

# Ampleforth

## Conservation Area Assessment and Management Plan Supplementary Planning Document



Produced by:  
Ryedale District Council &  
North York Moors National Park Authority

## Ampleforth Conservation Area Appraisal

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## Introduction

This document is an appraisal of the Ampleforth Conservation Area, which was designated by North Yorkshire County Council in 1978. It sets out to describe the existing character and appearance of the Conservation Area, attribute value to certain aspects of it, and suggest ways of preserving or enhancing it. It is based on guidelines issued by English Heritage, the Government's advisor on the historic environment and has been jointly prepared by Ryedale District Council and the North York Moors National Park Authority. Valuable input into the document has also been provided by the Ampleforth Parish Design Statement Working Group. The aim of the appraisal is to help inform decisions made by the Local Planning Authority, the Highways Authority, the Parish Council and local residents.

This document will be adopted as a Supplementary Planning Document (SPD) by Ryedale District Council and the North York Moors National Park Authority following consultation with relevant stakeholders. The SPD will be based on the policies contained within Planning Policy Statement 5 – 'Planning for the Historic Environment' and Planning Policy Statement 1 'Delivering Sustainable Development'.

## What is a Conservation Area?

Conservation Areas were introduced by the Civic Amenities Act in 1967. A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an 'area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'.

Local authorities have a statutory duty to identify, designate, preserve and enhance Conservation Areas within their administrative areas. The aim in a Conservation Area is to preserve or enhance, not solely individual buildings but all those elements, which may include trees, open spaces, walls, paving materials etc., which together make up a familiar and cherished local scene.

## What Effect does Designation Have?

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

There are different planning controls in Conservation Areas and anyone proposing development should seek advice from their Local Planning Authority.

The main planning effects of designation are:

- All planning applications for development which would affect the character of a Conservation Area must be advertised and site notices posted.
- Conservation Area consent is required for the demolition of some buildings and structures such as walls.
- Planning permission is required for some alterations to dwellings including the provision of dormer windows and cladding.
- Satellite dishes and antennas on chimneys, front walls or front roof slopes require planning permission.
- Conservation Area designation protects trees within the boundary by requiring owners to give the local planning authority six weeks notice of their intention to fell or prune trees of a certain size.

The following will require planning permission under the new regulations:

- Installation, alteration or replacement of a chimney, flue or soil and vent pipes on the principal front elevation or side elevations fronting a highway;
- Enlargement of the dwelling extending beyond a wall forming a side elevation;
- The erection of a rear extension of more than one storey;
- Erection of a building, enclosure, pool or container situated on land between the side elevation of the dwelling and the boundary of its curtilage.

#### The Wider Planning Context of Ampleforth

The village lies on the boundary between Ryedale District Council and the North York Moors National Park Authority. The area to the north of Main Street lies within the National Park and this area is subject to the policies of the adopted North York Moors Local Development Framework, adopted in November 2008. In this document Ampleforth is identified as a "service village" for the development of housing, employment and facilities. The southern area of the village lies within the Ryedale District Council boundary which is subject to the policies of the Ryedale District Local Plan, which was adopted in March 2002. The Ryedale Local Plan is currently under review however, to be replaced by the Local Development Framework wherein Ampleforth has been identified within the draft Core Document as a 'Service Village' development growth area.

#### Article 4 Direction

In August 2006, the North York Moors National Park Authority applied an Article 4(2) designation to the part of the Conservation Area that is covered by the National Park. This restricted some forms of development that would otherwise be permitted under the General Permitted Development Order. In the National Park, planning permission is now therefore required for the following classes of development under the General Permitted Development Order 1995:

- The enlargement improvement or other alteration of a dwelling house being development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised in any other Class.
- Any other alteration to the roof of a dwelling house being development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being development comprised in any other Class
- The erection or construction of a porch outside any external door of a dwelling house being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised in any other Class
- The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house being development comprised within Class H of Part 1 of Schedule 2 to the said Order and not being development comprised in any other Class
- The erection, construction or alteration of a gate, fence, wall or other means of enclosure being development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development comprised in any other Class
- Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure being development comprised within Class B of Part 31 of Schedule 2 to the said Order and not being development comprised in any other Class

These works of development require planning permission on any elevation that faces a highway, waterway or important open space. Further guidance should be sought from the Local Planning Authority where clarification is required to ascertain whether proposals require Permission.

Although many alterations within the Conservation Area do not require planning permission from the Local Planning Authority, this guidance is designed to highlight the existing qualities of the Conservation Area and to encourage residents to execute high quality alterations that preserve or enhance the existing environment.

### Location and Population

Ampleforth is a medium sized village situated in North Yorkshire approximately 4 miles south west of Helmsley and 33 miles north of York. It is located on the southern slopes of the North York Moors and on the northern boundary of the Howardian Hills Area of Outstanding Natural Beauty approximately 110m above sea level. The land rises steeply to the north into wooded hillside and moorland pasture. There is a population of 1,457 living within the Parish. The designated Conservation Area focuses on the historic core of the village which straddles the Oswaldkirk to Wass road that sits in a terrace of the scarp slope. This results in a predominately linear Conservation Area, which also takes in the garths to the rear of the frontage buildings.

The Conservation Area covers an approximate area of 22 hectares and contains some 100 buildings within its bounds. It contains 13 listed buildings, representing approximately 4% of the building stock, all of which are classified as Grade II Listed.

### Wider Setting

The landscape setting in which the village nestles has dramatically influenced the development of the built area. Ampleforth lies on bedrock of Jurassic Upper Calcareous Grit and Cambridge clay, the junction of which created a line of springs which is likely to have determined the location of the village. Due to the steeply rising ground to the north, development has historically occurred along the east west terrace in the scarp slope, however, in recent times, more modern development is found to the south in the flatter land of the vale.

The approach into the village from the east is surprising in that Ampleforth Abbey, the Roman Catholic Benedictine Monastery founded in 1803 is situated approximately 2 miles to the east of the village. The imposing large red cross situated by the roadside and heralding the collection of religious and educational buildings, is unexpected and unusual. The village proper is found c. 1 mile away from the Abbey and is approached down a steep tree lined hill curving southwards into the built up area and offering views over the valley below. The Conservation Area begins immediately upon entering the village from the east.

The route into Ampleforth Village from the west gives a rural picture of hedges, farms and trees. The gently undulating countryside results in an approach down a gentle hill with the built up village street gently curving northwards out of view. A small beck flows under the road and skirts the western edge of the village heading southwards through fields and eventually re-appearing in the modern built up area towards the south of the village boundary. The Conservation Area also starts immediately upon entering the village from the west.

When entering Ampleforth from the unclassified south (York) road, modern development is apparent in the form of cul-de sacs, small estates and linear development along the roadside. 'Station Road' gives a clue about the location of the now redundant and dismantled railway line further to the south out of the village. Distant glimpsed views of the Abbey church to the east are apparent from this direction and views north up the hillside towards St. Hilda's church give a sense of the approaching historic village centre. The Conservation Area is reached at the churchyard boundary wall approximately half a mile from the southern edge of the village.





View out looking South over the Howardian Hills



View out looking west from within the Conservation Area



View into the Conservation Area from the western approach



View out looking north east

### Origins and Historic Development of the Area

Studford Ring to the north of the village dates back to the Iron or possibly the Bronze Age of 1000BC. Traces of the Vikings are found, for example in the use of the word 'Thwaites' meaning clearings in the forest to describe individual strips of high ground north of Main Street. Saxon presence is also evident in the stump of the Market Cross a few yards south east of the church's south door.

Ampleforth was first mentioned in the Domesday book as Ambreford, the ford of the sorrel plant, along with a mention of its church. The land was mostly moorland or pasture but 865 acres were arable with oats, wheat and barley grown. From the 11<sup>th</sup> century until 1887, the village held 3 constablewicks, or divisions, resulting from the early giving of land and houses to the church by different owners. Ulf gave his manor to St. Peter's York, Roger de Mowbray gave his to Byland Abbey and the Helmsley lords kept a manor and rented it. The Fairfaxes of nearby Gilling were also Lords of the Manor, however the village never had a squire as most of the village were small freeholders. Farming was an important aspect of the village and land was enclosed early in the 16<sup>th</sup> century as well as 1804-1806. By 1823, the village had 3 shops and had gained a bakery in 1860. Today however, the village is more of a residential community for a wide area and most people travel to work outside the village.

### The Character and Inter-relationship of spaces within the area.

The wider rural setting is an extremely prominent aspect of Ampleforth's character and the countryside comes right into the built up area from all around. Glimpses through and over the

buildings into the surrounding countryside give an important aspect and provide a green backdrop for the street. There is little formal public space in the Conservation Area however, and most of the green space is made up from small private front gardens, the churchyard and the wide green verges to the north side of the road. Gardens to the sides of houses are infrequent and add important pockets to the green aspect of the village. Views to the south out over the flatter lands are also important and give a sense of space when looking south.

Two public rights of way run along the periphery of the village to the west and north giving views across the backs of the properties to the north of Main Street and distant views of properties on the south side of the road. The footpaths emphasise the importance of the wider natural landscape around the village giving views over the fields into and out of the Conservation Area. The fields outside the Conservation Area boundary to the south west provide an important green buffer zone and separate the older part of the village from the more modern development.



Visible trees behind the buildings provide an important backdrop whilst the wide green verges provide a more manicured element to the Conservation Area

Important open spaces in the Conservation Area are:

- The banked and wooded land on the north side of Main Street between Manor House and Peartree Cottage
- The banked and wooded land on the north side of Main Road on the north east boundary of the conservation area
- The roadside grassed verges
- The rear garden of Ludley House running down the east side of Station Road
- The garden to the west of Inch Cottage on the north side of Main Street
- The green fields to the south and west of the Vicarage and to the west of the Coal Yard that separate the older parts of the village from more modern development
- St Hilda's Churchyard and the field to the south of it
- Land to the south of Hill Top
- Land to the west of Nettle Meadow
- Land to the north, south and east of Brookfield

The open area to the south of St. Benedict's Churchyard is designated in the Ryedale Local Plan as a Playing Field and is subject to Policy L2 of the Local Plan.

Important Views and Vistas into and out of the Conservation Area are:

- The view out to Knoll Hill
- The view into the village from the western approach
- The view south across the valley from Back Lane and St. Hilda's Walk
- The view south across valley down Station Road
- The view from the footpath running along the western edge of the village



Glimpses of outbuildings and greenery are seen through gaps in between the buildings

### Overview of Architectural Character

The quality of the built environment is very high and the majority of properties within the Conservation Area make a positive contribution. The village is made up of predominantly domestic properties, smaller stone cottages being the usual building type. These are constructed from local materials and are simple in their execution. The cottages are built with their pantile roofs parallel to the road and the change in ground level results in stepped eaves and ridge lines.

Architecturally the village buildings tend to sit close up to the pavement edge. Spaces in between the buildings are therefore important, and provide a relief to the stone rows and views through them.

A large number of the buildings date from the late 18<sup>th</sup> or early 19<sup>th</sup> centuries when local materials were most often used, apparent from the disused quarries to the north of the village. Due to this homogeneity in building materials together with similarly scaled buildings, the overall effect is one of harmony that knits together very well as a whole. There is however, no sense of monotony that can sometimes be associated with rows of housing, as the attractive variations in the smaller detail of the buildings and the undulating ground levels provide interest and variation.



Attractive row of neat flat fronted cottages



Uniformity is not however totally universal and architectural variation can be seen at a number of locations within the Conservation Area, for example, some larger detached houses set back on higher ground at the T-junction. These are unusual in their size, siting and architectural detailing, featuring slate roofs, dormers, balustrades and large stone bay windows. These features are likely to date from the late 19<sup>th</sup> century when heavier architectural ornamentation was fashionable.

Variety can also be found in the orientation of a building within its property plot whereby occasionally an older building has been built with its gable end to the road. This adds interest to the streetscene and similar examples are found throughout the wider area.

Due to the steeply rising ground to the north, the ground levels on either side of the street are different. This results in wide grassed banked verges on the northern side of the road which greatly contribute to the character of the Conservation Area. An attractive village pump can be found within the verge and steps within the bank are found spaced at intervals. The buildings on the northern side of the road are predominantly located up to the edge of the pavement which runs in between the buildings and the grass verge. Due to the proximity to the pavement, any alterations made to the front of these buildings are very prominent from public areas. A narrow strip of soil, in between the houses and the pavement, has been planted and the contribution made by climbers and small bedding plants forms an attractive natural feature. Due to the rise in ground levels and attached nature of the cottages, there are few vehicular accesses punctuating the street.

On the southern side of the road, the buildings tend to be set back behind small front gardens which provide manicured greenery in contrast with the fields and woods of the wider setting. The boundaries of these gardens are often low or permeable and provide a public view of the properties.

The village has a number of facilities that are often now absent from village life which provides interest to the street and gives the village a sense of vitality. A local convenience shop incorporating a post office, a fish and chip shop, two pubs, a doctors surgery and a plumbers business lie within the boundary of the Conservation Area. Two primary schools can be found just outside the Conservation Area boundary to the south. The village also contains a large number of religious buildings including the church of St. Hilda, the Roman Catholic church of Our Lady and St. Benedict's and a former Methodist chapel, now a house.

#### Local Details and Features

As stated above, the homogeneity in the village is predominantly produced by the use of local stone walling and roofing materials, the size of buildings and their location and orientation. Smaller architectural details however, contribute a great amount to the character of the Conservation Area, and Ampleforth has a high survival rate of traditional window and doors which significantly contribute to the character of the Conservation Area. Very few window openings have been re-sized and traditional window and door designs are retained in many instances. Doors tend to be painted solid timber, constructed with panels and sit very comfortably within the properties in which they are found. Occasionally glazing is incorporated into the upper panels however; traditionally daylight tends to be achieved by fanlights which appear as a separate detail above the doorframe. Lintels above doors tend to be heavy squared stone and sometimes painted.

Small paned timber windows have also been retained in many of the properties which is an important part of the character of the Conservation Area. These are often sliding sash windows and open neatly in line with the elevation of the building, either vertically or horizontally, depending on the proportions of the window and the period in which they were installed. The windows tend to be beautifully framed with lintels of heavy square painted stone and stone window sills. Upper storey windows tend to be tucked right up under the eaves or sometimes a small attic window in the gable end of a house can be seen. Timber and stone bay windows are occasionally found, however these are not the norm in the village which is predominantly of simple vernacular design and detailing.



A beautiful example of a solid panelled door with fanlight over and an unusual lattice ogee topped porch

Unusually for a rural Conservation Area in this locality, iron railings can be found bounding some properties fronting the village street. These are generally of high quality design and material and provide interest and variation to the street scene. Also unusually there are a number of houses with interesting lightweight lattice style iron porches with a pointed ogee finish. These are also of high quality and add interest and variety to the village scene.

The predominant roof form in the village is simple pitched roof with the ridge running parallel to the road. Hipped roofs do occur but are not the prevailing roof form, and dormer windows and rooflights are rare. There is some use of slate as a roofing material in the village although this is also not the norm and red clay pantiles are more usual. Roof forms are simple as kneelers and coping stones on the whole are rare. Eaves and verge finishes are constructed to be close and tight to the wall. Eaves simplicity is maintained by the lack of fascia boards due to the high occurrence of traditional guttering on brackets.

The walling stone of the majority of the properties tends to be squared rubble and is coursed using lime mortar in uniform bed heights of approximately between 3 and 8 inches (8cm and 21cm). Prominent quoins (corner stones) do not feature to any great extent on most of the traditional properties. Some of the properties have been re-pointed with heavy, hard grey cement which detracts from the appearance of walls and can be damaging to soft stone. Where stone has deteriorated a brick repair is traditional and can be seen in a number of places in the Conservation Area. Brick is also used to construct chimneys, which are placed on the ridge apex at gable ends. Occasionally entire buildings have been constructed from brick although this is not the norm. Some of the houses feature built in carvings which surprise and delight when you spot them.

Boundary treatments are also an important part of the Conservation Area and tend to be low, lightweight and permeable. Post and chain fences are common and maintain the open nature of the village. Stone walls and hedges are also a traditional treatment in some areas of the village.



Small front gardens are found on the south side of the road. Boundary treatments are low and visibly permeable

#### Contribution of Key Unlisted Buildings

Ampleforth boasts a particularly high quality of vernacular buildings, many of which have been well maintained and conserved in a sympathetic manner. The demolition of almost any building within the Conservation Area would have a detrimental impact on the architectural and historic character of the village. As such it has been decided not to specifically identify individual buildings within this section.

#### Listed Buildings

There are 13 listed buildings in the Conservation Area:

Church of St. Hilda  
Foxglove Cottage  
The Manor House  
Stable Cottage  
Daleside  
Marian House  
Maynards  
Ash Ling  
Cross House  
Ford End House  
The Cottage  
The Owlet  
Fern Villa

#### Public Realm Features

There are a number of features within the Conservation Area in the public realm that contribute to its character. These include the stone steps found at intervals in the grass verges, the stone bridge over beck at the western end of the Conservation Area together with the gravity fed drinking trough, the lions head water pump and the water trough at the eastern end of the village. The graveyard of St. Hilda's commemorates Robert Thompson's life with a gravestone and is home to the Jubilee gateway dating from 1887. The bell housing of the village hall is a prominent feature which features an in situ bell and date stone.

## Trees

Trees play an important role in the appearance of the Conservation Area. The Conservation Area status protects all trees that have a trunk diameter of 75 millimetres or more (measured at 1.5 metres above ground), requiring owners to give the Local Planning Authority 6 weeks written notice of intent to fell or prune. The Notice gives the Local Planning Authority the opportunity to bring the trees under the general control of a Tree Preservation Order (TPO) if it is considered that the proposal is not in the best interests of visual amenity. Currently there are no TPO's within the Conservation Area.

Although there are only a small number of specimen trees that can be viewed from the village, the scarp slope running north-south provides numerous picturesque views from both the south along Station Road, and from several locations along the public footpath on the northern boundary of the Conservation Area which provides a good vantage point for viewing practically the whole trees-cape of the village. Historically, planting along the village street has been limited owing to lack of available verge space. The few trees that exist on the northern side of the village street including sycamore, horse chestnut and lime, have outgrown the available space, resulting in the need to carry out extensive pruning work or complete pollarding to clear overhead lines and properties. Unfortunately this pruning has tended to exacerbate the problem causing extensive re-generation.



This rowan in the main street has been heavily pruned to accommodate overhead wires giving the tree an ugly appearance detracting from its value in the Conservation Area.



The lime in the foreground has been pollarded to keep it within bounds in the street, the resultant regeneration is alien to the natural shape of this species and requires regular maintenance.

Should the under-grounding of overhead cables be desirable and create overhead clearance for new tree planting, specialist advice should be taken on appropriate species. As these trees are growing in the highway verge their replacement may require a license from North Yorkshire County Council's Environmental Services Section. Such licenses are normally only granted to public bodies, such as a Parish Council, who may have the financial capacity for future maintenance and liability.

Unfortunately a few trees within the main street may never be replaced when the time comes for them to be felled owing to the constricted area that they currently grow in.





These mature trees are prominent in the street scene but are growing in very restricted conditions. It is unlikely, or practical, therefore that they would be replaced by a tree of the same stature, if at all, when the time comes for them to be felled.



Trees form a pleasant back-drop to properties close to the northern boundary of the Conservation Area



Gaps in the street frontage allow open views of mature trees on rear boundaries



## Management and Enhancement of the Conservation Area

The appearance of the Conservation Area is extremely attractive and property owners and responsible bodies have done a good job in maintaining the attractive appearance of the village. There are some areas however where consideration could be given to improvements;

- Re-Pointing

Some of the properties in the village have been re-pointed in the past with hard cement mortar. This can be damaging to the soft building stone and is unattractive. Every effort should be given to promote lime re-pointing and help and advice can be given from the Local Planning Authority Conservation Officer.

- Rainwater Goods/Guttering

Some of the properties in the village have had their cast iron guttering replaced with grey plastic guttering mounted on fascia boards. This is not a traditional finish and re-instatement of cast iron rainwater goods on driven rise and fall spikes should be encouraged.

- Public Steps in the Northern Grass Bank

Some of the stone steps have been replaced with concrete. Consideration could be given to the replacement of these with real stone.

- Street Furniture

Some of the street furniture in the village could benefit from maintenance and better co-ordination.



Thought could be given to co-ordinating some of the utility items in the street

- Road signs

There are few road signs in the village and these should be kept to a small as possible in size and number. Finger directional posts should be co-ordinated and not added to in an ad-hoc manner. Poles should be painted and not left in their galvanised state. Where directional road signs are replaced, these should be shaped to point the direction and not placed on a grey 'one size fits all' backing board. New street name signs should be fixed onto walls and not mounted onto low poles as this can give a suburban appearance.



All new street signs should be co-ordinated and of the highest quality

- Street Lighting

The Conservation Area is presently served by comprehensive street lighting. Where new street lighting is proposed, this should match in style with the existing street lighting. Consideration could be given to painting street lighting columns an appropriate rural colour such as BS 10B21 sometimes known as 'lizard'. If possible 'white' light should be used as opposed to orange sodium style lighting. Lighting on new developments should only be used where necessary, and be low key and not suburban in appearance.

- Footways

The Conservation Area is currently served by footways on both sides of Main Street for much of its length. Where new footways are proposed or existing footways are maintained, only high quality materials should be used. Kerbs should be natural stone and pavements should be either tarmac or square paving slabs to match the existing to the north side of Main Street.

- Overhead Lines

Overhead power lines have recently been removed from the village street and replaced with underground and surface-mounted cables. Where surface-mounted on buildings cables remain a negative feature and should be routed as discreetly as possible when future alterations take place (for example at gutter level rather than at first floor level). The undergrounding of telephone wires would be advantageous but BT is not currently willing to facilitate this work.

- Boundary Walls

Boundary walls are an important part of the character of Ampleforth. They should be repaired and maintained in an appropriate manner using matching materials in lime mortar built in a traditional manner. Boundary treatments in new development should be traditional in nature and reflect other boundary treatments in the near vicinity.

- Water Pump

The lions head water pump has a crack in its domed top. This should be repaired using best practice and skilled craftspeople.

- Public Realm Items

There is a post by the bridge over the stream at the western end of the village that formerly held a traditional cast iron bus stop sign and was painted in black and white bands. Consideration could be given to the reinstatement of this in its traditional form.



The spring fed water trough at the eastern end of the village is a low key but characterful part of the village. It would benefit from some gentle consolidation with conservation friendly materials and practices

- Traffic Calming Measures

The main road through the Conservation Area is the official alternative route avoiding Sutton Bank for heavy vehicles and caravans. Heavy traffic can be problematic however, traffic calming measures can be visually damaging to the appearance of a conservation area. Where traffic calming measures are desirable, only low key and non standard solutions should be considered and the highest quality materials should be used. North Yorkshire County Highways should consult with heritage professionals regarding works to the highway in the conservation area.

- Road Markings

The lack of vehicular access to the side of houses results in a high level of on street parking in some areas of the village. Whilst this can be undesirable, the lack of significant road markings i.e. double yellow lines contributes to the uncluttered appearance of the Conservation Area and this should be maintained where possible. North Yorkshire County Highways should consult with heritage professionals regarding new road markings in the Conservation Area.



The lack of excessive road markings contributes to the rural nature of the Conservation Area

- Chimney Pots

Chimney pots add interest and character and top off a roof. If they are missing, re-instatement is desirable

- Empty Properties

The empty shops and houses at the eastern end of the village are in need of investment and refurbishment. Liaison with planning and housing officers at the Local Planning Authority should be encouraged to enable re-use of the buildings.

- Article 4 Direction

In August 2006 the North York Moors National Park Authority applied an Article 4 (2) Direction in the Conservation Area covering the northern side of the road. This protects features such as traditional doors and windows, which are an important aspect of the character of the Conservation Area. Consideration should be given by Ryedale District Council to extending this protection into the southern side of the Conservation Area. Full public consultation would be undertaken before a Direction was confirmed.

#### New Development

The Local Planning Authority has a duty to ensure that proposals for development either preserve or enhance the character of the Conservation Area. Ryedale District Council and the North York Moors National Park are committed to this duty.

Saved policies in the Ryedale Local Plan that relate to the Conservation Area are:

- C4- Trees in Conservation Areas
- C5- Advertisements within Conservation Areas

Policies in the North York Moors National Park Local Development Framework that relate to the Conservation Area are:

- Core Policy G – Landscape, Design and Historic Assets
- Development Policy 3 – Design
- Development Policy 4 – Conservation Areas

More detail on the contents of these policies are available in the respective development plans.

In the emerging Ryedale District Council Local Development Framework, Ampleforth has been identified within the draft Core Strategy as a 'Service Village' development growth area, in recognition of its good range of facilities and regular bus service. This provides for small scale local employment and housing opportunities in Ampleforth, to support existing services and diversify the rural economy. Due to the restricted development space within the Conservation Area it is anticipated that most new development will be outside the boundary. It is important however that the Conservation Area is taken as a material consideration when assessing development sites that are outside the boundary but would affect the setting of, or views into or out of the Conservation Area.

In order to ensure that proposals for development can be adequately assessed, the submission of detailed plans and elevations will be required within the Conservation Area. This is likely to require the submission of drawings relating the new building within its context to the streetscene. 1:50 scale drawings of plans and elevations are considered to be an appropriate scale for new development within the Conservation Area. For more detailed proposals 1:5 and 1:10 scale drawings may be required.

In order that the special character of the Conservation Area is preserved or enhanced, proposals for new development should be sensitive in their design and detailing. The location of new development should be sited to respect historic street patterns and plot forms. It should be positioned where it will respect the character of surrounding buildings and maintain key views and spaces.

The design of any new development should reflect the immediate environs in massing, fenestration and scale. It should not overwhelm existing buildings but should seek to enhance and complement these structures. Traditional detailing and local features should be reflected or complemented by the design of any new build. All new development should utilise sympathetic materials, which should be used to relate the new to the surrounding historic buildings.

It is possible there is some limited opportunity for new development on the street frontage within the Conservation Area. The former petrol filling station site located on the south side of Main Street within the Conservation Area may benefit from some development. Any new development in this site will be expected to respect its historic context in terms of scale, form, materials and quality. Due to the importance, however, of green pockets within the Conservation Area, there should be a presumption against development on those specific important green open spaces mentioned above under 'The Character and Inter-relationship of spaces within the Area' and on the enclosed map (annex a). Due to the importance of views through gaps in between buildings and side gardens, these spaces should not be infilled. In addition, new development will be expected to create them where desirable. Fields outside the Conservation Area to the south west provide an important buffer zone in providing views into the Conservation Area and separating the historic village from the more modern development. There should be a presumption against development in these circumstances. Due to the attractive setting the village centre grass verges provide, there should be a presumption against the creation of new vehicular accesses across them. Proposals that involve substantial alteration to the existing ground levels are also unlikely to be desirable.

It is possible that there is some limited opportunity for small scale development on the north side of Back Lane. This will be expected to reflect the existing character in that area of linear development of detached properties set in generous grounds set back from the roadside.

### Renewable Energy

In decisions on how best to incorporate a renewable technology into traditional buildings, the principles of minimum intervention and reversibility should be adopted whenever and wherever possible. Before looking into alternative means of generating energy it is important



to investigate all available measures for conserving it. The advice contained in the English Heritage document Energy Conservation in Traditional Buildings should be followed in this respect.

If you are considering installing a form of micro generation first consult your Local Planning Authority to see what permissions are needed. You will need to give careful consideration to the following issues particularly if your home is a listed building within the Conservation Area;

- Consider an installation that will not have an adverse effect on the character or special interest of your house or setting. Look for a location that will have minimal visual and physical impact.
- Bear in mind that equipment that becomes redundant will need to be removed and any resulting damage to the site or building made good.

The advice contained in the English Heritage document Microgeneration in the Historic Environment should be followed in this respect to ensure that the character of traditional properties in the Conservation Area is preserved or enhanced.

This document is intended to be an overview assessment of the character of the Ampleforth Conservation Area. The omission of a particular feature or phenomenon does not necessarily imply it does not contribute to the character of the conservation area.

#### Contacts

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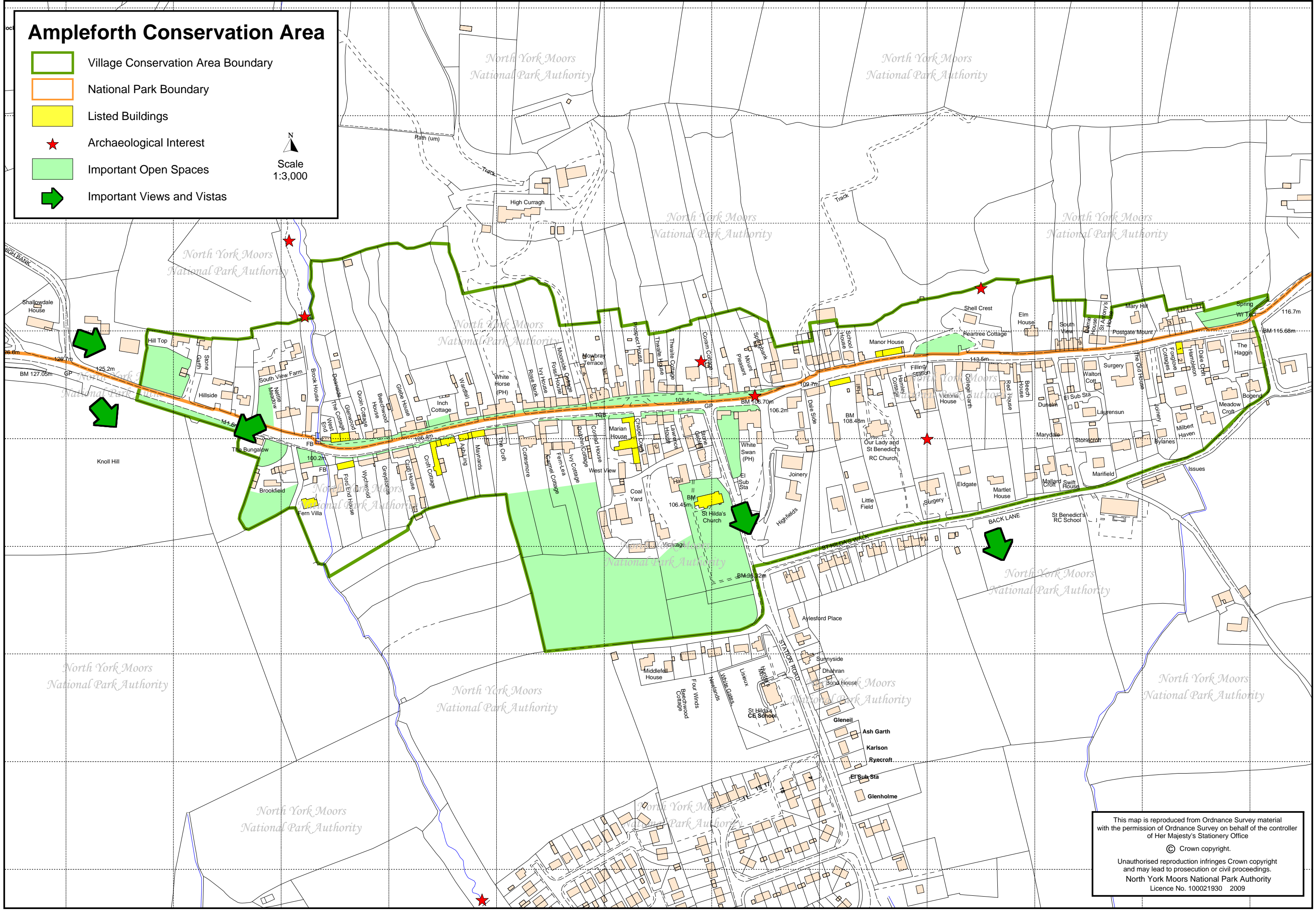
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# Ampleforth Conservation Area

-  Village Conservation Area Boundary
-  National Park Boundary
-  Listed Buildings
-  Archaeological Interest
-  Important Open Spaces
-  Important Views and Vistas

Scale  
1:3,000



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