

# HEALEY

## Conservation Area Character Appraisal



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# 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 on 5 October 2011 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 Healey.

1.3 The main function of the Conservation Area Appraisal is 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 Healey Conservation Area was originally designated on 16th June 1994 and was amended on 5th October 2011. This Appraisal aims to describe Healey 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 Healey 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.



Healey main street.

# 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 its accompanying PPS5 Historic Environment Guide. The practice guide advises local authorities to compile conservation area appraisals as a means of gaining a better understanding of their significance. PPS5 advises that an Appraisal be considered when determining any planning applications which could affect a conservation areas or its 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.

2.54 Healey is in the Nidderdale Area of Outstanding Natural Beauty (AONB). In 1994, in recognition of the high quality of its landscape, the Countryside Commission designated Nidderdale AONB. Saved Local Plan Policy C1 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 AONB Management Plan is a spatial strategy that addresses the need to manage change. The 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 was involved and the contribution it has made to this Appraisal.

### 3 Historic Development & Archaeology

3.1 The name Healey means 'high clearing', the word 'ley' describes a meadow or pasture in a woodland clearing. The settlement has possibly Celtic or Saxon origins, but there are few written references to its early history.

3.2 The oldest surviving building in Healey is the Barn at Firs Farm which is the cross-wing to an aisled hall, long since demolished. Its impressive steep pitched roof dates from around 1920. Local tradition describes the building as a chapel, but it seems more likely that it was a solar at first floor, with service chambers beneath. A recent archaeological dig resulted in some medieval finds quite close to the building.

3.3 In 1851, there were seven cotton mill workers, three school masters, a butcher and an inn keeper. The latter managed the Black Horse Inn, while the mill workers probably worked at what is now called Healey Saw Mill, on the River Burn south of the village and outside of the Conservation Area. The Healey Corn



Church of St. Paul

Mill was built in 1756, and was last used for corn milling in 1980, using a diesel engine. It is now in residential and holiday cottage use.

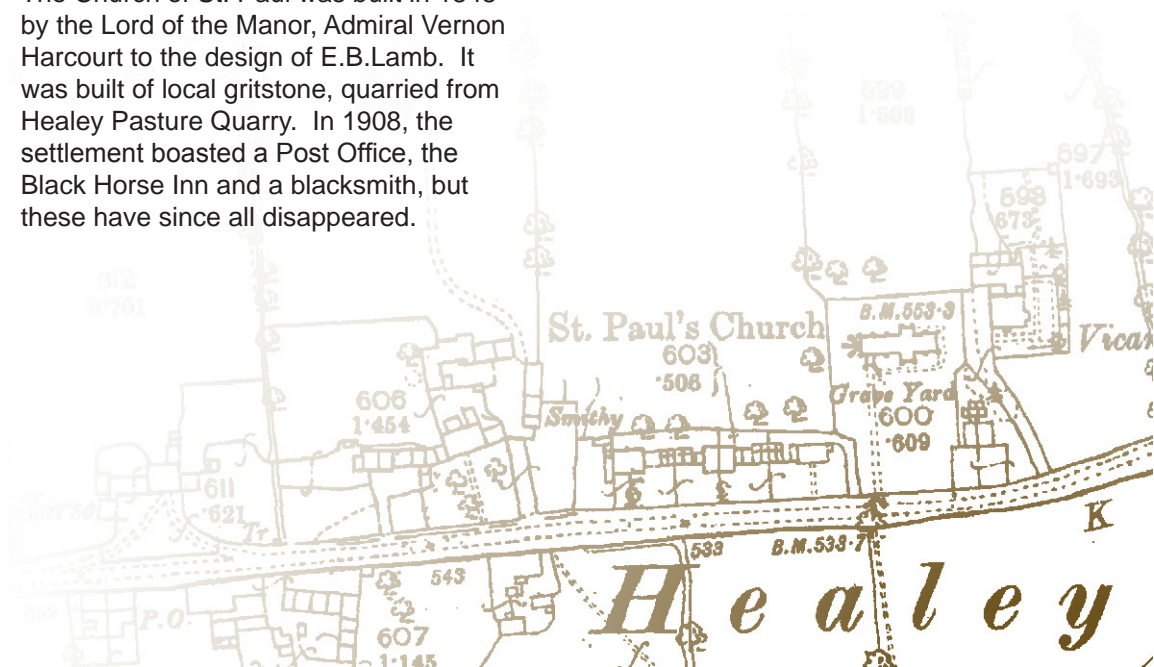
3.4 The Church of St. Paul was built in 1848 by the Lord of the Manor, Admiral Vernon Harcourt to the design of E.B.Lamb. It was built of local gritstone, quarried from Healey Pasture Quarry. In 1908, the settlement boasted a Post Office, the Black Horse Inn and a blacksmith, but these have since all disappeared.

3.5 The twentieth century saw little change in the village. The building of the reservoirs at Leighton and Roundhill three miles south west of Healey had little impact on the village. A narrow gauge railway along the Burn Valley once hauled materials for the construction work and ran south of the village. It was dismantled in 1932-3, leaving almost no trace.

3.6 A few houses have been built at the western end of the village in recent years, but the settlement retains its quiet, tranquil character and its attractive prospect across the valley to the south.



Healey Mill from the west.



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## 4 Location & setting

- 4.1 Healey lies about one mile west of Fearby on the road between Masham and Lofthouse (Nidderdale). It stands on the edge of the moorland, where the cultivated lowland gives way to open moorland. West of Cote Lane lies an area of former moorland enclosed into rectangular fields in the eighteenth century, while to the east of Rigg Bank is Fearby Moor, now enclosed into rectangular fields.



View of Healey from the south west.

- 4.2 Healey stands on a shelf about half a mile above the River Burn, over whose wooded valley wide, open and long distance views from the village can be had. South of the River Burn, the woodland clumps and plantations planted by the Swinton Estate in the eighteenth and nineteenth centuries are significant features in distant views from Healey.

- 4.3 North of Healey the ground rises considerably from the main street, particularly at the west end of the village. Deeply incised valleys to the east of the Old Vicarage and at Healey Mill cut through the main street and define the limits of the built up extent of the village.



View south from Healey.

- 4.4 The unique landscape setting of the village gives Healey its unique character.



Entering Healey from the east.



## 5 Landscape Character

### The Village

- 5.1 This section describes the character of the landscape around Healey. It identifies the key landscape characteristics which make the village distinctive and provides guidelines to help manage landscape change in the Conservation Area.

### 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 Healey. 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 Healey's surroundings consists of enclosed fields bounded by hedgerows. To the north of the village is a probable area of extant medieval landscape, consisting of consolidated strip fields surviving from an open-field system and a small area of ancient woodland. The long field boundaries are S-shaped hedgerows, where the S-shape is designed to facilitate,

or is derived from, the turning of the plough. These are important surviving remnants of Healey's medieval agricultural history. The fields immediately to the south of the village may also be enclosed open fields, however these are not so obviously S-shaped.

- 5.5 Surrounding these older landscapes are larger areas of post-medieval piecemeal enclosure, with small, irregular fields bounded by hedgerows. To the west is a large area of Parliamentary enclosure fields, mainly defined by long, straight dry stone walls and which appears to represent the enclosure of an area of moorland. To the east is the village of Fearby, with its extensive fossilised strip fields. Further away from the village, to the south, the River Burn itself is bounded by plantation of varying types, all of which date to post-1600.

- 5.6 The layout of Healey is linear but contained, with the Church and Old Vicarage at the eastern end, and Healey Mill signalling the western end of the village. Between these two groups of buildings lie the scattered buildings of the village, with the odd farmstead group punctuating the street scene.

- 5.7 Most of the buildings in the village lie on the north side of the main street, forming a loose scatter west from the Church, extending two thirds of the way along the street. These buildings are set back from the street, behind front gardens bounded mainly by hawthorn hedges over low walls.

This pattern is disrupted at its west end by modern houses with more open plan gardens lacking hedges, and in some cases, using stone walls for boundaries.

- 5.8 The south side of the main street contains a couple of farmsteads and a few cottages, set back from the street behind stone walls for the most part.
- 5.9 The linear pattern of the village is long established and late eighteenth and early nineteenth century maps in the North Yorkshire County Record Office provide an insight into the former appearance of the village and its landscape setting. Then, as now, the village comprised a straggle of individual buildings strung out along an east to west main street. However, there were more buildings along the south side of the street, particularly at the western end, and these buildings have largely disappeared.
- 5.10 These maps (Map 1) show buildings set along the edge of a narrow green extending from the beck at Healey Mill



Scattered estate houses at the east end of Healey.

eastwards as far as the site of the school, with the village street running down the centre of the green. At some time in the early nineteenth century, the open green - in reality, more akin to a wide verge - was enclosed by hawthorn hedges, often on dwarf stone walls, on the north side of the street, and by gritstone walls on part of the south side.

- 5.11 The early maps also show a dense pattern of tofts, crofts and garths extending south to the River Burn, and north to Spring Wood, to the west of Healey Mill and east to Fearby Moor, demarcating the limits of the cultivated land.

## Key Views

- 5.12 The key views at the Conservation Area are of two sorts; first, the long distance views southwards from the village towards the lower slopes of Ilton Moor, clothed with the plantations and shelter belts of the late Georgian planned landscape to the west of Swinton Park.



View southwards from Spring Cottage.

- 5.13 The second key views are those into the village. Approaching from the east end, the road descends from Fearby and Keld Bank School into a steep wooded valley

beyond which the Church steeple and buildings of the village can be glimpsed. This valley forms a pronounced visual and physical stop to the eastwards extent of the village.



Healey Mill with Firs Farm on the skyline.

- 5.14 Approaching from the west, descending from Cote Lane, views of Healey Mill set against a backdrop of mature trees can be had, with the buildings of Firs Farm set against the skyline to the south east.
- 5.15 From the south, the Church spire forms an important landmark, and can be seen from the Ilton road when descending to the River Burn, where the view is lost, only to be regained on climbing out of the valley along Rigg Bank or across the field by the footpath to the village.



The village from the south.

## Significant Boundaries

- 5.16 Field enlargement and the consequent removal of walls and hedges has lead to some loss of historic features on the edges of the Conservation Area. However, the general "grain" of the historic field pattern can still be seen, with narrow walled or hedged fields running north to Spring Wood and south to the River Burn.
- 5.17 Within the village, the eastern end is characterised by hawthorn hedges often set behind dwarf stone walls, while the south side of the main street at its west end is characterised by stone roadside walls. These date to the early to mid nineteenth century and the enclosure of the open green which until then formed a long narrow strip through the village.



Typical hedge and wall.

- 5.18 The modern houses in the centre of the village are mostly fronted by stone walls, with fences and shrubs defining the side garden boundaries. The hedges and stone walls along the main street are especially important elements which help to define the character and appearance of the Healey Conservation Area, and it is



Modern houses and walls.

important that these are retained and not breached to provide off street car parking or enlarged driveways.

## Landmark Trees & Woodland

5.19 The Conservation Area is unusual in being largely devoid of prominent trees and woodland. However, the fields fringing the Conservation Area especially the rising ground to the north of the village contain a number of small areas of woodland and individual large mature ash and sycamore trees which provide a wooded backdrop to the buildings, particularly at the west end of the village. Healey Mill sits in a valley bottom, and is especially well contained by the nearby trees and woodland.

5.20 The deeply cut valleys crossing the village street at each end serve to define the limits of the built up area. These valleys

contain a scatter of trees which help to frame and contain the village, particularly at its east end, where glimpses of the Church can be had from the Fearby approach.

5.21 A small number of very large ash and sycamore trees at the west end of the village, between Healey Mill and the modern houses make a really important contribution to the character and appearance of the Conservation Area. The few large trees in the fields near the Church at the rear of the houses also make an important contribution to the setting of the village.



The impact of a single tree.

## Water Features

5.22 Water features are largely absent from the Conservation Area, the most visible feature



Beck culvert detail.

being a small beck which runs alongside the road at Spring Wood Farm, before being piped under the road into the fields to the south. Short sections of timber rail show where the beck crosses the road.

## Strategic Pedestrian Routes

5.22 A limited network of paths link the village to the wider countryside. A circular route running north from Firs Farm to Spring Wood and Low Healey Cote, then east towards Howe Hill and back into the village along Willey Lane provides views south towards the village and to Ilton Moor.



Footpath to Healey Cote.

5.23 A path south east from the village to Swinton Saw Mill allows views back towards the buildings of the village, with the Church spire forming a prominent landmark, while from Rigg Bank, another path runs east past Fearby to Masham.

## 6. The Form & Character of Buildings

- 6.1 There are 4 buildings in the Healey Conservation Area 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 the Concept Map in 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 following buildings in the Conservation Area are listed as being of special architectural or historic interest:

<b>Church of St. Paul</b>	<b>Grade II*</b>
<b>Healey Mill</b>	<b>Grade II</b>
<b>Firs Farm farmhouse</b>	<b>Grade II</b>
<b>Barn at Firs Farm</b>	<b>Grade II</b>

### Church of St. Paul

- 6.3 The Church was designed by E.B.Lamb for Admiral Vernon Harcourt of Swinton Castle, in 1848, and was built in the Decorated style with a central tower topped by a spire. The spire is a prominent feature, especially when approaching Healey from the south or east. The Church is built of coursed square stone with ashlar dressings and with a Welsh slate roof. The stone was quarried locally from

Healey Pasture Quarry and oak taken from Scroggs Plantation was used for the furniture in the Church, also to the design of E.B.Lamb.



Prominent gate piers at the Church.

### Healey Mill

- 6.4 The group of buildings at the mill comprises a three storey mill house with attached three storey mill building, built in 1756. To the west is a former barn dated 1821, with a central cart entrance, and this building is now joined to the mill by an infill building of irregular stone rubble. Two single storey former cartsheds or storage buildings built gable end onto the road complete the group.



Healey Mill

- 6.5 Apart from its height and bulk, there is little to suggest its former use. The mill wheel lay behind the rear wall of the mill, fed from a pond which is hidden behind a roadside hedge. The mill leat runs beneath the mill and the road to fields to the south, and the mill last ground corn in 1980, using a diesel engine for power.
- 6.6 The insertion of modern doors and windows and new openings has led to the loss of some architectural and historic interest, but the overall appearance of the buildings as a mill group has been retained. The Mill and Mill House is one of few buildings in the village to have stone verge copings terminated by shaped kneelers.

### Firs Farm House

- 6.7 This is an early nineteenth century two storey farmhouse built of coursed squared stone with flush squared stone quoins and flush lintels, jambs and sills to most windows. The central part glazed door has a deep plain stone door surround set flush to the wall. The street elevation is



Firs Farm.

in fact the “rear” of the house, and has an off-centre first floor staircase window, with a smaller inserted window to its right, creating a rather irregular elevation. Firs Farm House is one of very few older buildings in the village with gable copings (but, in this case, without kneelers).

### Barn South of Firs Farm

6.8 This distinctive building with its very steeply pitched Welsh slate roof is visible from the main street, and appears to be the oldest building in the village - its roof, most likely, would originally have been thatched. Although in the listed buildings description as “formerly a chapel of Fountains Abbey, of sixteenth century date”, other sources describe it as the stone built cross-wing to an aisled hall long since demolished, and dating to about 1290.

6.9 The surviving wing retains remains of some original windows and an impressive steep rafter roof with collars, braces, wall posts and corbels. The east side of the building shows traces of the weathering of the roof of the demolished wing, and projecting corbels which would have carried the arcade plates of the aisled hall.

## Unlisted Buildings of Local Interest

6.10 Healey was an estate village, forming part of the Swinton Estate, and the eastern end of the village is marked by a group of estate cottages, singly or in pairs linked by walls and outbuildings to each other.

6.11 Many of these estate cottages share some common characteristics, with gabled stone slate roofs with end chimney stacks in the case of the single cottages, and with central stacks for the pairs of houses. Doors and windows have flush stone door and window surrounds, with deep lintels. The buildings lack any datestones or initials to denote estate ownership, and are very plain in appearance. They appear to date from the early nineteenth century.

6.12 The Old Vicarage is a gabled Welsh slated stone building built on an elevated position at the eastern end of the village by the Lord of the Manor, Admiral Vernon Harcourt, in 1858. It is built in a gothic style, with plain timber bargeboards, quatrefoil openings to each attic gable and trefoil glazing bars to the ground floor windows. The house stands on an elevated platform above high stone retaining walls.



The Old Vicarage.

6.13 Spring Wood Farm is a three bay farmhouse with a central entrance with a wide stone flush door surround, and a two storey half hip roofed wing to the left. This wing is roofed in stone slates, the house in Welsh slate. Moor View is of similar style, but here the attached half hip wing is only single storey. The older farm buildings at Spring Wood Farm are an attractive feature, particularly the long barn range with hipped stone slate roof, visible from the road.



Moor View.

6.14 Set well back from the village street behind a small private green is Black Horse House and the attached Black Horse Cottage. Black Horse House is the former Black Horse Inn. This plain stone building with a central doorway flanked by four pane sash windows exhibits no evidence of its former use.



Black Horse House and Cottage.

- 6.15 At the west end of the village opposite Firs Farm and elevated above the street is a small single storey field barn, with stone slate roof, built of dressed squared stone and forming an attractive element in the Conservation Area.



Old field barn.

- 6.16 Few unlisted buildings of note occur along the south side of the village street. The listed buildings at Firs Farm have been discussed earlier, but the farmstead as a whole with its mixture of stone buildings of various dates and painted corrugated iron barns makes an attractive skyline feature when entering the village from the west.



Barn at Rosebud Farm.

- 6.17 Further east, the buildings of the former Rosebud Farm are worthy of note, particularly the long L shaped range fronting the street, with its stone slate roof and half hipped wing. These buildings form an important element in the street scene and in the character and appearance of the Conservation Area.

- 6.18 Rosebud Farm House is worthy of closer study. At first glance, it appears to be a symmetrical four window house with gable end chimney stacks. The existing four pane sash windows are the result of a late nineteenth century refronting, as blocked windows with flush stone surrounds are visible. One of these blocked windows is at mid height, and indicates a former staircase window. The roadside elevation was, originally the rear elevation as it faces north, an arrangement which is still retained at Firs Farm. The refronting at Rosebud Farm provided a more polite and conventional "front" appearance.



- 6.19 The K6 type telephone kiosk and the pole mounted letter box are "traditional" types of street furniture which add a colourful highlight to the Conservation Area.

## General Form of Buildings

- 6.20 A small number of farm or former farm buildings survive in the village. These are stone built, usually with stone slate roofs and with hipped or half hipped roofs in some cases. Farm buildings, notably those at Firs Farm and Rosebud Farm form particularly noticeable elements in the street scene, while the stone farm buildings at Spring Wood Farm, although well set back from the road, are still an important feature in the Conservation Area.



Typical house and garden, Spring Wood Farm.

- 6.21 Most houses are two storey gabled stone buildings, with chimneys at each gable end, or centrally placed on the ridgetop in the case of the pairs of cottages. Detached and paired houses and cottages define the character of the main street.

## Materials

- 6.22 The predominant walling material is locally quarried gritstone, used in fairly rectangular blocks laid in courses. Door and window surrounds are formed from sawn monolithic gritstone blocks, laid flush to the walling. Quoins (large corner

stones) are usually dressed to square blocks and laid flush to the walling. Boundary walls are built from roughly worked gritstone, with roughly dressed ridged coping stones. Brick is wholly absent from buildings in the village.

### Roof Detailing

- 6.23 Thinly split stone slate is the main material for roofing, with Welsh slate being used at the Victorian Church and Old Vicarage, and as a replacement material on some other buildings.
- 6.24 Typically, the Victorian buildings have steeper pitches to suit the smaller Welsh slates and buildings with stone slates have a lower pitch. In general, roofs have plain verges, with coping stones and

kneelers used only at the Mill, and coping stones only at Firs Farm. However, stone copings are used at the modern detached houses in the centre of the village. Clay pantiles are wholly absent, as are brick chimney stacks.

### Windows

- 6.25 Modern timber or PVCu windows have largely displaced more traditional patterns, but some four or twelve pane sliding sash windows survive. Fortunately, where windows have been replaced, the original openings, framed by monolithic flat faced stone surrounds, survive. Nineteenth century pattern two pane Yorkshire sliding windows have been used at the mill conversion (right).



## 7. Character Areas Analysis

7.1 This section examines the buildings and spaces within the Conservation Area in order to summarise those details and features that are important in providing the special “sense of place” in Healey.

7.2 Although the village comprises a discontinuous straggle of buildings along a single main street, there is some variation in character, and distinct sub-areas can be defined, as follows:

1. **St. Paul’s Church & Vicarage**
2. **The former Healey Corn Mill**
3. **The core of the village**

### St. Paul’s Church & Vicarage

7.3 These mid nineteenth century buildings form a distinct enclave at the eastern end of the village. Both buildings are set well back from the main street on elevated sites overlooking the approach to the village.



The Church and Vicarage.

7.4 The Church of St. Paul with its prominent spire forms a notable landmark in views from the south, and the Gothic detailed

Vicarage stands alongside on an elevated position within a garden bounded by prominent stone retaining walls.

### The Former Healey Corn Mill

7.5 The three storey former mill and millhouse together with the attached barn and outbuildings form the largest group of buildings in the village, and are a notable landmark when entering Healey from the west. These buildings sit at the foot of a narrow valley which cuts the main street at the west end of the village, separating the mill from the village to the east.



Healey Mill.

7.6 The mill was fed by ponds to the west, one of which lies hidden behind roadside hedges. The conversion of the mill and other buildings to residential use has resulted in the redesign of gardens, parking areas and vehicular accesses to the rear, removing most traces of the water supply to the water wheel.

### The Core of the Village

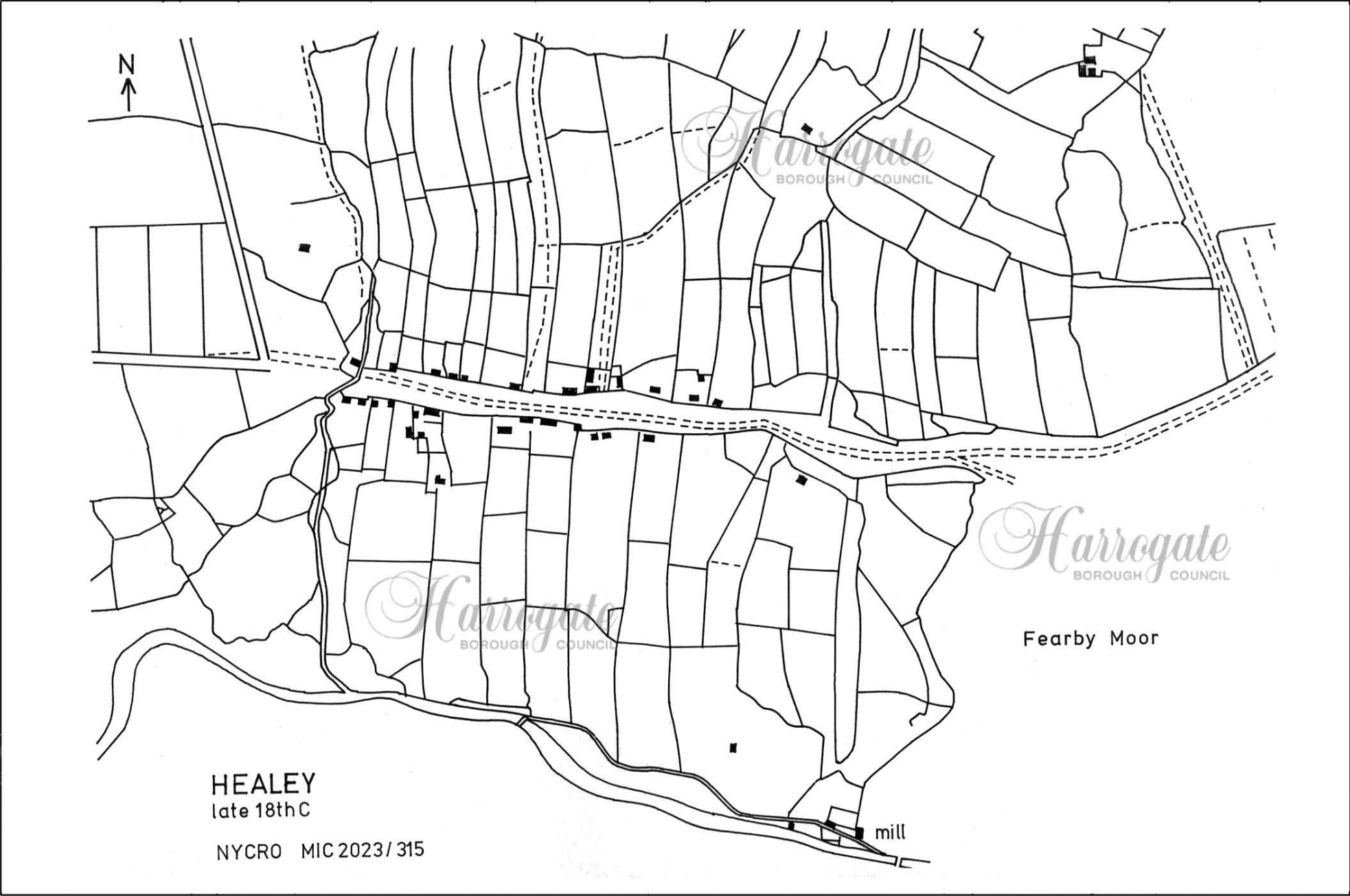
7.7 The core of the village comprises a scatter of single and semi detached houses and cottages strung out along two thirds of the north side of the street, with a couple of farmsteads and cottages along the south side.

7.8 Hawthorn hedges define most of the road-side boundaries along the north side of the street, except in the centre of the village where the modern detached houses are bounded by stone walls or incongruous decorative shrubs in some cases. Many of the hawthorn hedges are planted behind low stone walls, and the planting of hawthorn hedges behind the new walls in the centre of the village would help to unify the view along the street and ‘knit’ the new development into the village in an effective manner.

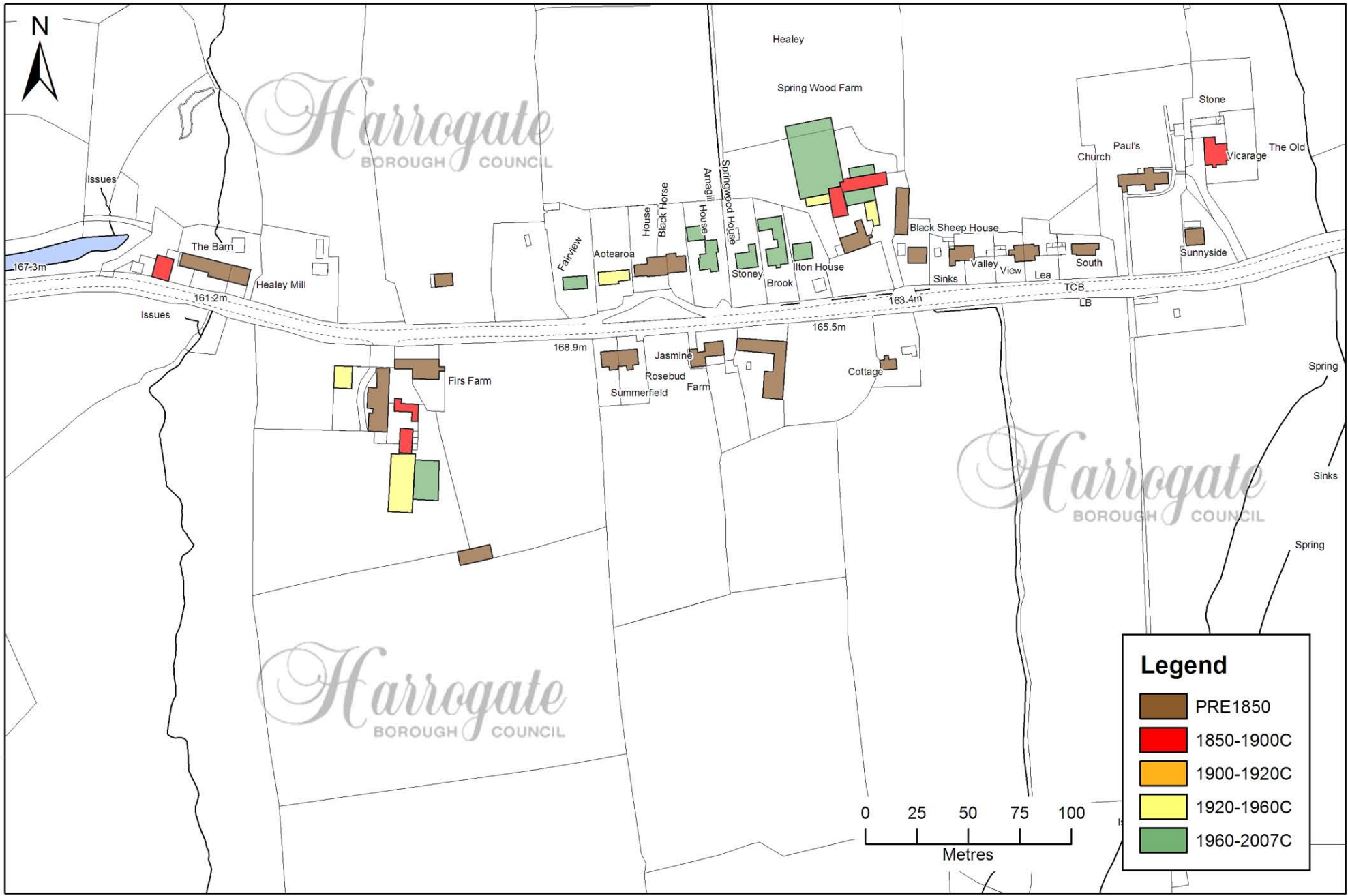
7.9 The group of Swinton Estate cottages between the Church and Spring Wood Farm forms a distinctive group of buildings, with stone walls and outbuildings linking separate properties and with dividing garden walls at the front.

7.10 Along the south side of the street, the roadside and field boundaries are mainly hawthorn hedges, with gritstone walls dominating from Rosebud Farm westwards. The hedges and field walls in the village are largely devoid of trees, and because of the relative lack of trees, hedges and walls are a key element in establishing the character of the village.

Map 1: Healey in the late eighteenth century

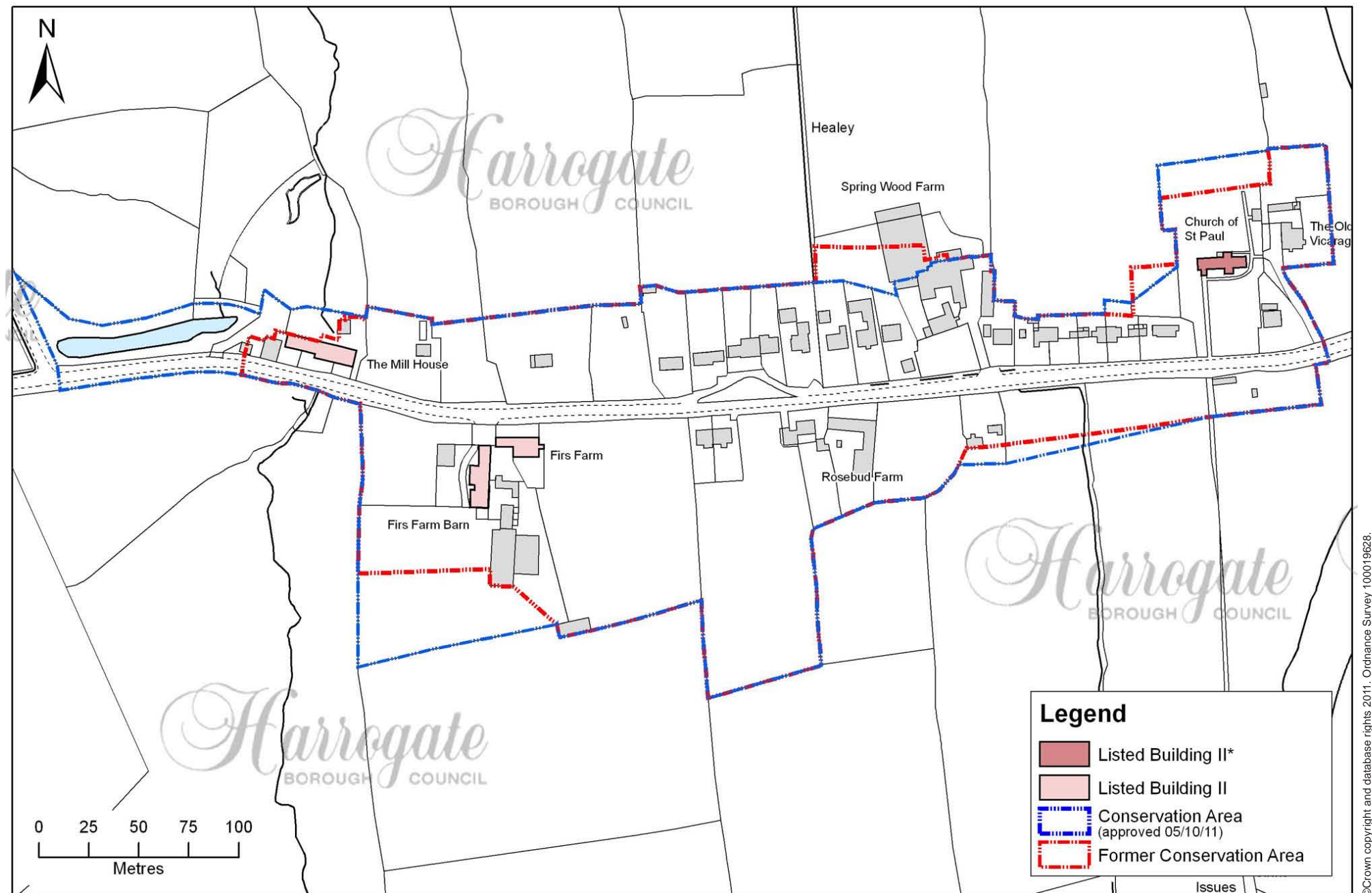


Map 2: Historical development of Healey

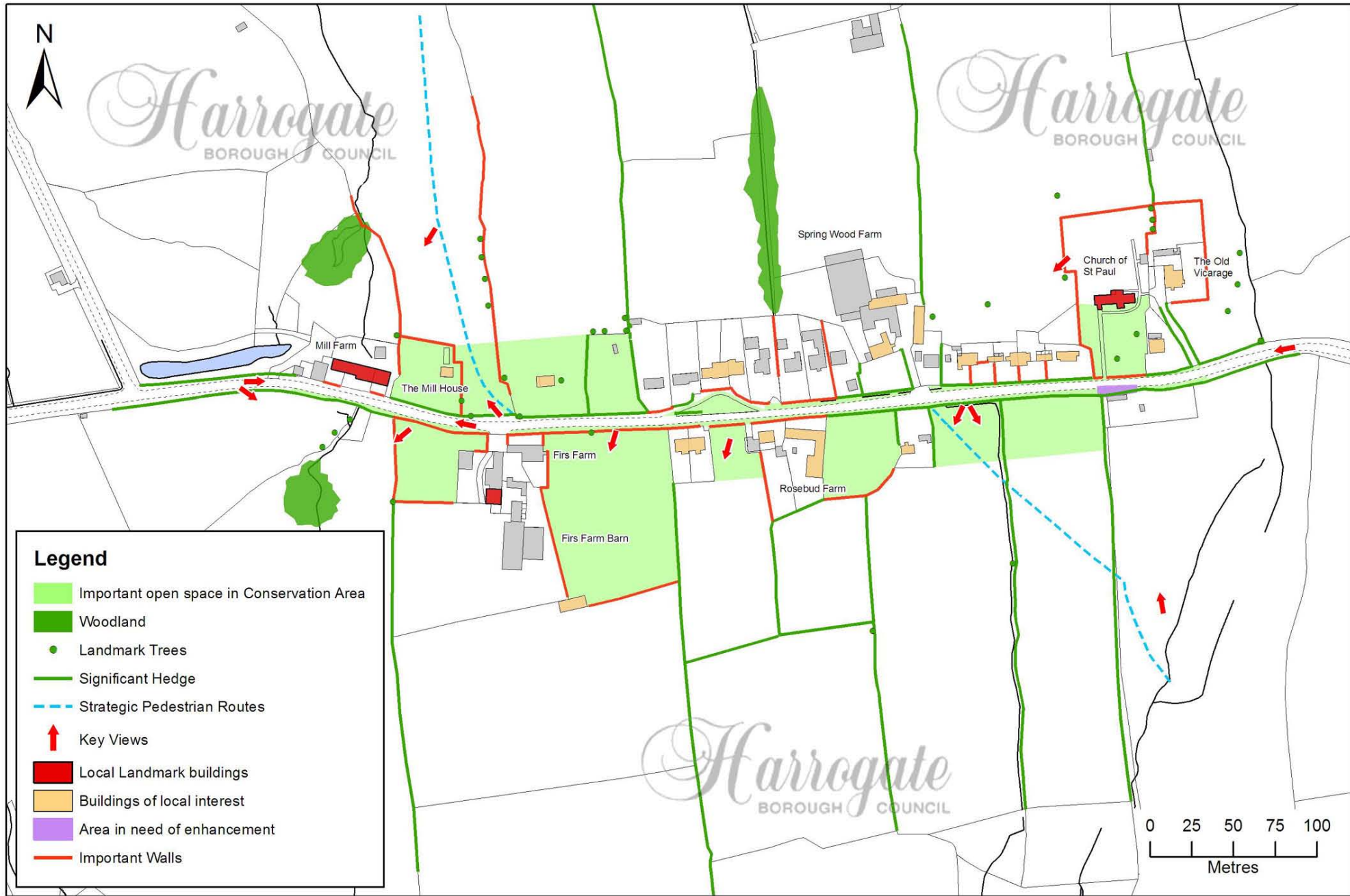


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Map 3: Healey Conservation Area



Map 4: Landscape Analysis & Concepts



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# 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 the Healey Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Healey 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) consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best 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 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 or 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 Healey has been re-evaluated as part of the process of preparing the Appraisal and this contributes to the overall review.

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

## 3. Maintaining Quality

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

- From time to time review the Appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- 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 contribute positively 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 that are an essential part 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 the Appraisal, the existing Conservation Area boundary was reviewed. The outcomes of the public consultation event were to extend the Conservation Area boundary to the west and to make minor adjustments to the north and south. These changes to the Conservation Area boundary have been determined on the basis of whether the proposed changes have “special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance”.

During the consultations with local residents, no areas for deletion from the Conservation Area were proposed but two areas were suggested for inclusion. These were:

- Kell Bank School (and the fields between the school and the village);
- The mill pond at Healey Mill.

A later suggestion proposed the inclusion of the S-shaped fields to the north of Healey.

#### **Kell Bank School**

Kell Bank School and the attached school house date from the early nineteenth century, and are buildings of some local interest. The school lies some 250 metres east of the eastern end of the village, at the top of Keld Bank.

The school fronts onto Kell Lane which descends sharply to the valley which marks the end of the village before climbing past the Old Vicarage and Church. Views between the village and the school are restricted by the rolling topography and the mature trees in the valley bottom and along the road.

Because of the physical separation of the school from the village and the lack of visibility of the school from the village, it was decided that the Conservation Area should not be extended to include the school.

#### **Mill Pond at Healey Mill**

Healey Mill was powered by water held in dams alongside the road to the west of the mill and west of Cote Lane. The 1:2500 Ordnance Survey map published in the 1960s shows no trace of these ponds, with the land behind the mill a mixed area of scrub, marsh and woodland.

Following the conversion of the mill and its outbuildings to create holiday accommodation, the land immediately to the rear of the mill was subdivided into gardens, car parking areas and access roads. The former mill pond west of the mill has been re-excavated and is well hidden behind roadside hedges.

Most traces of the historic water supply to the mill wheel which stood at the rear of the mill have been removed and the setting of the rear of the mill has been greatly altered in recent years. However, the pond was intrinsic to the mill and, although not a listed feature (as it is not original), it contributes to the setting of the mill (itself a significant building of Healey). Consequently, inclusion of the pond in the Conservation Area is supported.

#### **Fields north of Healey**

S-shaped fields rarely survive and are integral to the historic layout of the village. However, so few of the original boundaries remain that their

existence is not visually apparent. Hence their inclusion was not supported.

#### **Fields south of Healey**

During the consultation period, a further boundary change was suggested: it was proposed to include the field from the main road down to the former mineral railway track because evidence of pottery kilns had been found during an excavation. In addition, eighteenth century maps indicated the presence of buildings alongside the road opposite the mill. Whilst these findings may be of archaeological interest, they do not affect the character and appearance of the Conservation Area and, for that reason, it has been decided that the boundary would not be changed to include the field.



Localised vehicle erosion of grass verges.

#### **Minor amendments**

Rationalisation of the Conservation Area boundary is needed to ensure it does not bisect buildings and, where possible, to follow recognisable property or field boundaries. Consequent minor amendments are, therefore, proposed at Firs Farm, Spring Farm, St. Paul's Church, behind South Fiew and at Spring Wood Farm as shown on Map 3.

## **5. Management of Change**

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

Whilst there is scope for enhancement, there are no sites in the Conservation Area that could be considered to have a wholly negative impact on its character of the Conservation Area.

## **6. Opportunities for Enhancement**

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

- Dissuading householders from the installation of PVCu windows and doors in place of timber ones;
- Reinstate windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of the historic areas;
- Modern street furniture and street lighting should be minimised or removed where its style is inappropriate;
- Overhead electricity and telephone wires and their attendant poles are extremely intrusive along the village street, and have an adverse impact on the character and appearance of the Conservation Area. Measures to underground these services should be pursued.
- Hedges and boundary walls within the Conservation Area should be retained and repaired where necessary, and field walls and hedges affecting the wider setting of the Conservation Area should also be retained and repaired.
- The kerbstones, almost triangular in section, should be extended to protect the grass verges for the full length of the village.



Overhead wires disfigure the scene.

### Existing Buildings

The survey of the existing buildings within Healey clearly 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 30 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 Healey 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 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.

## Checklist to manage change

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

- Development should not impinge on the form and character of Healey;
- Buildings should be constructed of materials which match or complement local traditional materials;
- The design of new buildings should reflect the distinctive local architectural style in terms of overall form and details;
- In general, new buildings should follow the established building line, with frontage properties set back from the road edge behind front gardens enclosed by gritstone walls or hedges as appropriate.
- New development should not adversely impact on the historic skyline, respecting important features such as the Church spire and Firs Farm barn.
- The repair and reuse of older buildings should be encouraged in the first instance, rather than redevelopment.
- Positive management of the ageing stock of mature trees;
- Minimise clutter of signage, street furniture, overhead wires and poles.
- Repair and retention of stone boundary walling;
- Repair and replanting of roadside and field hedges.
- The replacement of field walls and hedges should be resisted.

# 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 30 June 2009 at Kell Bank School. 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 leaflet.

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 which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Healey special to them. On return to The School the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps 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 and hedges;
- the retention and management of trees.
- the removal of overhead wires.

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 14 February to 28 March 2011. Following consultation, amendments and additions were made to the text, and amendments made to the Conservation Area boundary. The Cabinet Member for Planning, Transport and Economic Development approved the Appraisal on 5 October 2011 and it is published on the council's website.



# Appendix C

## Further Reading

H. D. Bowtell (1991) Lesser Railways of the Yorkshire Dales

Bulmer (1890) History and Directory of North Yorkshire

N. Pevsner (1966) Buildings of England: Yorkshire, the North Riding

P. F. Ryder (1982) Medieval Buildings of Yorkshire

[www.stpaulshealey.org.uk/history.htm](http://www.stpaulshealey.org.uk/history.htm)

North Yorkshire County Record Office

Map of Healey Township 1801 ZS MIC 2023/42-54

Map of Healey, no date ZS MIC 2023/313-319