalow, while Willow Cottage and Rose Cottage is a pair of early nineteenth century cottages with a symmetrical front elevation with paired central doorways. Across the road, Lilac Cottages is a very similarly designed pair of cottages which is now a single dwelling.

- 7.13 Opposite the substantial mature trees in the centre of this subsection of the Green is Midsummer House. The gable-fronted element with its traditional margin glazed windows was built as the village's Wesleyan Methodist Chapel. This has been converted to a house with a harmonious but clearly domestic new element replacing earlier less sympathetic extensions. Next door to Lilac Cottage is Farnlea, Fern Cottage and Greenend Cottage, which was originally built as a

row of four cottages in the early nineteenth century. This is one of few terraces in the Conservation Area. It has a repeated fenestration which is interrupted only by a central arched portal with keystone that allows access to the rear gardens. The cottages retain much of their group value and rustic character.



Midsummer House was formerly Fearby Wesleyan Methodist Chapel

3. West of the Green

- 7.14 This character area comprises the strongly linear development at the Healey end of the village which is well interspersed with open fields. This area is separated from the western corner of the Green by a 'breathing space' where there are fields to

the north and south of Fearby Road. Deep verges line much of the road through this character area and feel like an extension of the green when the verges are wide.



Well spaced linear development west of The Green

- 7.15 On the north side of the road the short cottage row comprising Cote Cottage, Glenview Cottage, Buttercup Cottage and Bramblewick is the first building in this area. This has the same simple vernacular details as the row described in paragraph 7.13, but here there is a greater degree of alteration to the exteriors of the cottages. Next door to Cote Cottage is a group of stone built, corrugated roofed outbuildings and workshops which form an attractive, organic composition, though they are vacant and in need of repair. A blacksmith, a farrier and a shop once occupied these buildings. Opposite The Cottage (not to be confused with a property of the same name on The Green) appears to date from the first half of the nineteenth century. Unusually it is not associated with a larger house and was perhaps a crofter's cottage. It has vernacular detailing and has been recently sympathetically extended with a close eye on detail.

7.16 Continuing west, Woodlands View is a modern bungalow whose curtilage is dominated by two mature trees in the front garden with substantial canopies. Sunnymead is an attractive vernacular style house which appears to have been upgraded in the late nineteenth or early twentieth century, as the stone slate roof is overhanging and edged with shaped bargeboards which are not vernacular details. The red brick chimneys suggest these too are later replacements. Across the road, the former barns at Yew Farm are now two dwellings with domestic style openings inserted. The adjacent Yew Tree House is behind a formal low boundary wall and garden and presents its principal elevation to the street. It has tall Georgian sash windows, but its otherwise symmetrical front elevation is imperfect, as the central bay is slightly off-centre, which is a vernacular tradition.



Yew Tree House



There is a consistent built form along the southern side of Fearby Road in this character area. Materials, chimneys and window details also help to unify the group

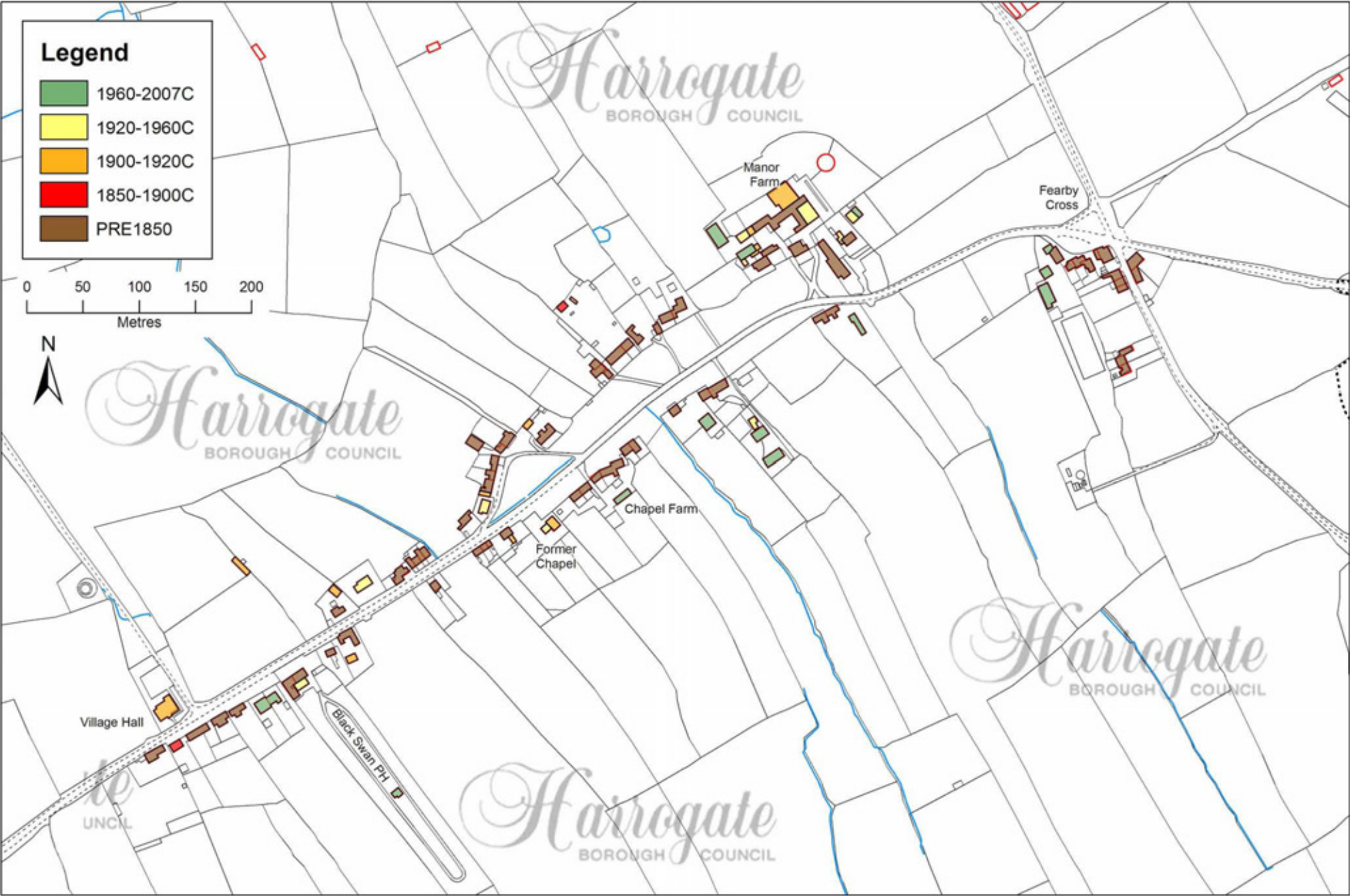
7.17 From the Black Swan to Fearby Top, the built form is strongly unified. The buildings are set behind a broad verge with slight variations in set back. Despite the varying ages of the buildings from eighteenth century to recent decades, there is a consistent use of flat elevations, coursed stone, plain well proportioned vernacular window openings, corniced gable chimneys, simple gabled masses, natural slate or stone slate roofs and elevations dominated by blank wall rather than openings. There are subtle variations in detailing which add interest and character. Most of the dwellings have been built to present a rear elevation to the road with the principal elevation facing south. Even from the rear, the changes in eaves height, walling material and type and number of window openings make it possible to discern which buildings are

or were farmhouse, barns cottages or outbuildings. The Village Hall, dated 1927, is the only building on the north side of the road in this part of the village, with hedges and trees strongly delineating the northern side of the road. This is the most stylised building in the village with a hipped slate roof, projecting gabled front porch with decorative bargeboards, stone piers, a cill band and Edwardian style sash windows. The Hall is set back from the road behind a stone retaining wall. The site is edged with mature trees.



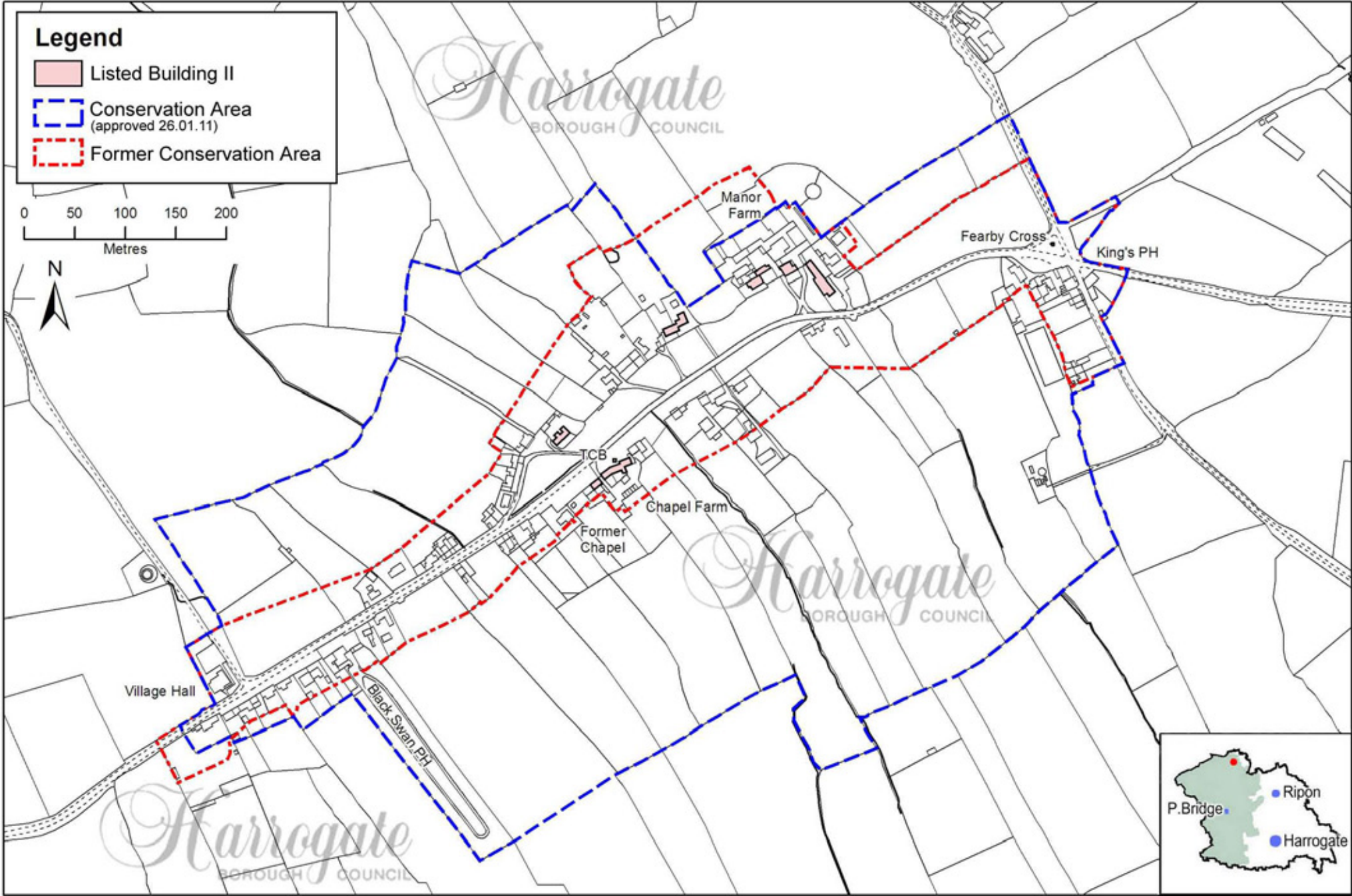
The Village Hall

Map 1: Historical development of Fearby

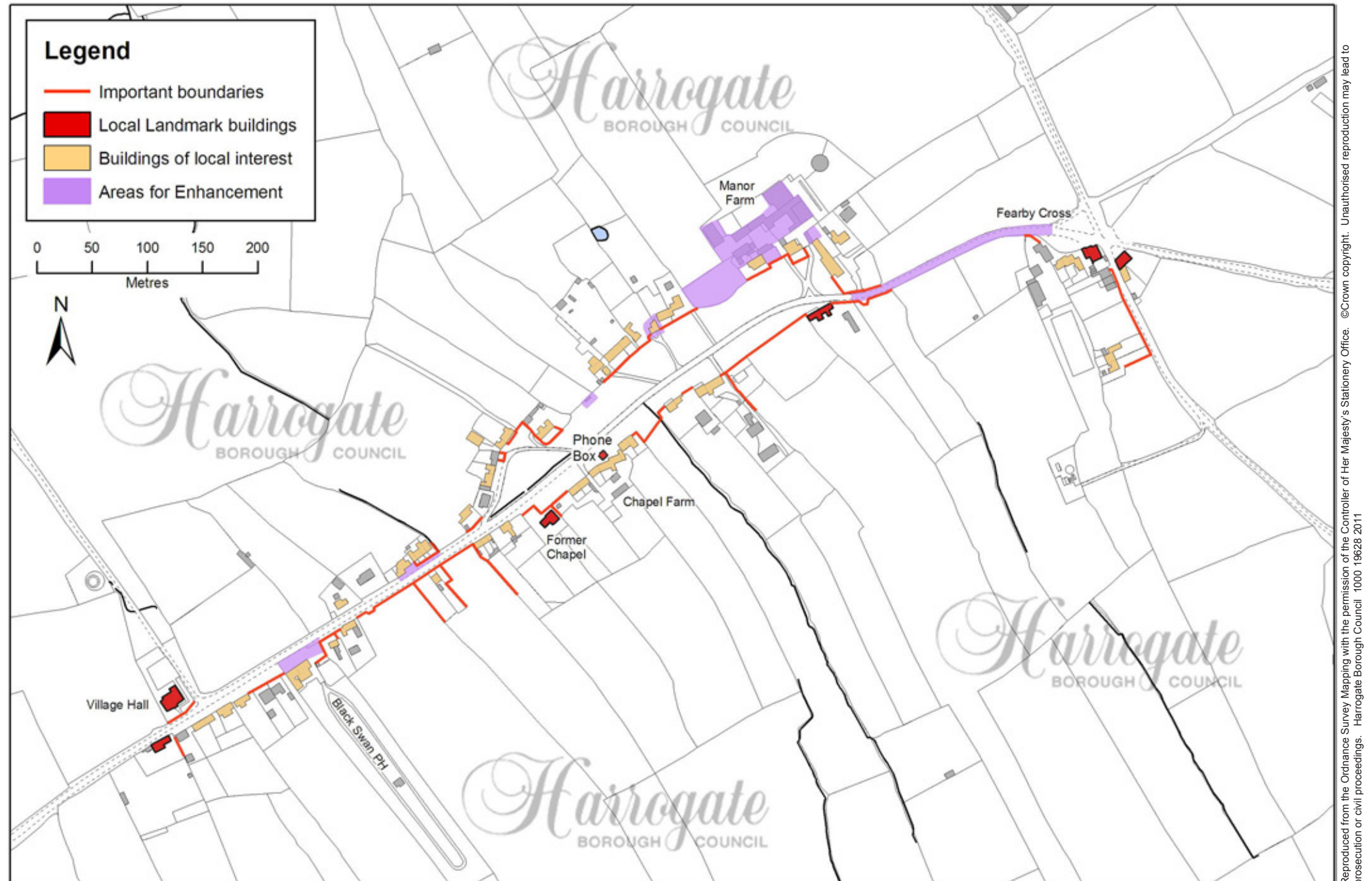


Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2011

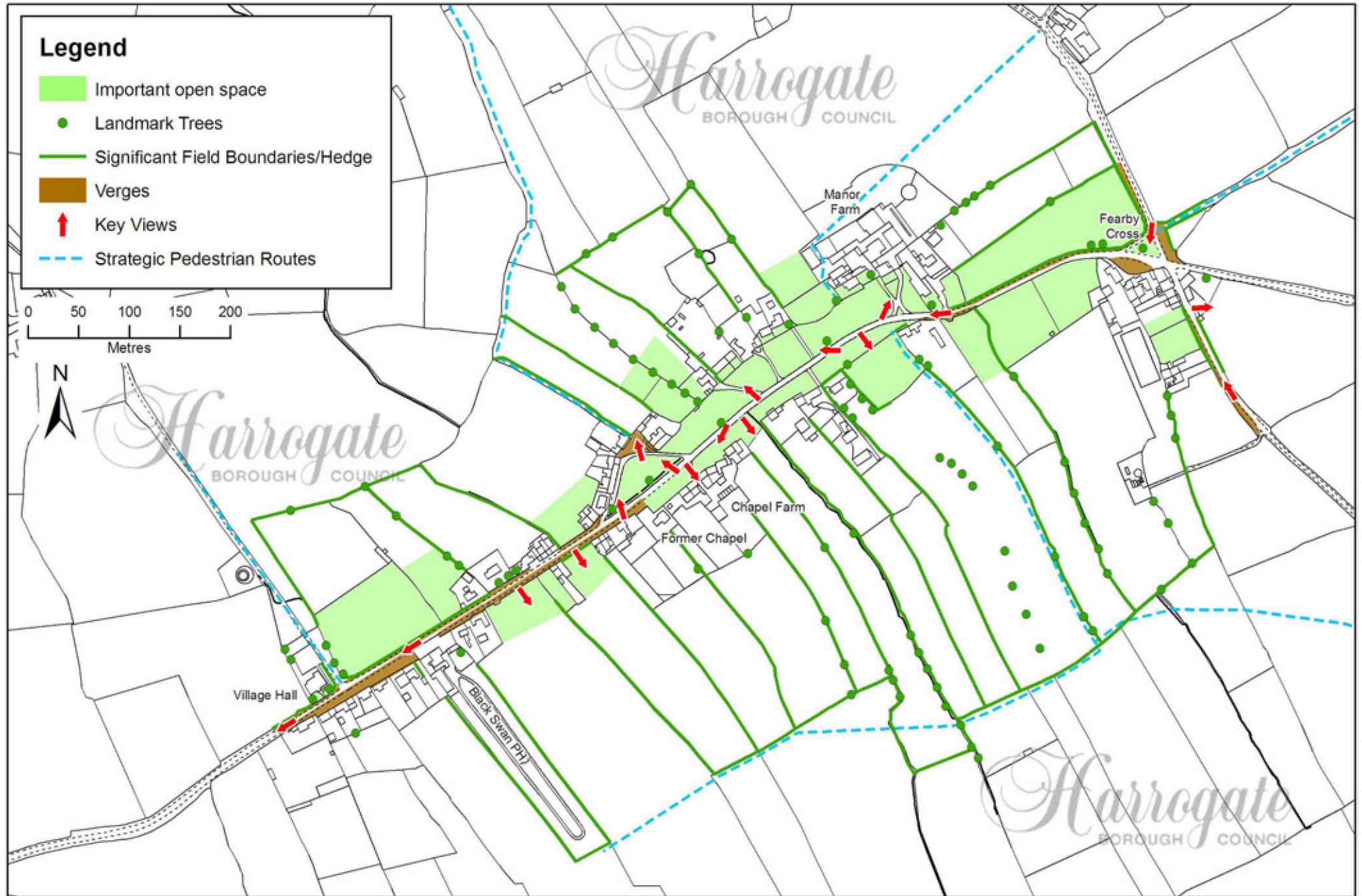
Map 2: Fearby Conservation Area boundary



Map 3: Analysis & concepts



Map 4: Landscape analysis



Appendix A

1. Management strategy

The purpose of the Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on Fearby Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Fearby is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aim is to (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area, and (b) to consider how the special character or distinctiveness, as defined in earlier sections of this document, might best be preserved or enhanced.

Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to note that individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested. However, they may be encouraged to think about the suggestions made, and once the Appraisal has been adopted, the findings and recommendations will be considered by the Borough Council in response to any applications for planning permission, listed building consent, conservation area consent and requests for grant aid.

2. Monitoring & review

The Borough Council is required to review its Conservation Areas on a regular basis, this may involve the designation of new Conservation Areas, the de-designation of areas that have lost their special character, or the extension of existing conservation areas. The special character of Fearby has been re-evaluated as part of the process of preparing the Character Appraisal and this contributes to the overall review.

Part of the review process involves the maintenance of a comprehensive and up to date photographic record to establish a visual survey of buildings of local interest in the Conservation Area. This record was compiled with the involvement of the community at the public consultation event.

3. Maintaining quality

To maintain the recognisable quality of Fearby Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the character appraisal and management strategy, which will act as a basis for development control decisions;
- Require all applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest, that positively contribute to the Character and Appearance of the Conservation Area;
- Where appropriate prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements which are essential parts of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

4. Conservation Area boundary review

As part of the process of producing this Appraisal, the existing Conservation Area boundary was reviewed. The outcome of the initial public consultation event was that no suggested changes to the boundary were made.

However, further review and research undertaken by officers in preparing this Appraisal has found that the rows of narrow tofts to the north and south of the village are of late medieval origin and are consequently important in helping us understand the village’s historical development. These narrow fields run north-south and are distinct from the wider landscape, which is made up of larger fields which result from later enclosures. The boundaries of the tofts are defined by hedgerows and these boundaries are strengthened by lines of trees which indicate present and past field boundaries.

The draft Fearby Conservation Area Appraisal, and the proposed Conservation Area boundary, underwent a six-week consultation (details in Appendix B). The consultation resulted in two boundary extensions being suggested.

One boundary suggestion related to the proposed inclusion of the tofts to the north and south of the village. It was suggested that the Fearby Waste Water Treatment Works (WWTW) off Mossra Lane be excluded, as it is of no special architectural or historic interest and conservation area designation would bring unnecessary controls to future changes at Fearby WWTW. The WWTW lies within the late medieval toft system to the south of Fearby, which is a visually distinctive and historic landscape feature which relates to the historic development of Fearby. Whilst it is agreed that the WWTW is in itself of no special interest, the larger field system it sits within is of special interest and is worthy of conservation area designation. The WWTW is therefore only included within the conservation area because it cannot be excluded from the conservation area without also excluding part of the medieval field system and trees or hedges of importance. Conservation area designation would not in itself prevent the ongoing improvement or the potential expansion of the WWTW as it does not place an embargo on change or new development. On this basis it is considered that the Fearby WWTW should remain in the conservation area as its location means it stands within an important medieval field system.

The other boundary suggestion received during consultation on the draft of this Appraisal was the inclusion of Dawson Lane, which retains the traditional character of a drover's track or unmade access from the village to pasture. Whilst Dawson's Lane is an attractive right of way, it is somewhat removed from the village of Fearby and there are no views of note between the village and Dawson's Lane and vice versa. Dawson's Lane and the fields to the north and south are all within the Nidderdale AONB, which recognises their high landscape quality and historical interest. On this basis it is considered that Dawson's Lane already receives sufficient protection as a heritage asset and its inclusion within the conservation area would undermine the coherence of the conservation area boundary.

The conservation area boundary as approved on 26 January 2011 is shown on Map 2 of this Appraisal.

5. The Management of change

The special character and appearance of Fearby Conservation Area is vulnerable to erosion and significant harm through often well-intentioned but misguided alterations and inappropriate change.

There is scope for the enhancement of the green spaces within the village, including the grassed verges which are being eroded by vehicles driving over them.

6. Opportunities for enhancement

Fearby is an attractive village, and most of the buildings are occupied and in good condition. There are, however, a number of opportunities for the enhancement of some areas as follows:

- Vacant farm buildings and outbuildings should be returned to use in an appropriate manner which respects their traditional character
- The active management of the former allotment site which is overgrown and covered with self sown vegetation.
- The creation of a safe and convenient pedestrian route between Fearby Green and Fearby Cross. At present pedestrians must share a narrow lane with vehicle traffic. Any works should respect the country lane character of this stretch of Fearby Road
- The enhancement of the grass verges around the village and introducing a setted edge to match the existing detail where appropriate
- The repair of dry stone walls around the village
- The general enhancement of the greens to strengthen the village's sense of place
- The protection of front gardens and a presumption against creating hard surfaced or highly enclosed areas in front of houses and the demolition of front boundary walls.
- The removal of non-native hedges and trees which bring a discordant, suburban character to the village and reduce the sense of openness

- Rationalisation of road signage
- The reinstatement of appropriate traditional timber windows and doors.
- The proactive management of mature and veteran trees which contribute to the village scene.
- Re-laying overhead cables underground.

Existing buildings

The survey of the existing buildings within Fearby identified that a distinctive character exists, although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past thirty years, public awareness and expectation of the planning system to protect the “familiar and cherished scene” has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of Fearby could include some or all of the following:

Design Guidance

Additional design guidance, which is more specific to the Conservation Area, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. This would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable.

Article 4 Directions

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction which removes permitted development rights. These are rights granted by Statute, within strict limitations, to alter dwellings without the need for planning permission. Article 4 Directions can be designed to be specific to particular types of development relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of

development within the scope of planning control. Article 4 Directions are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the settlement’s distinctive character. The introduction of standardised twentieth and twenty-first century door patterns and PVCu windows and porches has undermined the character of many historic areas. The use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted.

Grant schemes

From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area.

Erosion of quality & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of traditional joinery, sash windows, front doors and roofing materials can have a considerable negative impact on the appearance of a historic building and the area.

Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of stonework.

In all cases, the Borough Council will expect original historic features and detailing to be retained, preserved and refurbished in the appropriate manner, and only replaced where it can be demonstrated that it is beyond repair.

Roof alterations & extensions

The Conservation Area contains many historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.

Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and overall character of the area. The Borough Council will resist the loss of soft landscaping and traditional boundary walls. For example, the construction of new openings and the consequent breaking up of the continuous boundaries around the green would be detrimental to the character and appearance of the Conservation Area. In certain locations traditional boundary features should be reinstated.

Telecommunications equipment, satellite & cable dishes

Attaching external communications apparatus, including cable runs, to historic buildings can harm the appearance of the buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead wires are intrusive in parts of the Conservation Area and the burying of cables would enhance the character of the village. This should be a long-term aim in the interests of the character and appearance of the Conservation Area.

Floorscape

It is unlikely that in past times the street surfaces in Fearby were formalised with setts, paving or cobbles and it is considered that modern tarmac is the natural successor to the rammed earth and stone that would have preceded it. Any new surfaces should respect the prevailing character of the village.



Sensitively designed new buildings, such as 'Greenacres' (above) can be integrated within the wider Conservation Area.

Important trees

The existing mature trees throughout the Conservation Area add to its charm and character. In accordance with the Council's Landscape Design Guide, the existing pattern of trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree and shrub planting and management methods that improve wildlife habitats.

Outdoor advertisements & street furniture

The design and appearance of some of the street furniture and advertisements in the village adds to the street clutter and needs improvement in order to enhance the character and appearance of the Conservation Area.

New development

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the extension of existing

buildings) might have on the distinctive form and character of the Conservation Area.

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not adversely impact upon the pattern of existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complimentary to its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area. Within the above criteria, new development should achieve creative design solutions, whether contemporary or traditional in style.

Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide the setting for buildings or spaces of special character and interest or may simply conform to the general grain and settlement pattern of the area. This backcloth helps the area to retain its cohesiveness and therefore need special management.

7. Landscape Issues

The following guidelines have been developed in recognition of the landscape sensitivities and pressures which exist within the Conservation Area:

Village Edges

The visual and spatial relationship between Fearby and the surrounding countryside is a vital facet of the Conservation Area. At present there is

a strong relationship between the built form and the adjacent fields which extend into the heart of the village, giving a scattered development pattern. Consequently, virtually all of the built up area of the village forms part of the village edge. The planting of high hedges of any species or the erection of high fences behind or between buildings would cut vital visual links between the village and its setting and spoil the existing relationship. Similarly the treatment of gardens that adjoin agricultural fields should not assume a suburban character by virtue of their landscaping, boundary features, or outbuildings such as sheds. Instead, the focus should be on using native deciduous planting to give traditional garden spaces which relate to their context. There should be a presumption in favour of retaining traditional dry stone walls as the boundaries to gardens and fields.

Tree planting

The fields and green spaces of Fearby all contain trees which contribute to the village scene. These trees would all benefit from management to ensure that the existing amenity and habitats they offer are maintained or enhanced. In the longer term, the need to plant new trees to succeed existing new planting should be addressed in order that the eventual loss of individual mature trees does not create unwanted holes in the canopy or townscape.

Footpaths

The location of Fearby in an Area of Outstanding Natural Beauty which is popular with walkers makes its footpaths of particular importance in terms of connecting the village with other settlements and destinations. Ways of improving the footpath network in and around the village and providing more links with the surrounding landscape should be examined. The condition of the existing footpath network in the area could be improved without changing its character.

Wildlife & Nature Conservation

The village lies close to a Site of Importance for Nature Conservation (SINC). Possibilities exist for the creation of wildlife corridors, particularly along hedgerows and lines of trees to improve diversity and enhance the landscape pattern around the village.

Checklist to manage change

In managing change in the Conservation Area, regard should be paid to the following:

- This linear village is very sensitive to development, which should not impinge on the form and character of Fearby.
- New development and landscaping should not divorce the Conservation Area from its rural setting or present an inappropriate edge between the settlement and the countryside. Links and views between the two should be retained or enhanced.
- The regular maintenance of older buildings is encouraged, together with the restoration of traditional features where these are absent.
- The repair and re-use of older buildings should be encouraged in the first instance rather than demolition and redevelopment.
- New development and repairs should be constructed of materials which match or complement traditional natural materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design, as appropriate to the context.
- Development should not impact upon tree cover.
- In general new buildings should complement the form and layout of the existing settlement. In general the principal elevations of buildings should face onto the street.
- New development should not adversely impact upon the historic skyline.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- The positive management of the stock of mature trees should be undertaken.
- Retain important gaps and the general space about buildings to ensure glimpses of trees and views are maintained.
- Minimise the clutter of signage, street furniture, lighting and road markings.
- Repair and retention of boundary walling.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Tuesday, 21st April 2009 at Fearby Village Hall. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a posted leaflet that the consultation event was taking place.

The format of the workshop included a short presentation on why the Conservation Area is being reviewed, the purpose of the Appraisal and management plans and a brief resumé on the changes that have happened since the original designation.

The main activity was a walkabout around the Conservation Area. The community was encouraged to make notes and take photographs to identify what makes Fearby special to them. On return to the Hall, the workshop session enabled the group to share the information gathered on the walkabout by annotating a large map of the village with text, symbols and photographs.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal. Key issues raised at the event included:

- the preservation of Important views;
- identifying buildings of local interest;
- suggestions for changes to the extent of the Conservation Area;
- the retention of important boundary walls;
- the retention and management of trees.

Every effort has been made to take into account and give due consideration to the views of the local residents (and to represent those views in this Appraisal document).

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft document during the consultation period from 17 May - 28 June 2010. Following consultation, amendments and additions were made to the text, particularly regarding the conservation area boundary and the recent listing of the telephone kiosk on the Green. The Cabinet Member for Planning and Transport approved the Appraisal on 26 January 2011 and it is published on the Council's website.



Appendix C

Further Reading

Cunliffe-Lister, S (1978) 'Days of Yore: A History of Mashamshire and District'

Harrison, B & Hutton, B (1984) 'Vernacular Buildings in North Yorkshire and Cleveland'

Hutton, B (1974) 'Fearby, Yorks., Mr Verity's Barn' (NB this is the 'North Yorkshire Vernacular Buildings Group report on the Cruck Barn')