



A report for Ryedale District Council

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## **1. Introduction**

This document is an appraisal of the proposed Wombleton Conservation Area. It is based on guidelines issued by English Heritage the government's adviser on the historic built environment.

## **2. What is a conservation area?**

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 or appearance 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 and enhance not merely listed buildings, but all those elements (which may include minor buildings, trees, open spaces, walls, paving materials etc.) which together

make up the familiar and cherished local scene.

## **3. Statutory duties of the local planning authority in conservation areas**

The local authority is required to:

- Identify, designate and periodically review existing and potential conservation areas;
- Prepare proposals for their preservation and enhancement, submit them for consideration at a public meeting and have regard to the views expressed;
- Have regard to their preservation and enhancement in carrying out its general planning functions; and
- Publicise planning applications affecting their character and appearance.

#### **4. Additional controls in conservation areas**

Broadly, the main additional controls which apply in conservation areas are:

##### Demolition of buildings

The total or substantial demolition of any building exceeding 115 cubic metres requires conservation area consent.

##### Demolition of walls

The demolition of any wall exceeding 1m in height (if abutting a highway or public open space) or 2 m in height elsewhere requires conservation area consent.

##### Works to trees

Six weeks notice must be given to the local planning authority of the intention to undertake works to a tree with a trunk in excess of 75 mm or more in diameter at a height of 1m above ground level.

##### Extensions to dwelling houses

Domestic extensions which do not require planning consent are limited

to 50 cu.m. or 10% whichever is the greater.

##### Curtilage buildings

Any curtilage building greater than 10 cu.m. requires planning permission and is treated as an enlargement of the dwelling.

##### Dormer windows

All dormer windows require planning consent.

##### Satellite dishes

Satellite dishes on chimneys, front walls, or front roof slopes require planning permission.

##### External cladding

External cladding of a house with stone, tiles, artificial stone, plastic or timber requires planning permission.

Ryedale District Council also has a number of policies in the Ryedale Local Plan that affect conservation areas. These are in line with government strategies and seek to place an emphasis on the retention of historic buildings, and the preservation or enhancement of

conservation areas and the safeguarding of sites of archaeological importance.

## **5. Justification of the Conservation Area boundary**

The proposed boundary follows the historical extent of the plot boundaries of the built up area as illustrated on the Township of Wombledon Enclosure Map of 1816. The area includes the majority of traditional buildings making a positive contribution to the character of the village. This boundary represents the historic core of the village.



## **6. Wombledon - general description**

The village of Wombledon is situated in the Vale of Pickering, some 4 miles east of Helmsley and eight miles west of Pickering, just south of the A170

which connects Thirsk to Scarborough on the east coast. In 2002 the population was 350.

Administratively Wombledon is in the Ryedale District of the County of North Yorkshire. This division was created by the Local Government Act of 1974. Before 1974 it was in the North Riding of Yorkshire, a political entity that existed before the Norman conquest.

Main Street, running south to north, rises from 44 metres above sea level at the south end of the village to 63 metres at the northern end. An upward slope of 19 metres over a distance of some 625 metres giving a gradient of around 1 in 33. East to west the ground is relatively flat, however on both sides of Main Street, the ground rises sharply resulting in elevated buildings on plots set behind retaining walls.

The village has lost its school, shop and post office and is a lot less dependent on farming than in the past. There is a village hall, which is vital to the community. All kinds of

groups meet there and there is an annual antiques roadshow.

Wombleton is an exception from most villages in that it had an airfield. During the Second World War, the 6 Group of the Royal Canadian Air Force flew Mk II Halifax bombers out of there, along with Lancasters, Spitfires and Hurricanes. Now it is used for civilian light aircraft. The airfield is situated on land which was once ancient common, enclosed in the 18th century.

Nearby Stoney Cross is a meeting place of six old routes. The local pub, which has a restaurant, is the Plough Inn - a medieval cruck framed building, as are some village houses.

The area has good places for walking and fishing.



## **7. The origins and development of the settlement**

Wombleton is recorded in the Domesday survey of 1086 as Wilbetun and the area was described as "waste".

The present street pattern of Main Street, Back Lane and Page Lane is a survival of the mediaeval settlement and is known as a 2-row village.

Wombleton has developed from a farming community into a largely dormitory village. There are significant farms and farm buildings remaining - Manor Farm, White House Farm and South View Farm, on the west of Main Street and Fir Tree Farm to the east. These are important to the character of the village.

The enclosure map of 1816 shows one street, Main Street, running north south with buildings either side and back lanes behind.

The map of 1831 at a larger scale is largely unchanged and shows 22

plots to the west and 22 plots to the east side of the street. Not all of the plots have buildings.

The Ordnance survey map of 1856 shows trees within each plot and the start of the expansion of the village. The back lane to the north is identified as Page Lane and Flatts Lane which is at right angles to Page Lane on the north side of the village. In Flatts Lane a new development is shown and the National School (1844) in Page Lane is identified.

## **8. Listed buildings**

There are 13 buildings (7 entries) listed as buildings of architectural or historic interest. They are all listed grade II with Group Value.

### Main Street (west side)

- White House Farmhouse, 1733

### Main Street (east side)

- House to north of Post Office, early C19th
- Primitive Methodist Chapel, 1819 with earlier origins
- The Plough Inn, late C17th

(cruck frame)

- Rose Cottage, House late C17th (cruck frame)

### High Street (east side)

- Carter Close range of six dwellings early to late C18th

### Page Lane

- National School 1844 (village hall)

Listed building consent is required for any external and internal works of alteration or extension which would effect its character as a building of special architectural or historic interest.



## **9. Zones**

The village can be broken down into four main zones of different character shown on map 8. Zones 1,2 and 3 are within the conservation area boundary.

### Zone 1 Main Street and High Street

This is the historic core of the village shown on the early C19th maps. This area retains many old buildings and has kept its historic layout. Main Street rises uphill slightly and curves gently to the west. The elevated properties on each side of the street contain small front gardens behind limestone retaining walls. These are informally planted with greenery, which contribute to the rural feel of the village.

The historic plot boundaries remain relatively intact in the conservation area although on the east side of Main Street many of the plots have been sub-divided along their length to provide new houses fronting onto the former back lane now Page Lane.

The typical building pattern on the east side of the street consists of ranges of attached and semi detached buildings with their long axis parallel to the street. They are set back only a couple of metres from the back of the pavement.

On the west side of the street, there are more detached buildings set in larger plots of land. The buildings are generally larger than those on the eastern side of the road and the majority of the village farms are found on this side of the street. The buildings are set back slightly further from the roadside edge than those on the eastern side of the street giving slightly larger front gardens. This, together with the detached nature of these buildings contributes to the rural character of the conservation area. The spaces between them provide important views of trees, gardens and farmbuildings.

The buildings on Main Street and High Street are typically constructed of dressed or coursed limestone under a simple, steeply pitched clay



pantile roof, often with coped gables and shaped kneelers with brick chimney stacks on the ridge of the roof at gable ends. Gutters are of black cast iron on black gutter spikes. The traditional buildings are relatively simple structures with little embellishment or decoration.

A close look at some of the older buildings reveals that the top two courses of stonework are often different and indicate that the roof was raised when the roofing material was changed from traditional thatch to pantiles. The smaller first floor window openings remain and contribute to the compact scale of the buildings on the east side of Main Street.



Window openings on the older properties have simple unpainted rectangular stone cills and lintols and white painted sash windows, usually

with vertical sliding sashes and small panes. Some of the older cottages have horizontal sliding “Yorkshire” sashes. Few traditional front doors remain. They would generally have been simple painted four panel doors with flat panels, without porches. Front walls are of coursed limestone with stone copings.

The boundaries marking the plot divisions are generally treated with a very light touch and are either post and rail fences or hedges. High close boarded fences are not a traditional feature of the conservation area.

### Zone 2 Back Lane

Back Lane marks the extent of the plots on the west side of Main Street and remains virtually unchanged from the lane shown on early nineteenth century maps, and probably back to the founding of the village. It is first named on the 1856 Ordnance Survey map which refers to it as the rather undignified “Backside Lane”. Only at the north-west extent of the lane has settlement encroach on the land beyond the historic village boundary.

The lane is completely unpaved and becomes a track halfway down. It retains its rural character looking out to the west over pasture, agricultural land and woods. The agricultural origins of the village are still strongly evident with the ridge and furrow outlines are still visible in the fields off Back Lane. The agricultural buildings of Manor Farm, White House Farm and South View Farm back straight onto the lane. The rear of other plots, which are quite long, are taken up with a variety of sheds and summer houses.



A public footpath links up with the lane from the south and north-west to Beadlam. A pleasant circular walk can therefore be enjoyed through typical countryside of the Vale of Pickering to Beadlam and Nawton and back.

### Zone 3 Page Lane

Formerly the back lane to the east side of the village, nineteenth century maps show Page Lane to have been undeveloped and consisting of a lane at the end of the rear plots to the buildings on Main Street largely laid out with trees.

The first, and still the most noteworthy, building on the lane is the National School, now the village hall, built in 1844.

This is a single storey building with limestone walls, pointed “gothic” windows with ashlar surrounds, and a Welsh slate roof. The slate roof is a reminder that by this period the extensive canal network was making the import of slate from the Welsh quarries an economic alternative to clay pantiles.

Now the majority of the plots have been sub-divided and new houses built onto the lane. The more recent buildings exhibit a variety of styles and materials including brick. They

are mainly detached buildings sitting back from the road.

Page Lane does still retain its rural open character. It is not fully laid out with pavements or kerb edging and there are views to the greenery of the hedged south part of the lane. However, overhead electric cables and their poles are visually dominant and clutter the streetscape.

The open field at the south end of the village stretches the full width at the southern end of the village from Main Street to Page Lane and bordering on its third side with Hungerhill Lane. It is therefore a crucial component of the rural character of the village.

Tythe Garth was already laid out by the time the 1816 Enclosure Map was produced with buildings on the footprint of Tythe Garth clearly visible.

#### Zone 4

This zone consists of a swath of piecemeal development to the north and east of the village outside the historic boundary. This area has not been included within the conservation area boundary.

In modern additions to these areas little attempt has been made to reflect the traditional layout of the village beyond the superficial use of stone and pantile for some of the properties.

#### Nawton Road (west side)

These properties extend the village north beyond its historic boundaries. Although they are constructed of stone with pantile roofs the properties are quite different in character to the village's traditional buildings.

They are mainly "one and a half storeys" that is superficially single storey but with rather large roofs with further accommodation. The external walls are not coursed traditionally – indeed some are "crazy paving" style. Doors and window openings are of sixties design and chimneys centrally

placed. They have crazy paving front walls with hedges behind and large grass verges in front both serve which to isolate them from the street scene.

#### High Street (east side)



These five large detached properties are considerably set back from the street with long front drives. Whilst some attempt has been made with the more recent houses to mimic the villages traditional appearance the grain of the village has been lost here. At the end of the row is a house in sixties Scandinavian style.

#### Shaw's Close

Comprises two terraces of post-war housing comprising four houses each and a row of three flat roofed garages.

#### East Terrace

The south side of East Terrace comprises three terraces built between the wars. They comprise red brick elevations with plain concrete window lintols and cills, red clay Roman tiled roofs and central chimney stacks. They have prominent single storey flat roofed entrance lobbies and outhouses. Set back about two metres from the pavement they have a variety of low timber front fences.

#### Flatts Lane

The first buildings on Flatts Lane are show on the 1856 ordnance survey map. Consisting of a terrace of five properties on the north side of the lane quite isolated from the rest of the village. Recently the village has expanded to catch up with a series of detached houses on both sides of the road, built of a light brick and pantiled roofs and central chimneys. Some of these have their axis parallel and some at right angles to the road. Set back from the road with hedges and large grass verges on the south side and pavement and grass verge on

the north side, they are quite suburban in character.

#### **10. The contribution made by key unlisted buildings**

There are a number of other traditional buildings which contribute positively to the character of the village. These are identified on the map (see appendix).

They include the majority of buildings along Main Street. Typically these are constructed of traditionally coursed limestone walls, clay pantile roofs, end chimneys and traditional timber windows sometimes retaining their Yorkshire sashes. Outbuildings and traditional farmbuildings are important.

#### **11. The character and relationship of open spaces in the conservation area.**

An important characteristic of the village are the views between buildings to open spaces, trees and countryside. The old village farm buildings have their axis at right

angles to the street and this opens up such views.

#### **12. The contribution made by green space, trees, hedges and other natural elements to the character of the area.**

The most significant open space within the conservation area boundary is the large field at the south end of the village identified as belonging to J Shepherd Esq. on the 1816 Enclosure Map. This field is bounded by thick hedges, in Page Lane contributing to a typical country lane scene; whilst in Main Street it forms the eastern boundary of the increasingly built up area.

The over-riding characteristic of the village is its rural setting in which lawns, walls, hedges and trees play a vital part.

#### **13. The extent of loss, intrusion or damage, i.e. the negative factors.**

Although the core of the village has retained its traditional character, there are some elements which detract

from the special character. These can be divided into building related matters and general environmental design.

### **Traditional Buildings**

The following features detract from the character of the traditional buildings in Wombleton:

Cables attached to the frontage.

Brightly painted features such as doors windows and lintols.

Plastic services boxes on front elevations.

Patching elevations with materials inappropriately finished, such as artificial stone.

Plastic (uPVC) windows and modern or misunderstood historic window designs.

Overwide repointing in dark cement rich mortars.

Missing Chimney stacks and pots.

### **New buildings**

There are a number of modern buildings which do not wholly respect the traditional character of the settlement in terms of scale, siting, external details and boundary treatments. In particular some of the buildings are:

Set too far back from the street.

The boundary treatments are too heavy.

They are too big for their context.

The walling materials do not relate to the rest of the village.

They incorporate porches, and lack traditionally placed chimneys.

They incorporate non-traditional details such as fascia boards, instead of gutter brackets and detailing of verges.

### **Environmental design**

Poorly designed and inappropriately located street furniture can seriously erode the character of an area. Things that can contribute to the lack of cohesion include:

Overhead cables and poles,

Litter and grit salt bins.

Highways signage such as chevron direction signs.

Large refuse bins left out continuously.

An accumulation of signs - such as the neighbourhood watch sign on the village name sign. and a profusion of signage at the junction of Main Street and High street

#### **14. Opportunities for enhancement**

There are a number of existing features in the Conservation Area which detract from its character. Improvements could be made by reducing clutter, co-ordinating design and reinforcing local character.

##### Village sign

The Village name sign is attractively mounted in a stone surround. However, the neighbourhood watch sign considerably detracts from the

main sign and consideration could be given to its relocation.

##### Street signs

Wombleton is lucky in that it has two traditional cast iron direction signposts at either end of the village. These make a significant contribution to local charm and character and where these survive they should be retained and restored rather than replaced. Where new arms or details are added they should match the original materials, livery and lettering exactly. Later additions that do not match should be replaced.

Other street name signs should be fixed to a boundary wall, fence or railing or building at the back edge of the footway. The recent trend of mounting conventional name plates on posts should be discontinued as it simply adds more clutter to the street.

The signs around the junction of Main Street and High Street need to be carefully reconsidered to reduce clutter.



### Street furniture

The area in front of the Parish Notice Board could be restored to reveal the attractive stone wall.

### Litter bin

Re-siting the litter bin to the bus shelter.



### Overhead cables

Overhead power cables dominate, and detract from, large areas of the village. A dramatic improvement would be made to the appearance of the village if overhead cables were re-laid underground.

### Paving

In places the existing asphalt has been dug up and relaid several times and become an eyesore.

Traditionally large York stone paving slabs would have been laid in interlocking rows. Where slab paving is inappropriate asphalt can provide a neutral inexpensive alternative.

## **15. Future development guidelines**

Regard should be had to maintaining the historic relationship of the village to its landscape setting.

New development should be seen as an opportunity to enhance the village and should respect the built form and established context of the area. New development should be located on



the plot in a traditional way and respect the grain of the conservation area. Existing features such as building lines, roof lines, elevational design and, architectural characteristics such as detailing, profile, and materials of adjoining buildings should be used as a reference point for new design.

Existing or original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair. They should only be replaced where there is no alternative. The enhancement of the appearance of buildings through the restoration of missing features would be welcomed. Original stonework should not be painted rendered or clad. Re-pointing if done badly can also drastically alter the appearance of a building and have a detrimental effect on the durability of the stonework.

The Council will seek the retention of buildings which make a positive contribution to the character or appearance of the Conservation Area.

In all other cases, consent for demolition of an unlisted building will usually only be granted where it can be shown that the building detracts from the character of the area or where the contribution of the proposed replacement when compared with that of the existing building would be of more or equal benefit to the Conservation Area.

Before any consent for demolition is granted the Council must be satisfied that there are acceptable detailed plans for the redevelopment and in the case of substantial demolition that the proposals safeguard the integrity of the building.

Landscape features such as walls and trees are important to the character of the village and the Council will exercise its powers to protect them.

Any development of vacant infill sites will be required to be designed to a high standard in keeping with the traditional pattern of development and detailing.

**16.Sources of advice**

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

Forward Planning and Conservation  
Team  
Ryedale House,  
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