

# Leyburn Conservation Area

## A Guide to Design

This Design Guide is principally for owners of residential properties subject to Article 4 Direction, but its guidance is also applicable to commercial premises.

Leyburn is a Town with a wealth of distinctive character. Buildings of the Georgian period predominate with many fine town houses, but the more modest cottages also reflect and complement the simple but elegant architecture of the larger houses. The extensive use of fine details produces a varied and interesting streetscape, where locally sourced materials have been widely used. The grouping and orientation of buildings, on a slope around two main squares adds to the quality, with other distinctive areas away from the main squares.



### FLOORSCAPE

Black top is used over highway surfaces and is dominant. Footways generally have modern concrete paving. This makes the area's of traditional materials, such as cobbles and stone flags that remain, very important and these should be retained.

### STONEMWORK RENDER AND BRICKWORK

Most of the properties within Leyburn are finished with either local stone or render. Stonework is generally dressed, squared coursed rubble or random rubble roughly brought to courses. Render is lime based and either roughcast or smooth, often with a surface treatment of lime wash to give colour. **See colour item on page 4.** The use of brick is rare. Alterations to these materials should not be made and any new work should match to the existing. Render was often used to give poor quality stonework weather proofing. The stonework underneath was never designed to be seen and in these cases the render should not be removed.



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## EXTENSIONS AND EXTERNAL ALTERATIONS

Extensions and external alterations should be minimised. Where changes are necessary they should be confined to elevations which are not prominent. They should incorporate the same building materials used elsewhere on the building. Significant changes to the principal elevations which most affect the street scene will generally not be considered sympathetically, unless they return the original character to the property.

### POINTING



Care should be taken when pointing to use the correct mortar mix which should be lime based and that it is finished correctly, which will generally be slightly recessed (above) or flush and finished with a brush. **A separate guidance leaflet is available.** Hard cement mortars and a strap finish should not be used (below).



### ROOFS



Roofs were traditionally local stone slate, but over the centuries other slates became available, numerous properties now have Welsh slate and a few have Westmorland slates. These materials should be retained and repaired as necessary. Concrete tiles should not be used and wherever possible traditional material should be reinstated if unfortunate changes have happened. Many roofs include stone copings and kneeler detail. All of which are important architectural details which should be retained.



## PORCHES AND CANOPIES

Porches are not a traditional feature. Most houses open either directly onto a shared 'courtyard' area, into a small enclosed space or as at St. Matthews Terrace onto their front gardens. Generally the introduction of porches would not be appropriate. Canopies are occasionally used to afford weather protection, new simple canopies in a traditional form may be acceptable but not where they conflict with other architectural details such as carved door surrounds or are detrimental to the unity of the whole such as a terrace.

## WINDOWS

The original style of window in the area would generally have been the vertical sliding sash. These take a variety of forms from the simple large panes to the more complex margined multiple panes. Any original windows should be retained and repaired as necessary.

Replacement windows should match the style, proportions and materials of these original / traditional forms. UPVC is considered wholly inappropriate. **A separate guidance leaflet is available on request.**

The size and form of openings are an essential part of the original design of the house. These openings should not be enlarged or altered. New window openings can spoil the appearance of the building, particularly in terraces. Any new windows should therefore be on elevations which are not prominent and reflect the design and proportions of the existing windows.



## OUTBUILDINGS

There is some scope for garages, outbuildings and sheds away from public frontages. They should be built in traditional materials and in a sympathetic design.

## SATELLITE DISHES

Satellite dishes and aerials should be located as unobtrusively as possible, preferably at the rear, on out buildings or internally.

## DOORS



Original doors and their surrounds are very important and should be retained and repaired as necessary.

Replacement doors should be of timber in a traditional style either panelled or vertically boarded. UPVC is considered wholly inappropriate. **A separate guidance leaflet is available.** Colour is also important. **See colour item on page 4.**

A number of doors have ornate fanlights and these are an important part of the design of the doorway.

## CHIMNEYS

The original chimney stacks and pots are an integral part of the design of a building. Leyburn has a mixture of stone and brick, they should be kept and repaired as and when necessary, even if they are no longer in use.

Where they have been removed or lowered they should be rebuilt to their original height wherever possible.

## PIPEWORK

Original gutters and down pipes would have been timber or cast iron and occasionally lead. Original pipework should be retained and repaired or replaced to match existing as necessary. The correct details, such as 'rise and fall' brackets, are important.

## DORMERS AND ROOFLIGHTS

Dormers are generally not traditional to the area although on St. Matthews Terrace they form an important feature. The introduction of dormer windows is generally undesirable and will usually be resisted, particularly on the front elevation. Some rear dormers may be acceptable, subject to being of a traditional form and position. Rooflights are not common on frontages in Leyburn, they are generally to the rear. Proposals for rooflights on rear elevations may be acceptable subject to their size, number and the use of a 'conservation' design.

## BOUNDARIES: walls, railings and gate piers



Where boundaries exist, they are in the form of stone walls or stone plinths with railings. These should be retained and repaired. Proposals for new boundaries should take a similar traditional form.



## ALARMS AND METER BOXES

Burglar alarms are designed to be clearly visible, but a brightly coloured box fitted in a prominent location can dramatically spoil the appearance of a building. Careful choice of location (e.g. close to the eaves) and colour will allow it to be clearly visible but not intrusive. External access to meters should be avoided wherever possible. Where this is necessary, it should be in a recessed box painted a colour to blend with the background walling material.

## ENERGY

Harnessing alternative energy, such as solar or wind power involves substantial equipment. This can be harmful to the character of an area and individual buildings. Proposals which dramatically change the appearance of traditional buildings are not considered appropriate, e.g. solar panels on prominent elevations. New heating flues or balanced flue cowls should be as unobtrusive as possible, preferably on the rear elevation.

## COLOUR

Using the correct colour is important, particularly its shade. Dark colours, such as black or brown, should be used on areas such as gutters and roof eaves, which are susceptible to staining and rusting. Doors were similarly painted in dark colours, black, brown or dark red. Light colours were used to highlight details and thus windows with glazing bars are generally light coloured, but these were never the brilliant white of the modern paints, more the off whites.

Traditionally colours for renders were natural based and sourced locally to reflect the hues of the stone work. This produces a restricted range of colours that blend with the other natural materials used.

Please contact Ann Smith, Conservation and Regeneration Officer or Natalie Snowball or Caroline Walton, Area Development Control Officers on 01748 829100, or e-mail [a.smith@richmondshire.gov.uk](mailto:a.smith@richmondshire.gov.uk), or [planningenquiries@richmondshire.gov.uk](mailto:planningenquiries@richmondshire.gov.uk) for further information.