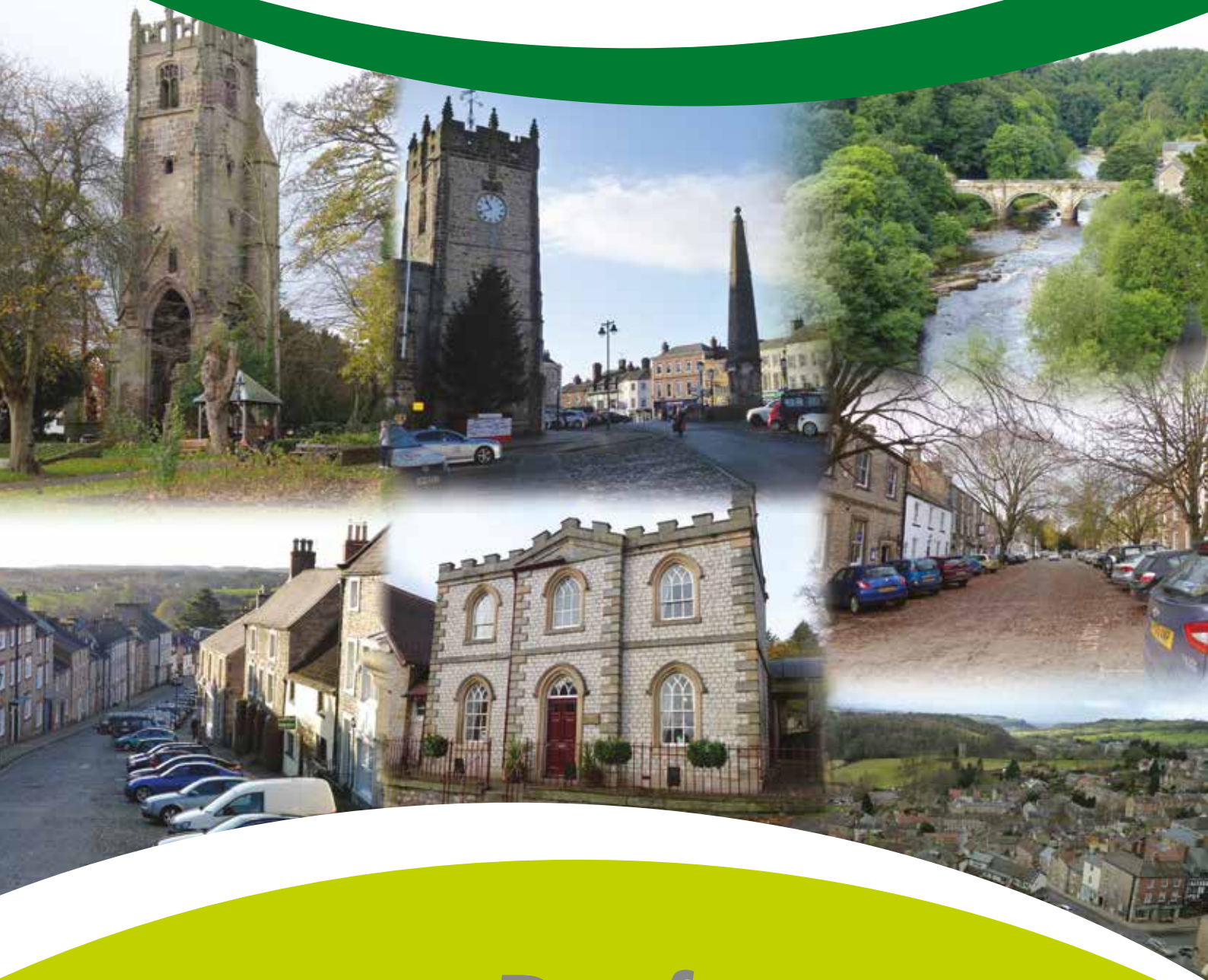


RICHMOND

Conservation Area Appraisal and Management Proposals



Draft



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Appraisal

Richmond was designated a Conservation Area in 1971, which was extended in 1976, and again in 1995. A Conservation Area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990).

Local Planning Authorities are required to 'formulate and publish proposals for the preservation and enhancement of any parts of their area, which are Conservation Areas' (Section 71 of the Act). This Character Appraisal and Management Proposals fulfils this duty.

In making a decision on an application for development in a Conservation Area, the act states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72). While this should ensure that harmful change is not allowed, some changes, not normally requiring planning permission - known as permitted development - could still damage the special qualities of the area. Local Authorities have special powers to issue Directions removing certain permitted development rights from properties if it can be shown that it is necessary. It may be appropriate to consider a Direction for parts of the Richmond Conservation Area.

This Appraisal and Management Proposals should be read in conjunction with:

- The Richmondshire Local Plan Core Strategy 2014
- National Planning Policy Framework

Historic England has produced 'Conservation Area Designation, Appraisal and Management' Advice Note 1 for reference.

Statement of Significance

Although Richmond is thought of as a medieval town, in architectural terms it is Georgian buildings that dominate. This is hardly surprising for a town that enjoyed considerable prosperity during the 18th Century. The somewhat haphazard nature of its re-development may account for the retention of the medieval street pattern. The town centre retains its irregular medieval street pattern, due in part to the hilliness of the site, which adds considerably to its townscape value, with constant changes in alignment and level. Around the Market Place and Castle itself, narrow winding streets create a strong sense of enclosure, contrasting with the somewhat wider and more formal arrangement of Newbiggin, Frenchgate and Bargate. They are generally lined by more substantial buildings whilst still retaining a domestic scale. The main changes to the plan of the town occurred in the 19th Century when, for example, Victoria Road and Queens Road were developed.

The relatively low level of re-development has left an outstanding legacy of fine buildings. The architectural character of Richmond is based firmly in the local vernacular style of solid robust buildings, generally in linked or terraced form, with restrained detailing and limited openings.

This general arrangement holds true from the most elaborate house to the simplest cottage. Even where strong architectural themes are used, such as the Gothick style of 47 Newbiggin, it is brought back to a vernacular interpretation. This is not to suggest Richmond lacks buildings of genuine design quality, but that its special character lies in the sum of the whole rather than relying upon a few outstanding buildings. Indeed the fact that over 450 buildings are listed within the Conservation Area gives some measure of its overall quality.

In terms of individual buildings, in addition to the Castle itself and the various religious sites, those of national interest include the Georgian Theatre Royal, The Bar and Postern Gateway, the Kings Head Hotel, the Culloden Tower, Swale House, Richmond Grammar School and Greyfriars Cocoa Rooms. The Richmond Station complex is also worthy of note not only for the quality of the original group but also for an outstanding piece of modern design in the award winning Swimming Pool. Some of the more unusual entries in the statutory list are various areas of cobbles in the Market Place, Newbiggin, Frenchgate, Bargate, Cornforth Hill, The Bar and Tower Street - which emphasises the importance of floorscape to the overall character of Richmond, both in terms of spatial and visual qualities.

Trees make a special contribution to the Conservation Area, not only in terms of its river valley setting but also within the central open spaces and streets. Particular features of note along the riverside include the planned parkland landscape of the Temple Grounds, dense woodland at Billy Bank Wood, Low Bank Wood and Clink Bank Wood, and the attractive public open areas at the Batts and around the former Station. Within the heart of the town trees at Ronaldshay Park, The Friary and Richmond Cricket Club strengthen the value of this important open space, and the avenues at Queens Road and Newbiggin add an extra dimension to their visual appeal.

Location and Setting

Richmond stands on a high promontory on the north bank of the River Swale at a crossing point, commanding the eastern entrance to Swaledale from the Vale of York. To the west, south and north the ground rises to moorland - to the east it is relatively open and flat.

Richmond is approximately three miles from the A1 - the main arterial route travelling north and south - and four miles from the A66, the main east - west cross country route. The towns of Darlington and Northallerton (with access to the rail network) are eight and 12 miles away respectively. This places Richmond in a very advantageous position to access the rest of the country, but enjoying the high quality environment of the 'Dales' scenery.

The topography of the Swale Valley has not only produced an impressive natural defensive position but also a dramatic setting for the Castle and the town which grew around it. The sweep of the river through superb countryside gives the town an added dimension, a factor that has not gone unnoticed by artists over the centuries. That so little development has occurred on the southern bank is certainly fortuitous, as it has preserved a setting to rank alongside the very best.

Bolton Crofts is an area of steeply rising ground providing an impressive backcloth to the town. The green swathe cut by Bolton Crofts and reaching deep into the heart of the town - including Ronaldshay Park, the Cricket Field and Friary grounds - is still a particularly striking and important characteristic of Richmond. To the south of the river, only two small pockets of historic development have occurred, firstly at Sleegill, opposite the Castle, and secondly at the former Railway Station, close to St. Martin's Priory.

Historical Development

The name Richmond derives from 'richemonte' - Norman French for a strong hill. The name Hindrelac in the Domesday Survey may also refer to Richmond.

Although Richmond is an easily defended site, no evidence of prehistoric or Roman settlement has yet been found although a hoard of Roman coins and a silver spoon was found on Castle Bank in 1720. Richmond is not mentioned in the Domesday book but the manor of Hindrelac may be the later Richmond from its position in the record. If it was, there were six villeins and two bordars, a church and a priest recorded there in 1086. The manor was worth 16 shillings. If there was a pre-Norman church at Richmond, this might have stood on the site of the later church of St Mary's, the parish church of the town. The Saxon settlement would probably have been around the church in the Frenchgate area. This would explain why the medieval parish church was outside the walls of the medieval town.

Sometime after the Conquest, possibly around 1071, the lands previously held by Edwin Earl of Mercia were granted to Alan Rufus. The Saxon Earl had his seat at Gilling but Alan moved to a new site. Initially called 'Count Alan's Castle' it became 'Richemonte' well into the 12th Century. There - on a strong defensive site - he began the building of Richmond Castle. Whether or not there was an Anglo-Saxon settlement at Richmond, the Norman town grew up to the north of the castle. The original town seems to have consisted of burgages grouped around the Market Place. It is difficult to determine from the topography alone whether the layout of the Market Place was deliberately planned or grew naturally. It has been suggested that the shape of the town reflects the original alignment of the outer bailey of the castle. Excavations of later Market Place burgage plots could help to determine when the outer bailey developed as part of the town.

Whatever the nature of the pre-existing settlement, a town quickly grew up north of the castle. The current ruins of the castle overlooking the River Swale are still a dominant feature of the town, although the castle never saw any significant military action. It was as an urban and market centre that Richmond developed and prospered.

Being the headquarters of the Honour of Richmond the town prospered as a market centre for the produce of the vast estate which stretched west to Lancashire, the border of Durham and included lands in 11 counties - including Yorkshire, Nottinghamshire, Lincolnshire, Cambridge, Dorset, Herefordshire, Norfolk and Suffolk. Its trade also extended beyond the Honour drawing traders from Lancashire, Cumberland and Westmorland. Apart from agricultural produce silk, wine, fish, lampreys, garlic, salt, woad, faggots, timber, iron, copper, lead and coal were also marketed. The burgesses were granted the fee farm of the vill by Alan for £29 a year and in 1150 Earl Conan confirmed the liberties of the burgesses. The first recorded market was granted before 1145.

In 1275 Edward I confirmed the liberties of the burgesses with markets, fairs and tolls, all rents of assizes and attachments of the lease of the borough and to hold all the demesne called the Land of Fontenay (town lands) within the town and without - except for a tenter ground (area for drying cloth) held by charter from the Earl and three acres of land held by Jordan the plumber. For these liberties the burgesses paid £40 a year. A further fair of four days was granted in 1279.

Scottish raids in the early 14th Century led to murage grants being awarded from 1313 onwards. The nature of the town's defences, probably following those of the earlier outer bailey of the castle, remain unclear but consisted at least of a ditch and four stone gateways.

Various industries flourished in Richmond in the medieval period. Tanning and leather dressing were established by the middle of the 12th Century and there were also a number of fulling and corn mills, together with tenter grounds. There were at least two mills in the latter half of the 12th Century, both were said to be ruinous by 1348. Other mills are recorded in the 15th, 16th and 17th centuries, including Castle Mill and Church Mill. Lead mining in Swaledale had been an industry since Roman times and was developed in the vicinity of Richmond in the late 13th Century. Copper and coal were also mined near the town at various times in the medieval period. The main prosperity of the town however rested on its position as an agricultural market centre until the end of the 15th Century.

By then Richmond's pre-eminence as a market centre had gone as local markets were established in surrounding towns and villages such as Bedale, Middleham, Masham, Staindrop and Barnard Castle. These being toll free took trade away from Richmond and the town's income fell so much that in 1441 rent was reduced to £12 to be paid to the king and £7 13s 4d to Henry le Scrope, Lord of the Manor.

At the same time the textile industry in Richmond increased in importance. The town became a specialist centre for the manufacture of hand knitted woollen stockings and sailors' caps establishing an international importance for this trade. The 16th Century also saw the rise of guilds and companies of Richmond, which gradually came to control the trade and government of the town. The Charter of Incorporation granted by Elizabeth I in about 1567 gave the guilds more power by which they were virtually able to elect the Alderman. One of the guilds - the Company of Mercers, Grocers and Haberdashers of the Corporation of Richmond - founded in 1580 is still in existence. Despite the decimation of the population in the Great Plague of 1597-8 and the loss of control over local markets, Richmond continued to prosper until the end of the 18th Century.

During the Commonwealth the woollen industry was the largest single employer in Richmond and it remained the primary industry of the town until the end of the 18th Century. The prosperity of 18th Century Richmond is reflected in the large number of new buildings erected in this period. Defoe, who visited the town in 1727, notes that the whole population 'of late is mightily increased' and that the whole population seemed to be employed in knitting. The town held the Quarter Sessions and from 1760 the North York Militia was based in Richmond. The town had a renowned grammar school and, combined with factors such as picturesque topography, this made Richmond an important provincial social centre in Georgian times. This resulted in the building of elegant assembly rooms, a theatre, a grandstand at the racecourse and the laying out of scenic walks.

Late in the 18th Century the hand knitting industry declined rapidly as knitting machines were developed. The local lead mines also had some periods of decline, but continued until the late 19th Century when lead prices declined owing to increased imports of cheap Spanish lead. The introduction of paper making in 1790 went some way towards alleviating the slump but Richmond grew very little in the 19th Century. The population remained fairly stable at about 4000. The coming of the railway in 1846 seems not to have revitalised local industry but the town did become a tourist centre and remained the administrative and commercial centre for the district.

Archaeology

Richmond has an obvious historic interest for both academics and laymen and extensive documentary research has been undertaken into the town's history. In addition, a number of archaeological investigations, although mostly relatively modest in scale, have clearly shown the potential for well-preserved structural remains and associated deposits within many parts of the town. Although several aspects of the town's origins and growth remain unknown, further documentary research and archaeological excavation should help provide answers.

Although the Castle is the dominant medieval building in the town, only limited excavation has been undertaken there since the 18th Century when excavations in the Barbican in 1732 revealed a moat and evidence of a drawbridge. A considerable amount of restoration work was carried out in the 1760s and later. The great Keep

was rebuilt to its original height and the walls of the Cockpit and other parts were repaired and restored. Recent excavations - which include those in advance of the conversion of a building in Tower Street into a visitor centre - identified part of the gatehouse, the inner support for the drawbridge and part of the Barbican wall itself, while further excavations have been undertaken within the Cockpit.

Archaeological investigations at the Friary include excavations of the nave by pupils at Richmond Grammar School in the 1930s. More recent excavations include those in the area of the supermarket which recorded a well and the probable line of the precinct wall. A geophysical survey and investigations of the area to the west and north of the tower recorded the nave and cloister respectively, together with associated buildings and structures.

Within the last two decades a number of excavations have been undertaken within the area of the Market Place, town walls and associated burgage plots. Investigations beneath the road across the Market Place recorded probable timber structures of the former late medieval Beast Market. Significantly these were associated with deposits which contained well-preserved organic material such as animal bones, leather shoes, wood and straw. This probably represented discarded flooring or bedding material, together with butchery waste and other refuse.

A number of trenches and larger areas have been excavated within properties around the Market Place, either in advance of or during development, principally in the area either side of Finkle Street. These have resulted in the identification of stratified medieval deposits forming part of the town's defences - together with structural foundations, including walls and postholes and associated features such as refuse pits and cisterns, some of which contained further organic material such as leather and plant remains. Pottery recovered from these locations dates to between the 13th and 15th Centuries. Later structures, deposits and finds have also been recorded at the same locations.

Medieval and later features have been recorded beyond the immediate area of the Market Place, including a medieval wall, drain and pits at the Richmondshire Museum. A boundary ditch of medieval date, containing possible waste from a tiliary, has been recorded within a plot to the north of Newbiggin on the south side of what is now Victoria Road.

All these recent investigations have demonstrated that significant and well preserved stratified archaeological remains survive within both the historic core of the town and the surrounding area. These include evidence for medieval buildings, walls and other structures, together with features such as a refuse pits, defensive or boundary ditches, drains and wells. In addition to pottery and tile, associated finds at a number of locations include important organic material such as wood, leather and plant remains. Such finds in particular enable a detailed picture of the chronology of the growth of the town and its economy to be established. The majority of these recent discoveries have been as a result of planning conditions attached to recent development proposals, and it is accordingly important that the opportunity is taken where appropriate for further investigation of archaeological remains in association with future development within the Conservation Area.

Architecture and Building Materials

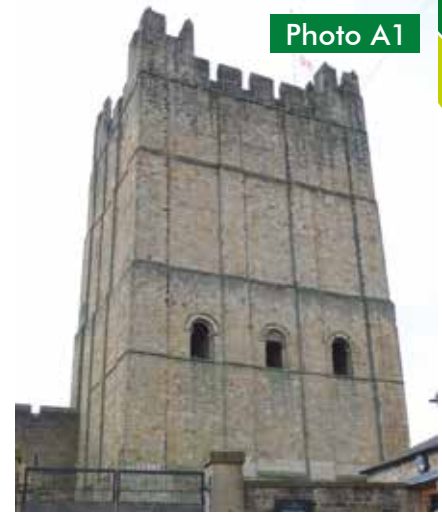
Architectural Style of Properties

Vernacular

The majority of buildings within the Conservation Area are of two or three storeys. However this basic picture gives no hint of the huge variation in scale that exists which, when coupled with the winding street pattern and undulating topography, produces a townscape of quite exceptional interest. The treatment of the elevations of the buildings is generally restrained, but with wide variation in design detailing. Timber vertically sliding sashes are extensively used, employing a range of glazing bar patterns, with Georgian 12 pane and Victorian four pane being the most common. Timber Yorkshire sashes are also used along with some balanced timber casements and a few mullioned windows. These form the range of traditional window styles. Traditional doors are of solid timber construction with the three main patterns being boarded, six panel and four panel, with mouldings used to particularly good effect. Roofs are pitched generally with the ridge running parallel to the frontage. A good proportion of buildings incorporate attractive architectural details such as dressed stone quoins, string courses, architraves and door casings and surrounds, corbels and kneelers. Rainwater goods are generally cast iron on rise and fall brackets - but a number have parapet detail with hidden gutters.

Landmark and Historically Significant Buildings

The Castle (photo A1) - a very well documented example of an early enclosure castle, important not only for the excellent state of preservation of its 12th Century Keep and other later medieval remains, but also the exceptionally good survival of its earlier 11th Century features. It is one of a very small number of stone castles built in the first 20 years after the Norman Conquest to retain almost all its 11th Century masonry - and Scolland's Hall is one of the oldest, if not the oldest, great halls in the country. The remains of other structures and features, relating to all phases of the castle's history, survive within the open areas of its two courts. It occupies a very prominent position above the River Swale and is dominant in all the town's views.



The Town Walls and Gateways (photo A2) - the first grant for building a wall around the town was in 1313. The town wall followed a circuit around the western, northern and eastern sides of the town with the southern side formed by the Castle. By the beginning of the 16th Century the wall was so decayed that its line was no longer obvious. There were two main gates and two postern gates in the wall. There are two short sections of the walls remaining - one near Waterloo House at the top of Thornhill, and the other attached to the Friar's Wynd Postern, one of the two gateways remaining. These features are not obvious in the town but a walk through the alleys and backyards reveals the remnants of the former walled town.



Obelisk (photo A3) - the stone obelisk of octagonal plan built in ashlar representing a cross. It was built above a storage reservoir for the town's water supply. The plinth has alternating rectangular and round-headed niches, the latter with small pediments on brackets. There is a fluted frieze with a moulded cornice above. The whole is surmounted by a ball finial in granite. Erected in 1771, it is a focal point within the upper part of the Market Place.

Town Hall including the Hotel (photo A4) - this single building was built in 1756. It is constructed of rubble with the front in stucco with rusticated quoins and band between storeys. The eaves have a moulded cornice and there is one stone slate roof over the whole building. There are two ranges of three windows each on either side of a central porch, with stone surrounds and keystones. The Town Hall has a rusticated archway with keystone and a plain small storage door. A large five-sided 19th Century stone porch forms the entrance to the Town Hall. The hotel occupies the ground floor only - its entrance has engaged Tuscan columns with plain entablature. There are three square public house windows on the ground floor. Above the hotel on the east facing gable of the building is a large central first floor window in Venetian style with Gothic glazing bars. The interior has a simple double staircase. The rooms are plain but characteristic of their period and include a courtroom. This building occupies a prominent frontage on the south side of the Market Place with the Castle as its backcloth.



Market Hall (photo A5) - dated 1854, it is built of coursed stone with a three-bay front including pediments and a cornice with small dentils. The quoins are rusticated and there are piers to a blind arcade with moulded arches and triple keystones, over a round-headed window on each side, having hung sashes with glazing bars in stone surrounds. There are central double doors with a large glazed fanlight in stone surrounded with a triple keystone. The roof is Welsh slate. Inside there are grooved iron columns. The Market Hall occupies a prominent position in the Market Place and along the access to the Castle.

Kings Head Hotel (photo A6) - built in the late 17th/early 18th Century of red brick with rusticated stone quoins, it has moulded stone string courses above ground and first floor window lintels. It has a moulded eaves cornice with a hipped stone slate roof. There are eight windows in moulded stone frames with keystones and moulded stone cills having timber sashes with glazing bars. The original door case to the right has moulded stone shouldered architrave, while the central and left door cases are modern with enriched friezes and pediments. The stone plinth has a moulded capping and the King Street elevation is rendered. This building occupies a prominent position with its frontage facing south towards the Trinity Church Tower and the side elevation on to King Street - which is now the main access north from the Market Place.



Trinity Church (photo A7) - the Church was founded in about 1150. Fragments from this date remain in the tower but the earlier parts mostly date from the 14th and 15th Centuries and are found in the tower and parts of the south aisle. It was restored in 1755 and again in 1864. It has been used at various times as a Consistory Court of Archdeaconry of Richmond; a granary; a warehouse; a cellarage; a school; a prison; a chapel; and now a museum. The Church and tower occupy a prominent position and focal point in the Market Place.

St Mary's Church (photo A8) - a parish church seems to have been in existence by 1150 possibly on the site of an earlier church. The tower and north porch were added in 1399 but the church was heavily restored by Sir Giles Gilbert Scott in the 19th Century and only one pair of pillars remain of the 12th Century structure. The church occupies a prominent position on the slope between the Station and the Market Place.



Greyfriars Tower and the Friary Hospital (photos A9 and A10) - a Franciscan Friary was founded in 1258, with the early buildings away from main roads and the town walls. They were of poor quality and in the late 15th Century a programme of rebuilding began resulting in the Greyfriars Tower - an attractive piece of medieval architecture. The current hospital building is believed to have been built in the late 16th Century by Sir Timothy Hutton and subsequently altered in the 18th Century. Whilst the tower is visible from many vantage points in the town centre, the Friary is more secluded set within grounds and landscaping, although part of it is now a car park.



Photo A9



Photo A10



Photo A11



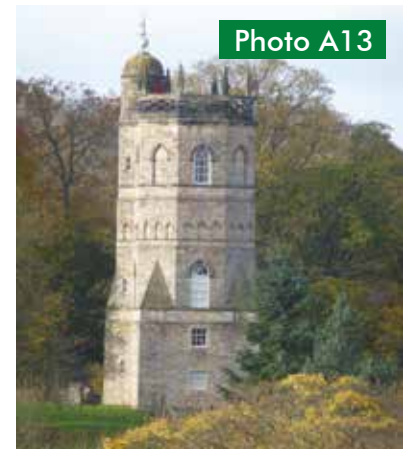
Photo A12

Georgian Theatre (photo A11) - this is a unique example of a small 18th Century playhouse. Opened in September 1788, it has been altered over time but subsequently has been sympathetically restored. It ceased to be used as a theatre in the early 19th Century but was

reopened in 1962. The exterior has no architectural features of interest - it is a largely rectangular building in random rubble with rough ashlar quoins and a stone slate roof. The gable end has small windows on the two upper levels. When originally constructed the building was on a thoroughfare between the Market Place and the Friary down an alleyway known as Friars Wynd. The main entrance is on the west side through a small double door in a plain stone frame, with the original pay box just inside. The building now fronts on to Victoria Road which bypasses the town centre.

Bowes Hospital (photo A12) - founded in 1607 by Eleanor Bowes as an almshouse for three widows, this small one-storey rectangular building in uncoursed rubble stone incorporates the remains of the 12th Century chapel to St Edmund the King. It has buttresses which divide the north and south walls into three bays. The south side of the building has one 17th Century doorway and one modern doorway. It generally has 19th Century windows but the east face has a 14th Century traceried two-light window (blocked) and a deep stringcourse with circular medallions. The west wall was rebuilt in 1607. The shaped foot-stones to the gable each bear a coat of arms - Bowes on the north and Musgrave on the south. The exterior chimney stack has a panel, in a moulded frame, bearing the arms of Bowes impaling Musgrave. The adjoining doorway in the yard wall has a flat arch and moulded cornice. This building occupies a roadside frontage when approached from the north east and heralds the start of the older town. Its modest architecture and situation means that it can easily go unnoticed, but historically it is one of the oldest buildings in the town.

Culloden Tower (photo A13) - this tower was formerly also known as the Cumberland Temple or The Temple. It was built by John Yorke in 1746, possibly to the designs of Daniel Garrett. The tower has an undercroft which is thought to be part of an earlier Hudswell Pele Tower on the site. Above is a two storeyed tower in ashlar, octagonal, and joined to the rectangular base by broaches. There are pointed windows to alternate faces of the second storey and a blind arcade of three moulded pointed arches to each face between the storeys, which are also divided by bands. The top storey has alternate blind and windowed openings and a parapet of a kind of strap-work with crocketed pinnacles at the angles. A stair turret with a small domed cap is at the south-west corner, ornamented similarly to the tower. The tower was built as a banqueting house. It forms a prominent local landmark standing on a promontory upstream of Richmond Castle and forms eye catcher in views from the Castle and Castle Walk.

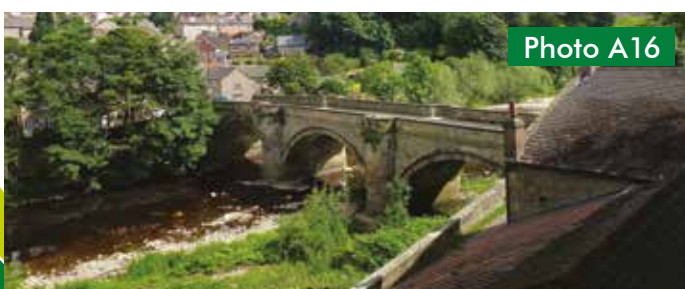


Victoria House (photo A14) - this former hospital building is from the early 19th Century and is of Gothick design with modern extensions. The road elevation is of two storeys in stone with three windows, the centre breaking forward with one window. The parapet and central pediment, all have crenellations. The walls have stone bands and quoins. The pointed windows have Gothick glazing bars and moulded labels, the central door having similar treatment, with a pointed fanlight. The roof is now modern tiles. This property is on a corner of the road so forms a focal point when entering Richmond from the north as the road turns to reveal the main town centre.

Hill House (photo A15) - this building has a very fine 18th Century frontage on an earlier 17th Century house which is visible at the side. It is of two storeys and is rough rendered. There are seven windows, with the central part having three windows breaking forward slightly under a parapet with two stone finials, with a moulded band in place of a cornice. The windows have moulded stone surrounds and moulded cills. The central door has a similar frame, pulvinated frieze and modillion cornice. The ground floor windows (except for the right wing) were converted in the late 18th Century to three large Venetian style windows with ionic mullions. The property sits high above the main road into Richmond from the north east within a mature landscaped garden so its presence is noted only by the garden wall. However, before the mature planting became established it would have commanded a visual presence over the town.



Green Bridge and Mercury Bridge (photos A16 and A17) - both bridges are crossing points of the River Swale. Green Bridge is the earlier structure and the site is thought to have been the crossing point of the Swale from the 14th Century or before. The current bridge dates from 1789 and is in ashlar, having three moulded stone arches with rounded bays over each pier. It has a plain stone parapet and capping. The architect was Carr of York. The Mercury Bridge was constructed in the early to mid 19th Century with Tudor detailing, to carry the traffic from the Station to the town. It was designed by George Townsend Andrews with structural design by Robert Stephenson's office. It suffered a partial collapse in the early 2000s and whilst the replacement stonework has been well detailed it is very obviously from a different source.



Temple Square (photo A18) - this was originally a small rectangular range of barracks dating from 1819 - by George Atkinson, surveyor to the North Riding - providing an arsenal and depot for the North York Militia. It is built in rubble stone and there are four windows to each side of the rectangle, the centre with two hung sashes, and the sides having small paned casements. The doors are mainly of six panels, that in the north east corner being disproportionately wide as is the staircase beyond, to allow rapid access of large numbers of troops in the event of a call-out. The roofs are stone slate. Numbers four and five, forming the centre block, have doors with four-paned fanlights and small hoods. This is one of the earliest 'planned' group of buildings within the town - other buildings are generally more individual. Their orientation within the street scene means that the group opens out to provide a pleasant, but private, square.

Lower School (photo A19) - this former grammar school from the mid-19th Century was designed by G T Andrews in the Gothic Revival style, with additions in 1865-7 by Austin and Johnson. It is constructed of stone with a stone slate roof. The original building has a two storey hall above an open arcade that is now enclosed and three arched windows to the south below with intervening buttresses. There is a large stained glass window to the east above; three arched two-light windows to the south above; a short protruding wing to the south at the west end with an angular bay at first floor supported by a buttress; and arches below. It has cloakrooms and a staircase at the western end. The second phase was in the similar Gothic style of two storey, providing a buttressed hall above at right angles to the first; a large gothic arched window to the south; six arched two-light windows to the west; a partly blocked arched window to the north; and plain arched windows below to the east, south and west at ground floor. There is a bell tower between the two wings on the north side. In the 20th Century a single storey extension was added in matching stone. The siting of this building on the main route up from the Station to the town, opposite the Parish Church, and overlooking the River Swale gives it a strategic position that is clearly visible within the foreground of this vista.



Photo A18



Photo A19

Swale House (photo A20) - built as two houses in the mid 18th Century and then extended, it has three storeys in coursed stone with a Welsh slate roof. Originally having three windows, but now six, the extension on the right hand side was built slightly later in the 18th Century. With a moulded stone cornice throughout, and stone blocking course, it has two 19th Century dormers to the right with carved bargeboards. The original windows have original glazing bars, plain stone frames and triple keystones. The ashlar porch is modern.



Photo A20

Operatic Society (photo A21) - originating as the Ebenezer Chapel in the first half of the 19th Century, it is built from red brick with yellow brick dressings. The gables are surmounted with stone ball finials and the centre with an urn. It has yellow brick end pilasters and pilasters to either side of the central doorway. There is a round window in the gable together with two windows with yellow brick arches and vertical sliding sashes with 'Gothik' glazing bars. There is similar glazing to a fanlight over the plain double doors. The building has a yellow brick plinth and a stone plaque on brackets over the door with its name. The materials, design and orientation of this building make it stand out as being very different in the street scene.



Photo A21

The Station (photo A22) - this building is now a commercial and leisure facility. Designed by G T Andrews and built in 1846 as a railway passenger station, it is in a Jacobethan style of sandstone rubble with ashlar dressings. The roof is of welsh slate and glass. The mass of the composition is skilfully broken up with detailing such as stepped buttresses, tall octagonal chimneys, plinth and string courses, gargoyles and parapets. Internally the 'M' shaped train shed roof rests on cast iron arcades signed 'John Walker York'. Four centred arched beams, the spandrels with perpendicular motifs, rest on octagonal hollow columns.



Photo A22

Richmond Swimming Pool (photo A23) - built on the site of the former goods station demolished in 1974, this building was designed by Napper Errington Collerton Partnership. An excellent example of modern architecture, owing much to the inspiration of Mies van der Rohe, it respects and complements the site.



Photo A23

Fleece Hotel (photo A24) - built in 1897 by G Gordon Hoskins, it is constructed of brick and terracotta with an elaborate gabled tile roof. The main façade is castellated Gothic Revival with five bays and four storeys. The entrance is central through a four centred porch arch. On either side are ceramic round turrets, machicolated and crenellated with a parapet bearing the brewers arms. Above are plain sash windows beneath a three light bowed oriel with circular pointed roof. On each side is a crow-stepped gable with ceramic bowed oriel turrets at roof level with three arrow slits and round pointed roofs. Ground and first levels have terracotta bowed three light sash windows with crenellated balcony. The second floor has two light sash windows below third floor slit openings. To the right there is a four centre arch entrance to former stables at the rear that is crenellated with edge tourelles. The Friars Wynd elevation has a terracotta plaque dated 1897.



Photo A24

St Nicholas - this building is on the site of a hospital which was founded before 1171 by one of the Earls of Richmond. In 1448 it was granted by Henry VI to William Ayscough who renovated the buildings and founded a chantry chapel on the site. It was dissolved in the 1540s and re-founded under Queen Mary but was subsequently sold by Elizabeth I in 1585 from which time it has been in private ownership. After several changes of ownership it passed to the James family in the late 19th Century. The Honourable Robert James (1873-1960), who laid out the gardens, was in contact with leading horticulturists and garden designers of the day, including Lanning Roper, Lawrence Johnston and many others. He pioneered the use of micro-climate techniques which survive in the garden today and was awarded the Victoria Medal of Honour by the Royal Horticultural Society in 1954. St Nicholas continued in the family and remains in private ownership. The principle building is reputed to be the oldest recorded domestic building in Richmond. It was constructed in the 17th Century using materials from the medieval hospital and possibly incorporating part of a 16th Century building. The secluded location of the building means that it contributes little to the visual character of the Conservation Area and the landscape appears as part of the backcloth to the River Swale opposite the Station complex.

Temple Lodge - the Menagerie was built in 1769 on high ground above the river valley in the north-east corner of a park and was extended and adapted for use as a house which became known as Temple Lodge. It is a two storey stone building with a turreted and crenellated centre attached to arcaded wings of five bays with a small pavilion at each end. The house is not visible in general views of the town.

Greyfriars Cocoa House (photo A25) - this fine example of Queen Anne style architecture was built 1879-89 of coursed, squared limestone with limestone plinth, quoins and cill bands with a Welsh slate roof. It was commissioned by Lady Zetland as a temperance refreshment rooms to provide an alternative to public houses.



Shop Fronts

From the medieval period up to the late 18th Century, market stalls were the principal places where goods were sold, but gradually during this period shops began to appear. These were little more than openings formed in the trader's house, with a drop-down shutter that opened on to the street and served as a counter. During the 18th Century windows were introduced to the trader's house to display goods. These windows often took the form of square bays or bow windows. The window panes were small and the joinery details classical in style. The entablature to the top of the window provided a place to display the shop name and details. This format is found at 19 and 21 Trinity Church Square (**photo A26**). From the late 18th Century buildings were often designed with the shopfront as an integral part of the structure, and shopfront design was based on the classical orders. Pilasters were used to frame the shopfront and to provide visual support for the entablature. Within the overall framework there were opportunities for architectural variation, for example through the design of the columns, enrichment of the entablature or detailing of the stall riser and the windows themselves - examples such as 1 Frenchgate (**photo A27**) illustrate this point. As new shopfronts were installed each reflected the architectural fashion of the day, as well as the skills and the ingenuity of its designer and joiner. Pattern books often provided the basis for the design.



During the Victorian period more prominence was given to the fascia. The depth of the cornice was reduced, and console brackets or corbels were introduced at either end of the fascia to provide a distinct separation between the shops, particularly in a purpose built parade. Blinds were sometimes introduced and the fascia tilted forward to accommodate the blind box. Fascias and cornices were often richly decorated and modelled. The invention of plate glass allowed the introduction of larger window panes, and these were usually set into finely detailed mullions and transoms.

Timber was exclusively used in the construction of shopfronts until the mid 19th Century when the use of metals, in particular cast iron, was introduced, mainly for decorative work as found in Finkle Street (**photos A28 and A29**), but increasingly for structural components. During the early 20th Century the established elements of shopfront design remained, but a reaction to the elaboration of the earlier Victorian designs took place. The designs therefore tended to avoid embellishment but retained a style that created pattern and interest. As the 20th Century experienced a wave of social, technological and architectural change, new ideas and materials saw the abandonment of the traditional shopfront and these are illustrated by the banks in Richmond such as the National Westminster Bank at 20/21 Market Place (**photo A30**). Shopfront design became brash and insensitive, with the emphasis placed more on maximising frontage, signage and shop display area such as at Heron Foods 58/59 Market Place (**photo A31**) and Johnsons 2/3 Trinity Church Square (**photo A32**).

The majority of the business premises in Richmond town centre have retained a traditional look and the overall impression is that of a historic market town though closer inspection will show that the majority of the shopfronts are essentially 20th and 21st Century.



Photo A28



Photo A29



Photo A30



Photo A31



Photo A32

Materials

The most commonly used walling material is local stone but this varies considerably in standard and includes high quality ashlar, coursed squared rubble, rubble laid to course, random rubble and river cobbles. However it is not exclusively so - brick, particularly in and around the Market Place, Newbiggin and Frenchgate, also plays an important role, as does render which adds colour and contrast to the street scene. Indeed, rendered and brick facades far outweigh stone around the Market Place. Brick elevations are enhanced by the use of traditional bonds which add considerably to their appearance and quality. Roof coverings vary quite widely between the two traditional materials of stone slate and Welsh slate. A handful of buildings are roofed in pantiles and Westmorland slate, though the latter is by no means a common material in Richmond. Modern replacement roofing materials such as concrete tiles in both profiled and flat forms have encroached on the traditional character. The roofscape of Richmond is of immense importance to its overall character. The topography of the area coupled with high public vantage points, for example the Castle Keep, mean that land, buildings and roofscape are rarely hidden from view.

Walling:

Stone - until the mid 19th Century there were numerous quarries locally with a reputation for producing high quality building stone. Transport problems and costs saw the decline and eventual closure of most of the quarries. Given this historic reputation it is unsurprising that a lot the buildings in the town are constructed of local stone. Around 50% of the properties in the Conservation Area are stone. The majority of properties use random (**photos B1 and B2**) or coursed rubble (**photo B3**) construction for the walling. The main exceptions to this are the use of squared rubble (**photo B4**) and ashlar (**photo B5**). Ashlar is also use for the surrounds of openings sometimes with tooling patterns or in forms such as rustication. It can be used in the form of quoins (**photo B6**) to complement forms of rubble walling. On most of the window openings there are stone heads and/or cills (**photo B7**) and many have stone surrounds (**photo B8**). An exception to this can be a brick head (**photo B9**) and stone cill. Stone is also used on important buildings for door surrounds (**photos B10 and B11**) and other highlighted features such as kneelers (**photo B12**), piers (**photo B13**) and pilasters (**photo B14**).

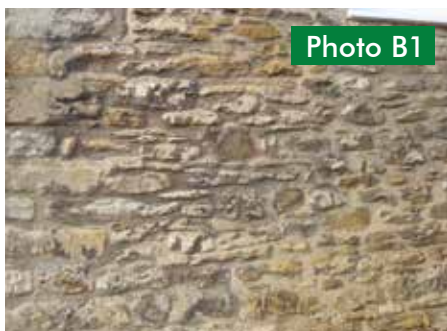


Photo B1



Photo B2



Photo B3



Photo B4



Photo B5



Photo B6



Photo B7



Photo B8

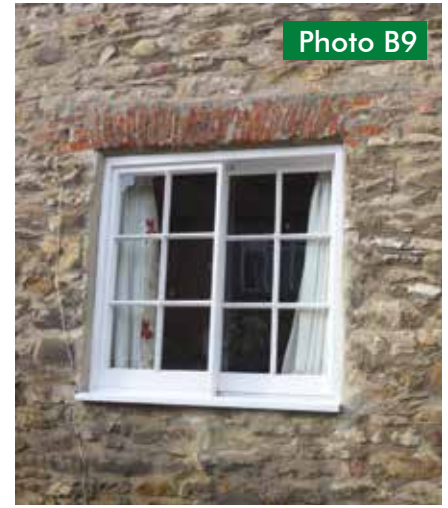


Photo B9



Photo B10



Photo B11



Photo B12



Photo B13



Photo B14



Photo B15

The use of stone has continued throughout the 20th Century and despite the form of construction changing from solid wall to modern cavity wall most recent properties continue the tradition of coursed rubble walling, albeit not using stone from local quarries (**photo B15**) and not always as good a coursing as it should be. It is particularly unfortunate when stonework on a building can vary in a wall (**photo B16**). Care must always be taken in new construction and repair to avoid leaving sawn faces exposed in rubble stone walls as the smooth surface left by disc cutters contrasts harshly with the surrounding masonry.



Photo B16

Render - this comes in a number of forms - traditional lime renders, modern cement render and pebble dash. Roughly 30% of properties in Richmond Conservation Area are rendered. Render is found in two basic styles, roughcast and stucco (smooth) (**photo B17**), but is always traditionally coloured either by the addition of a pigment to the render mix or by colour washing. The widespread use of render reflects the comparatively poor quality of much of the local stone, and ample evidence exists confirming that render was far more extensively used than is now apparent.

Lime wash was a traditional way to weatherproof stone of poorer quality and would have appeared as a colour finish to a property - one of the properties on The Green does have a colour finish to the stonework.

Modern cement renders and pebbledash were introduced at the end of the 19th Century and used extensively in the 20th Century (**photo B18**). The hard nature of the cement mortar means that when used in conjunction with the soft local stone it is the stone that deteriorated at the expense of the cement mixes. Visually they differ from traditional finishes and are out of place in a historic town.

Brick - around 20% of the buildings in Richmond are of brick construction and it also appears in details and minor areas of repair such as dressings to openings and chimney flues and chimney breasts as seen at 64 Frenchgate (**photo B19**). The bricks used on the older properties are all hand-made and of local origin demonstrating irregularities and fractures (**photo B20**). The fire-skin of these bricks is not well developed as they were fired for longer periods at lower temperatures. The brick details are shown well in **photo B21**. The bonding pattern of the brickwork is generally 'stretcher bond' but other properties feature patterns such as 'Flemish bond' seen at 8 Newbiggin (**photo B22**) and 'English garden wall bond' (**photo B23**). Often the pattern on these bonds can be further exaggerated but the use of differing colour bricks also seen at 8 Newbiggin (**photo B24**).

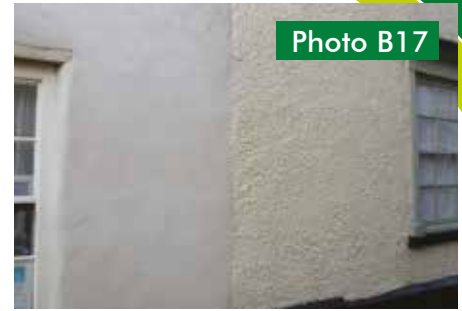


Photo B17



Photo B18



Photo B19



Photo B20



Photo B21

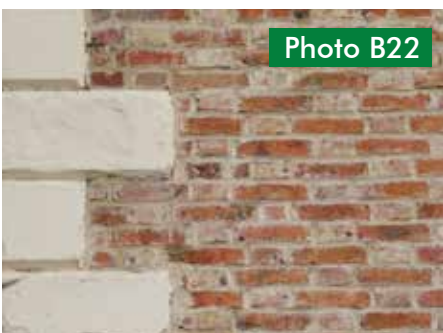


Photo B22

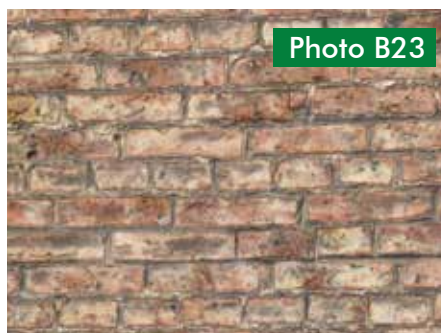


Photo B23

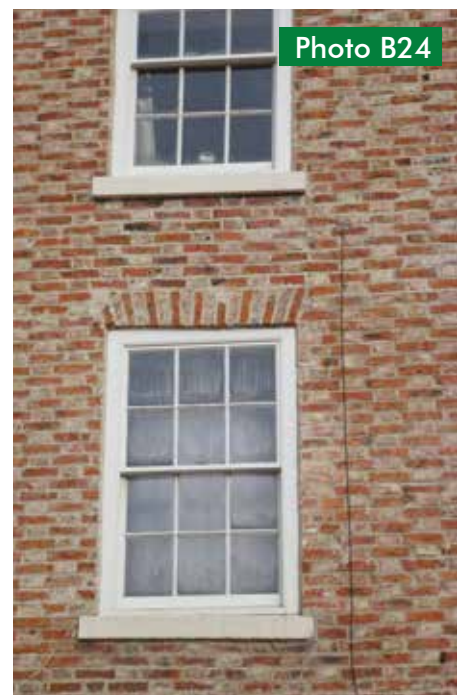


Photo B24

In the 19th Century brick production was on a more industrial scale and not necessarily produced locally. Bricks from this and later centuries are harder with crisp edges and came in a wider variety of more uniform colours as can be seen at 17 Finkle Street (**photo B25**). Polychromy has been used on some brick frontages such as 19 Market Place (**photo B26**) which are certainly at odds with the character of the rest of the Conservation Area and is an example of the influence of improved transport links and a move towards large scale manufacturing processes. Uniquely at 29 Frenchgate brick and stone are mixed to create a lively frontage (**photo B27**). The use of brick has been carried into the 20th Century with examples such as Culloden Mews (**photo B28**), but the uniformity of the brick and the lack of detailing makes the properties stand out slightly from the norm for the rest of the Conservation Area.



Photo B25



Photo B26



Photo B27



Photo B28



Photo B29

Roofing:

Stone Slate - these have been historically used for roofing in the town and will have been locally sourced (**photo B29**). The sandstone slates are thick in comparison to other roofing materials and are laid in diminishing courses, narrowing from large slates at the eaves to small slates at the ridge, often finished with a dressed stone ridge piece. This produces a distinctive character to the roof very different from other natural slates as the covering is notably thicker and the roof has a textured finish arising from the thick slate edges.

Although when first quarried the sandstone slates are a pale grey/buff colour they weather in time to a deeper grey/brown colour slightly darker than walling stone. Good examples of stone slate roofs can be found on many of the listed buildings in Frenchgate. The stone slates are often combined with pantiles as an eaves course as referred to below. In recent times the sources of local stone slate have substantially disappeared and alternatives have been sought. Some roofs have been replaced with Welsh or concrete tiles but latterly imports of stone slates from India have come on the market. Stone slates remain on about 30% of the roofs in the Conservation Area. The Indian slates differ subtly from the local stone slates in both colour and thickness but if laid to diminishing course go some way to echoing the characteristics of the local stone slate roofs (**photo B30**).



Photo B30

Slate - there are several types of slate used on buildings in the town. Welsh blue/grey slates are the most numerous on about 40% of the roofs in the Conservation Area. The earliest use of slate will date from the latter half of the 19th Century when transport systems, particularly the railways, were sufficiently developed to allow slate to be imported to the area (**photo B31**). Over the years Welsh slate has been used to replace stone slates and this is now the most common roofing material in the Conservation Area.



Photo B31

Westmorland slates are a grey/green colour and are generally quite rare, featuring on only about 2% of roofs. They are laid to diminishing courses in a similar manner to the local stone slates, but they are not nearly as thick and more akin to the Welsh slates (**photo B32**). This is an unusual material to find in a location that is so well provided with good quality stone roofing slate and may be an indication of the high status of a building.



Photo B32

Pantile - pantiles are also used in the Conservation Area but are similarly rare and are found on about 4% of buildings (**photo B33**). They can vary greatly in age and character and their different ages and sources combine to produce a richly textured roofscape to the town particularly when viewed from the Castle Keep. Properties may have pantile roofs with eaves courses of stone slates that can vary in width from a simple single course to three or four courses of stone and which is a traditional and interesting vernacular feature (**photo B34**). Whilst it is important to maintain sound roof coverings to buildings and the use of new handmade pantiles is appropriate in the Conservation Area. It is also important to recognise older pantile coverings and to record and preserve them where they exist. Pantiles were often local products that would vary in shape, size and texture from one producer to another and so surviving historic roofs could provide examples of tiles from small local companies now long gone. Pre weathered pantiles, whilst well meant, are rarely successful in mimicking the patina of age and as such natura clay pantiles are preferable.



Photo B33

Other Roofing Materials - over more recent times traditional stone slate roofing materials in the Conservation Area have been supplemented with more readily available, cheaper alternatives including concrete tiles which now cover about 24% of the roofs of traditional buildings. Concrete tiles have been used extensively on properties through the later part of the 20th Century to replace older traditional stone slate roof coverings and come in a number of forms both profiled (**photo B35**) and flat (**photo B36**). Although not ideal for traditional buildings due to the characteristics of the material itself and the regular mechanical appearance of the finished roof, which differs from the traditional slates or pantiles, the flat tiles have usually mellowed with weathering to blend into the street scene. Unfortunately, the same cannot be said for the profiled concrete tiles. Ideally these will be replaced with more traditional alternatives as they become life expired.



Photo B34



Photo B35



Photo B36

Floorscape

Cobbles - Richmond town centre has a highly distinctive floorscape in the form of extensive areas of traditional cobbles on the roadways. These are found in the main thoroughfares of the Market Place, Upper Frenchgate, Newbiggin (**photo C1**) and Bargate (**photo C2**), but also on side streets - Tower Street, Castle Hill, Ryders Wynd - together with other alleys and passages. The precise date they were introduced is unknown but they now form a critical part of the character of the Conservation Area. They provide a visual link between the historic buildings and a setting for each. They contribute to the unique sounds of the town centre and the sensory experience. Over the years the increased traffic demands on historic highways has led to the need for frequent repairs. This has been undertaken with varying degrees of success. In addition to these roadway areas, cobbles are also used as forecourt treatments for buildings such as the frontages on the north side of The Green, the east side of Bargate and Carters Yard (**photo C3**) and for alleys/Wynds (**photo C4**).



Photo C1



Photo C2



Photo C3



Photo C4



Photo C5



Photo C6

Stone Paving - original stone paving is rare in Richmond which seems odd given the extensive use of stone for building. It is presumed that it was more extensive but was replaced with modern concrete products as it became damaged. Stone paving is most extensive on the west side of Upper Frenchgate, Queens Road, Victoria Road, Rosemary Lane, Friars Wynd (**photo C5**) and the east side of Bargate, but also occurs in small amounts on Castle Hill, Lower Frenchgate and Newbiggin.

With stone paving should ideally come stone kerbs (**photo C6**) and these do exist in some places in the town centre, such as Newbiggin. Over recent years some of the inappropriate concrete paving around the Market Place has been replaced with stone flags which have enhanced the character of these areas and the setting of the listed buildings.

Stone Setts - stone setts are rare in the Conservation Area as preference was obviously given to the abundant source of river cobbles. They do, however, appear in a few places for example next to The Fleece (**photo C7**) and as a natural material they have a place in contributing to the character of the Conservation Area.

Brick Paviours - these are exceptionally rare in Richmond and are limited to one small area at the frontage of 7 Newbiggin (**photo C8**).



Kerbs/Edgings/Channels - traditionally edgings would most likely to have been in stone but over the years these have been replaced and supplemented so that now a variety of forms exist on the ground, from the blue 'scurries' to concrete.

Drainage channels would have been stone or cobbles or covered with iron grids.

Modern Flooring Materials - tarmac is now the material used on roads (those not cobbled) and also some footways away from the town centre. It has been accepted as part of the urban environment and whilst it does not contribute to the character of the Conservation Area it has a neutral impact. Many footpaths use concrete paving in both small and large formats. These are unfortunate and have no local association with the town, but are found on the pavements in many places such as around the Market Place, Newbiggin (**photo C9**) and west of Bargate. These should ideally over time be replaced with stone paving. Away from the Market Place and its immediate linking roads the use of concrete paving appears less intrusive as the intensity of the town's character is diluted. Modern block paviours have been used in some areas such as the pedestrian area of Finkle Street and on Rosemary Lane (**photo C10**) while elsewhere they are used in vehicle parking areas. They provide a very mechanical finish that is at odds with other aspects of the town and should be avoided.



Enclosures Fences and Gates

Many of the buildings in the Richmond Conservation Area, particularly in the core area of the Market Place and the surrounding streets, front directly onto the highway with no form of enclosure. Even where there are private forecourts they are at the same level as the footways, sometimes using cobbles as a feature to define the public and private areas - but often there is no surface difference.

Where there is a means of enclosure it is usually in the form of a local stone wall. These are also used for street boundaries often in locations where a retaining wall has been necessary such as on Cornforth Hill.

Unlike many Georgian towns, ironwork in the form of railings is not a strong feature within the street scene. Original ironwork only occurs in occasional places such as at 58 and 60 Frenchgate (**photo D1**), 51 Newbiggin, 15 Bridge Street (**photo D2**), 21 Queens Road (**photo D3**) and Temple Square. One of the more prominent locations for ironwork is the boundary to the Friary Gardens presumably installed when the formal gardens were laid out. These follow a traditional form, and feature particularly good gate piers (**photo D4**). Adjacent to these at the entrance to the supermarket the railings have been designed with a modern take (**photo D5**).



Photo D1



Photo D2



Photo D3



Photo D4



Photo D5

St Marys Church has a particularly fine series of wrought iron gates and gate piers, especially at the access from Frenchgate on Church Wynd (**photo D6**). There are other examples of more recent railings in the town which have not been quite so successful in either replicating the traditional detailing or giving it a modern take such as those installed at the footway level changes on Queens Road (**photo D7**) and Reeth Road. These have a more utilitarian form which has no place in a historic Georgian town.



Photo D6

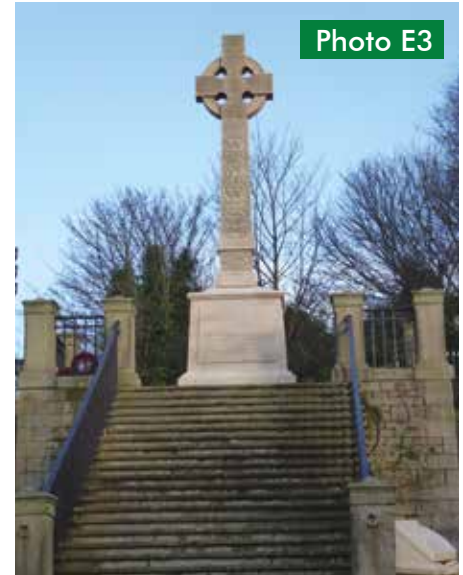


Photo D7

Monuments and Street Furniture

The most prominent monument in the Conservation Area is the obelisk at the heart of the Market Place. The old market cross was replaced in 1771 by the current obelisk (**photo E1**).

Richmond Borough War Memorial commemorates the World Wars of 1914-1918 and 1939-1945 (**photo E2**) and is a central feature of Friary Gardens. The memorial to The Yorkshire Regiment, The Green Howards, 1914-1918 and 1939-1945 (**photo E3**) positioned at the head of Frenchgate at its junction with Gallowgate is a very prominent feature in the north - south view along the street.



There is little historic street furniture within the Conservation Area, although there is a fine stone former drinking trough on Queens Road now used for a floral display (**photo E4**). There are also a few historic cast iron street signs within the town, such as Frenchgate (**photo E5**), Gallowgate (**photo E6**), Hurgill Road and Station Road and these should be retained and restored as appropriate, as the local variations in design and lettering adds richness and variety to the street scene. Others are more modern metal versions. In most cases street nameplates should be fixed to boundary walls or railings or should be placed at the back edge of the footway.



There are a myriad of traffic signs as required by the Traffic Signs Regulations and General Directions (2002). Within these regulations there is some flexibility over design and over the years various case studies have been undertaken to improve the impact on the character of historic areas. Often the over provision and poor siting of traffic signs can spoil the visual attractiveness of a place. The posts should ideally be black, but unfortunately a number within the town are of bare metal. Particularly unsightly and out of context are the white and yellow plastic illuminated bollards on central islands and the roundabout reservation on Queens Road (**photo E7**). Crossings in the cobbled areas of the town have been treated informally with a smooth stone sett in both the Market Place and Newbiggin (**photo E8**). Other formal crossings such as on Dundas Street (**photo E9**) are of the national standard type.



Photo E7



Photo E8



Photo E9

There are relatively few bollards within the town. Those that do exist are all modern and generally in black metal of varying designs. The most notable area of bollards is on The Green where they are stone and linked by chains, though some of these are concrete. There is a large stone bollard at each end of Castle Walk (**photo E10**). Barriers should be kept to a minimum with their need designed out by use of increased kerb height and other definition to avoid the need for a physical barrier.

Litter bins, grit bins and apparatus boxes occur sporadically throughout the Conservation Area. Generally litter bins are the metal type either square or rectangular and painted black on a concrete slab base. Grit bins with the exception of the one at The Fosse are green plastic, but are incongruous. The modern street seems to have need for numerous apparatus boxes - some can blend with the background, such as the one against the wall at the junction of Rosemary Lane and Victoria Road (**photo E11**), but others can present an unsightly jumble such as the group at Maison Dieu/Anchorage Hill (**photo E12**).



Photo E10



Photo E11

Within the Market Place telephone boxes occur in two locations - to the front of the Edinburgh Woollen Mill (**photo E13**) where there is a pair of red K6 boxes, and in front of the Kings Head Hotel where there is a modern Perspex and metal box. Another K6 red box is located at the junction of Cravengate and Victoria Road.



Photo E12



Photo E13

Particularly fine examples of post boxes can be found in front of 58 Market Place (Heron Foods) (**photo E14**) though this is a replica and on Queens Road outside Wetherspoons where there is what appears to be a modern replica of a double pillar box (**photo E15**). A pillar box at the top of the Market Place forms a group with the telephone boxes. A pillar box also stands at the junction of Maison Dieu and Anchorage Hill, but its qualities are lost in the clutter of other street furniture (**photo E16**).



Photo E14



Photo E15



Photo E16

There is an assortment of seats and benches in various locations such as Friary Gardens (**photo E17**), Castle Walk, Trinity Church Tower and the Fosse. These are predominantly modern.



Photo E17

There is no comprehensive lighting scheme in the Conservation Area, each street seems to have been dealt with at a moment in time. The streets away from the centre have a simple modern unit of two differing heights depending on the nature of the road - the lighting columns on Victoria Road, Queens Street and Reeth Road are tall, whereas those on Hurgill Road and Riverside Road (**photo E18**) are smaller. Lighting at The Green, Station Road and Dundas Street was replaced relatively recently and are tall posts with a bracket and drop lantern (**photo E19**). The same bracket and drop lantern has been used around the Market Place - fixed to the buildings (**photo E20**), although at Trinity Church Tower they are on posts (**photo E21**). In Newbiggin, New Road and Lower Frenchgate the lights are also fixed to the building but of a twentieth century innocuous design (**photo E22**).



Photo E18



Photo E19



Photo E20



Photo E21

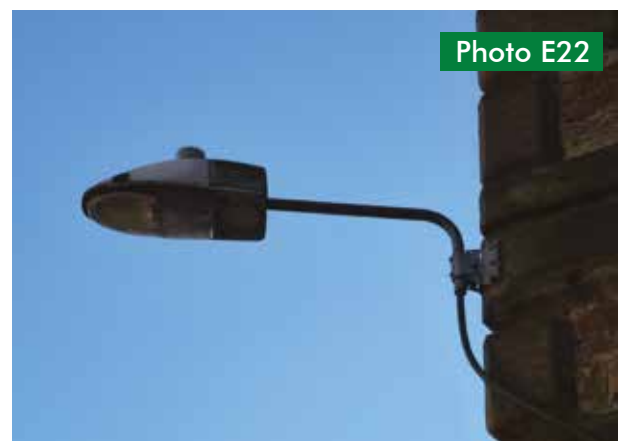


Photo E22

Square and round lantern styles are used in the smaller scale domestic streets around the centre such as Bargate, Frenchgate (**photo E23**), Castle Terrace and Castle Hill as well as in Friary Gardens (**photo E24**) and on Mercury Bridge. Ornate concrete posts were used at the Bridge Street/Cornforth Hill/New Road junction and in the graveyard at St Marys Church (**photo E25**). Quaker Lane and Maison Dieu have what appears to be an old cast metal base with a modern lantern on the top.

Throughout the town centre there are a series of pedestrian finger posts in a traditional cast iron style to aid navigation of visitors to the town (**photo E26**).



Photo E23



Photo E24



Photo E25



Photo E26

For some time, bus shelters and the lack of them were an issue in the town centre. A simple shelter of iron and glass has now been installed to the side of the Town Hall (**photo E27**). Other bus stops such as those beside Friary Gardens have simple post and board arrangements.

The biggest criticism - and most harm caused to the character of the Conservation Area - results from the lack of a co-ordinated approach and the use of non-traditional materials and designs, such as the new posts at the bottom of the Market Place. Clutter can very easily make an area appear unsightly - for example at the Maison Dieu/Anchorage Hill junction (**photo E28**), on Castle Hill (**photo E29**) and at the junction of Millgate and the Market Place (**photo E30**).



Photo E27



Photo E28



Photo E29



Photo E30

Character

Functions and Uses

The Conservation Area covers the town centre of Richmond and streets leading away from the main core. As with any town, the centre of Richmond is a hub for businesses, services, tourism and leisure activities, but tucked amongst them and then leading away from the centre are residential properties. Whilst providing for the immediate population it also acts as the commercial and service centre for a wide rural hinterland.

Approaches and Views Towards the Conservation Area

Richmond town centre is unusual in that it is substantially hidden from all distant approaches by the topography. It is only when in close proximity that the quality and extent of the historic town becomes apparent. There are five main approaches to Richmond from the four (two coming from the east) points of the compass.

- From the south - this is possibly the most dramatic approach as this route is cutting at an angle across the steep side of the River Swale down to the crossing point of the river. The view is the steep green north bank of the river rising to the Castle walls and compound, which in turn blocks the view of the remainder of the town (**photo F1**). Only a cluster of vernacular housing is visible at the crossing point.
- From the west - the approach route follows the valley of the River Swale rising slowly from the crossing point at Lownethwaite Bridge, past Round Howe wood and the cemetery. The suburban sprawl of Richmond inter-war housing is restricted to the north of Reeth Road and the former Convent with its grounds mark the start of the Conservation Area to the south of the road.
- From the north - the view of Richmond is hidden until the brow of the hill is reached at the access to the Racecourse with the Golf Course opposite. There then follows a range of 20th Century housing with the historic core of the town hidden substantially until one is amongst it. The most extensive views are from the racecourse area, which set the town within its landscape setting.
- From the east - there are two approaches - from Brompton on Swale and from Catterick Garrison. The road from Brompton on Swale climbs slowly and apart from a brief but spectacular glimpse of the former Green Howards Barracks on the hillside above the town, views of the town centre are hidden by woodland until Maison Dieu is reached and then to the south a spectacular view (**photo F2**) can be enjoyed across the steep river bank to the varied levels of the town - with the roofscape and general form enhanced by the topography. The road from Catterick Garrison descends through Sandbeck Plantation to run parallel with the former railway line (**photo F3**) and arrives in Richmond at the group of railway associated buildings. This approach is well screened by trees and even when the main town centre comes into view it is restricted to the rear of the east side of Frenchgate and seen against a backcloth of trees (**photo F4**). This gives the impression of a densely wooded area very different from the reality on the ground.



Photo F1



Photo F2



Photo F3



Photo F4

Views Away from the Conservation Area

The reasonably steep topography of Richmond means that views through and out of the Conservation Area can be very extensive, scenic and interesting. This is particularly true from the vantage point at the top of the Castle Keep, where 360 degree views can be enjoyed (**photos G1, G2, G3**).



There are several other key viewpoints:

- Maison Dieu to the south west (**photo G4**)
- The top of the Market Place to the east (**photo G5**)
- Theakston Lane to the north towards the Racecourse (**photo G6**)
- Frenchgate Head (**photo G7**)
- Green Howards Road to the south over the town (**photo G8**)
- The Tower on Hudswell Lane (**photo G9**)
- The Castle Keep
- Castle Walk



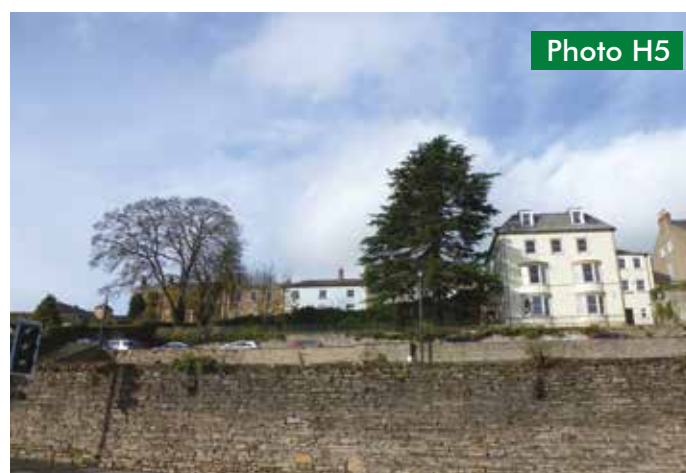
Open Spaces and Trees

The boundaries of the Richmond Conservation Area were drawn extensively to include a substantial amount of open space which forms the setting of the historic area. Open space and trees contribute substantially to the character of the Conservation Area. These have been identified in the character areas below.

Much of the open space identified has an ecological designation such as Sites of Importance for Nature Conservation (SINC), Sites of Special Interest (SSSI) and Special Area of Conservation (SAC). There is a cluster of species - rich grasslands which are important remnants of an increasingly rare habitat. The Richmondshire Landscape Trust owns nearly 100 acres of public access land situated in and around the conservation area.

Individual trees also play a role and contribute to the street scene in the built up area, such as the avenue of trees along Newbiggin (**photo H1**); the individual tree on The Green (**photo H2**); and trees at the access to Nuns Close Car Park.

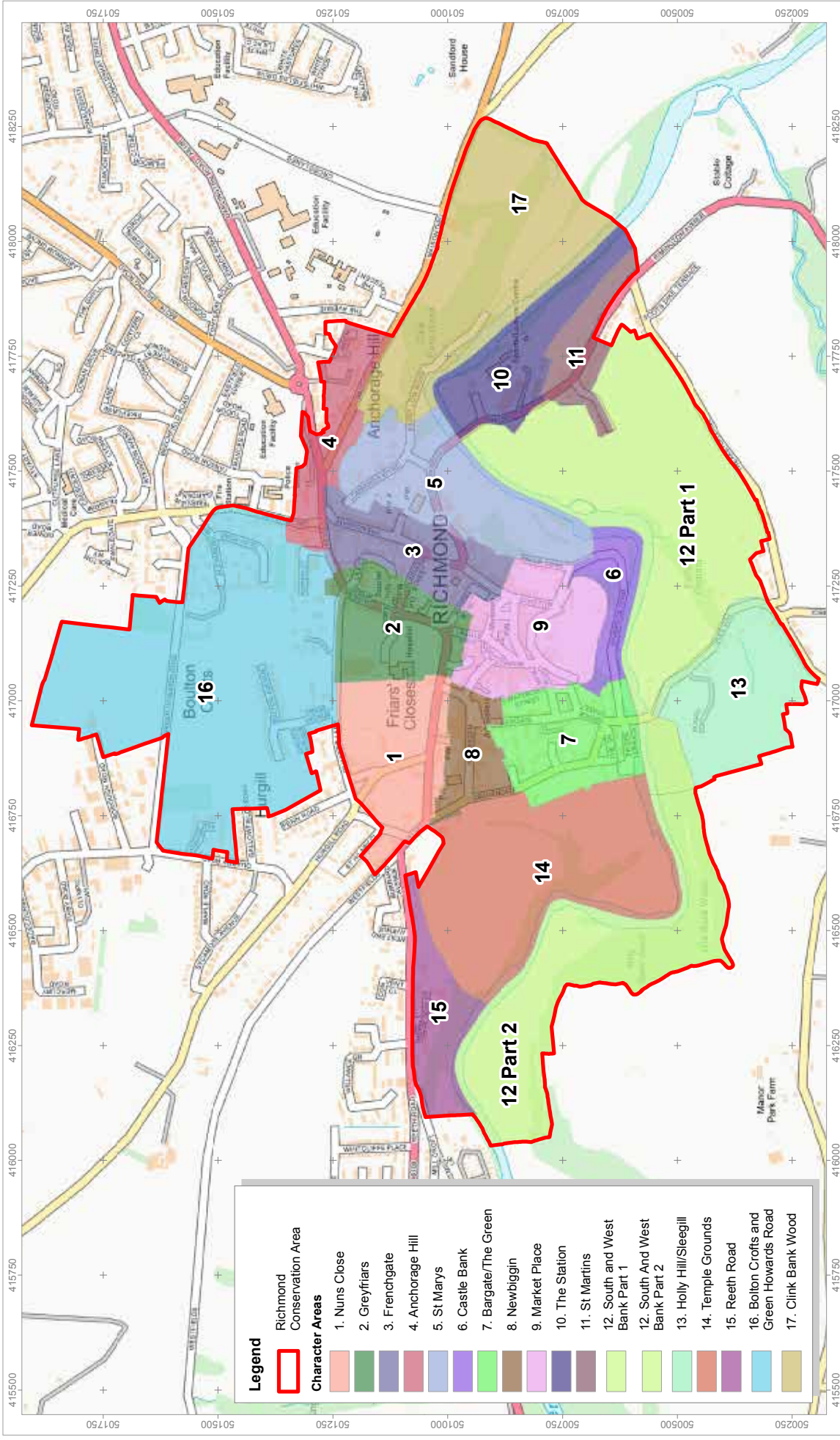
Garden trees are also important, especially those at Hill House, Prior House, Bolton Crofts, The Terrace, Oglethorpe House, Temple Lodge (**photo H3**), Garden Cottage (**photo H4**), Frenchgate House (**photo H5**), The Grove (39 Frenchgate) along with the various trees in St Marys Churchyard.



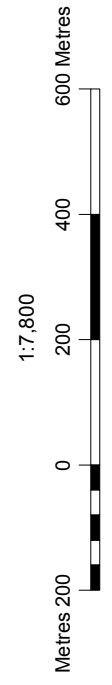
Conservation Area with Character Areas

Richmond North Yorkshire

Date: 13/02/2019



Legend	
	Richmond Conservation Area
	Character Areas
1. Nuns Close	
2. Greyfriars	
3. Frenchgate	
4. Anchorage Hill	
5. St Marys	
6. Castle Bank	
7. Bargate/The Green	
8. Newbiggin	
9. Market Place	
10. The Station	
11. St Martins	
12. South and West Bank Part 1	
12. South And West Bank Part 2	
13. Holly Hill/Sleegill	
14. Temple Grounds	
15. Reeth Road	
16. Bolton Crofts and Green Howards Road	
17. Clink Bank Wood	



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Character Areas

Richmond Conservation Area is the sum of a number of distinctively different parts and for this reason it has been divided into a series of smaller character areas, those that make up the main part of the town centre and those in the surrounding area. These are shown on the map

Town Centre

Nuns Close

Statement of Significance

An area dominated by three large open spaces, Nuns Close also contains a varied selection of Georgian and Victorian houses and cottages; plays an important role in leisure and welfare facilities; as well as a support role to the town centre.

Key Features

- Open space of the Cricket Ground (**photo I1**)
- Ronaldshay Park and the surgery (**photo I2**)
- Car park (**photo I3**)
- Diversity and mix of uses, styles, ages and types of property.



Photo I1



Photo I2



Photo I3

Location and Boundaries

The Nuns Close character area lies in the northwest quadrant of the historic core of Richmond. It is bounded by Quakers Lane to the north and west and Victoria Road to the south. The eastern boundary is with the supermarket and hospital site and is defined by a long established footpath and small avenue of trees which demarcate the extent of Ronaldshay Park and the cricket ground. A small addition to this area at the western end takes in part of St Hillary Close and Westfields. Nuns Close is bounded by Greyfriars (area 2) to the east and Newbiggin (area 8) to the south. To the north and west lies Hurgill Road - one of the post-war additions to Richmond which lies outside the Conservation Area - whilst to the southwest the town opens up beyond the new development on the former Richmond House site to Temple Grounds (area 15). The only strong links to other parts of the Conservation Area are to Newbiggin to the south with connections through the various pedestrian alleys, access courts and yards and along Rosemary Lane. This small scale intimate linkage is an important part of the character of the area.

Character of the Area

This is a very diverse area within Richmond with a range of residential properties, commercial sites, public facilities, leisure facilities and religious buildings all in close proximity to each other. The Nuns Close area is characterised by three large open spaces each independent of the other, serving a different function and with very different surroundings enclosing the space. They are Ronaldshay Park, the sports ground and the car park.

Ronaldshay Park (**photo I4**) is a modestly sized public park in the northeast corner of the area which was established in 1906 thanks to the philanthropic gesture of the Marquess of Zetland who leased the grounds for one shilling per year for 999 years. It is named after his eldest son. The park is bounded to the south by the cricket ground (see details below), to the east by a public footpath beyond next to the new supermarket and the Friary Hospital/medical centre, and to the north it abuts Quakers Lane. The western edge of the park becomes more developed with the surgery, the bowling green (**photo I5**) and its facilities together with the rear elevations of houses on Wellington Place defining the edge of the space. The park itself lies on a moderate slope down from Quakers Lane to the cricket ground and features a number of substantial specimen trees as well as large grassed areas for informal recreation. To the west the park becomes more regimented with a children's play area and the bowling green providing the foreground to the new surgery building which stands elevated above the park. Although an open space, Ronaldshay Park contains a number of formal and informal structures and several trees of varying species which contribute to the wider landscape of Richmond. These elements are very important in defining the character of the space and differentiating it from neighbouring spaces.



Photo I4



Photo I5



Photo I6



Photo I7

The boundaries to the cricket ground are well defined and visually strong being mostly demarcated by low stone walls, a row of trees and low level planting and, to Ronaldshay Park, by a change in levels, the cricket ground being lower. For obvious reasons the cricket pitch is level and well mown and it stretches to Victoria Road where a stone wall with extended catch netting above provides the physical southern boundary - the visual boundary being the larger buildings on the south side of the street. This gives these buildings an important role in views through the town as they present both a visual stop to the open space and the context within which the higher buildings, most notably the Castle Keep, are seen. The eastern boundary comprises relatively dense tree cover (**photo I6**) which screens the modern buildings of the supermarket and the Friary Hospital. Restricting this view of the back of these modern buildings is of key importance within the Conservation Area adding further importance to the trees themselves. The presence of the footpath (**photo I7**) in a walled cutting along this boundary is also relevant and the trees contribute to the quality of this public route. The boundary to the north and northwest is dominated by the cricket club buildings and by further trees defining Hurgill Road. The cricket pavilion in the northwest corner (**photo I8**) of the ground is a modern single storey low set building in stone with a tiled roof. It is a well used and suitable facility but does not contribute greatly to the character and quality of the Conservation Area. The openness of the cricket ground contrasts with Ronaldshay Park (**photo I9**) and its tree lined boundaries and open vistas define its character.



Photo I8



Photo I9

The ground has been in use since the beginning of the 20th Century and has at various times included an athletics track and a cycle track around its edge. It has been used since 1892 for cycle races, a remarkable survival said to be unique in the United Kingdom, which developed eventually into the 'Richmond Meet'.

These two linked areas, Ronaldshay Park and the cricket ground, provide a very important green space within the urban area. They allow extensive views across a wide distance which takes in the sweep of Victoria Road to the south (**photo I10**) beyond which can be seen the Castle Keep and Greyfriars Tower. The new developments to the west are screened from the open space and the more formal uses in the northwest corner also screen much of the rear of the domestic buildings on Wellington Place. The trees set within the park and along the eastern boundary are an important feature and make a contribution to the green character of the area and to the wider character of this part of the town in general.



Photo I10

The third area of open space is the car park to the west (**photo I11**). This space is enclosed on all sides by the backs of domestic properties along Victoria Road, Quakers Lane and Hurgill Road. The vehicle entrance lies on Hurgill Road and is well designed, with structural planting in the form of groups of trees flanking the entrance (**photo I12**) and the stone built public toilet block blocking open views across the parking area. The result is that whilst the space itself is very large and can accommodate a substantial number of vehicles, it remains discrete within the town. In addition to the vehicle entrance there are a number of smaller pedestrian entries between houses and along passages and close lanes. These link the space well with the rest of the town and contribute to the character of Richmond and its small scale passages and wynds linking between spaces. The car park itself is surfaced in well maintained black tarmac, a functional material which gives a higher quality impression than an unbound surface but does not particularly contribute to the quality of the Conservation Area. The boundary to the car park is mostly stone walls of various heights with the exception of a short stretch of green planting along the west side and the houses facing onto the car park at its northern side.



Photo I11



Photo I12

The backs of tall buildings, particularly the Georgian houses along Victoria Road, contribute much to the quality of this space (**photo I13**) and are highly visible, making an important contribution to the quality of the Conservation Area. Characteristically the car park is a functional space of limited quality, however it is well maintained and laid out and discretely hidden from the key historic areas of the town, therefore not impacting negatively on the Conservation Area and contributing significantly to the parking provision of Richmond.



Photo I13

Around these three large spaces run roads of very differing characters. Victoria Road is very domestic in character at its narrow and enclosed west end. On the north side of the road the variation in building heights and scales, their relationship to the street, different footpath widths and the small gaps and green spaces between the groups of buildings all contribute to the character of this part of the street and contrast significantly with the south side. Opposite this 19th Century street stands a 20th Century equivalent in the shape of two detached stone faced houses, 31 and 33 Victoria Road. These do not contribute to the historic quality of the Conservation Area but their use of local materials and similar building forms allows them to assimilate reasonably with their surroundings. The front gardens and green spaces are important here as these provide a foil to the modern houses which compares to the front gardens at the neighbouring properties of earlier date. The central and eastern section of Victoria Road from its junction with Hurgill Road is a very different character. Here the street is much more open as a result of the boundary to the cricket ground and the buildings to the south side are commercial and service buildings of larger scale and variations in detailing. An important aspect of this section of the street are the alleys, archways and vehicle accesses through the "wall" (**photo I14**) of buildings to properties in the rear between Victoria Road and Newbiggin and the glimpsed views of these varied and interesting structures. There are three major components to this part of the street, the modern garage, the former cinema (now church and community centre) (**photo I15**) and the large stretch of open parking with its rear boundary wall. Between these buildings lie business premises, houses and garages in a variety of forms and scales all adding to the diversity of the street with different materials and aspects adding to the mix. The former cinema adds an early 20th Century element to the landscape in a recognisable form which allows the building to be distinctive and different but not completely alien to the character of the Conservation Area. Its scale is substantially larger than residential property in the locality, but it has mellowed into the streetscape and is now an accepted part of Richmond. The car park contributes little to the street and does not enhance the Conservation Area. Its main contribution is the tall stone wall and access arch through to the rear of the club building, and the views that are afforded over it, notably of the large tree. At the far east end of the Nuns Close character area Victoria Road takes on a more domestic scale with modest shops and business premises turning the corner into Rosemary Lane. Number 4 Victoria Road (Friary Lodge) on the north side adjacent to the small car park is sadly abandoned and semi-derelict (**photo I16**). As a large Georgian property in an historic town and Conservation Area this is very unfortunate and the house, which could be a significant contribution to the character of the area, is at present a negative component in the street.



Photo I14



Photo I15



Photo I16

The west end of Quakers Lane is very residential in character with a range of building styles and dates. At the main junction with Reeth Road a large detached Victorian town house - 34 Reeth Road (West Cottage) - presents a well detailed gable to the street whilst its front elevation opens onto its heavily landscaped garden. The overhanging shrubs and open space within this garden are an important component of the character of the street and should be retained. They screen the rear of 1 - 5 Nuns Close, a modern development which opens into the main car park. The road layout in this area is expansive with a number of streets meeting at this location. The Conservation Area does not include the south side of Reeth Road nor does it extend beyond the junction of Westfields, missing out the prominent corner shop. It does however include the small group of two storey vernacular properties which sport the AA sign celebrating the 1927 Solar Eclipse. Further up Westfields lies West Terrace (**photo I17**), a well-proportioned fine group of Georgian town houses set on a curve and terminated with a pair of terraces, the centre one of which features a projecting gable but appears strangely squeezed behind the sweeping terrace. The last house on the roadside is unfortunately rendered in hard modern pebbledash and has poorly considered windows. The continuity of the terrace, its matching features and retained joinery details and the modest front gardens behind the railings all contribute significantly to the quality of the area.

Returning to the end of Quakers Lane the west side of the street is occupied by a well detailed modern development of small houses around Penfold Yard and West Mews. Key to the success of the development is the use of natural stone, the proportions and details of the buildings and the variety of scale and position in relation to the road, altogether creating a dynamic well-articulated group of houses. Facing this a classic red brick terrace is marred by a rendered property which has particularly poorly considered window alterations. The loss of traditional features and window and door details here lets this part of the Conservation Area down. St. Hillary Close is a very standard block of 20th Century local authority style housing (**photo I18**) and it is unclear why this has been included in the Conservation Area. From here Quakers Lane swings round to the east and a green space with two important birch trees opens up. There is access through to the car park and views can be gained of the gable end of the houses which sit within the car park. Fronting on to this area another red brick terrace, subtly different in detail, is again marred by one rendered example breaking up the continuity of the design. The terrace turns into Hurgill Road at another wide road junction.



Photo I17



Photo I18

The area comprising Wellington Place and Hurgill Road features many contrasts in scales and forms of property. Large houses include the imposing Wellington House (**photo I19**) and the old surgery premises, and these are surrounded by more modest two storey terraces in a wide variety of forms. Most notable are the terraces with a parapet feature on Hurgill Road, the white brick faced Hunter's Cottage on Wellington Place and the short red brick terrace at the top of Hurgill Road. Variety is important in this area and includes a range of roof pitches and forms, gable ends presented to the road, small alleys and ginnels accessing back yards and views through to rear service buildings, which although of lower status contribute to the grain and character of the area. These modest buildings are vital to the setting of the more prominent and higher status properties and should be protected and enhanced as part of the wider Conservation Area.



Photo I19

Buildings and Features

At the west end of Victoria Road tall three storey Georgian town houses (**photo I20**) dominate the north side of the road and are flanked by more modest two storey vernacular cottages (**photo I21**), one of which appears to have had a commercial use in the past as it features large timber garage doors. Several of these properties appear to be in the same ownership, probably as rented housing, and they retain a number of features which contribute to the character of this part of Richmond. The street has a mix of stone and rendered building fronts which does not adversely affect its character and other important material details include the use throughout of natural stone slates and grey slates to roofs rather than concrete tiles. The chimneys remain for most properties and form an important element of the roofscape, any missing chimney pots or reduced height chimney stacks being relatively minor elements, but ones that it would be beneficial to restore. The timber joinery details and variations of the traditional sliding sash windows, the doors, door cases and lintels, and the additional features such as the sun dial on Pinfold House (**photo I22**) all contribute to the quality of the area and should be retained. There have been alterations which detract from the buildings such as modern replacement doors and windows but these details would be able to be restored in most cases as the openings remain unaltered.

Other key buildings on Victoria Road include the former cinema - now church - the importance of which lies in its scale in views; and the nearby garage/petrol station buildings (**photo I23**), a negative element in the conservation area due to its large dark opening on the roadsides and the signage. The property at number 4 Victoria Road has the potential to be a high quality asset to the Conservation Area but its present semi-derelict status make a negative contribution to the town. West Terrace and its attached houses are important in the Westfields/Reeth Road area whilst Wellington House is an architecturally interesting building which presents an imposing front to the south but with a much more mundane elevation to its more visible rear on Quakers Lane.



Photo I20



Photo I21



Photo I22



Photo I23

Views, Open Spaces and Circulation

Despite the size of this area there are relatively few views and vistas worthy of note, the majority of the area's character coming from its small scale intimate closeness and variety of buildings. The key views are gained across Ronaldshay Park and the cricket ground looking south (**photo I24**).



In this view Victoria Road dominates and the larger buildings define the extent of the view. Glimpses of the rest of the town are available over the rooftops but by and large most of the views remain internal to the area. The area itself is not greatly visible from other parts of the town as it is relatively flat and sits at the foot of the rising ground to Bolton Crofts. Views along the principle roads do finish with key features and there are relatively few striking buildings or monuments within the Nuns Close area, that is not to say it is without interest, but its major contribution is in providing a historic setting to the key areas of the town.

Land Use

Nuns Close is dominated by three large open areas, the car park to the west providing a service use; and the cricket ground and Ronaldshay Park to the east accommodating leisure uses. Additional uses include the neighbourhood surgery on Quakers Lane, a garage and petrol station on Victoria Road, its neighbouring church and community centre in the former cinema and a range of offices and shops closer to the town centre to the east of Victoria Road. The remainder of the area is primarily residential in various tenures but has in the past accommodated more local shops and businesses as seen in the range of former garage and workshop buildings throughout the area.

Conservation Area Boundary Amendment

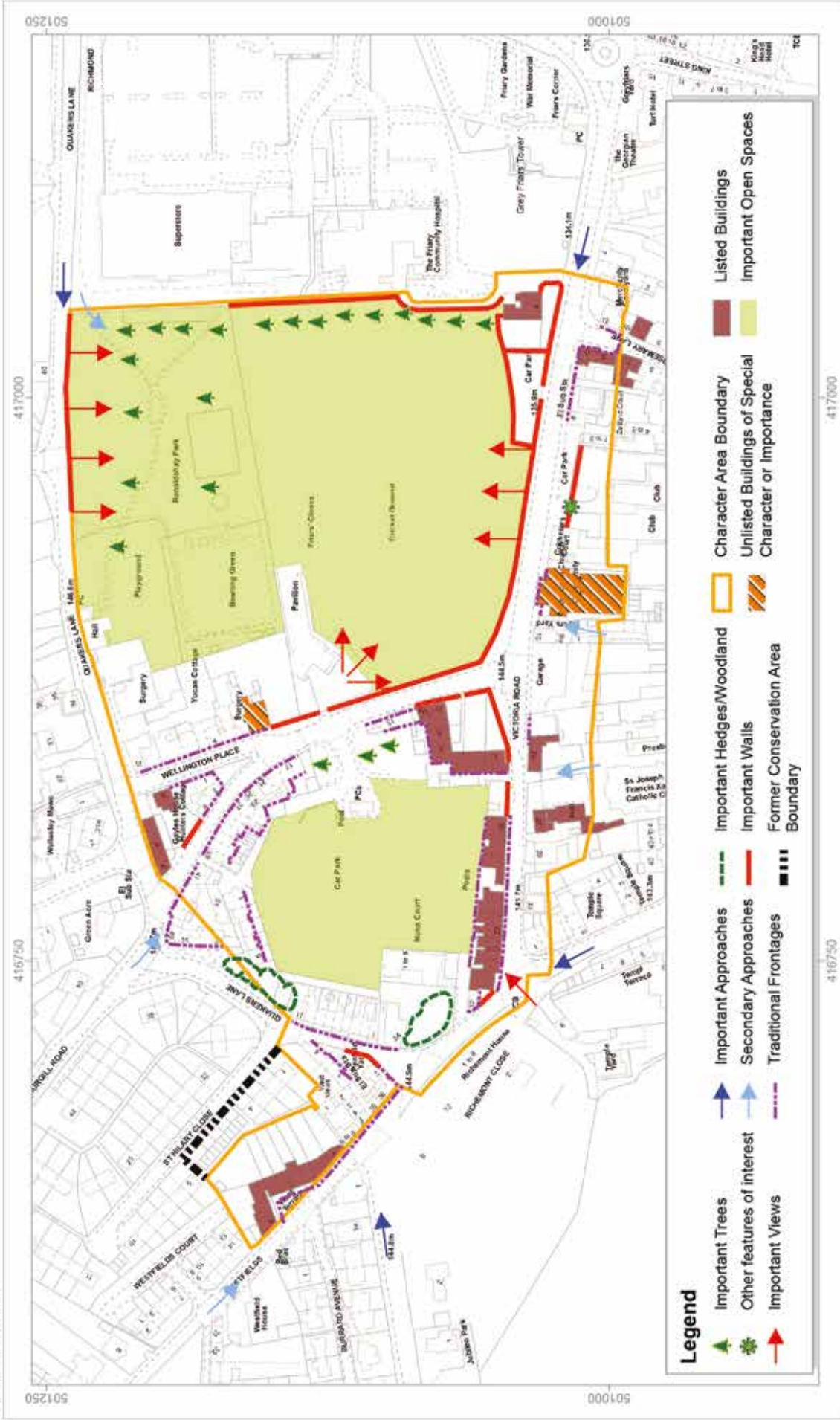
Included within the Conservation Area boundary were numbers 1 to 4 St Hilary Close and a garage block. These buildings dated from the 1960/70s and did not contribute to the character of the Conservation Area. An amended Conservation Area boundary was designated.

The current boundary seemed to cut through the terrace of continuous frontages on to Quakers Lane and Hurgill Road, effectively leaving 26, 27, 31, 45 and 47 Quakers Lane outside the Conservation Area but numbers 25, 41 and 43 Quakers Lane within. An amended Conservation Area boundary was designated.

1. Nuns Close Conservation Character Map

Richmond North Yorkshire

Date: 31/07/2019



Legend

- Important Trees
- Other features of interest
- Important Views
- Important Approaches
- Secondary Approaches
- Traditional Frontages
- Boundary
- Important Hedges/Woodland
- Important Walls
- Former Conservation Area Boundary
- Character Area Boundary
- Unlisted Buildings of Special Character or Importance
- Listed Buildings
- Important Open Spaces



1:2,500

Metres 25 0 25 50 75 Metres



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Greyfriars

Statement of Significance

This area now forms the main approach to the town centre along Queens Road from the north and is a relatively recent route. The date of the route is reflected in the nature and quality of the buildings along it. The buildings of historic and architectural importance are dispersed, depending on the nature of the building. At the periphery of the town's core are historic buildings that required space and status such as the Greyfriars Tower and Friary buildings, as well as buildings for recreational uses such as the Georgian Theatre Royal and The Fleece. Further away are the former hospital and other groups of Victorian and later buildings.

Key Features

- A mix of open areas and dispersed buildings.
- Diversity and mix of uses, styles, ages and types of property.
- Friary Gardens, mature trees, Greyfriars Tower and the Friary.
- The Georgian Theatre Royal, The Fleece, Victoria Hospital and former Greyfriars Cocoa Rooms

Location and Boundaries

The Greyfriars character area covers the area along the north approach to the town centre. To the south and east are the densely packed urban core areas of the town (Market Place) and upper Frenchgate, and to the east and north the more dispersed and open areas of Nuns Close and Bolton Crofts.

Character of the Area

This is a very diverse area within Richmond with a range of residential properties, commercial sites, public facilities, leisure facilities and religious buildings all accommodated in close proximity to each other. It is similar to Nuns Close but holds a number of conspicuous historic and architectural buildings. There are three distinctly different areas, the Friary Gardens, the Friary and supermarket, and the built frontages of Queens Road and Victoria Road.

The most dominant feature is the Friary Gardens and the Greyfriars Tower (**photo J1**). This imposing structure is set well back into the gardens and in the summer months the finials of the towers are only just visible above the mature trees, but during the winter the tower sits very majestically in its landscape setting.

Friary Gardens are laid out in a formal arrangement. The planting is a combination of shrubs and bedding plants typical of public gardens along with seating, benches and a shelter. Within the garden is a 1914-1918 and 1939-1945 war memorial. The boundary to Queens Road uses traditional railings (**photo J2**) evoking a feeling of openness which is in contrast to the boundary to Victoria Road where a high wall presents a physical barrier (**photo J3**). The overall impression is somewhere to linger and enjoy a quiet moment amongst nature and away from the bustle of the town centre.



Photo J1



Photo J2



Photo J3

This green landscape continues north with the recent planting at the supermarket development, the rear gardens of the residential properties to the west of Queens Road (**photo J4**) and the street trees - many of which are mature specimens to the front of 18 Queens Road and the new Greyfriars building.

The Friary building is now a community hospital and of two builds (**photo J5**) - an 18th Century block facing south which is a Listed Building and a 19th Century block facing east. These blocks are two distinctly different styles reflecting the architecture of the particular times but using local materials and architectural forms. The 18th Century block has three storeys with the upper level being an attic storey. The façade is of render with a rhythm of multi paned sliding sash windows but with the main doorway and its formal surround to the extreme left of the property. The roof has two tall multiple flue end chimney stacks. The 19th Century block is of two large storeys with a similar overall height to the earlier block. It was designed symmetrically about a central projection gabled entrance. The windows are Victorian style sash in pairs. Chimneys punctuate the roof at regular intervals. There are glimpsed views from Queens Road of the 19th Century block over the open spaces but the 18th Century block can only be appreciated from within the garden area to its south.



Photo J4



Photo J5

The supermarket (**photo J6**) is set back in the site and not visible from Queens Road, although it makes much more of a contribution from Quaker Lane. As a piece of modern architecture, great care has been taken to use traditional details and materials to play down the scale and form of such a comparatively large building. The car park has been well landscaped to break up the appearance of large numbers of vehicles and is further subdivided by a cross wall running east-west. The use of high quality materials for the car park and building surrounds are also important elements in the success of this modern design in such a sensitive location (**photo J7**). The supermarket site provides a foreground to an important view of the Greyfriars Tower and the Friary with the Castle Keep beyond from the elevated footway on Quaker Lane.



Photo J6



Photo J7



Photo J8



Photo J9

The upper section of Queens Road is substantially of a two storey domestic scale. These are a mixture of stone late 18th and early 19th Century properties in a local vernacular form (**photo J8**). The row of mid 20th Century semi-detached houses typical of their date (**photo J9**) using wide window openings and two storey bay windows is a little at odds with the local vernacular but the use of stone on the frontages helps to assimilate these buildings into the street scene.

The two exceptions to this generally domestic scale are firstly the recently built Greyfriars and secondly the single storey library on the corner with Dundas Street. The Greyfriars building is large in floor plan and substantial in scale, but its design has been carefully considered and the scheme broken into various smaller elements to better relate to the street scene. It is partly screened from views by the mature trees on Queens Road and the impact in views south is masked by the change in levels so that the building has the appearance of two storeys with an attic level as viewed from Lile Close. To the Queens Road frontage this is three storeys with an attic level.

The library (**photo J10**) is a piece of mid 20th Century concrete architecture that is very much of its time and which really bares no affiliation with the local vernacular of Richmond.



Photo J10

The southern end of Queens Road has two parts - to the west the landscape to the Friary Gardens previously mentioned and to the east the built frontage. Here the frontage is of two distinctly different forms, a smaller two storey stone terrace built by a local builder from reclaimed materials including stone arches in the 20th Century (**photo J11**) and a series of large detached properties from the early to mid 20th Century. These are the Methodist Church; the Ralph Fitz Randall public house in the former Post Office (**photo J12**), a carpet warehouse in a former garage premises; along with a former cinema now converted to apartments and a retail shop. None of them are typical of the local vernacular architecture of the town but are important remnants from a particular period of Richmond's historical development in the 20th Century. Variations on such buildings from around this time can be found in other town centres.



Photo J11



Photo J12

The entire length of this part of Queens Road has important views southwards to the Castle Keep and the Trinity Church Tower which stand out on the skyline above the buildings encircling the Market Place (**photo J13**).



Photo J13

Victoria Road also has two distinctly different sides - to the north is the extensive landscape of the Friary Gardens, whilst to the south there are closely built frontages. This side of the road could not contain a more diverse range of architecture. The humble nature of the architecture of the Georgian Theatre Royal (**photo J14**) which is little more than a solid stone wall with an entrance, is a complete contrast to the highly decorative Fleece (**photo J15**) and the former Greyfriars Cocoa Rooms (**photo J16**), where every flourish and ornamentation has been used.



Photo J14



Photo J15



Photo J16

This section of Victoria Road has historically important accesses through to the Market Place - particularly along Friars Wynd which contains part of the town wall and the Friars Gateway.

Buildings and Features

This is an area of very varied architecture, scale and density of buildings. There are some particularly fine architectural examples. Being slightly outside of the older Market Place there was space to develop buildings such as the Friary and the Grey Friars complex of which the tower remains (**photo J17**) and premises such as the Georgian Theatre Royal (**photo J14**) and the Fleece Hotel (**photo J15**). Other buildings from the 18th Century that are of note are the former Victoria Hospital (**photo J18**) possibly located here for its isolation from the town.

Buildings in the 19th Century have then sprung up along this access route from the north in the form of a series of short terraces such as the Registry Office, 12-14 Queens Road, 8-10 Queens Road and 23-27 Queens Road. A substantial Victorian Villa style property was then developed at 18 Queens Road along with the former Infant School, Parish Church Room and Dundas Street Congregational Church.

All these buildings use local materials with traditional architectural forms such as a dominance of solid over voids, windows with vertical emphasis, stone heads and cills, doors with doorcases or surrounds and chimneys. There is a mixture of hipped and gabled roofs but dormers are rare.

The Greyfriars Cocoa Rooms (**photo J16**) is a former temperance building constructed sometime between 1879 and 1889 by Lady Zetland who was aiming to provide attractive venues for the lower classes to socialise away from alcohol. It is a fine example of Queen Anne style architecture, particularly displayed by the elaborate design of its windows, but also for the building's overall design in terms of detailing, massing and subtle asymmetry.

On the east side of King Street a number of the shop fronts have retained their 'art deco' style panels over the main windows of the shop.

In the 20th Century this space also allowed the development of larger community facilities such as the Methodist Church and its meeting hall, the former Post Office, the Cinema and the Library, at which time the wider variety of materials and styles produced a range of architectural forms.

The 1930s semi-detached houses that form the west side of the upper part of Queens Road are very typical of the architecture of their date and have relatively little regard to the local vernacular architectural style.

The 21st Century additions in this area (including Greyfriars and the supermarket) have been sympathetic in their use of materials and have borrowed forms from local vernacular architecture to better integrate them into the street scene.

Views, Open Spaces and Circulation

There is generally an open feeling in this character area, the streets are wide and, there is a reasonable amount of open space. The topography means that views along Queens Road to the south, can be enjoyed over roof tops to the town centre and the features of the Castle Keep and Trinity Church Tower (**photo J19**).

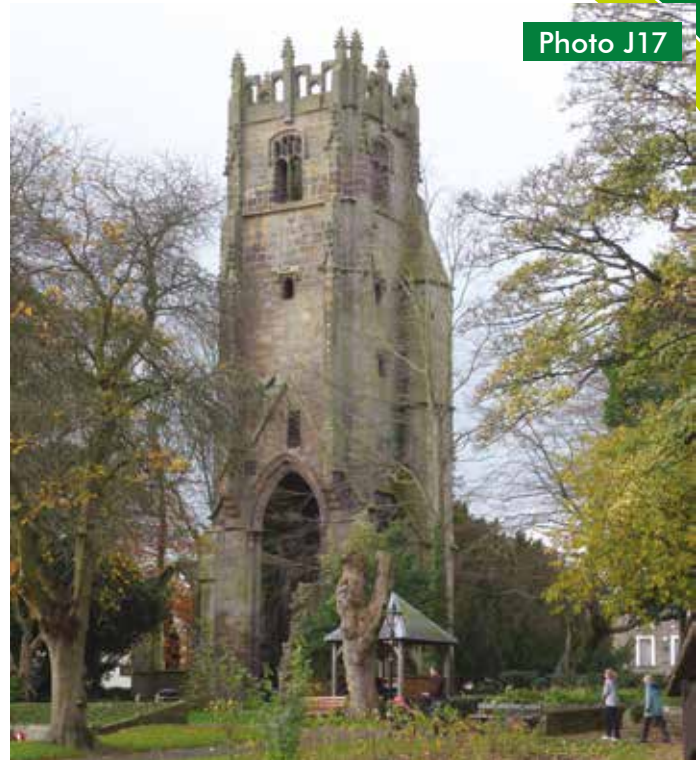


Photo J17



Photo J18



Photo J19



Photo J20



Photo J21

Looking to the north along Queens Road there is the ever present green backcloth to the properties to the north and east with the terrace of Victorian properties terminating the view (**photo J20**). Along Dundas Street to the east are views to the open countryside (**photo J21**).

The main public space is that of Friary Gardens where the public's presence is actively encouraged with its seating and floral displays. Connected to this area is the more private grassed area (**photo J22**) in front of the 18th Century block of the Friary Hospital. Here no facilities are provided and the informal space contributes mostly to the setting of the building.



Photo J22

The two parking areas to the supermarket and the Friary Hospital contribute to the character of the area by the quality of their design and by providing a feeling of spaciousness and greenery with their landscaping.

The road through the area is the main access from the north and is used by a substantial amount of traffic which is either heading for the town centre via Dundas Street, or passing through the town to head west. There is no direct access to the Market Place for vehicles from this area but pedestrians can use the wynds and small roads to the town centre.

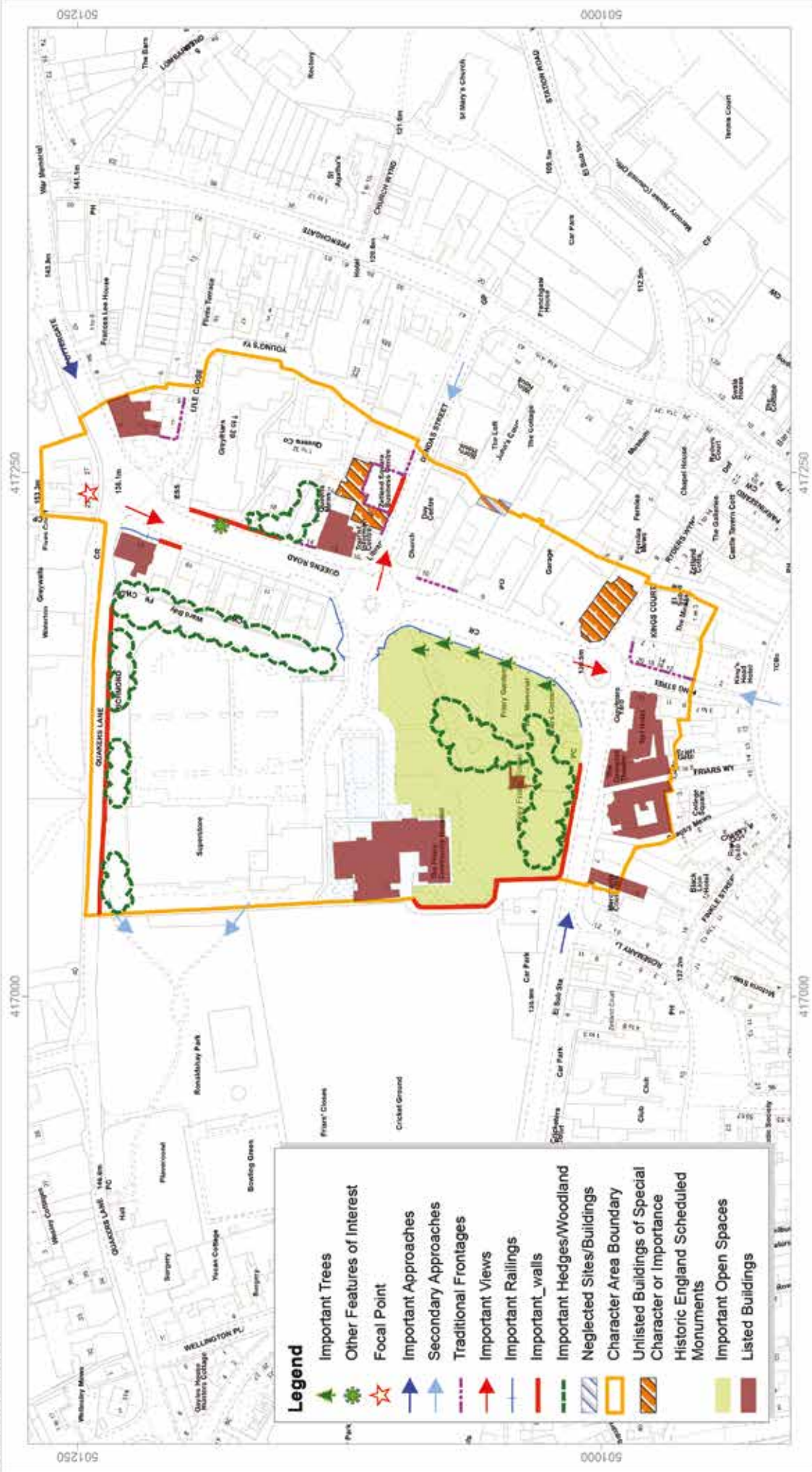
Land Use

The Greyfriars character area is a mixed use area accommodating, residential, commercial, service and other ancillary uses. The main access route to the town from the north goes through the area.

2. Greyfriars Conservation Character Map

Ridlington North Yorkshire

Date: 16/07/2019



1:2,600
Metres 25 0 25 50 75 Metres



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Frenchgate

Statement of Significance

This character area is dominated by the linear continuous built up frontage of two and three storey traditional properties along Frenchgate - the only exception being along the east side where Station Road and the garden to Frenchgate House, along with the front gardens of The Grove and 39 Frenchgate, provide openness, landscaping and views to the south east over the river. In upper Frenchgate the properties front directly on to the cobbled street. In lower Frenchgate the properties similarly front directly on to the street but here the road has been tarmaced due to the demands of passing traffic. Behind the frontages are extensive gardens and other groupings of traditional properties such as Flints Terrace. Frenchgate rises along the edge of the plateau giving a dramatic background in views of St Mary's Church to the south east which sits at a lower level.

Key Features

- Sloping and stepped continuous traditional built frontages of Frenchgate (**photo K1**).
- Green Howards War Memorial - a focal point at the junction with Pottergate (**photo K2**).
- Cobbled roadway.
- Dramatic roovescape as a backcloth to St Mary's Church.
- Open/landscape (**photo K3**) and views from the central part across the River Swale to the south east.



Photo K1



Photo K2



Photo K3

Location and Boundaries

This area covers the main street of Frenchgate - with its immediate backlands. The street leads northwards from the north east corner of the Market Place to the junction with Gallowgate and Pottergate. Frenchgate dates mainly from the 18th Century and is bound to the west by the Greyfriars character area and to the east by the St Mary's character area.

Character of the Area

This area can be split into three distinctly differing parts:

- The dominant built continuous frontage for upper and lower Frenchgate.
- The space/landscape/planting and views around the junction with Station Road.
- The rear yards, gardens and accesses.

The topography of slightly rising ground gives a dramatic feeling to the built frontage of upper Frenchgate. The properties are generally terraced, on the same building line and all have roof ridges parallel to the street. The variation comes in the storey heights, either two or three storey. This, combined with the change in levels as the buildings match the topography, results in continuous frontage at ground level but a wide variation of stepped roofs above. The majority of these properties are of the local vernacular style and date from 18th and early 19th Centuries. There are a couple of small groups of adjoining properties which appear to date from the early 20th Century. The only modern development on this part of the street is the group of flats adjoining St Agatha's and running down Church Wynd. There is a mixture of stone and rendered properties with the occasional

brick elevation. In general the buildings have a vertical emphasis with three storey 'town house' proportions (**photo K4**). These proportions are further highlighted by the extensive use of the vertical sliding sash. There are, however, on the west side of upper Frenchgate a series of more modest two storey 'cottages' with a more horizontal emphasis which has been further reflected in the use of Yorkshire sliding sashes.

Lower Frenchgate has a similar built form as the levels fall away from the Market Place to the lowest point at the junction with Station Road. On this part of Frenchgate the ground floors are mostly commercial premises, particularly on the west side, with residential above. All but one of the properties on this part of Frenchgate are three storey with vertical sliding sash windows giving a vertical emphasis to the street (**photo K5**). All but the same one property have roof ridges parallel to the street. The properties here all date from the late 17th to early 19th Centuries apart from the modern re-development on the corner of Ryders Wynd. There is a mix of stone and rendered properties. The only brick is used in decorative bands on 29 Frenchgate (**photo K6**). The balanced placement of the windows on both sections of Frenchgate give a rhythm to the street and punctuation is added by the ornamentation of doorways with porticos and pilasters, but there are also some projecting bays.

Photo K4



Photo K5



Photo K6



In the central area of Frenchgate there is a more open feeling where the junction with Station Road and the gardens of Frenchgate House create a greater degree of openness (**photo K7**). The land falls away to the south east which gives views over the river towards Clink Banks Woods and The Station complex with open countryside beyond. The properties in this area consist of a number of large detached houses, such as The Grove, which is raised above the road and set behind gardens.

With the exception of the central area all gardens along Frenchgate are set to the rear, those to the south east of upper Frenchgate contribute to the openness and space and the setting of St Mary's Church (**photo K8**).

Photo K7



Photo K8



The elevated position of these houses means that their rear elevations also contribute to the backcloth of St Mary's when viewed from the south east. The range of buildings includes some interesting two and three storey bays on the rear wings. Access to these rear areas is mostly through the houses but there are also doorways to passages that lead to the rear areas. A public access on the west side of Frenchgate leads to Flints Terrace. Access to the rear areas behind the western side of Frenchgate can also be gained from Lile Close, off Dundas Street, and Ryders Wynd. In these backland areas are a mix of small individual and terraced traditional properties along with their outbuildings, service buildings, gardens and walled yards.

Buildings and Features

Particular buildings of note in this area include Swale House (**photo K9**), Frenchgate House (**photo K10**), Zetland House, St Agatha's, 34 Frenchgate, Minden House, 60 and 58 Frenchgate (**photos K11 and K12**), The Grove and 39 Frenchgate. These are the larger buildings that incorporate the grander architectural details, such as porticos or door and window surrounds.

The war memorial (**photo K13**) at the head of Frenchgate is of particular note and its setting is very dramatic with the sweeping stairs, railings and stone piers. The steps to the Grove (**photo K14**) are also a significant feature in this part of the Conservation Area.

The cobbled street of upper Frenchgate and the stone flagged footway on the west side are important local vernacular details that give local distinctiveness to Richmond.



Photo K9



Photo K10



Photo K11



Photo K12

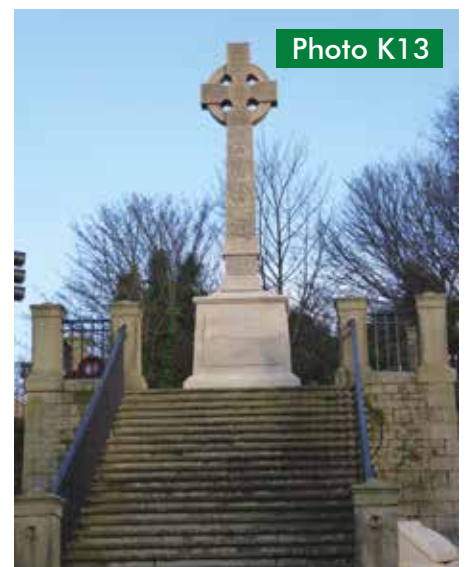


Photo K13

Views, Open Spaces and Circulation

The principal views to this area are substantially up and down the street. In upper Frenchgate the view towards the north is between the terraced properties climbing up the hill and focussing on the war memorial with its backcloth of mature trees in the garden of Hill House (**photo K15**). Looking south from the war memorial the view is over the stepped roofscape of buildings to open countryside beyond (**photo K16**), with part of the walls of the Castle also visible. Just before the junction with Dundas Street the striking form of the Castle Keep dominates the views over the roofscape of the town to the south (**photo K17**).

From the junction with Station Road the eye is drawn along the stepped building frontage towards the Market Place where the focal point is 55 Market Place (Barclays Bank) (**photo K18**). From the Market Place looking towards the Station Road junction there are glimpses of the tower of St Mary's Church and the mature trees in the garden to Frenchgate House.



Photo K14



Photo K15



Photo K16



Photo K17



Photo K18

The central area around the junction of Station Road is the only part where the openness of the street frontage to the south east allows extensive views over Mercury House and the former school buildings to the open countryside and Clink Bank Woods (**photo K19**). Here a small public garden area (**photos K20 and K21**) is maintained with the adjacent land being car parking (**photo K22**).



Photo K19



Photo K20



Photo K21



Photo K22

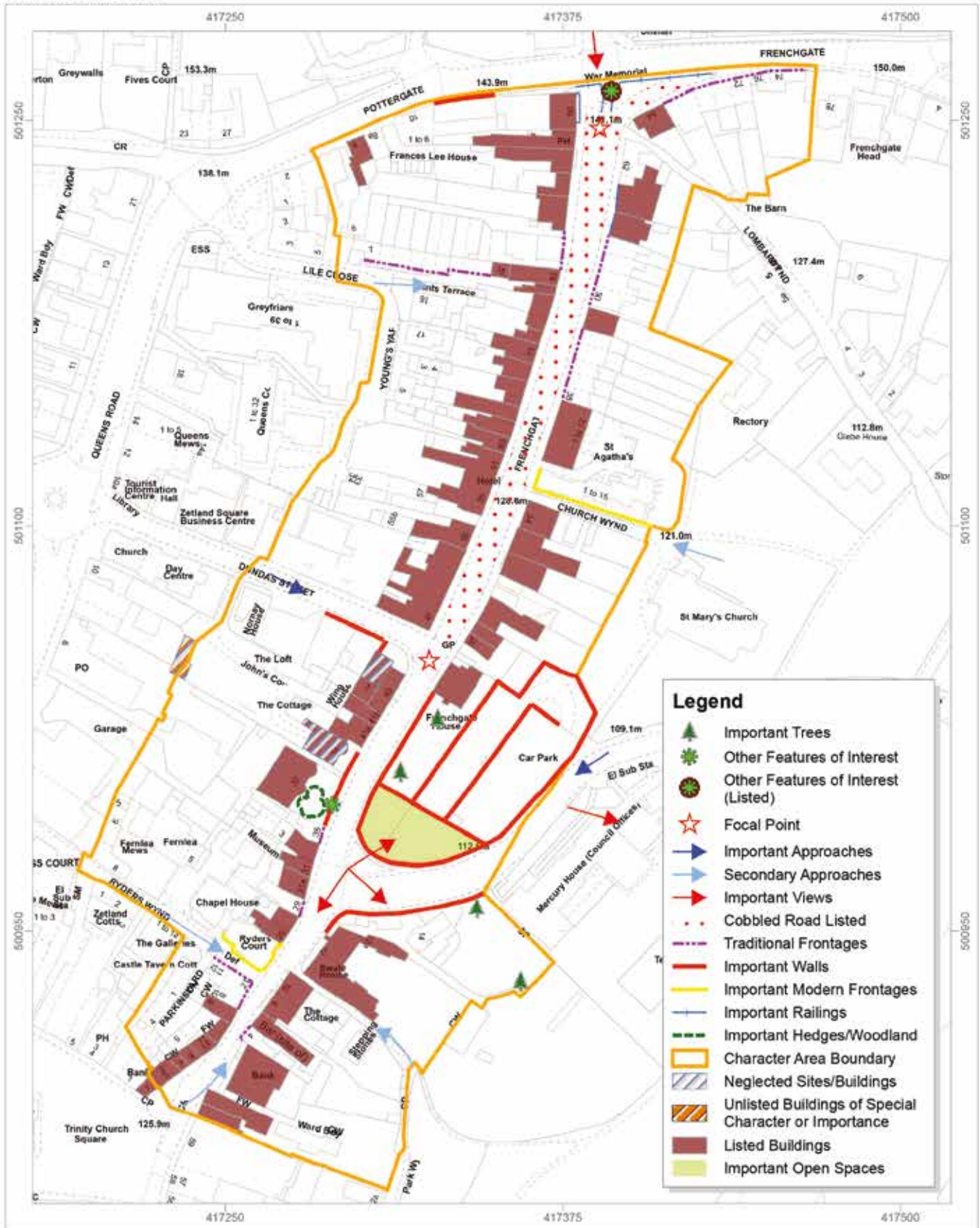
Land Use

This is a mixed use area with the commercial premises concentrated towards the Market Place (although these generally have residential accommodation on the upper floors) and on Dundas Street. This leaves the majority of upper Frenchgate as residential, with a few bed and breakfast premises and the Frenchgate Hotel.

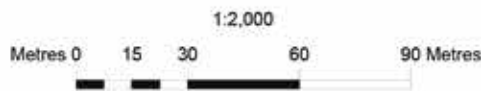
3. Frenchgate Conservation Character Map

Richmond North Yorkshire

Date: 16/07/2019



RICHMOND
DISTRICT COUNCIL
Mercury House, Station Road
DL10 4JX



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Anchorage Hill

Statement of Significance

This character area is thought to have been the original settlement of Hindrelac which pre-dated the Castle. The character of this area is influenced by the convergence of two main accesses from the north and east (Darlington Road and Maison Dieu) which meet to form the upper part of Frenchgate and are then joined by Gallowgate. The area has been developed to varying degrees of intensity with a mixture of large formal detached houses in their own grounds (**photo L1**) and small vernacular terraces fronting straight on to the pavement (**photo L2**). Unfortunately, the roads and traffic tend to dominate. A key feature of this area are the views to the south west towards the town centre, the Castle and the waterfalls of the River Swale (**photo L3**).

Key Features

- The expansive views from Maison Dieu and Gallowgate towards the town centre, the Castle and the River Swale.
- The grouping of the properties around Anchorage Hill.
- Bowes Hospital.
- Hill House.



Location and Boundaries

This area covers the approach to Richmond from the east along Maison Dieu and Darlington Road, and the portion of Frenchgate to the junction with Gallowgate. The area forms one of the eastern sections of the Conservation Area and is bounded to the south by Clink Bank Wood and Frenchgate and to the north by Bolton Crofts and Green Howards Road.

Character of the Area

The common theme that ties this area together is the residential uses outside the town centre which are of a variety of sizes and prestige. The character of this area is marked by a higher density of local vernacular buildings as distance from the town centre increases.

It is generally an area that is passed through, on route to other destinations and the amount of traffic and congestion during the majority of the day gives little opportunity to linger and enjoy the architecture. Without the traffic this would be a quiet residential area, with extensive views enjoyed by properties to the south.

The Anchorage Hill character area is the transitional between the historic core of the town and the extensive late 19th and 20th Century development of Richmond to the north east. Generally, the building format follows the main roads with the noticeable exception being the grouping of houses at 1 to 6 Anchorage Hill, but there is also another 'backland' grouping of buildings to the west of Gallowgate and east of the modern housing of Roper Court. Multiple tiers of walling and gateways between the highway and Hill House (**photo L4**) is a particular feature of this part of Frenchgate.



The current Conservation Area boundary is drawn widely to the rear of the properties on the north side of Maison Dieu, incorporating gardens, garaging and outbuildings much of which is of no architectural or historic interest. It is recommended that the boundary around this area be redrawn tighter to the rear of the properties on Maison Dieu. This would also exclude a number of modern properties.

Buildings and Features

The buildings in this area are substantially residential and of a wide variety. There are large detached houses such as Hill House (**photo L5**) and Terrace House (**photo L6**) both of which are set within extensive grounds back from the roads in raised commanding positions. The original purpose of these houses as large single dwellings has now been superseded and the buildings have taken on new roles with Hill House being subdivided into a number of smaller properties and The Terrace currently a residential care home. The latter has seen three detached houses built to the rear within part of its grounds. Oglethorpe House (**photo L7**) is another commanding building positioned at the junction of Frenchgate and Gallowgate. Its presence on two elevations off the footway is very imposing and the effect is heightened by the use of two storey bay windows to the front. It seems to have been extensively altered to its current form in the first half of the 20th Century but has a core that dates to 1610 and the 18th Century. Bowes Hospital (**photo L8**) is one of the oldest structures in the town, built in 1607 as a single storey building incorporating the remains of a 12th Century chapel. It has a particularly fine feature window in the east elevation. Its location on the roadside has been compromised by the modern filling station and its signs (**photo L9**) to the east which take attention away from their historic neighbour, so much so that many might not notice its presence.



Photo L5



Photo L6



Photo L7



Photo L8



Photo L9

The cluster of buildings at Anchorage Hill forms an interesting grouping around a small 'square' (**photo L11**). These buildings are of varied heights, widths and materials though mainly render or stone with welsh slate or pantile roofs. They do however have common window proportions that are generally of a vertical sliding sash style.



Photo L11

The initial properties on both Maison Dieu and Gallowgate are located immediately alongside the highway and form a series of terraces (**photo L12**). These are humble two storey cottages often one bay in width creating a strong sense of enclosure either side of the street. This has the effect of funnelling the views on to what lies beyond (**photos L13 and L14**).



Photo L12



Photo L13



Photo L14



Photo L15



Photo L16

Further east along Maison Dieu the buildings are from the late 19th and early 20th Centuries and are more substantial, being set back from the road within gardens enclosed by walls (**photo L15**). This introduces a softening element to the street scene with the existence of mature shrubs and some trees, creating a green focal point to the east (**photo L16**). Generally, the orientation of the properties on Maison Dieu is with the ridge parallel to the road but there are a couple of properties that differ in their alignment and these tend to stand out. The varied scale, materials and details of the properties is well illustrated in the two adjoining properties of 32 and 34 Maison Dieu (**photo L17**).



Photo L17

The other properties in this area are modest in origin dating from the 18th Century through to the early 20th Century with a few more modern dwellings slotted in between (**photo L18**). These modern properties, along with those that have been substantially altered in ways that do not accord with the local vernacular (Dormargar, Hill House Garth (**photo L19**), The Coach House, Hill House Cottage and Twin Pines), all stand out as being different and out of place in this historic environment. Fortunately many of the buildings are set back from the main focal points which does lessen their impact on the street scene.



Photo L18



Photo L19

Views, Open Spaces and Circulation

This area provides some extensive views towards the town centre, particularly from Gallowgate south down Frenchgate with the War Memorial as an intermediate focal point (**photo L20**) - and from Maison Dieu near The Terrace to the south west over the town centre, the Castle and the waterfalls of the River Swale (**photos L21 and L22**). Views into this area are generally restricted, with the main exception being the rear of the properties on Maison Dieu which are highly visible from the area of Station Road (**photo L23**).



Photo L20



Photo L21



Photo L22



Photo L23

The important open spaces include:

- Those associated with Hill House and its access to the east, including the area on Gallowgate where some buildings have been demolished in the past.
- The remaining grounds of The Terrace care home.
- The forecourt area at 1 to 6 Anchorage Hill.

The small triangular area at the junction of Maison Dieu and Frenchgate is a lost opportunity. Though traditionally cobbled in part, it is dominated by utility company boxes, signs and poles which give the impression of an unsightly clutter.

A particular feature of the area - and one which is quite unusual and distinctive to Richmond - are the raised footways to the north of Frenchgate, west of Gallowgate and north of Maison Dieu. It would be highly unfortunate if health and safety requirements meant that these features had to have barriers in a similar fashion to that used at the junction of Quakers Lane.

Land Use

This area is substantially residential and even where commercial premises are found they are often based around residential uses such as the care home and guest houses.

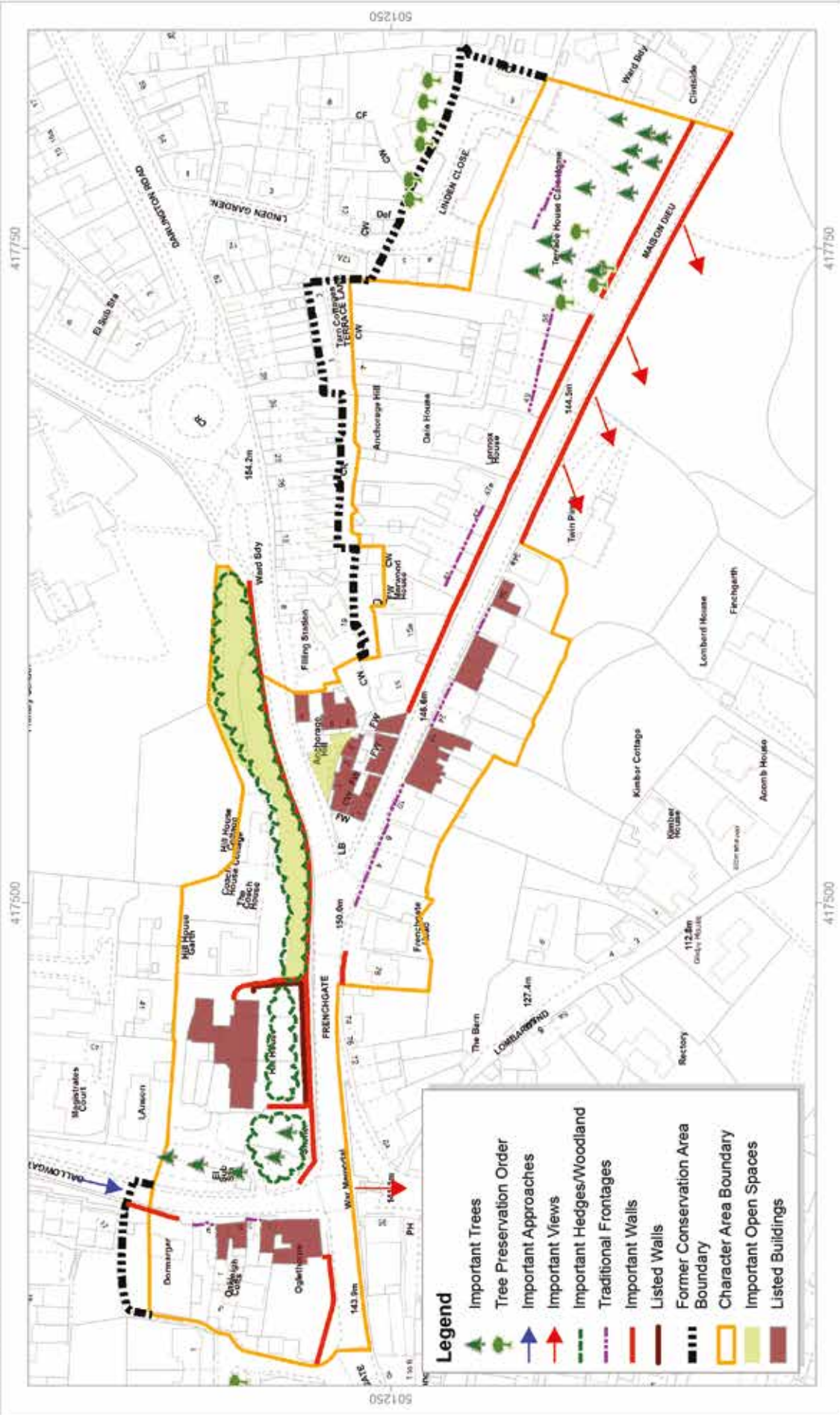
Conservation Area Boundary Amendment

The boundary of the Conservation Area was amended to exclude some areas and 1 to 3 Terrace Lane. In practice, this area does not contribute in any meaningful way to the character of the Conservation Area - it is proposed that the boundary be amended to more closely follow the rear of the properties on Maison Dieu at the rear of the properties to the north of Maison Dieu but retaining the full garden area.

4. Anchorage Hill Conservation Character Map

Richmond North Yorkshire

Date: 01/08/2019



1:2,150
Metres 20 0 20 40 60 Metres

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St Mary's

Statement of Significance

St Mary's provides an important open landscaped setting to the town in the approach from the southeast. It is dominated by three large building groups - St. Mary's Church, the former Richmond School buildings and the present Richmondshire District Council offices.

Key Features

- Sloping topography rising from the river (**photo M1**)
- Three large buildings with differing characters dominating the area
- Churchyard with substantial trees and distinctive character
- Groups of trees to the north east of the area and linking with adjacent areas to the south
- Open grassed area, The Batts, providing the setting to the town and a location for leisure and public gatherings



Location and Boundaries

The St. Mary's character area occupies the space between the densely packed older core of the town, including the Market Place area at its southern end, and the River Swale. At its southern extreme the character area abuts the Castle Banks area which differs from St Mary's in being more densely tree covered and relating almost solely to the castle walls. St Mary's extends north along the river bank to the foot of Anchorage Hill and runs up the river slope as far as the rear curtilage of the town houses on Frenchgate. The St Mary's character area has varied relationships to the neighbouring parts of Richmond. The character area of Anchorage Hill - and in particular the properties on Maison Dieu - dominates it from the north providing the skyline features, rising slope of the river valley and a sense of containment to views. However, there is almost no physical link between these two elements of the town, the only linking pathway being restricted to Lombards Wynd. Frenchgate turns its back on St Mary's leaving a softer edge defined by the boundaries of the properties to the west, and a similar relationship occurs with the Market Place. In both instances it is obvious that the focus of the neighbouring areas lies to the west on the more level ground of the town although modern housing along Park Wynd to the rear of the Market Place does now face out across The Batts, albeit at high level, to enjoy the view. As the Swale turns in its meander the St Mary's character area merges almost seamlessly with the woodland of Castle Banks. The informality of the two leisure spaces is complimentary and focusses on the river, being dominated by the sound of water as much as the change in levels and tree cover. To the south east the river separates St Mary's from its neighbours, the link being Mercury Bridge which connects the Victorian station both physically and historically to the town. The rising farmland on the south bank of the Swale defines the setting in this direction and compliments the open space of The Batts. Minor pedestrian and trackway links lead along the north bank of the river to Clink Bank Woods but these only play a secondary part in defining the landscape from St Mary's, most notably in the small area beyond Station Road where views reveal the river cliffs below Easby Low Road at Clink Pool.



Character of the Area

The key element of this area - and the one that defines its main character - is the open grassed space known as The Batts (**photo M2**) which slopes gently down from the curtilage boundaries of the buildings in the west to the river. This area is predominantly mown and maintained as a public park and has an informal layout with a number of hard paths running across it as routes through to neighbouring areas. The open space is contained by Mercury Bridge and its abutments to the northeast (**photo M3**); by Station Road and the southeast elevations and tennis court boundaries of the former Richmond School buildings; and by trees, property boundaries and boundary walls to the west and south west. The area opens out to the south east across the river to take in views of fields rising up the opposing river slope and this combines with the setting of The Batts to form a natural hollow or amphitheatre, which is well suited to events held occasionally in this setting.

To the northern end of the open space Mercury Bridge separates the public open area from a wooded space which runs into the extensive woodland at Clink Bank. The trees here provide a foreground element to the large houses set on the ridge at Maison Dieu (**photo M4**) and screen the modern properties at the foot of the slope, particularly when viewed from the elevated level of Station Road. From Easby Low Road the trees create a discrete wooded track, enclosed and enfolded within a green landscape which leads rapidly into the rural setting to the east of the town. Directly to the west of the woodland lies a modest area of scrubland which is not especially attractive in itself, but does contribute significantly to the character of the Conservation Area in its openness. To the north of this discrete space lie the new houses built at the foot of the steep bank.

There are four new substantial detached houses positioned at the foot of the slope (**photo M5**). They are constructed of stone with grey slate roofs, each property being to an individual design. Their proportions and detailing reflect their late 20th Century origins and the limited curtilage for such substantial houses is again typical of the 1990s and early 21st Century pressures for development. They do not contribute to the historic character of the town but, when taken in the context of Anchorage Hill rising behind them, and the trees and scrub land screening the view from the more public areas, they do not detract from the character of the area. Indeed, as a group, they are representative of the 21st Century contribution to the development of the Conservation Area and as such they are good examples of their type.

Station Road rises as it turns towards the town and standing high above it is St Mary's Church, set in its churchyard (**photo M6**). Whilst the church is a key feature forming a distinctive skyline when viewed from further along Station Road and seen from the bridge and Lombards Wynd, it is the churchyard trees that dominate the site (**photo M7**). These trees are important in the landscape and provide the setting to the church as well as a strong feature in their own right. The variety of species, sizes and foliage colours add to the richness of the group and the quality of this landscape element.

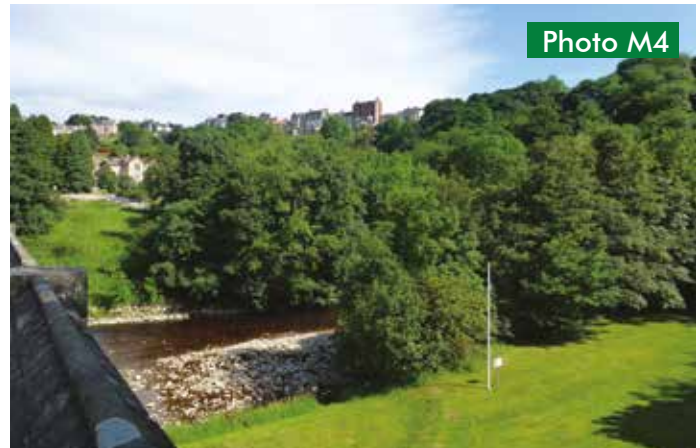


Photo M4



Photo M5



Photo M6



Photo M7

The churchyard itself is worthy of note featuring as it does a range of monuments and gravestones (**photo M8**) all of which contribute to the setting of the church and the character of this part of the town. It is a distinctive element in this location, very different from its surroundings - a car park to the west and the open scrubland to the east (**photo M9**) - and makes a positive contribution to the quality of the area.



Behind the church and churchyard to the north lie two larger properties, the Rectory and Glebe House (**photo M10**), both of which retain links to the church. They are discretely positioned within the enfolding trees and their location and scale mean that they are only able to make limited contributions to the Conservation Area. Nevertheless, Glebe House in particular is a good quality well-proportioned property worthy of note in its own right.

Across Station Road from the church lie the buildings which formed Richmond School prior to its relocation to Darlington Road. This is a visually important group as, along with Mercury House (also a former part of the school buildings) to the south, these buildings prevent views from the public realm across the gently falling grassland to the river and the fields beyond. Glimpses of this scene are possible between the buildings but the overriding impression is of large solid structures lining the roadside. The buildings sit below the level of the road allowing views to upper floors, the roof of single storey extensions and an appreciation of the architectural elements set higher on the buildings. This also ensures that the scale and mass of the buildings is reduced in the street scene resulting in a more open and airy presence than would be the result of two and three storey buildings crowding up against the footpath edge. This does mean that the more modern additions to the earlier school buildings become highly noticeable from the public realm (**photo M11**), however these elements are restricted mostly to the northwest elevation and are contained between the retaining wall to the roadside and the substantial block of the main buildings. This stretch of road is remarkably open as the car park opposite allows a wide space to compliment the buildings before the land rises to buildings on Frenchgate. The result is a short length of street with comparatively little building form beyond the stone walls which flank the footpaths. Although there are a number of potentially attractive buildings here the overall character between Frenchgate and St Mary's Church lacks a strong identity, although it does allow good and uninterrupted views of the church.



At the southern end of the St Mary's character area the open space of The Batts gives way to tree cover through which informal footpaths and routes run. This area links well to the setting of the public car park at The Foss and provides an important transition between the open space and the town, here seen as the rear of buildings on the Market Place and along Park Wynd. The tree cover helps screen the car park and the former gasworks site from the north and provides an attractive setting to these areas as well as contributing to the riverside. Topography is vitally important and plays a great role in defining the character of this small part of the town, with the elevation of Park Wynd some notable height above the river. The result is a range of views over the open space of The Batts taking in the properties on Maison Dieu, Clink Bank Woods and the station in a relatively narrow sweep. Closer perspectives allow views down on to the river around the falls and through the woods to the remains of the town gasworks site. The houses on Park Wynd, although lying within the neighbouring Market Place character area, provide the edge of the urban area and their appearance influences both the character of the space and in some instances the skyline. Elements of note in the immediate vicinity include the buildings and structures set deep into the wooded area on the track leading from The Batts to Park Wynd. These have a semi-industrial appearance and historically were connected to mills in the area.

Buildings and Features

There are four large building groups which add to the open character established by The Batts - Mercury Bridge (**photo M12**), St Mary's Church, the former Richmond School building (**photo M13**) (predominantly vacant at the time of survey) and the Richmondshire District Council offices in Mercury House, again part of the former Richmond School. Of these four, the bridge has the greatest impact by defining spaces and providing a primary route through the area coupled with secondary routes passing beneath the bridge itself, framing views of the river and contributing greatly to the historic character of its immediate area. It also ties into other structures within Richmond both historically and in its style, form and design. The bridge dates from 1846 and was constructed by the York, Newcastle and Berwick Railway, part of George Hudson's railway empire, to link the new station to the town. It is to a gothic design by G.T. Andrews, a York based architect popular with George Hudson who also designed Richmond Station. As part of his works in the town he also designed early elements of the nearby old Grammer School. The gothic style of the bridge reflects the then prevalent fashion for stylised medievalism and references Early English/medieval details in the shape of the arches, the decoration of the parapet wall and the projecting corbels which carried the lamps. Sadly the original lighting columns and most of the stone bases on which they sat have disappeared however one stone base survives at the southeast end of the bridge and an indication of the quality of the overall design can be gained from the surviving stone pillars at the ends of the bridge parapets.



St Mary's Church (**photo M14**) is the parish church of the town and dates in part from the early 12th Century, making it one of the earliest surviving buildings in the town. It served the population of the early town and those who lived outside the Castle. Holy Trinity Chapel, constructed at a similar date and surviving today in the Market Place, was contained within the Outer Bailey of the Castle and therefore not accessible to the townspeople. The St Mary's church was extended and added to on several occasions during the medieval period as can be seen by the various forms and styles of window used in the later aisles and the addition in the mid 15th Century of the large east window.



The tower - which dates from around 1400 and is understood to have been built by Ralph Neville - makes a significant contribution to the landscape. The Georgian period saw a number of additions and alterations particularly inside the church to better reflect changing forms of service, however the most drastic work to the building was the heavy restoration and rebuilding during the Victorian period - first by Sir G G Scott (1859-60) and later by Hodgson Fowler (1897). Although St Mary's remained a similar size and form to its medieval origin and retained the west tower and some sections of the outer walls, much of what is visible today dates from the 19th Century - including the entire roof structure. The earlier form of shallow pitched leaded roof was replaced with the taller, steeply pitched slate roof present today which makes such a contribution to the character of the church.

St Mary's sits in a prominent position on the hillside rising above Station Road with a further open aspect to the south (**photo M15**). Its scale and striking gothic form make it a principal building within Richmond as a whole, however the surrounding trees soften the impact of the building and, particularly from Mercury Bridge, it does not show the dominant character it could otherwise have within the Conservation Area. The surrounding churchyard has a distinctive and rich character, rising towards the rear of the properties on Frenchgate and standing almost two metres above the road. The monuments and stones of various sizes, dates and forms add to the character of the space and provide a perfect and appropriate setting for the church itself.

The former Richmond School buildings (**photo M16**) were constructed in several phases, the first being the 1849 establishment to designs by GT Andrews who also designed the Station and Mercury Bridge. The school was extended in 1867 by Austin and Johnson and has been subjected to various later alterations and extensions throughout the latter part of the 20th Century, not all of which enhance the buildings. The buildings present a strong Victorian gothic elevation to The Batts, with the substantial gable of the main hall defining the character of the building and providing a key element in the landscape. The subsidiary buildings are hardly less prominent and are well detailed with oriel bay windows, steeply pitched roofs, traceried gothic arched windows and substantial buttressing all executed in local stone. The later addition to the north end of the building has taken the established forms and materials and developed them with a more 20th Century update and simplified treatment to the elevation. On the northwest elevation to Station Road much of the original architectural concept is disrupted beneath later flat roofed extensions. Although constructed in stone to match the main building the detailing is simplified, the windows inappropriately proportioned and the flat roof cuts directly across the line of the original large tracery window to the main hall. The flat roofed section of the building significantly detracts from the overall structure and has a substantial impact on what could be an even greater asset to the Conservation Area.



Mercury House is an altogether different style of building, simple in form but large in scale it uses a honey coloured local sandstone as a facing in random un-coursed stonework with thin sawn stone dressings to the window openings to the main elevations. To secondary elevations the building is rendered with a course finish above the ground floor stone plinth. The roof pitch is shallow with deep timber soffits and bargeboards and is covered in a dark tile. Overall the character of the building is undistinguished but definitely of the latter half of the 20th Century, the regularity of its windows and high proportion of openings to solid walls marking it as a later construction. It does not contribute significantly to the character of the Conservation Area but equally its character and appearance is not so discordant as to undermine the quality of this part of the town.

Views, Open Spaces and Circulation

St Mary's character area is highly visible from several areas across the eastern side of the town and as such there are several important views into, through, and out of, the area. The approach to the town along Station Road and across Mercury Bridge is dominated by views of the former school buildings sitting above the open area of The Batts with St Mary's Church hidden behind prominent evergreen trees. The sweep of the open space terminates to both the north and south in a tree belt and this helps to underline the green character of this part of the town. The buildings, which form the backdrop to the parkland, provide a screen which rises up the hill to take in the rear of buildings on Frenchgate and leading to the Market Place (**photo M17**). The houses located along Maison Dieu in the Anchorage Hill character area perform a similar function to the north, thus wrapping the open green space into the urban context of the town. The elevation and slope contributes significantly to the quality of this vista making a dynamic and attractive setting for a number of important buildings.



Photo M17

Once on Mercury Bridge the view to the south along the River Swale is notable taking in the open landscape and setting of both the town and the Castle (**photo M18**). The River Swale is a dominant element which also contributes a background soundscape to the view and the tree lined banks and open parkland and fields provide this part of Richmond with its distinctly rural setting. The Castle appears as a skyline feature above and behind the trees providing a point of interest and icon of the town. The pedestrian paths through the parkland of The Batts is prominent allowing an understanding of the linear routes possible along the river banks and through the tree cover (**photo M19**). Important elements are the openness of the landscape, the wild flower meadows to the south of the river and the green space of The Batts, along with the backdrop of a small number of established large buildings. In this manner the view differs from other sections of the riverbank where either the single structure of the castle walls or many smaller buildings dominate sections of the view - and this variety is important in the character of the river as it passes through Richmond.



Photo M18



Photo M19

To the north the view is less extensive and much more dominated by trees. However the river still leads the eye through the landscape as far as Clink Pool and the river cliffs which provide a distinctive dark presence in the landscape (**photo M20**). The trees are important here as they lead to the neighbouring character area of Clink Bank Woods and provide a continuity of coverage from the built up edge of the town at St Mary's Church right through to the open countryside to the south east. Glimpses of the buildings along Lombards Wynd are possible but these are not prominent features and the view is dominated by greenery.



Photo M20

When approaching St Mary's along The Batts from the south there is a very different perspective of the area dominated by green open space and trees, and bisected by the strong presence of Mercury Bridge (**photo M21**). The buildings on Station Road and Lombards Wynd play little part in the view, which is drawn along the paths, beneath the bridge and on to the trees of Clink Bank. The primary element of open green space is important in this context and should be maintained to protect the character of the south east part of the town and the setting of the principal listed buildings.

Passing down Frenchgate and then descending Station Road, the view is initially predominantly of the former school buildings with St Mary's Church sitting discretely behind its trees (**photo M22**). However, as the road descends and winds towards the bridge neighbouring areas on the south bank dominate the vista and The Batts and Lombards Wynd are secondary elements almost lost in the sweep of the Station and the fields beyond. There are few views of note around Lombards Wynd, the tight close-knit grouping of the buildings and trees along with the sinuous narrow nature of the roads limiting the possibility for lengthy views. The exception to this is the long-distance view south eastwards towards Easby Abbey. Another notable view is that from Frenchgate down Church Wynd, where the tall flanking stone walls frame the view into the churchyard below and details of railings, gravestones and trees provide an indication of the area beyond.



Photo M21



Photo M22

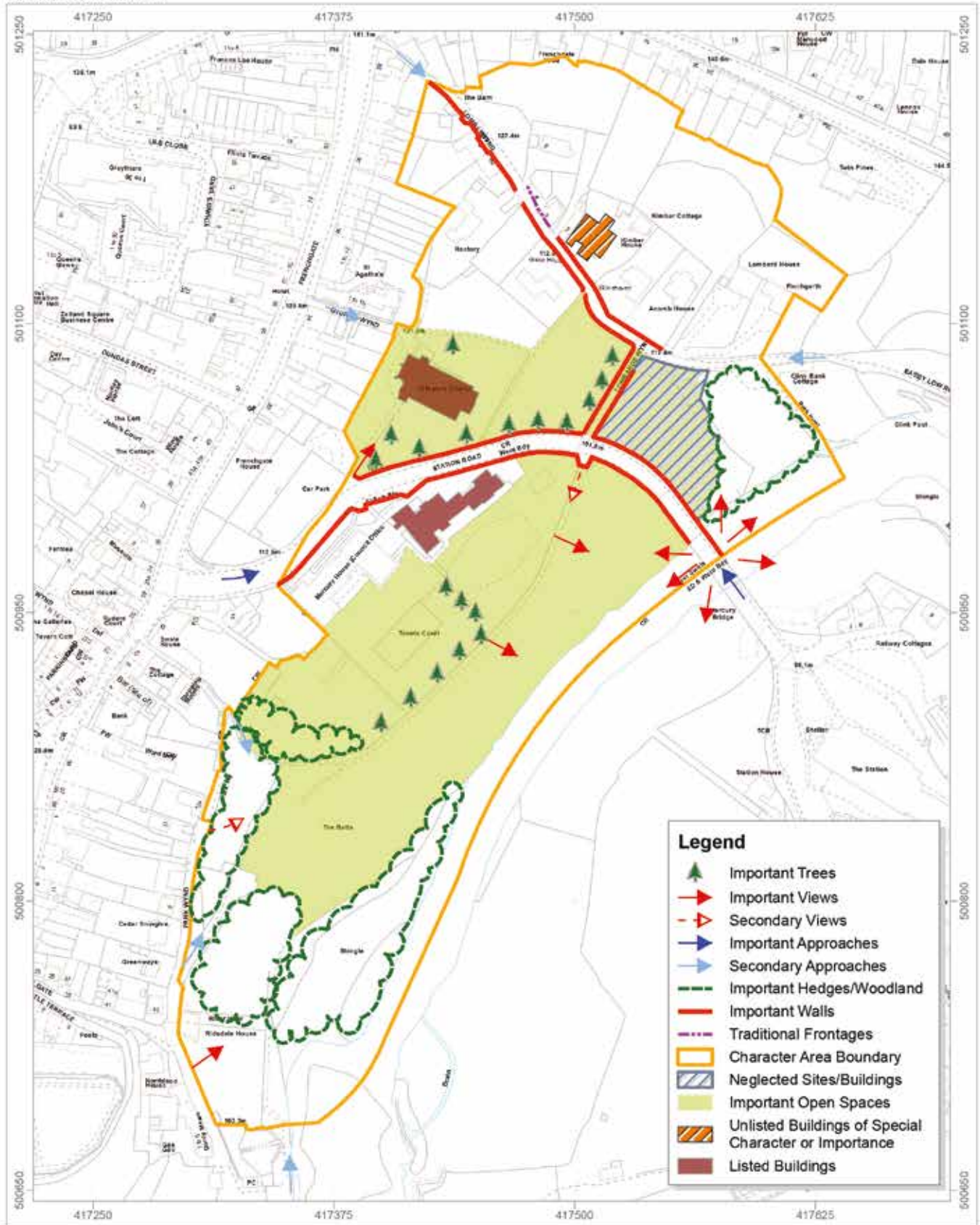
Land Use

Land use within the character area is dominated by the leisure and recreation space of The Batts which provides both an informal space and a location for events. It is well linked to the town centre via a network of paths and alleys running through the urban area and also retains strong links to the Station - which functions as a focus for arts events - and to the rest of the river bank area, which provides a popular linear walkway connected to the wider footpath network. The educational focus of the school is now gone, however the relocation of the District Council offices to Mercury House in 2013 created a focus for community services within the St Mary's area. The accompanying car park lying between St Mary's and Frenchgate occupies a substantial area and is a noticeable feature in this part of town, all the more visible due to the sloping topography and open views across much of the St Mary's area, particularly from the east. Although now having an essentially modern functional role, the car park lies within the former walled gardens of Frenchgate House sitting above. These are locally important historic features in themselves. The Church and churchyard is one of a reduced number of religious sites remaining in Richmond, a town which historically possessed a large number of foundations and where several are now no more than ruined remains. There are a few residential properties to the north of the church on Lombards Wynd, mostly either newly built, extensively refurbished or converted from former uses. Most notable of these is the former National School building, but properties include the Rectory and a number of large newly designed houses which sit low in the landscape creating a small enclave of development with its own character within the Conservation Area. These properties lie in a transition zone between the Anchorage Hill character area and St Mary's. There are few links to Anchorage Hill and stronger connections physically, historically and visually with the St Mary's area. Finally there is a small but highly visible area of unused scrubland to the immediate north of the bridge. This is a prominent space connecting the open green spaces of The Batts and St Mary's through to the woodland at Clink Bank, providing a natural setting to the important river cliff and bankside features along the Swale and lying in close proximity to the listed Station Bridge with additional influence on contextual views of the Church and churchyard. The openness of this area is a very significant element in the character of this part of the Conservation Area.

5. St Mary's Conservation Character Map

Richmond North Yorkshire

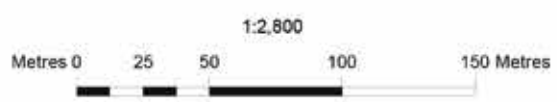
Date: 18/06/2019



Legend

- Important Trees
- Important Views
- Secondary Views
- Important Approaches
- Secondary Approaches
- Important Hedges/Woodland
- Important Walls
- Traditional Frontages
- Character Area Boundary
- Neglected Sites/Buildings
- Important Open Spaces
- Unlisted Buildings of Special Character or Importance
- Listed Buildings

RICHMOND
DISTRICT COUNCIL
Mercury House, Station Road
DL10 4JX



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Castle Bank

Statement of Significance

Castle Bank provides the immediate setting to the south wall of Richmond Castle and is fundamental to the iconic view of the castle (**photo N1**). It also takes in the River Swale which drops at its eastern end with a waterfall where the few buildings are grouped. This is also the site of the historically important town gas works.

Key Features

- Steep slopes with tree and vegetation cover (**photo N2**)
- Open views to the castle walls (**photo N3**)
- Stone retaining walls
- Relationship to the River Swale along the southern boundary, most notably the falls
- Footpaths and pedestrian links running through the area at different levels
- Historic site of the town gas works



Photo N1



Photo N2



Photo N3

Location and Boundaries

The Castle Bank area occupies a narrow strip of steeply sloping land between the southern walls of Richmond Castle and the River Swale (**photo N4**). At its western end Castle Bank abuts the rear of properties in Bridge Street and the smaller thoroughfares around the east of Bargate. At the eastern end the car park and landscaped former gasworks site sit on the banks of the river and are dominated by the sound of the waterfalls. The Batts continue the open landscape beyond Castle Banks but there is a clear distinction between these two areas. The Castle Bank character area does not extend far along Millgate but is influenced by the domestic buildings situated in the adjoining Market Place area.



Photo N4

To the south there is obviously no linkage to the South Bank area (area 12) as this lies across the river, however its wooded character and steep slopes complement those of Castle Bank providing the setting for the Swale. At the west end the area abuts Bargate and The Green (area 7) and has links through both by road along Riverside Road and by footpaths from the end of Castle Walk. These alleys and paths are important to the character of Richmond as a whole and are found extensively throughout the town. The Market Place (area 9) includes the Castle and the end of Millgate, so has a distinct and marked impact on the setting of the Castle Bank area. Linkages through to this adjoining area are obviously limited by the castle walls themselves but at each end of Castle Walk important and characterful linkages connect by foot to the network of small scale streets and passages which characterise so much of the town. Views into the town are non-existent due to the castle walls but across The Green an important vista allows sight of the roofs and spaces in a huddle around the foot of the Castle Bank, again a very important characteristic of Richmond.

Character of the Area

A single building dominates Castle Banks - Richmond Castle (**photo N5**). The prominent river cliff and steep approaches made it an ideal site for defence when the Castle was begun in the 11th Century. The curtain wall which flanks Castle Bank and dominates views from the south dates from this early phase of construction and encloses the south side of the Great Court, with Scolland's Hall, the main domestic building, along with its defensive towers at its east end. Further to the east lies the Cockpit, an outer court of later date now laid out as a garden but still enclosed from the south side behind a massive stone wall. At the west end the curtain wall forms almost a right angle with a defensive tower at the corner, returning to the Postern Gate slightly to the north. The wall is accessible today with a high level path - Castle Walk - running along its foot on a wide terrace from which excellent views to the south and across the river can be gained. The open aspect from here is an important component of the character of the Castle Banks area and has a secure yet open character with the solidity of the walls to the north and the long open vistas and steep slope to the south. The width of the pathway here coupled to the informal nature of the enclosure makes the route seem more of a linear open space than a route alongside the castle wall.



The land falls steeply from Caste Walk to the road below (**photo N6**) and this modest space makes a great contribution to the character of both the immediate area and the town as a whole (**photo N7**). It is informally covered in undergrowth and trees of varying scales and species, including both deciduous and evergreen varieties, and in localised areas the underlying bedrock appears in small craggy outcrops. This setting provides a green foil contrasting with the walls of the Castle and is important in creating the 'romantic' vistas and views of the fortress painted by many artists -including Turner. The trees and undergrowth appear untended with informal tracks and scrambles running up the slope. This is not detrimental to the character of the area in any way and is an asset which should be retained to provide a naturalistic setting to the Castle. A single more formal route is set out at the west end of this area in part running along the rear boundary to the Bridge Street properties. However even this route retains a degree of informality with the use of timber steps and hand rails and chipped bark surfacing (**photo N8**). Although perhaps not the easiest or driest surface covering, it is the most appropriate in terms of retaining the natural feel to the area.



Riverside Road (**photo N9**) forms a distinct space with an enclosed and sheltered character beneath the trees and with the Castle Bank slope rising steeply to the north. It does however retain strong links to the river and the Castle with open sections between the trees and landscaping providing views across and along the river on one side and up to the Castle walls on the other. The lack of footway adds to the informal character of this route which is only slightly compromised by the road signs and lighting.



Photo N9



Photo N10

The space opens out at the east end to encompass a playground (**photo N10**), café seating area (**photo N11**) and car park (**photo N12**). This space is popular and heavily used throughout the year contributing significantly to the medium sized amenity areas of the town. There is no strong character to the open area itself, the space comprising more of a series of informal and formal areas linked by pathways. These range from the very natural, rural areas beneath the trees on the river banks, through the semi-formal play area which is separated by its protective fencing, to the formality of the car park and its associated toilet block and café. The spaces share the dense tree cover, dappled lighting and overwhelmingly the sound of the river which unites the whole of this part of town and contributes greatly to its character. The car park sits next to the former gasworks site, a pleasant hard landscaped area enclosed on two sides by substantial retaining walls which form the remnants of the gasworks buildings. A circular seating area (**photo N13**), rather less used than the main spaces and not particularly attractive, marks the site of one of the gasholders and links through to the car park. The former gasworks, dating from 1820, is of historic importance as Richmond was one of the first towns in Europe to benefit from a gas supply for street lighting. Although the works are now long gone, traces remain and information boards set out the history of the site. This site is at a pivotal point in the landscape separating the informal spaces of Castle Bank from the more formal parkland of The Batts, and as such it marks the division between the two spaces.



Photo N11



Photo N12



Photo N13

The only buildings in the area are to be found as the road rises up from Millgate (**photo N14**) and turns the corner towards the Market Place. Although the character of the buildings and roads relate to the more developed area of the Market Place they have a definite influence on the appearance and character of the street as it rises towards Castle Terrace. A modest unused building, a relic of the Gas Works, compliments the modern toilet block at the north end of the car park (**photo N15**) and these two properties mark a change from the natural informal use of the area towards the more developed sections of Castle Terrace higher up the road.



The extensively rebuilt property that was also once part of the gasworks towards the foot of Millgate retains some of its former industrial character (**photo N16**) to the roadside elevation although the remains of the original buildings have now been put to residential use, more complimentary to the present character and use of this area today. It provides a key element in views up the street due to its street-side position and scale. Its neighbouring building is a Victorian house (again originally associated with the former gas works) of the type widely found across the town, beyond which a modern three storey town house stands back from the road (**photo N17**). Although an imposing building, the detail and proportions of this house do not fully replicate older properties and is perhaps a missed opportunity in that respect. Far more incongruous is the bungalow which sits on the corner and dominates the view up the street, although this lies outside the Castle Bank character area. It is an illustration of how buildings can exert influence far beyond their immediate setting. Millgate turns sharply round the corner rising all the time and squeezes between small modest houses along a narrow route to the Market Place. The wall to the Castle Cockpit defines the curve but is separated from it by Castle Walk which is higher up the slope and Millgate therefore remains detached from Richmond's most auspicious building.



The east side of the road is bounded by a stone wall beyond which the ground falls away sharply. Long open views allow distant glimpses of the Station and Clink Bank Woods (**photo N18**), reinforcing the rural character of the area and the importance of the topography in defining the character of Richmond.



Buildings and Features

There are few buildings within the Castle Bank character area and those present are generally modest and relatively modern. In this location little survives of the Castle Mill and the early gasworks, however the remaining structures, retaining walls, together with the changes in level (**photo N19**) are of historic importance and are enhanced by the information boards attached to them. The nearby public toilets are not of historic interest but the stone façade and modest design is the key to their success, making the building relatively inconspicuous in its location (**photo N20**). A similar comment applies to the café building. The former store across the road from the toilets is of some age and again its modest vernacular design and weathered appearance help it assimilate into the landscape. None of these buildings are of historic importance or note in their own right but they subtly provide the context within which the larger more auspicious buildings are seen.



Photo N19



Photo N20

Moving up Millgate the walls of the former gasworks buildings incorporated into the recent redevelopment (**photo N21**) are of importance in maintaining some of the historic form and previous use of the site. The two houses further up the street provide a notable contrast in style despite being similar in scale and form. The first retains a late Victorian character with large pane sliding sash windows and canted bays, however the brick extension to the rear and the modern windows to the ground floor show that the building has been modified and updated in the past. The second property is entirely modern (**photo N22**) and has been designed to blend into its setting, however the use of standard window details particularly around the bays, and modern floor heights give the building a late 20th Century appearance. The only other structure of note in this area is the small single garage to the east of the road, but which does not in itself contribute to the character of the Conservation Area.



Photo N21



Photo N22

Other features of note include the range of public seating provided throughout this area varying from the fixed items to the rear of the café which are functional and contribute little to the visual quality of the space, to the built in benches at the foot of the Castle walls which respond directly to their setting. Street furniture is limited and the use of large stone blocks to restrict access to Castle Walk is entirely appropriate in this context. Railings are necessary and unobtrusive (**photo N23**), lighting appears to have been thought out well being set at a low level and oriented to minimise light spill whilst remaining subtle. Unfortunately due to vandalism it is not currently in operation. The number and distribution of litter bins are appropriate and reasonably maintained and the street signage is modest. Only along Riverside Road do the signs intrude into views - and this is in a modest manner of limited impact in the Conservation Area.



Photo N23

Views, Open Spaces and Circulation

This is an area from which significant views can be obtained and of which views of national importance can be gained. From the riverside views across to the south bank are easily gained including the exposed river cliffs on the bankside and the wooded slopes above. The Green Bridge is a focal point in views towards the west end (**photo N24**) of the area although the curve of the river soon obscures this further east. At the eastern end of the area, views from above the falls take in The Batts and Anchorage Hill, whilst from further up on Millgate the Station buildings come into view set in the wooded landscape of the river valley. The views to the south from Castle Walk are more extensive, taking in the houses on Sleegill, Green Bridge and the woodland lining the riverside. Glimpses of the Temple Grounds can be had although a better view of this - including the Culloden Tower - is available from the western corner of Castle Walk at the junction with Castle Hill (**photo N25**). The roofscape of the surrounding buildings is also very notable from here. From Castle Walk the overriding impression is of the incised meander of the River Swale set in the open landscape of the Lower Dales.



Photo N24



Photo N25

Views through the area are restricted by the sinuous curves of the roadway, the trees and undergrowth and the varied topography of the immediate area. There are a limited number of vistas at lower levels including the view across the river looking over the falls and downstream. Looking up the bankside the Castle wall of Scolland's Hall is an ever present feature (**photo N26**), whilst the river can be glimpsed constantly to the immediate edge of the road. Most notable in this regard is the constant sound of the river which adds a great deal to the character of this part of Richmond. Shorter views are gained across the playground to the redevelopment at the foot of Millgate and up the length of Millgate toward the Market Place, the latter is however terminated by a rather dated bungalow which makes no positive contribution to the quality of the area.



Photo N26

There are a number of open spaces within the Castle Banks area varying in character and including the functional car park, the hard landscaped picnic area around the former gasworks site and the more discrete circular garden space to the north of this. At the west end of Castle Walk the footpath opens up to create a substantial pedestrian area, however the width of the walk itself provides an attractive and valuable linear space to enjoy. The more informal unsurfaced areas beneath the trees around the café and the car park are obviously well used and their informal status is an important component of the area.

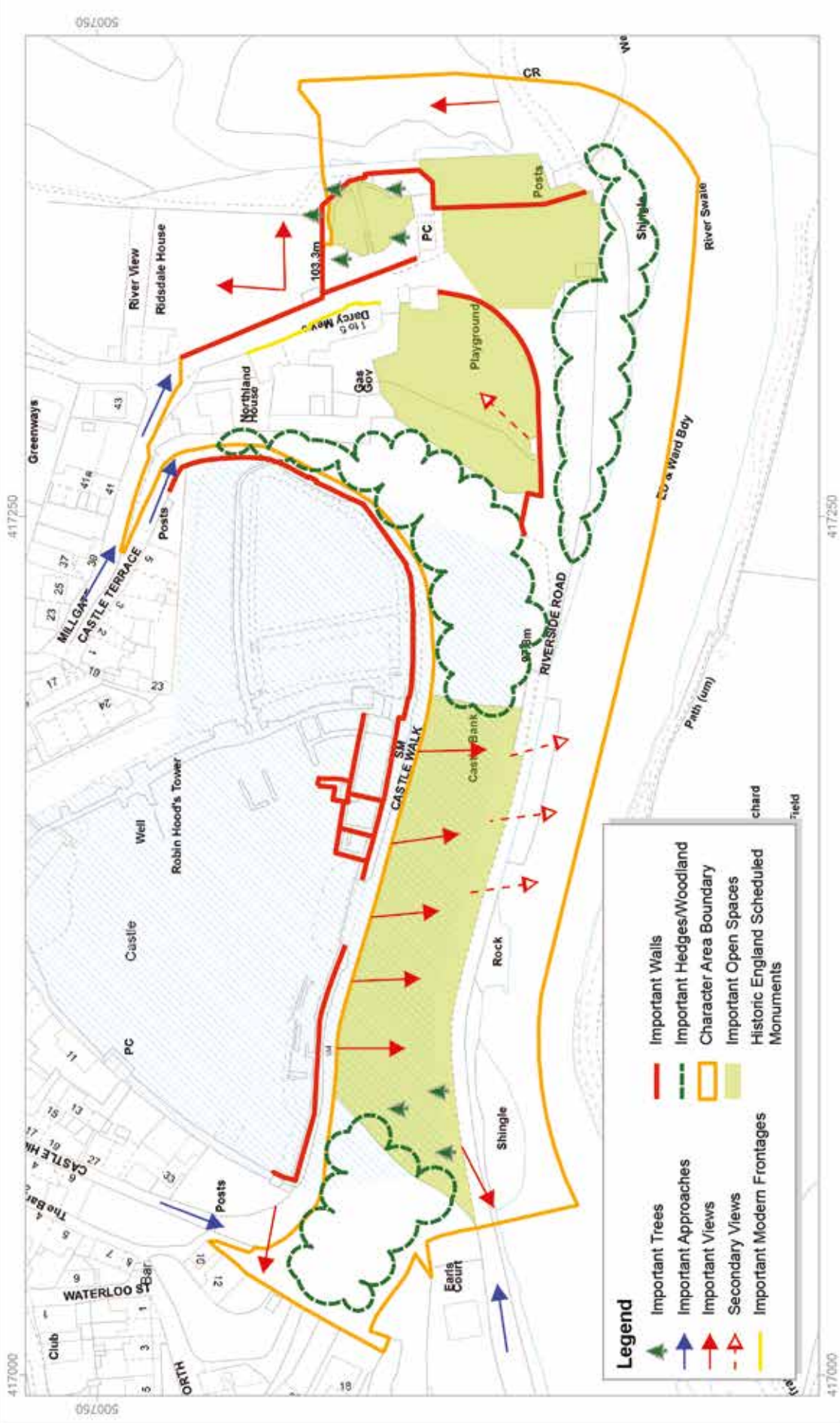
Land Use

The whole of the area is dominated by informal, low level leisure and recreation uses for walking and general enjoyment of the countryside. The car park is dominated by leisure visitors as it is rather remote for users of other town facilities and the majority of the land is open for visitor enjoyment. The limited number of domestic properties at the east end of the area relate more to the adjoining area of the Market Place and add a little to the variety of the site however the industrial uses once prevalent and dominating the east end of Castle Bank are now long gone although some notable remnants of buildings remain.

6. Castle Bank Conservation Character Map

Richmond North Yorkshire

Date: 13/02/2019



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Bargate/The Green

Statement of Significance

The Character Area provides the main entrance to the town from the south - from the Green Bridge and the open area of The Green, the latter being the former industrial area but now residential housing. The area rises steeply with many cobbled streets and a mix of traditional and social housing in a vernacular style.

Key Features

- Sloping topography rising from the river
- Cobbled streets Bargate, St. James Chapel Wynd, Thornhill, part of Waterloo
- Extensive use of retaining walls
- 45 Bargate
- 1-7 Cornforth Hill
- 8 and 9 Cornforth Hill
- 15 Bridge Street
- Dial House, 5 Bridge Street
- Traditional vernacular social housing, Temple Court, Allan's Court
- Views out to Culloden Tower
- The open areas of the Green and Temple Court
- The Green Bridge



Locations and Boundaries

Bounded to the south by the River Swale the area rises steeply to terminate at the gardens of the houses on Newbiggin. In the east the steeply rising Cravengate with its high walls (**photo O1**) forms the boundary with Temple Grounds. The northern boundary is south of the retaining wall in Craven Court and continues in a north-easterly direction until Bargate is reached. Here it then turns south to Thornhill, from where it follows to Waterloo, where it again turns south to form the eastern boundary. It continues to follow Waterloo crossing New Road to follow a steeply stepped footpath leading to Riverside Road.

Character of the Area

With the exception of The Green this is an area of steeply rising hillside, buildings sit on terraces cut from the hillside and supported by high retaining walls. The area north of the car park and between Temple Grounds and Cravengate is entirely private and made invisible from public access points by virtue of the very high retaining wall to Cravengate. To the east of Cravengate is an area of 20th Century housing. The private development of Craven Court marks the northern boundary, consisting of stone built dormer bungalows. To the south and east of Craven Court are to be found groups of social housing at Allan's Court, Temple Court and the flats to the north of the ancient trackway of St. James Chapel Wynd.

The social housing at Alan's Court comprises a three storey block of flats, reminiscent of a former mill building (**photo O2**). It was built in the 1950s and has since weathered to compliment the surrounding traditional buildings. Similarly, Temple Court is of the same period and was built in a vernacular style set around a grassed area which gives a lightness and makes a significant contribution to the ambience of area (**photo O3**).



Below New Road the eastern boundary follows a stepped footpath leading to Riverside Road. Going south from Craven Court the former Cravengate Nurseries have been replaced by domestic gardens and Culloden Mews, an award winning 1988 development of private housing in a traditional style retaining a sense of openness (**photo O4**).



Photo O4

Hidden by high walls and sloping steeply south of St. James Chapel Wynd are the gardens of traditional houses on the north side of The Green. The open space of The Green is a designated Village Green (**photo O5**) but the surrounding buildings were once the former industrial area of Richmond. The predominant building material in the whole of the Bargate / The Green character area is stone with some rendered buildings and the occasional use of modern brick. Roofs are without exception pitched, a few retaining their original stone slate, whilst the majority have been replaced with Welsh Slate or concrete, and a few having pantiled roofs.

At the extreme southern end of the area, Bridge Terrace a social housing development of the 1940s maintains a stone vernacular style although the later development at the western end tends more towards the 1950s council house design. Overall Bridge Terrace contributes to the area and forms an acceptable introduction when approaching from the south (**photo O6**). Most buildings are situated directly on the street with no significant front gardens.



Photo O5



Photo O6

Buildings and Features

The pattern of streets in this part of Richmond follows almost exactly those shown on Speed's map of 1605 - many streets retain their historic cobbles and these are an essential part of the character of the area. The whole of Bargate is cobbled with the pavement on the east side having remnants of cobbles from numbers 2 to 36. Thornhill, is fully cobbled with a central area paved with York stone. The northernmost 100 metres of Waterloo and the section of Waterloo to the south of New Road running into Cornforth Hill are cobbled. The vehicle access to Cornforth Hill is cobbled, as is the pedestrian access for numbers 2 to 7 at a higher level up the hillside (**photo O7**). Turning off Cornforth Hill is an unnamed Wynd (known locally as Shitten Lane) and this is partially cobbled. The whole of St. James Chapel Wynd is cobbled. The immediate frontage to the north side of The Green has a strip of cobbles next to the buildings and running from numbers 4 to 26. The Green is the former industrial area of Richmond, originally with workshops and yards in the area of Bridge Terrace. This was replaced with social housing in the late 1940s. These were built in reclaimed stone in a vernacular style and contribute to the area. The south side of The Green is exclusively stone built and mainly two storey vernacular cottages. Exceptions are the rather more elegant, three storey buildings from 15 -17. The former Green Mission (**photo O8**) is a mid-19th Century building with a small bell tower that was set up as an attempt to bring civilisation to what was then a rough area. The Green (**photo O9**) with its lone tree forms an important open space and is a designated Village Green. On the west side the Old Brewery Guest House is punctuated by an arch leading to a small modern development which is concealed and does not detract from the character of the area. There is an 18th Century wrought iron gateway leading to the Mill Field. The north side of the Green runs into the Yorke Square Car Park which forms an important open space as well as providing the foreground to the vista of Culloden Tower from the foot of Bridge Street. Here the stone built cottages run towards Bridge Street with number 20 being a former blacksmith's forge. Numbers. 4 to 10 display their industrial origins with evidence of a former hoist and blocked



Photo O7



Photo O8



Photo O9

doorways. Number 4 has finely restored mullions and on the corner with Bridge Street is Dial House (**photo O10**), thus named from the two sundials dating from 1720 and 1721. Its stone doorcase, inscribed 1689 is a type common in Swaledale but unique in Richmond. The Green Bridge (**photo O11**) was rebuilt by John Carr, the York architect in 1788/9. On the town side is the cast iron stub of a former street lamp. Nearest the bridge on the east side of Bridge Street is the complex of Bell's Yard, formerly occupied by a fish merchant. Number 4 Bridge Street has an early Georgian façade on a much older building with Elizabethan panelling, while number 8, now rendered, has a similar façade replacing a timber jettied structure. Number 20 is modern brick and breaks up the run of stone buildings on this side. On the west side Bridge Street again has mostly two storey vernacular buildings. Number 15 a three storey house with a bay window on the ground floor was associated with Theophilus Lindsey, founder of the Unitarian Church in England. The partly 16th Century number 17 was once the Oak Tree Inn (**photo O12**). At the junction of Cornforth Hill are an iron lighting standard and the site of a water point (**photo O13**).



Photo O10



Photo O11



Photo O12



Photo O13



Photo O14



Photo O15

The east side of Bargate is mainly two storey stone cottages punctuated by numbers 16 to 20 which are 20th Century single storey. These were built for workers on the Aske estate. Number 40 has a mullioned fire window lighting a huge inglenook fireplace. Notable on the west side are: the Operatic Society former Ebenezer Chapel (**photo O14**); number 45 - where a Victorian façade conceals an 18th Century interior; number 43 which is recently restored with iron railings which are probably original; number 41A, a three storey 18th Century property also with railings but probably modern; Britain House (**photo O15**); the former Board Inn; and number 11 - another three storey 18th Century building.

The groups of social housing at Allen's Court, Temple Court and St. James's Chapel Wynd are of a style that is compatible with the older housing and the green spaces that each development offers is a valuable asset to the area. On Cornforth Hill (**photo O16**), possibly the most photographed street in Richmond, the 18th/19th Century vernacular cottages form a delightful cascade down the hill. Numbers 8 and 9 on the west side date from around 1650. A painting of Cornforth Hill was selected to hang in 10 Downing Street during Gordon Brown's premiership. The stretch of grass to the south east of Cornforth Hill and the gardens on the south west side add to the ambience of this area.



Photo O16

Views, Open Spaces and Circulation

The area is notable for its views, which occur at almost every turn - however the most important is from the north end of Bargate looking south. Culloden Tower is the focal point of many views including from the junction of Bridge Street and The Green; from St James Chapel Wynd; as well as from Thornhill. There are pleasant views of the river from Bridge Terrace and Riverside Road. Looking east from the junction of Bridge Street and Riverside Road offers a classic view of Scollands Hall in the Castle (**photo O17**). The view from the area boundary on New Road is good as is that from the middle of Bridge Street looking southwest. The view of The Green from the footpath linking Castle Walk to Riverside Road is mainly obscured by foliage in summer but is of value during the winter.



Photo O17

In terms of open space, the most notable area is The Green and adjacent car park and although small, the gardens and open space at the entrance to Culloden Mews form a valuable interruption in the high walls of Cravengate. The lawned areas north of St James Chapel Wynd (**photo O18**), Temple Court and Alan's Court form designed landscapes to support the social housing. To the south of the area the Swale takes on some of the functions of an open space.



Photo O18

The focal point of circulation is The Green Bridge which until 1846 was the only crossing of the Swale and the sole route from the south bank into Richmond and the north bank of the Swale. Bridge Street and Bargate formed the vehicular route, a function they still perform whilst the pedestrian route branched off up Cornforth Hill and The Bar. The other route north is Cravengate which links Reeth Road to the south of the Swale. Although less important since the construction of Mercury Bridge, Cravengate is still used by through traffic. Riverside Road forms a link to the Foss.

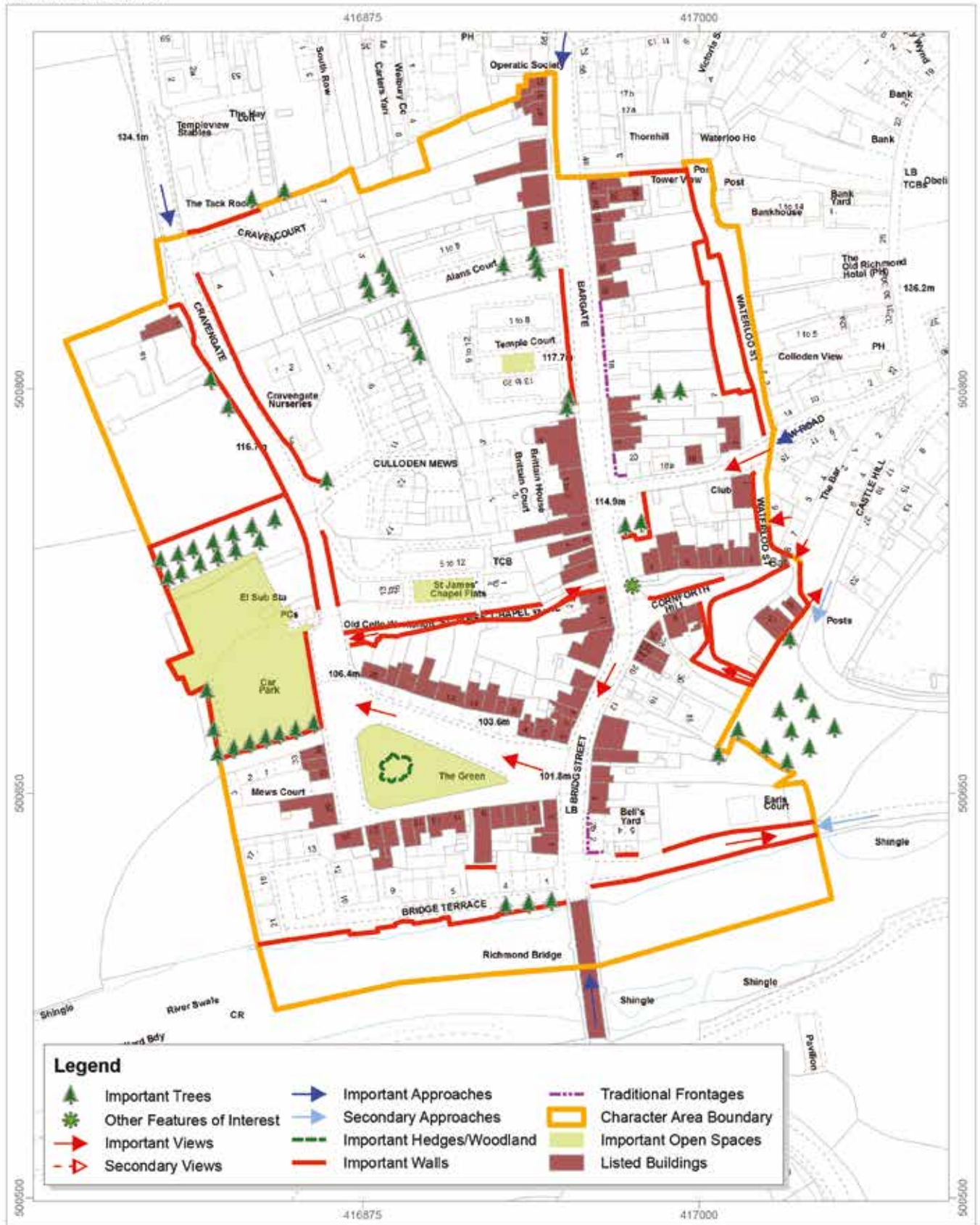
Land Use

The land use is almost totally residential, with the exception of the Old Brewery Guest House on The Green and the builder's merchant's yard on the west side of the northern section of Waterloo, the latter does not enhance the area but due to its position is not readily visible. The Bridge Terrace area and a swathe of land running between Cravengate to Bargate is devoted to attractive groups of social housing. Modern housing is limited to Culloden Mews and Craven Court and two or three dwellings on the hillside between Bridge Street and Riverside Road.

7. Bargate/The Green Conservation Character Map

Richmond North Yorkshire

Date: 13/02/2019



- Legend**
- Important Trees
 - Important Approaches
 - Traditional Frontages
 - Other Features of Interest
 - Secondary Approaches
 - Character Area Boundary
 - Important Views
 - Important Hedges/Woodland
 - Important Open Spaces
 - Secondary Views
 - Important Walls
 - Listed Buildings



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Newbiggin

Statement of Significance

One of the oldest streets in Richmond dating from the early foundation of the Castle and developing as a suburb to the town, Newbiggin may have been the original market place for Richmond. It stands now as a well proportioned, mainly Georgian, street with a variety of building styles lining the roadside and forming a diverse but unified whole, with specimen street trees - all connected via the small square at the east end to the centre of the town.

Key Features

- Wide linear space (**photo P1**)
- Tree lined street (**photo P2**)
- Square to the east end (**photo P3**)
- Variety of building styles, periods and sizes



Photo P1



Photo P2



Photo P3

Location and Boundaries

Newbiggin lies directly to the west of the centre of Richmond, meeting Finkle Street at its east end and encompassing Rosemary Lane and the connection to Victoria Road. It runs parallel to Victoria Road and abuts its rear yards, the boundary between these two character areas being indistinct and, to a degree, arbitrary. At the west end the character area takes in Temple Square and Temple Terrace and is bounded to the west by the walls and gateway to Temple Grounds which close views along the street in this direction. To the south the character area contains the yards/row and court off Newbiggin but does not include the modern developments between Bargate and Cravengate. The boundary in this area is defined by the extent of the historic plot boundaries.

Character of the Area

Newbiggin is one of the best streets in the town architecturally with its fine Georgian houses dominating the street (**photo P4**), but it also includes small vernacular cottages (**photo P5**) and extravagantly detailed Victorian buildings. The first impressions are gained in the view along Finkle Street where the modest vernacular buildings of The Unicorn pub (**photo P6**) and its adjoining shops close the view, but give little hint of the grand proportions of Newbiggin still to come. As the junction is reached a glimpsed view opens up into the square and along to the tree lined street running west from here. The buildings are almost all positioned at the rear of the footpath edge and there is a great variety in scale, form and materials giving a rich streetscape and hinting at a wide range of



Photo P4

historic dates and property uses to the square. The present uses and tenures of the buildings give a predominantly mixed residential and commercial office feeling to the area, however the presence of

details such as the first floor loading doors and access archways through to the rear of the plots are reminders of the strong commercial and trading uses that originated here. This varied and historically authentic streetscape is critically important to the character of Newbiggin and should be protected from inappropriate development.



The square itself is unfortunately dominated by car parking at its centre but does feature the extensive use of cobble stone surfacing which also extends along Newbiggin for its full length (**photo P7**). This is also a very important element in the character of the street which contributes visually to the setting of the buildings, texturally to the experience of walking or driving through an authentic historic streetscape, and aurally to the sound of vehicles on cobbles. It is a townscape feature very much under threat, disappearing completely in many towns, and it should be protected here in Richmond.



The street of Newbiggin runs west from the square in a wide gracious thoroughfare mostly lined with large three storey houses of a range of dates and ornamented by the street trees which make a significant contribution to the view (**photo P8**). Car parking in echelon format along the roadside does not particularly detract as most vehicles are minor elements in comparison to the scale of the buildings and trees, with the street itself being wide enough to accommodate them without intrusion. Throughout the length of Newbiggin the buildings are predominantly positioned at the back of the footway and for terraces which run through most of the street length producing a tight, almost uniform urban setting. There are exceptions to this format at the Old Comrades Club and the Catholic Church (**photo P9**) but these two anomalies add texture and variety to the street rather than detracting from its formality. The defining three storey properties tend to be grouped in the centre and towards the east end of the north side of Newbiggin (**photo P10**), benefitting from being in full sunlight and brightly lit for much of the day. The scale of the buildings, the pale coloured materials and their position at the edge of the footway give them a prominence in the streetscape which tends to establish and define the character of the area. Towards the west end of the street the scale of the buildings gradually diminishes with two storey houses predominate, particularly on the south side of the road. There are still larger properties along here but these are the exception.



The termination of Newbiggin at Cravengate is appropriately marked by the substantial boundary wall and historic gateway through to Temple Lodge (**photo P11**). This creates a well defined and natural boundary, the tree cover and foliage softening the view at the end of the street. However the gateway itself is in poor condition and its overgrown state diminishes its presence in the landscape. Newbiggin itself widens out slightly at this point with the northern corner sweeping around in a series of small buildings and outhouses without a strongly defined edge to the street. The southern corner is altogether more defined with a substantial late Victorian building occupying the corner and turning downhill towards Cravengate and The Green. At this end of the street the dominant element is the Catholic Church and its trees which provide a marked contrast to the scale, form and position of the rest of the buildings to the street.



Photo P11

Although Newbiggin itself is the main thoroughfare which defines this character area other elements are also important to the character and history of the town. The link to Victoria Road along Rosemary Lane is a modest secondary frontage within the town but provides a good quality context to the main streets. The Edwardian shop development of 1907 at the corner of Finkle Street is a focal point and a prominent building of quality, the features of which add to both the streetscape and the roof line. Although its neighbouring properties are more modest they retain a traditional frontage with correctly proportioned and detailed shop fronts, windows and gables. The retained chimneys add to the skyline and as a whole they contribute positively to the Conservation Area. The properties on the opposite side of the road are in a traditional Dales style, of three storeys, with shallow pitched roofs and constructed in local stone. The details reflect their location and generally they are examples of solid local vernacular town buildings of the late 18th or early 19th Centuries. Unfortunately the ground floors have been subject to alteration but the buildings still contribute to the Conservation Area in their scale and form.

Behind the properties on the south side of Newbiggin towards the west end of the street lie Carters Yard (**photos P12 and P13**) and South Row. This small group of houses is a rare survival of back yard cottage development within the town and is important as a remnant of the early form of housing widely occupied by the working classes of the town. At the far west end of the character area lies Temple Square (**photo P14**), a former military barracks, formally designed development of the early 19th Century which has its own distinct character and now a semi-private residential area in a restrained and well ordered style. The terrace facing on to this group is a more usual form of development of a later date which encloses the street well with its small front yard areas (**photo P15**). The high masonry wall which runs north from the terrace screens the rear gardens and views onto the current development site of the former Richmond House building and retains a number of openings and evidence of previous uses (**photo P16**). At the north end of the wall a modern house, number 9 Temple Terrace, stands back from the roadside and is screened from general views thus not impacting on the character of the Conservation Area. One of the few K6 pattern red phone boxes survives in poor condition in a prominent location at the junction. This must date from between 1936, when the K6 or 'Jubilee' phone box came into production, and 1953 when the Tudor Crown which appears on this one was replaced with St Edward's Crown for the new monarch, Elizabeth II. As a piece of street furniture this could contribute greatly to the historic character of its immediate surroundings.



Photo P12



Photo P13



Photo P14



Photo P15



Photo P16



Photo P17

Turning south at the end of Newbiggin the character of the area changes significantly as Cravengate falls steeply towards The Green. Only the upper section of this street relates to Newbiggin but this is very much a backwater in comparison to the main thoroughfare with heavy tree cover and stone boundary walls flanking the sunken roadway as it runs down the slope (**photo P17**). The only breaks in this scene are the entrance to the former stables at Temple View which have been converted to residential use and benefit from extensive views over the town to the south including the Castle Keep. This part of the area has little strong character but provides a useful linkage between the upper parts of the town and the riverside areas including The Green. It is an important boundary to the more open parkland areas of the town including Temple Grounds and that can be considered its principal importance.

The view down Bargate at the southeast corner of the small square makes a key contribution to the space at the east end of Newbiggin (**photo P18**). The road falls away steeply as does Cravengate but in all other respects the street is completely different. Terraced houses step steeply downwards and the huddle of older vernacular properties at the north end of Bargate is broken by the Operatic Society Hall (**photo P19**), a splendid polychromatic brick edifice with a frontage of a late Victorian date, and terminated by the former Zetland Workingmen's Hall of 1875. On the opposite side of the road the terraced houses back onto a narrow yard which gives access to a large outbuilding at the rear of 17 Newbiggin which has been converted to flats. These small yards and tightly packed houses are found in several areas across the town and contribute to the important grain of Richmond's plan. Here the small size of the flats is compensated for by the close proximity of the large garden to Waterloo House, another property accessed from a modest drive and yard but in this case altogether larger, the whole building appearing to be occupied as a single house. This area at the junction of Waterloo Street, Thornhill and Bank Yard is common to three identified character areas and is important in providing low key links between nearby main thoroughfares. Just behind Waterloo House to the north east lies another similar area of well converted outbuildings and stables coupled with sympathetic new building. These properties known as Victoria Stable Yard (**photo P20**) are accessed from Newbiggin itself at the east end of the square, demonstrating how these important small buildings are interlinked and dependent on each other to create a very important aspect in the character of the town.



Photo P18



Photo P19



Photo P20

In the backland area between Newbiggin and Victoria Road there are few buildings of quality or interest - however older boundaries and remaining walls of demolished stores and outhouses provide evidence of the crowded character of this area in the past. The present conditions are remarkably similar but the buildings are now mostly modern structures. The key attribute of this space is that it does not impinge on the surrounding areas of importance and that the buildings remain lower than the frontage properties. It is also important to the character of the area that development here is dense and that it respects the historic linear form of the townscape. This may be an area of archaeological significance given its central location and the limited disturbance it has experienced over the years.

Although Victoria Road and Newbiggin are each of a different character, the backland between these areas is of a relatively uniform character. It comprises linking pedestrian routes, ancillary parking areas, storage buildings and garage courts and should be regarded as a common area to both the Newbiggin character area and this part of the Nun's Close area. It is characterised by smaller vernacular buildings and more modern, often prefabricated and cheaply constructed, storage buildings - including concrete garages, corrugated roofed sheds and other minor service buildings. There are a number of important aspects to this part of the town: it provides the context for the principal buildings on Newbiggin; it accommodates the service uses and requirements for these buildings in an appropriate and discrete location; and it contains car parking areas for both private individuals and organisations. None of the buildings lying within this transition area compete with the principal frontage buildings and it is quite likely that substantial archaeological resources remain undisturbed beneath much of this backland area, particularly as Newbiggin is one of the earliest occupied streets of the town.

To the west end of the character area the boundary is much more easily defined with a strong contrast between the developed urban character of the street and the open parkland of Temple Grounds beyond the gateway and boundary wall. This boundary is of importance as it defines the developed urban limit of the town beyond which only very few isolated and individual houses have been constructed. South of Newbiggin the character area is defined by the extent of the new developments of Craven Court and Alans Court which have replaced the historic small plots, gardens and nurseries which formerly occupied this area. These developments have little in common with historic Newbiggin and the boundary is relatively easy to define here. At the eastern end of the area there is no clear boundary or differentiation between Newbiggin and its neighbours of Bargate and the Market Place. The character of these areas is very similar in the backland and service yards and small plots and outbuildings which serve the main thoroughfares. For the purpose of this study Thornhill is taken as the division between the two character areas but on the ground there is a distinct similarity between them and this small scale multi-function aspect to the area. Incorporating mostly pedestrian routes and modest outbuildings is a very important characteristic of many parts of the town, reflecting its ancient origins and medieval past.

Buildings and Features

Although the Newbiggin area is well defined and reasonably compact there is a wide variety of building forms and types reflecting the range of dates of construction as well as the earlier functions of these buildings. Building heights range from the modest low two storeys of The Unicorn and single storey outbuildings at the west end of the street, through a range of increasingly higher status buildings to the grander tall three storey houses on the north side of the square. Although mostly of two storeys the slope of the topography and the inclusion of basement levels to some buildings has resulted in a wide range of ridge lines and roof heights which give this area a very dynamic roofscape to compliment the range of building styles. Different status buildings also have different ceiling heights resulting in the contrasts between the grander houses at 28 to 30 Newbiggin on the north side of the road and the smaller cottages at South Row which lie opposite. Most of the properties have readily apparent domestic origins, however between Thornhill (off Bargate) and Newbiggin there are a few buildings which although are now houses appear to have been converted from outbuildings, stores or stables. The same is apparent at Temple View stables. There are exceptions to the general domestic proportions and these are most notably the Catholic Church and the Comrades Club.

Materials vary too with, for example, the roughcast render on The Unicorn being seen in the same context as the random coursed stone of the chip shop next door followed closely by the red and white chequered Flemish bond brickwork of the double fronted late Georgian shop alongside **(photo P21)**. Ashlar sawn stonework features slightly further along the street at the Comrades

Club building which is the only single storey frontage property in this part of the town. On the corner of Finkle Street the extravagantly detailed shops of 1907 features 'best red' facing brickwork with



sandstone ashlar dressings completely different in appearance to any other buildings in the vicinity. White common brick is used at Welbury House (33 Newbiggin) and painted brickwork is the defining material on the warehouse conversion at the rear of number 17. Roofing materials also vary although they are less a part of the immediate street scene from road level. Although grey slate in one form or another predominates, there are locally sourced stone slates present particularly on the west side of Rosemary Lane where the low eaves height and steep roof pitch of the two shops next to the Unicorn show this vernacular material off to great advantage. Some concrete tiles have crept in to the roofscape but these are relatively few, however it would be preferable to ensure that future roofing uses traditional natural materials to retain the quality of the landscape. Number 8 towards the east end is the most prominent building to use clay pantiles although they are also found on the small single storey shop-cum-store at the junction to Temple Terrace. Most windows are of timber construction in a variety of styles and designs and within the Conservation Area care should be taken to ensure that, on traditional and historic buildings this appropriate detailing is continued where replacement becomes necessary.

Within this small portion of Richmond there is a wealth of high quality architectural detailing from 250 years of building design and covering everything from vernacular building details through to regional architects' work and fashionable national styles. The earliest vernacular buildings which contribute to the street are the cottages at South Row where the low proportions of the building, shallow roof pitch with stone slate coverings and rendered walls set the tone for the boarded doors and horizontal sliding sash windows. The simplicity of these buildings is their key attribute and gives an impression of the form that similar buildings such as the Unicorn would have had in earlier periods. Number 39 just along the road is another good example of this style. The dominant Georgian buildings have a wealth of period detail including the large vertical sliding sash windows positioned close to the outer face of the wall with exposed sash boxes, detailed door cases with ornamental carving particularly the laurel leaf detail at number 28 and the cornice brackets at number 26. Number 30 has a good quality Gibbs surround to the door and ground floor windows. Also of late Georgian date is the Gothic-influenced Goodburn House with its splayed bays and arched headed windows. A good door case and fanlight are prominent features of Christmas House and adjoining this are the contrasting details of the former commercial buildings and stables which are now in residential use but retain the first floor loading door and crane as well as the larger arch with its date stone indicating the date of the alterations. The floorscape here is also of interest incorporating cobbles, older brick paves and stone paving flags. The Catholic Church provides a Victorian element to the street along with the adjoining former Presbytery and the detailing of both of these buildings is typical of the period and use with tall lancet windows divided by stone mullions and gothic detailing to the timber porch and doors.

Notable buildings in the Newbiggin character area include:

- Christmas House (**photo P22**) and the attached stables buildings at numbers 9 to 13 - John Wesley is thought to have preached from the steps outside
- The Unicorn public house and the adjoining shops on Rosemary Lane (**photo P23**) - a group of vernacular buildings on a prominent corner
- 8 Newbiggin (**photo P24**) - a pair of shops in a late Georgian building with a good door case and Victorian shop front notable for its chequered brickwork
- Conservative Club (**photo P25**) - a large prominent Georgian house with labelled surrounds to the windows, a good door case and a parapet to the roof
- Masonic Hall (**photo P26**) well detailed single storey building with a Roman Doric portico
- 24 to 30 Newbiggin (**photo P27**) - three well-proportioned three storey Georgian town houses in very good order and with well-maintained original features including notable window details and carved decoration to door cases
- Catholic Church (**photo P28**) and Manse (**photo P29**)
- The Buck Inn (**photo P30**) - a well proportioned Georgian town house style building with blank windows and tromp-l'oeil 'glazing' at the top floor
- Carters Yard (**photo P31**) - an important surviving example of housing set to the rear of the main street in a yard layout
- 39 Newbiggin (**photo P32**) - a well restored example of a modest town cottage with horizontal sliding sash windows and internal shutters
- South Row, 43 and 45 Newbiggin (**photo P33**) - another good example of modest town cottages contrasting with the grand Georgian examples opposite but no less important
- Goodburn House, 47 Newbiggin - a one-off Gothick extravaganza with excellent details and delicate windows (**photo P34**)
- The 1907 shop buildings, former Co-operative store, on the corner of Finkle Street and Rosemary Lane (**photo P35**) - an example of a modest Edwardian period commercial development in strong contrast to much of the rest of the town and surviving with much of its frontage and glazing patterns intact.



Photo P22



Photo P23



Photo P24



Photo P25



Photo P26



Photo P27



Photo P28



Photo P29



Photo P30



Photo P31



Photo P32



Photo P33



Photo P34



Photo P35



Photo P36



Photo P37

Views, Open Spaces and Circulation

There are really only three views through this character area, however these are of such quality that their limited number is easily outweighed by their attractiveness and quality. The two principal views are from the west end of Newbiggin looking east (**photo P36**) and from the east end of the street looking west (**photos P37 and P38**). In both cases the genteel line of the street, with tall houses flanking the tree lined cobbled surface of the roadway establishes a high quality and authentic historic view. The varied characters, features and qualities of individual buildings produce a harmonious mix in the streetscape which, although of many periods and materials, result in a satisfying blend uninterrupted by discordant modern structures. This is an important consideration within the Conservation Area and the avoidance of intrusive modern elements must be maintained to protect the high quality of these views. Nothing rises above the line of the frontage buildings and even in the long view facing eastwards the Castle Keep and Trinity Church tower, the two principal features of Richmond's skyline, are both screened by trees and buildings on Newbiggin.

The third view is gained looking out of the area down Bargate and across the rooftops to Slegill and the open countryside (**photo P39**). This sets Newbiggin and the town in its rural context and further underlines the importance of the limited development of Slegill and the need to retain the open fields above and behind it. It is a relatively open vista taking in a sweep of the countryside immediately to the south west of the town and also underlining the important role topography plays. Although this view takes in some modern development, particularly in the lower reaches of Bargate it is not intrusive, being screened by trees in this view and of a similar scale and mass to the surrounding older properties.

Land Use

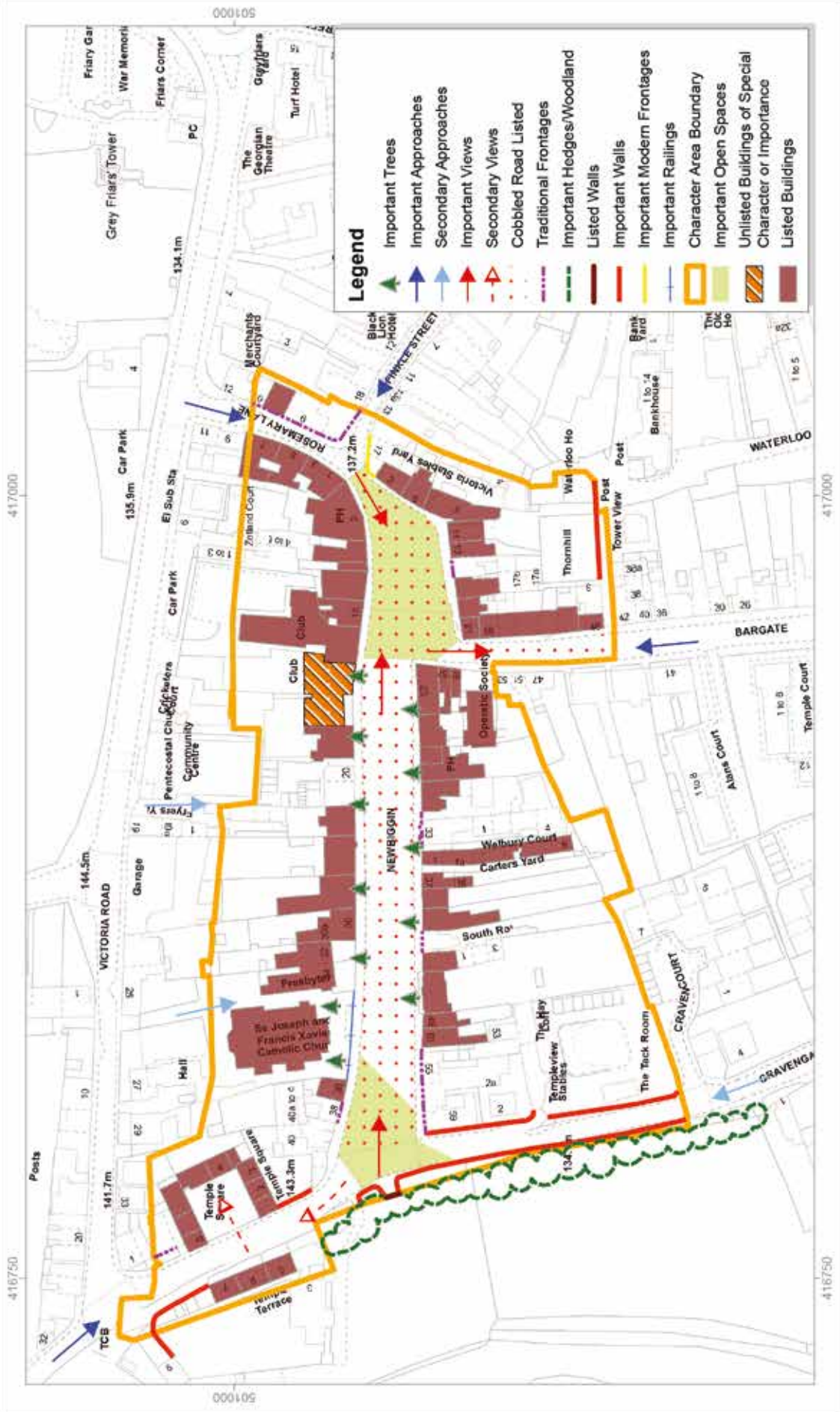
Newbiggin is a mixed use area with several businesses occupying important frontage properties particularly at the east end of the street. These include food and drink premises, social clubs and office uses. Some retail uses are present in what is regarded as the secondary shopping frontages of Rosemary Lane and the end of Finkle Street. There are assembly halls at the head of Bargate and on the north side of Newbiggin itself and towards the west end a large block of property is occupied by the Presbytery and the Catholic Church of St Joseph and Francis Xavier. A significant number of residential properties also remain, particularly towards the west end of the street and at Temple Square, Temple Terrace and Temple Stables. The conversion of backland ancillary and storage buildings to residential use has taken place in some areas but several sites remain in low grade use particularly between Newbiggin and Victoria Road.



8. Newbiggin Conservation Character Map

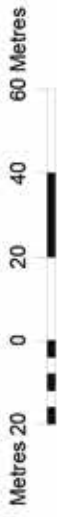
Richmond North Yorkshire

Date: 13/02/2019



RICHMONDSHIRE DISTRICT COUNCIL
Mercury House, Station Road
DL10 4JX

1:1,800



Metres 20 0 20 40 60 Metres



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The Market Place

Statement of Significance

This is the historic core of Richmond and contains the two most dominant features of the town - the Castle and the Market Place. Both features blend space, buildings and structures into an interesting combination of high townscape value. The Castle is the reason for Richmond's existence in its present form. Construction started around 1071 and unusually for the time it was built in stone. The vast triangular Great Court is enclosed with a rubble wall. In the south east corner there is a smaller court, now the Cockpit Garden. The Keep was added towards the end of the 12th Century and is the most substantial building remaining. Others such as Scolland Hall remain as ruins.

The current Market Place was once the Outer Bailey of the Castle. Around the Market Place there is a wide variety of styles of buildings that accommodated a range of uses. The most dominant feature is the cobbled Market Place itself. Roughly horseshoe shaped, it is surrounded on all sides by buildings of various architectural design, but most with a common theme of a classical architecture and/or the local vernacular. A number of features are prominent within the townscape of the Market Place:

- The Castle Keep is an ever brooding presence over the roof tops to the south (**photo Q1**)
- The eye is drawn to the central features of the Trinity Church Tower and the Obelisk (**photo Q2**)
- The levels mean that to the east over the rooftops, distant views of the North York Moors can be glimpsed (**photo Q3**)
- The shape and topography of the cobbled area
- The island of buildings at its centre (Trinity Church Square) which includes the Green Howards Museum.



The Georgian era was one of great prosperity for the town, when many fine buildings were constructed. Like most towns, Richmond succumbed to the pressure to keep up with the architectural fashion of the day and subsequent developments have diluted the Georgian architectural style - however, many buildings remain Georgian at their core.

Key Features

- Cobbled Market Place and side streets
- Richmond Castle (**photo Q4**)
- Wealth of historic buildings
- Castle Walk (**photo Q5**)
- The Obelisk (**photo Q6**)
- The Bar (**photo Q7**)
- Trinity Church Tower (**photo Q8**)
- Townscape views.





Photo Q5



Photo Q6



Photo Q7



Photo Q8

Location and Boundaries

This character area is at the heart of the Conservation Area and around this core are other character areas. Like the hub of a wheel, the links to these areas are numerous and essential for the health and well-being of the town. Similar to many market towns, on the periphery of the town centre are underused areas as the transition is made from the commercial core to residential and ancillary uses and services of the adjoining character areas.

Character of the Area

The original Market Place was located within the Outer Bailey of the Castle, but on construction of the town wall in 1312 the burgage plots forming the existing Market Place were created. The layout of these burgage plots remain today and provide the essential character for the layout of the town centre and its historic core. During the 18th Century Richmond grew in international importance as a textiles centre, creating considerable wealth. It was a time when the current frontages within the historic core were added on to the original medieval buildings, thus maintaining the medieval layout. Further developments followed, including the construction of New Road in 1774 and the creation of King Street by the removal of previous burgage plots in 1813. From 1840 onwards, shop windows were introduced at ground floor level to the buildings contained within the Market Place and Finkle Street. In the late 19th and early 20th centuries further alterations were carried out. These alterations included the replacement of traditional Georgian windows; the construction of new buildings; and the creation of new frontages to a number of bank premises. Except for the introduction of some modern shopfronts, there has been little change to the historic core since the 1920s.

The town centre retains its irregular mediaeval street pattern, due in part to the hilliness of the site, adding considerably to its townscape value, with constant changes in alignment and level. Around the Market Place and Castle itself, narrow winding streets create a strong sense of enclosure.

The Castle is the dominant feature within Richmond with the Keep being visible as an iconic feature throughout the wider town (**photo Q9**). The Castle is both a Listed Building and a Scheduled Ancient Monument. It consists of two main building complexes - the Keep with its associated cells (mid 19th Century) which is fairly intact and Scollands Hall where only the walls and a few other features remain. Around these buildings are the walls enclosing the various courts. The open spaces within the Castle grounds are in two sections and both provide an understanding of the historic significance, a pleasant place of quiet contemplation and an arena for events. Views of the surrounding countryside can also be enjoyed from within the grounds. The views from the Keep give a comprehensive overview of the historic town centre and an appreciation of the setting of Richmond within its landscape and its topography.



Photo Q9

The Market Place is considered to be the largest horseshoe shaped cobbled market within the United Kingdom. The space is almost fully enclosed with only narrow gaps between building frontages accommodating the access roads and pedestrian wynds. Views out are nearly impossible because of the alignment of these roads and the continuation of the built frontages along them. It is only as a result of the topography that there are glimpses over the rooftops to the east where the land falls steeply away. On a clear day the hills of the North York Moors can be seen (**photo Q10**). The centrepiece and focal point at the top of the Market Place is the Obelisk which was erected in 1771 to replace the former Market Cross. Trinity Church Square sits at the centre and is dominated by the Trinity Church Tower which lies opposite the Obelisk (**photo Q11**). The space around the tower forms a pleasant seating area and accommodates a variety of tourist and local information, as well as the only trees within the Market Place. This island of buildings hinders the appreciation of the whole of the Market Place but the partial obscuring of views encourages further exploration. Another prominent feature in the Market Place is the large five sided stone porch which forms the entrance of the Town Hall (**photo Q12**).



Photo Q10



Photo Q11



Photo Q12



Photo Q13

Although there are a number of buildings considered outstanding for either their architecture or history - Listed Grade I or II* - the biggest contribution to the character of this area is from the rest of the buildings which are Grade II or unlisted.

Parking and the resulting vehicle movements are a very dominant feature of the Market Place (**photos Q13 and Q14**). This gives the impression of a lively and vibrant commercial core - but at times pedestrians are probably so busy keeping an eye out for the traffic that they fail to appreciate the quality of their surroundings.

The space hosts a weekly market and annual events like the 'Richmond Meet' in May. There are also occasional Christmas markets and artisan food markets. Ceremonial events such as Remembrance Day also use the Market Place.

Finkle Street is the only traffic free street within the town centre (**photo Q15**). Although the surfacing materials are relatively modern in comparison with traditional cobbles, the lack of vehicles is a pleasant relief from the constant 'to-ing and fro-ing' of the Market Place. The street is reasonably narrow and lined with two and three storey vernacular buildings.



Photo Q14



Photo Q15

Off to the south west corner - where New Road joins Castle Hill - a small 'square' can be found (**photo Q16**). This space is the prologue to Castle Walk and is quieter than the main Market Place, but the shops, restaurants and limited parking area still generate a footfall.



Photo Q16

Leading away from the Market Place are numerous small streets. The current traffic management system was introduced during the 1980s - prior to this the narrow streets struggled with the two way traffic. This traffic scheme enabled Finkle Street to be pedestrianised and others such as King Street, Frenchgate and Millgate to become one way. Entering the Market Place by vehicle gives only a limited appreciation of its assets, but pedestrians can explore in all directions on foot using the wynds (**photo Q17**) - such as Friars Wynd - and other routes such as Castle Hill and Castle Walk where vehicular traffic is excluded. Many of these smaller routes give access to surprising features and fine views. Friars Wynd gives direct access to the Georgian Theatre Royal; Castle Walk provides beautiful views of the River Swale; and Castle Wynd and Bank Yard (**photo Q18**) both have new residential developments. The latter is ideal in helping to maintain the vibrancy of the town throughout the day and night and over the year.



Photo Q17



Photo Q18



Photo Q19

New Road remains the only two way access to the town centre (**photo Q19**). It is fortunate that the traffic accessing over the Green Bridge to the town centre is less intensive, because the width of this road varies and is very narrow in part, making for a high chance of congestion and/or accidents. The constriction does, however, help to calm the speed of vehicles (**photo Q20**).

Behind the Market Place frontage there is a network of minor access roads such as Castle Terrace, Tower Street, Castle Hill, Waterloo and The Bar (**photo Q21**). These all give access to properties - the majority of which are residential. The major exception to this is the builder's merchants on Waterloo. Some of these streets are also cobbled.



Photo Q20



Photo Q21

In two parts of the Market Place character area there are extensive backland areas behind the Market Place frontages - to the west is bounded by Waterloo (**photo Q22**) and to the east by Park Wynd (**photo Q23**). To the east the large plot depths have remained relatively undeveloped forming garden grounds. The development that has occurred has been restricted to detached houses positioned close to the wynd (**photo Q24**), producing an unexpectedly low concentration of buildings so close to the town centre (**photo Q25**).



Photo Q22



Photo Q23



Photo Q24



Photo Q25

To the west there appear to have been substantial supporting buildings for the Market Place frontage businesses. In places these have been removed and new residential buildings constructed, but others such as the builder's merchant have commercial uses. There is scope for further development here, but care will be needed as the route of the town wall is known to be across this area - and there may be other features of archaeological interest.

Castle Walk is a promenade developed before 1724 by the Duke of Richmond following the route of an earlier path shown on Speed's map of 1610 (**photo Q26**). Five minutes away from the hustle and bustle of the town centre, Castle Walk is a unique vantage point to enjoy the quiet ambiance of the countryside and extensive views over the River Swale. With the impressive castle fortifications to the north and foliage on the bank to the south being kept clear, it is a pleasant place to linger and enjoy the sight and sounds of the countryside.

Park Wynd borders the open landscape of The Batts and has a similar but less impressive ambiance and views than Castle Walk (**photo Q27**).



Photo Q26



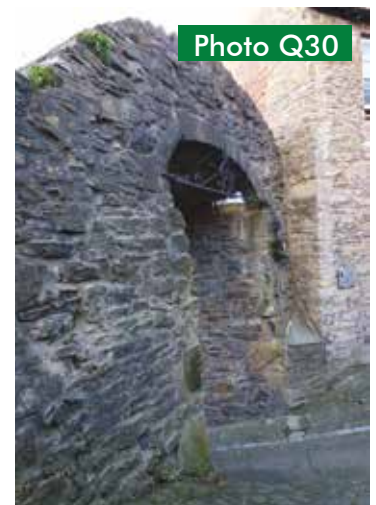
Photo Q27

Buildings and Features

Around 90% of the buildings in the Market Place character area are listed as being of architectural or historic interest. This includes five Grade II* and two Grade I buildings. The frontages are principally Georgian in character though some buildings were replaced in the 1920s and there have been shopfront and window changes throughout the 20th and 21st centuries.

Individual buildings of note are:

- The Castle Keep (**photo Q28**)
- Trinity Church and Tower
- The Obelisk (**photo Q29**)
- The Bar (**photo Q30**)
- The Kings Head Hotel (**photo Q31**)
- The Market Hall (**photo Q32**)
- The Town Hall - including the Town Hall Hotel (**photo Q33**).



The vast majority of the buildings are three storey with the principle façades facing onto the Market Place (**photo Q34**). There are a few exceptions to this, particularly between the Golden Lion and 51 Market Place where buildings are two storey. However because most of these buildings use a taller than normal storey height the resulting two storeys are not dissimilar in height to their three storey neighbours (**photo Q35**) - meaning the level of the roof line does not vary dramatically between buildings. As the topography of the Market Place falls away to the east towards the river there is a general stepping down of the rooflines towards the east (**photo Q36**).



Photo Q34



Photo Q35



Photo Q36

On the whole roof ridges run parallel to the frontage although there are again a couple of rare exceptions where roofs are hipped - such as at 30 Market Place where the nature of the roof is hidden by parapet details - as at 23 Market Place. The roofs generally have an unhindered span. Dormers or rooflights only occur in a couple of places such as at The Talbot Hotel at 33 Market Place (**photo Q37**). This building is an oddity in terms of design, built in a mock tudor style that includes timber beams and render panels with three hipped dormers. Away from the Market Place a couple of other roofs with dormers can be found such as at Castle Hill (**photo Q38**) but these are incidental and are not sufficient to compromise the roofscape character.



Photo Q37



Photo Q38

The appearance of the facades is, on the whole, classical Georgian with rhythm and symmetry to the placement of windows on individual buildings. There is a vertical emphasis to window openings which, when combined with their height, produces a vertical emphasis to the streetscape. This is despite the plot widths of some buildings such as the Kings Head Hotel and 58/59 Market Place. In some instances, owners went to great expense to gain maximum light in line with the Georgian fashion and the resulting built form amends the usual proportions of solid over void - as seen on 11 and 12 Market Place (**photo Q39**) to around 50/50 - as found at the Kings Head Hotel (**photo Q40**). Windows on the upper floors are generally vertical sliding sashes which originally would have included glazing bars with the traditional pattern of six over six or, if the upper floor windows were slightly shorter, three over six (**photo Q41**). As glass technology advanced, the Victorian fashion was for two over two or one over one, and many of the Market Place properties have been 'updated'. At ground floor most properties have commercial uses which results in a 'shopfront', the traditional design for which has seen many changes over the centuries. Original shopfronts are rare in Richmond with Jacobs on Trinity Church Square being the only surviving Georgian shopfront, from 19th Century a good example are the windows of York House (**photos Q42 and Q43**). Good examples of traditional style shopfronts can be found in Finkle Street - such as numbers 2 to 4 and 16 to 18 (**photos Q44 and Q45**). Advertisements through the town are generally traditional in form but unique to the Market Place is the use of the area between the first floor and second floor level (**photo Q46**).



Photo Q39



Photo Q40



Photo Q41



Photo Q42



Photo Q43



Photo Q44



Photo Q45



Photo Q46

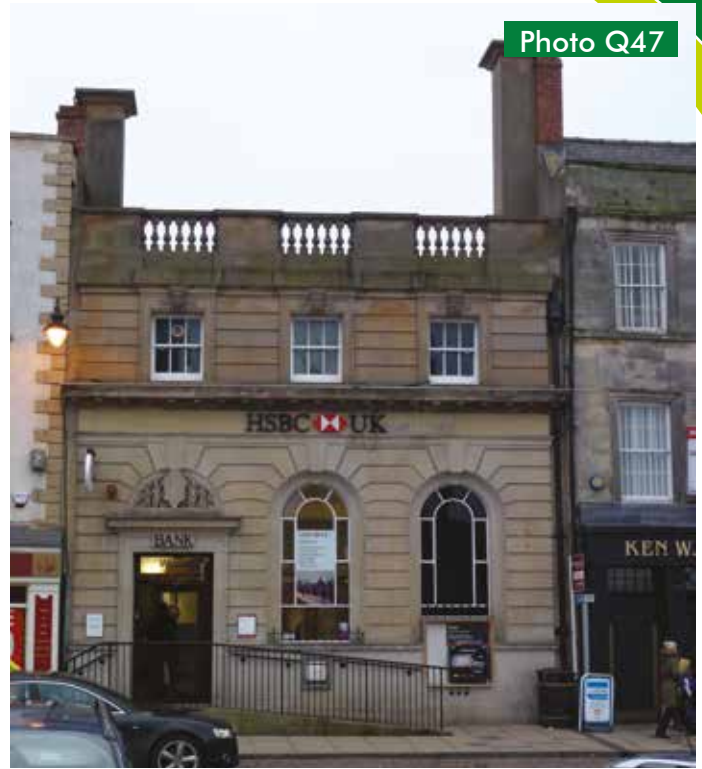


Photo Q47

The Market Place contains a number of interesting styles of architecture from the 20th Century. The banks are very noticeably different from the neighbouring architecture. All the major banks have imposed a national style on their host buildings often only at ground floor level - but with the HSBC the whole building was obviously purpose designed using heavily rusticated ashlar stone and a myriad of classical detailing to enable it to stand out amongst its vernacular neighbours (**photo Q47**).

Within the character area there is a wide variety of materials used on buildings. Stone, render and brick is used for walling with stone slate, Welsh slate, lead and pantiles used for roofing, though pantiles are used on the surrounding streets rather than in the Market Place itself.

These basic materials are used in a variety of forms to vary the architectural impact and appearance of each property. Of particular note is the use of polychromy brickwork at 19 Market Place (**photo Q48**) which occupies a prominent position at the corner of Finkle Street and the Market Place. This detailing was a particular fashion of the Victorian era.



Photo Q48

Views, Open Spaces and Circulation

Views within this area are extensive throughout 360 degrees. Every way you turn reveals a feature or building of interest - from individual buildings, cobbles, Church and Castle towers, Obelisk, to K6 telephone boxes. Views out of the area are very limited by the comprehensively built frontage buildings except when positioned at the top of the Castle Keep when wide-ranging views can be enjoyed of the setting of Richmond (**photos Q49, Q50, Q51 and Q52**). The main opportunity to see beyond the Market Place to the landscape surrounding the town, and in particular the trees of Clink Bank Wood, is from the top of the Market Place to the east over the rooftops of 57 and 59 Market Place (**photo Q53**). The other views out are from Castle Walk - where countryside views to the south and along the River Swale can be enjoyed (**photos Q54 and Q55**). At close quarters it is possible to see along King Street to Queens Road and along Frenchgate to St Marys Parish Church and the rear of Maison Dieu (**photos Q56 and Q57**). The only other feature that is visible beyond the frontages and over the rooftops of the buildings to the south of the Market Place is the Castle Keep (**photos Q58, Q59 and Q60**).



Photo Q49



Photo Q50



Photo Q51



Photo Q52



Photo Q53



Photo Q54



Photo Q55



Photo Q56



Photo Q57



Photo Q58



Photo Q59



Photo Q60

The cobbled Market Place is reputed to be one of the largest horseshoe shaped spaces in the country. Its impact is lessened by its use for parking and its extent lessened by the topography which does not enable the whole area to be appreciated unless viewed from the top of the Castle Keep (**photos Q62 and Q63**). The island of buildings in the middle also hinders the full appreciation at ground level.

Finkle Street was pedestrianised in 1999 and the escape from the traffic of the Market Place is tangible. The narrow street is bounded on both sides by two storey properties with the older buildings being on the northern side. There is an intimate feeling to the street with a sense of enclosure as views out towards the north west are blocked by the buildings at 1 to 3 Rosemary Lane and views to the south east are focused on the Trinity Church Tower. It feels like a place to linger and enjoy the ambiance.

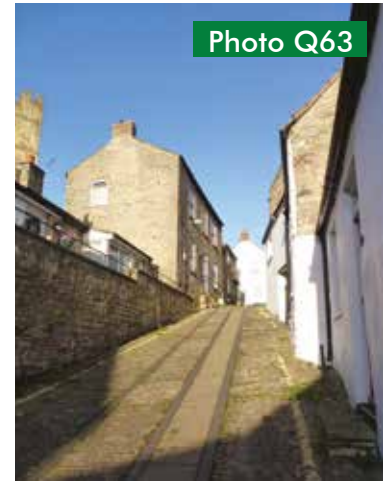


Photo Q61



Photo Q62

The narrow cobbled and flagged streets and wynds leading away from the Market Place - Castle Wynd, Tower Street (**photo Q63**), Castle Hill and Friars Wynd - are little used by vehicles and pedestrians and are quiet backwaters. Many are too narrow to accommodate vehicles or are dead ends where manoeuvrability is severely restricted. These streets and wynds provide access only and are a quiet haven from the busy Market Place. Traditional flooring materials of cobbles and stone flags survive in some places and latterly a number of schemes have reinforced this natural surfacing.



To the south east of the Market Place a secondary smaller 'square' is formed to the front of 1 to 9 Castle Hill (**photo Q64**). The meeting point of several small streets/roads has created a cobbled space which is emphasised as the buildings of Castle Hill back up to the Castle wall. New Road accesses the Market Place to the side of this area (**photo Q65**) but the comparatively low number of vehicles that use this access means it has a more calm feeling than the bustle of the Market Place. A few small businesses operate here but there is also a residential feel to the area. From the south of the space Castle Hill narrows and leads to the Castle Walk and provides views west towards the Culloden Tower/Temple Grounds along with the trees of Billy Bank Woods along the River Swale (**photos Q66 and Q67**). Castle Walk is a unique vantage point to enjoy the quiet ambiance of the countryside and extensive views over the River Swale (**photo Q68**).

As with most historic town centres, Richmond presents a challenge for vehicular traffic. The current traffic management system for the town centre was introduced in the 1990s. It limits vehicular access to and from the Market Place and allows limited parking on a two hour disc scheme. There are numerous pedestrian access points to this character area - many more than there are vehicular ones. These link to the adjoining areas, often on traffic free routes with a wealth of historic character and views.



Land Use

This character area holds a range of uses encompassing commercial, residential, leisure, various services, administrative, social and recreation.

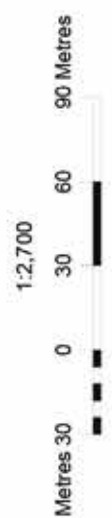
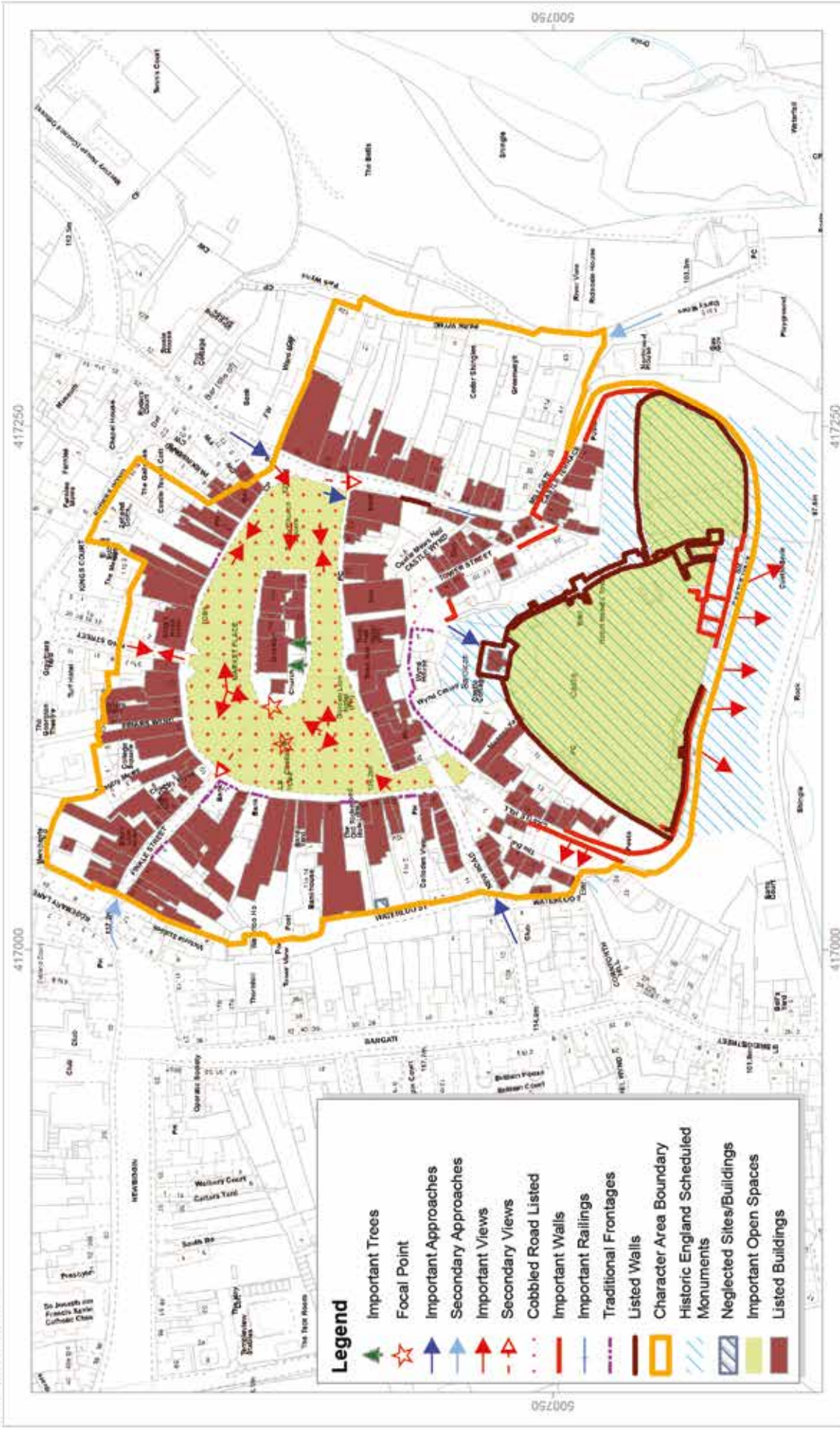
Neighbouring Areas

Being at the core of the town the Market Place character area is surrounded by a variety of other different character areas.

9. Market Place Conservation Character Map

Richmond North Yorkshire

Date: 13/02/2019



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Surroundings

The Station

Statement of Significance

The heritage of this modest area represents a significant change in Richmond's history with the arrival of the railway and the introduction of G T Andrews as an architect practicing in the town.

Key Features

- Railway Station Grade II* listed and associated railway structures (**photos R1 and R3**)
- Mercury Bridge (**photo R2**)
- Swimming Pool
- Linear format reflecting the railway line
- Substantial tree cover limiting views through the area (**photo R4**)
- Changes in level.



Location and Boundaries

The station area lies to the south east of the town, on the south bank of the River Swale and forms a significant gateway into Richmond. Its boundaries to the north east and north west are formed by the river. Along the southern side of the former railway line the change in level from the track bed to the rising slope of the neighbouring farmland marks the boundary of the area. The Conservation Area boundary is at a point where the prehistoric feature of Scots Dyke would have crossed the railway and continued southwards down to Sandbeck. To the north west this area takes in the Station and its associated buildings including the Station House and Rimington Avenue (named after Major Michael Frederick Rimington). Mercury Bridge provides both an entrance into the town and an important historic component of the Station area and its southern abutments are included here.

The station area does not relate well to its neighbours as a whole, being effectively cut off by strong boundaries and distinct features as well as having a different and much later history and role in the development of Richmond.

Views through to St Martins are limited by the dense undergrowth as is any view across the Swale to the north east. Visually the best relationship is from the northern end of the area looking towards the town and taking in the former school buildings, Tate Testimonial and the backdrop of the town. Looking west from Station House the open fields and riverbanks of the South Bank area are prominent.

Character of the Area

The station area is a compact and concentrated space, very linear in form with links at each end and impenetrable barriers to each side. It is dominated by the landform and buildings created by, and for, the railway use of the area and in this regard is different from any other part of the town. The need for long level spaces for track work and servicing yards has defined much of the topography of this area and establishes its character throughout with the landscape away from the former track bed being less prominent and occupied by less defining features within the Conservation Area.

Arriving via Mercury Bridge the main station building dominates the area and sets the scene, establishing the 'railway feel' from the outset (**photo R5**). This is characterised by open spaces, previously railyards and tracks, but now in other uses; by well detailed Victorian buildings in a variety of styles; by linear routes through the area leading to open countryside; and, above all, by the number and coverage of mature trees within the area. With the exception of the Station building itself trees dominate the area. The recently completed apartments on the former bus depot site also make an impact on views (**photo R6**). The discreet small group of houses to the north of the Station (**photo R7**) sit away from principal views, whilst the swimming pool is remarkably understated and subtle for such a large modern building in a sensitive location - the surrounding trees helping to reduce its impact on the landscape. The former engine shed (**photo R8**) is similarly dominated by its backdrop of trees and the associated gasworks building is almost completely overpowered by greenery.



Photo R5



Photo R6



Photo R7



Photo R8

Following the line of the former railway the entire landscape becomes green as the paths pass beneath an overarching canopy of trees which fully enclose the route and cut off views through to neighbouring areas (**photo R9**). In this regard the railway is isolated from much of the rest of the Conservation Area so that there is little sense of being positioned between a substantial river to the north east and open countryside to the south west. Glimpsed views through the trees reveal the riverbank but little beyond that whilst in the other direction little can be seen of the ancient ruined Priory building and its associated farm.



Photo R9

Whilst the boundary of the Conservation Area may appear slightly arbitrary in the context of the railway footpath it has more logic when viewed in the context of the neighbouring areas and the character of the footpath continues beyond the limits of the Conservation Area into the adjoining countryside.

The relationship between the Station building and its subsidiary, dependent buildings remains substantially intact, however the swimming pool and the large landscape mound adjacent to the parking in the former station yard diminish the railway feeling a little by interrupting views between the buildings and obstructing the clear linear flow which the railway brought to the site. The yard directly in front of the Station building remains the car park as historically it would have been, however the increased demand for parking coupled with the increased density of uses on the site have resulted in substantial growth to the area provided for cars. This has been achieved by creating separate parking areas at different levels and positioning these in careful relationship to the buildings. The result is that car parking appears modest for each facility and areas are screened effectively by larger buildings, which do not appear to sit in overwhelming areas of tarmac and parked vehicles. This careful balance of uses and the use of level changes, planting and buildings to create a varied and dynamic landscape does not allow a single use to dominate and retains the visual dominance of the key Station building and the extensive tree cover.

Away from the busier spaces and routes through this area are some quieter more discreet spaces, separated again by topography and trees. The three key spaces within this area are the open grassed area beneath Mercury Bridge (**photo R10**), the small enclave of houses to the north of the station and the riverbank to the north east of the railway path. The open area is accessed from Mercury Bridge via a stone staircase but it is separated from its surroundings by trees and by the level differences with it lying some 30 metres below the road level. It is a substantial area which retains a peaceful undeveloped character within the town but is separated from the adjoining houses by level differences and domestic boundaries. This group of railway cottages



Photo R10

house, has a variety of building styles, dates and forms positioned close together and separated from their surroundings by trees, changes in level and differing land uses. Finally the riverbanks provide a quiet and secluded setting to the River Swale and create a buffer between the more heavily used footpath along the railway line and the river itself. This area is substantially part of the wider natural setting to the town and its character as part of the established woodland is important in this regard.

Buildings and Features

The York Newcastle and Berwick Railway reached Richmond in 1845 with the construction of its branch to the town opening on 10th September 1846. In order to underline its commitment to the branch line not only was a substantial - for a modest branch line - station built but also an expensive new bridge, now known as Mercury Bridge was constructed to link the new railway to the town. Both of these buildings were entrusted to George Townsend Andrews an independent architect employed by the railway company who was a friend of George Hudson the influential railway promoter of the period. G T Andrews undertook a great amount of work on behalf of several of Hudson's railway companies and within Richmond itself his repertoire includes not only the railway structures but also the Tate Testimonial, erected to provide accommodation for the former Grammar School.

Richmond Station building is one of the country's best examples of small provincial stations as borne out by its Grade II* listed status. It is designed in a picturesque gothic style with two gables spanning the train shed (**photo R11**) supported on iron columns and decorative iron trusses. The gables are prominent features with herringbone timber screens to the south end above the position of the tracks but with massive solid masonry walls dominating the northern end of the building. The office accommodation on the northern side of the building is very gothic in its detail, with mullion and transom windows, stepped buttresses to the portico and tall multi-faceted chimneys (**photos R12 and R13**).



Photo R11



Photo R12



Photo R13

The original building became redundant in 1969 with the closure of the branch line although parts of the line remained in use to serve Catterick Camp for another 18 months. Richmond Station faced an uncertain future until taken on as a garden centre. This allowed a respite for the building which lasted for some years - however ultimately a more permanent solution and viable future was needed. The comprehensive refurbishment of the building and its extension along the track bed to provide additional small business craft workshops has been a widely acknowledged success. The essential character of the important Station building has been retained and restored and the alterations and extensions have remained subservient, showing clearly the original building without creating a jarring contrast.

The former Station Bridge (**photo R14**) was constructed in 1846 by the railway company and is the second crossing of the River Swale (to serve the new station). It has four principal masonry spans with shallow pointed arches, a parapet detail which mirrors the arch profile and a series of projecting corbels corresponding to each pier - which originally carried gas lights. In 1975 it was renamed Mercury Bridge, in honour of the Royal Corps of Signals 50th Anniversary to celebrate the local regiment then based at Catterick.



Photo R14

In addition to the two principal buildings, both the Railway Cottages (**photo R15**) and Station House all retain a mid-Victorian gothic architectural style which is also present on the older detached house to the north of swimming pool. The terrace of railway cottages is very domestic in character and their careful design of pairs of mirrored cottages each with mullioned windows, gothic door details, tall chimneys and eaves height gables are distinctive and of high quality. Station House has many similar features - mullioned windows, numerous tall chimneys and steep gables with white painted bargeboards, however the increased scale of the building also increases the amount of solid masonry to the walls, making the building appear even more solid and dominated by stonework. The former Coal Depot Managers house (**photo R16**) to the north of the swimming pool also has similar features although it has lost some of its detail, particularly a door to the front elevation. The new house and garage building adjacent to it somewhat constrain its setting.



Photo R15



Photo R16

The pair of later semi-detached railway cottages nearby are completely different being constructed in brick and of early 20th Century date (**photo R17**). These houses originated as a simple pair of modest properties albeit that they have been subsequently enlarged in a manner which retains much of the form of the original building. The use of matching brickwork, roof pitches and coverings has helped assimilate the extensions, however the window forms chosen and subsequent alterations to include a UPVC bay window are not entirely appropriate to the simplicity of the houses and detract from their appearance in the Conservation Area. The new apartments on the former bus garage site complement the established good quality buildings in the area, appropriately underlining its emerging residential character.

Turning to the other significant buildings in the area the former Engine Shed (**photo R18**) and associated gasworks building to the east are more functional and utilitarian in appearance with round arched and segmental openings to a standard railway pattern. This does not reduce their interest or the contribution they make to the area as a whole, rather their style differentiates the passenger and domestic buildings from the more industrial structures required for the railway. These are historically important buildings as part of the complex of railway structures that survive together as a group. Of the railway buildings originally on the site only the goods shed has been lost, its site now being occupied by the swimming pool.



Photo R17



Photo R18

Views, Open Spaces and Circulation

There are few significant views of this area as in most instances the trees which dominate the environment are seen in the wider sweep and setting of the town rather than being a distinct element or individual area. Approaching the Station over Mercury Bridge is the key view to this part of the town with the twin gables of G T Andrews' train shed the defining element of the view set within a landscape of trees - including a substantial horse chestnut. Approaching from the south, Station House is the most notable feature along the road as St Martins Priory in the adjoining area tends to focus interest and the town itself draws the view across Mercury Bridge and past the station site. When seen from Maison Dieu and Anchorage Hill the woodland predominates and individual areas are lost within the trees.

Views through the station area are more significant. The initial view of the Station building from Mercury Bridge is enhanced as the building is approached and from the entrance to the car park the spatial quality and the high quality of the buildings that contain the space becomes apparent. In this area the buildings are of a substantial size, but their massing, modulation and detailing create a human scale and the surrounding trees provide a further sense of enclosure. The variety of surfacing, detailed partially open spaces such as the station loggia, and general sense of enclosure create a high quality semi-urban space. The view through this space between the Station and swimming pool takes in the various levels, the separation of cars from pedestrians and the amount of green landscaping, all of which maintain the established quality. The second car park area is slightly less pedestrian oriented but addresses both the swimming pool and former Engine Shed very well. The expanse of tarmac is limited and well ordered and the buildings and trees dominate the surroundings. The creation of a mound adjacent to the car park cuts off the original railway route and prevents long views down the railway path (**photo R19**). However this is to the benefit of the car park in particular as it restricts the openness and contains the space, the trees planted on the mound providing a permeable screen allowing glimpsed views to the open space beyond.



Photo R19

Beyond the confines of the station yard and car parks the spaces become almost completely green with informal pathways running down to the riverbank, wide grassed areas beneath the trees and an established beaten cinder path following the line of the railway. The view looking south east is a long focussed view along the track and disappears into the far distance. It is dominated by trees and natural vegetation and does not take in anything beyond the immediate woodlands, even the adjoining St Martins Priory and farm buildings can only be glimpsed through the trees. The reverse view looking north west includes a number of significant buildings most notably the Station, the gables of which stand out cream against the background. In the distance some glimpses of the wider town can be gained but these are usually indistinct.

There are three identifiable open spaces within this area, the railway footpath (**photo R20**), the car parks around the swimming pool and Station (**photo R21**) and the grassed area on the banks of the Swale close to the bridge (**photo R22**). The footpath is set in a wide linear space sweeping through the overarching trees and continuing from the station buildings out to the open countryside beyond the limits of the Conservation Area and town. The key attributes of this space are its linear form, its uncluttered and relatively informal layout and the dominance of the trees through which it runs. The car parks are linked by roadways between the buildings and these linkages at various levels provide interest and a slowly revealing vista. The scale of buildings and trees which enclose the space reduce the dominance of cars and the variety of surfaces, levels, planting and building forms make these spaces more interesting than most utilitarian public car parks. The tightly arranged character of these spaces and limited views for drivers reduces the difference between pedestrian speed and vehicle speed, making the area more approachable for walkers and pedestrians. The final open space lies below the bridge level as a shady and relatively secluded grassed area on the riverbank. It is linked beneath the bridge to the spaces and fields which form the south bank of the river, however it stands separate from these areas due to the bridge which cuts it off, making it more a part of the station area than the adjoining South Bank area.



Photo R20



Photo R21



Photo R22

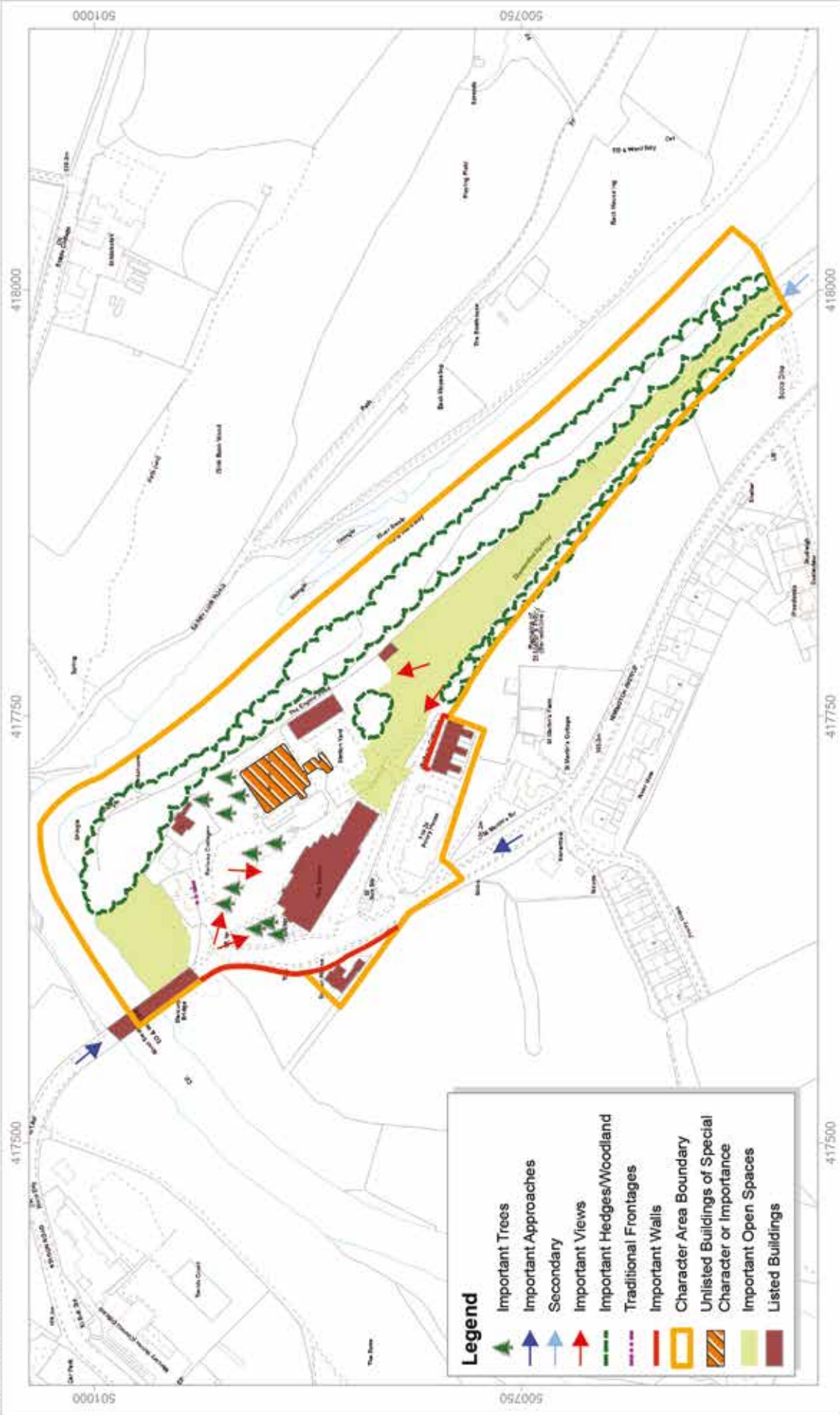
Land Use

The station area is now dominated by leisure uses based at the restored Station building and within the former station yard. The swimming pool and former Engine Shed both contribute to the range of facilities offered in the area and the linear walks along the former railway track bed to the open countryside begin from this area. In addition there is a residential component to this area in the various railway cottages and the Station House - the origins of which are linked to the arrival and functioning of the railway. The redevelopment of the former bus depot to provide affordable housing further adds to the residential use in this area.

10. The Station Conservation Character Map

Richmond North Yorkshire

Date: 13/02/2019



Legend

- Important Trees
- Important Approaches
- Secondary
- Important Views
- Important Hedges/Woodland
- Traditional Frontages
- Important Walls
- Character Area Boundary
- Unlisted Buildings of Special Character or Importance
- Important Open Spaces
- Listed Buildings



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St Martins

Statement of Significance

The St Martins area hosts the important medieval remains of St Martins Priory as well as providing a key entrance to Richmond from Catterick and the south. Also within the area are two distinct groups of 20th Century housing.

Key Features

- St Martins Priory and farm (**photo S1**)
- Views of Richmond on the approach road
- Scots Dyke

Location and Boundaries

St Martins is a small part of the Conservation Area at the southeast of the town on a main access route which leads into countryside and on to Catterick Garrison. It is bounded to the north and east by the former railway line in the station area and to the south and west by the open fields of the south bank area. To the southeast the area forms the edge of Richmond Conservation Area where it borders an area of 20th Century semi-detached housing. At the very edge of the area lies the site of Scots Dyke a pre-historic linear archaeological feature which runs for several miles through the countryside to the north east of Richmond.

Much of the character of the housing in the St Martins area is derived from its setting within open fields. These fields form part of the South Bank area and are intrinsically linked to St Martins. The other boundary is with the station area and the density of tree cover, change in levels and rear elevations of buildings within the station area all combine to provide a strong division between these two parts of the town. The north east boundary is a particularly strong one and contributes greatly to the character of both areas.

Character of the Area

The St Martins area has two distinct parts to it - firstly, the rural farmstead (**photo S2**) and ruined Priory remains (**photos S1 and S3**); and secondly the suburban 20th Century housing (**photo S4**). Both have very different characteristics and are conveniently separated by Rimington Avenue, the main road out of Richmond towards Catterick Garrison and named after Major General M F Rimington the first Commandant of the army camp.



Photo S1



Photo S2



Photo S3



Photo S4

St Martins Farm is focused around a large two storey stone farmhouse which stands end on to the road and presents a very private appearance being surrounded by large trees on each side. The farmyard itself is dominated by the ruined remains of the Priory (**photo S5**) which have in some instances been adapted to provide accommodation or picturesque ruin features in the landscape. These ruins are an important feature of the view along Rimington Avenue towards Richmond as they form the foreground and provide substantial points of interest close to the road. To the southeast of the farm lie open fields defined by the wooded boundary to the railway and by Rimington Avenue (**photo S6**). The ground falls steeply between the road and the railway and this slope and the open nature of the fields are of great importance as they allow wide views along the Swale Valley towards the town, the change in levels allowing views over the tops of some of the tree cover. The fields also provide a counterpoint to the housing on the opposite side of the road some of which lies outside of the Conservation Area boundary. At the southern end of the Conservation Area, Scots Dyke appears as a linear earthworks somewhat disconnected from its surroundings. The scale of this remnant feature can only really be appreciated by reference to maps as it is truncated here by the railway to the east and the road and modern development to the west.



Photo S5



Photo S6

The two groups of houses which lie within the St Martins area are separated by approximately 40 years and are different in style and character. Priory Villas comprises five pairs of semi-detached two storey houses of a type found in many locations across the country (**photo S7**). They are substantial rendered properties with double height bay windows and hipped roofs and all are served by road access to the rear, the front of the houses having only a footpath for access. Although they are good quality houses they do not contribute significantly to the Conservation Area as individual buildings, but define the skyline in certain views from the town. The single aspect of the road leaves open, uninterrupted views from the houses across the river to Richmond and their elevated position and fall of the land away from the front footpath will ensure that these views remain for the foreseeable future. The surrounding fields are important in the setting of these houses and lie in the South Bank area. River View is a much more secluded development from the 1970s. They are again standard house types with a service access to the rear lined on one side only by garages to each house. There is a variation in house type and size but the characteristics of these two storey detached brick properties remain very similar. Although they are named River View the dense tree cover immediately in front of the houses, further trees lining both sides of Rimington Avenue (**photo S8**) and yet more woodland either side of the former railway probably do not allow any view of the river from the houses. The tree cover is however very important as it provides a context and screen to the buildings in views along Rimington Avenue and reduces their immediate presence in the Conservation Area. This is further reinforced by the level difference between the road and the houses which stand some six metres above the carriageway. The earlier semi-detached houses further along Rimington Avenue and those lying on Theakston Lane are not within the Conservation Area boundary.



Photo S7



Photo S8

Buildings and Features

St. Martins Priory is the main building of interest in this area (**photo S9** showing the Gatehouse). It dates from around 1100 AD and was a small Benedictine House which was an outlying cell of St Mary's Abbey at York. It is understood to be the first monastery established in the Richmond area and is significant to the history of the town in this respect. St. Martins Priory is known to have had a corn mill within its lands which lasted as such until the 18th Century. By this time papermaking had become an established industry in Richmond and St. Martins Mill turned its attention to this for a short period, but by the time the railway arrived the mill was long closed and its site became subsumed beneath the station complex. As a small foundation the Priory itself fell to the Dissolution of the Monasteries relatively early and was closed in 1535. Little now remains above ground save for a small tower and a single building to its north east which retain some Norman architectural features.



Photo S9

The farmhouse is an 18th Century vernacular building with later additions and alterations although from the size of its central chimney there may be the remains of an earlier building within the structure. The other buildings in this area are of historically little interest including examples of mid and late 20th Century houses and bungalows. Of note however is the substantial memorial stone on the west side of Rimington Avenue close to the station which commemorates the construction of the road by the War Department in 1917-1918 as a link to the recently constructed Catterick Camp.

Views, Open Spaces and Circulation

The small size of this area tends to limit the extent to which it is viewed from the wider landscape, however, the houses on Priory Villas are prominent (**photo S10**) when viewed from the river banks around the former Grammar School site and just below the present Council Offices. Their light colours and elevated position make them a feature of the horizon in these vistas. Other than this, little tends to be seen of St Martins except for travellers passing through the site on Rimington Avenue. Views from here take in the Priory remains and reach above the Station as far as Anchorage Hill to the north. Any views are however cut off by the tree cover further along the road towards the town and as the road descends towards the Station it enters a tunnel of overarching greenery and trees which finally cut off views in either direction.



Photo S10

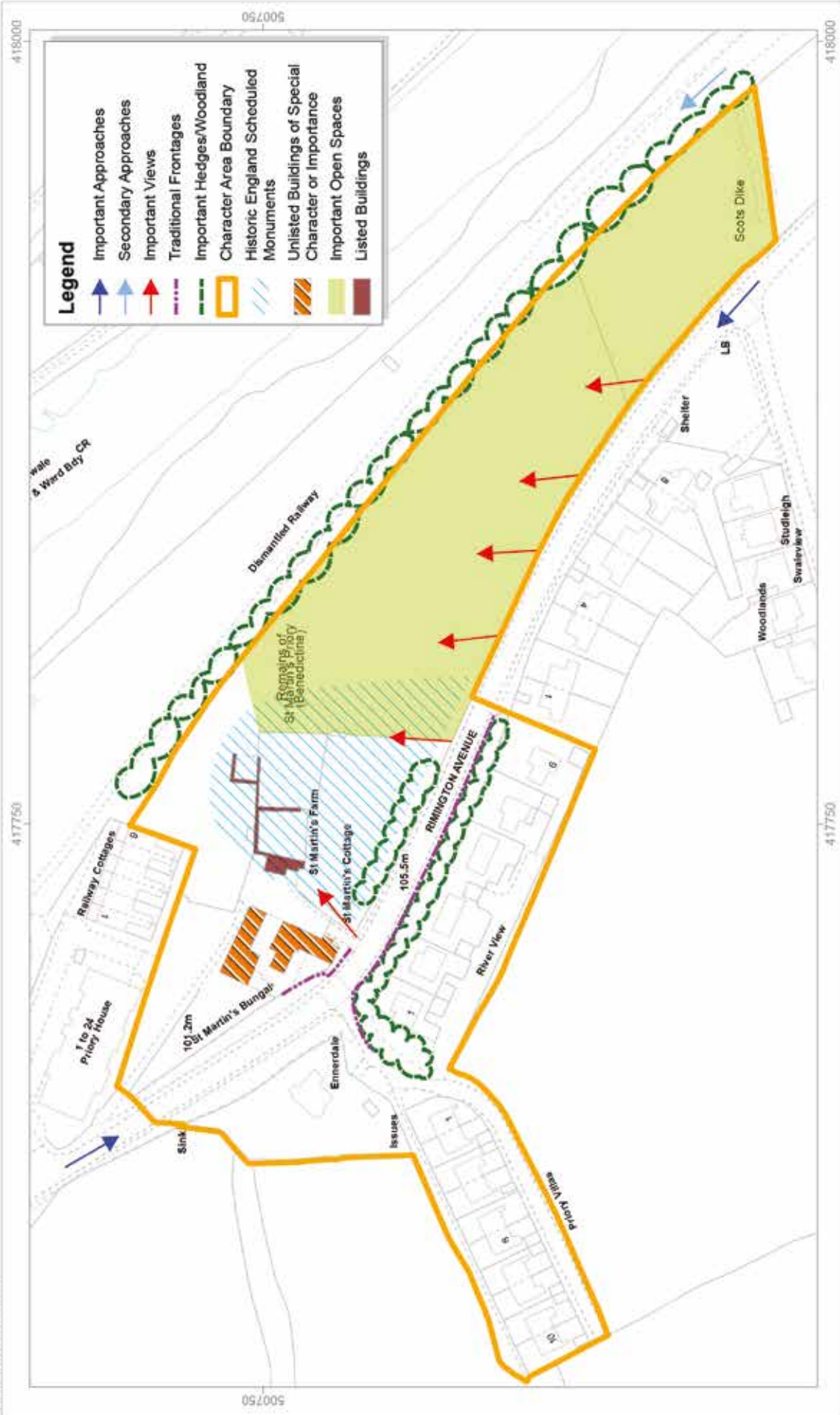
Land Use

St Martins is split between agricultural land to the northeast and residential suburbs to the southwest, the division being Rimington Avenue.

11. St. Martins Conservation Character Map

Richmond North Yorkshire

Date: 13/02/2019



- Legend**
- Important Approaches
 - Secondary Approaches
 - Important Views
 - Traditional Frontages
 - Important Hedges/Woodland
 - Character Area Boundary
 - Historic England Scheduled Monuments
 - Unlisted Buildings of Special Character or Importance
 - Important Open Spaces
 - Listed Buildings



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South Bank and West Bank

Statement of Significance

A substantial area of open countryside which provides the setting for the southern and south western aspects of the town and allows important views to the Castle and urban area. This area includes open access land across fields at Sleegill and South Bank which were originally part of the endowment of St Martin's Priory and are now owned and managed by the Richmondshire Landscape Trust. These fields include sites of Special Interest for Nature Conservation and have been restored as species rich wildflower meadows. The central field on South Bank include two recently restored ponds which are spring fed and are thought to have been carp ponds attached to St Martin's Priory.

Key Features

- Trees, open fields, hedgerows and walls
- Views of Richmond town and Castle

Location and Boundaries

The River Swale wraps around the south side of the historic town centre and provides a defensible limit to the urban area. The South Bank character area is situated to the south of the river and rises to the fields beyond, including the agricultural land as far as Theakston Lane. This area is bounded by Station Road and Rimington Avenue to the east; by Theakston Lane to the south; by Sleegill to the west; and by the banks of the River Swale to the north. Small inroads occur at Holly Hill and St Martins where pockets of development have encroached, however these areas have their own character and are appraised elsewhere. South Bank relates well to its immediate neighbours, providing the setting for views of the Station area, St Martins area and Sleegill area. Priory Villas benefit greatly by their setting within the South Bank context and the single sided residential development at Sleegill takes much of its important character from the open view to the east over the sports ground and fields to the woodland. Of most importance, however, are the views from South Bank across the River Swale to the town. The majority of significant historic buildings and features around the south of the town can be identified in views from here - and some of the most important views of the Castle sitting on the river cliff can be gained from Sleegill and, most notably, from the Green Bridge looking along the river with the South Bank providing a counterpoint to the Castle.

The West Bank character area comprises the area to the west of the Green Bridge and south of the River Swale. With the exception of the Good Intent, this area is wholly countryside and indistinguishable from the surrounding landscape outside the Conservation Area.

Character of the Area

The south and west bank areas are predominantly agricultural and wooded in character (**photo T1**). Open fields on the south bank are set at a high level some 25 metres above the incised meander of the River Swale. West bank is more restricted in width (**photo T2**) and only opens out to a field of pasture at the extreme western end of the Conservation Area. The land lies on a spur between the Swale to the north and Sandbeck to the south, and falls steadily from west to east to the boundary of the area beyond with the fall steepening further to Rimington Avenue, the former railway line and ultimately the River Swale. To the western side of this area a steep river slope is well wooded and falls to a low lying plateau on which the football club have their ground and club rooms. Trees are present across the area, framing views, screening buildings and defining boundaries. This is the most rural part of Richmond's Conservation Area, having very little development within it and being almost entirely farmland contained by steep sided river banks.

The importance of this area lies in its contribution to the setting of the Castle, the town and the wider Conservation Area. In this regard the lack of development and its own features of interest is precisely why the area is of such importance as it allows a full and detailed appreciation of the historic town from a spectacular vantage point elevated above both the river and its encircling trees.



Photo T1



Photo T2

Buildings and Features

The key features of this area are the established hedgerows and trees which define the field boundaries and steep wooded river banks framing views across to Richmond town. The majority of notable boundaries are hedgerows although there are some modern post and wire fences defining the eastern fields around Station House together with the southern and western boundaries of Low Bank Wood and Billy Bank Wood. Some of the boundaries to Theakston Lane are timber post and rail fences and the roadside boundaries to Sleegill are a low stone wall with half round copings. Theakston Lane follows the line of Scots Dyke westward. Footpaths through this area are very well established and likely to have been the source of outdoor enjoyment over the centuries, with a mixture of cliffs, wild flowers, wildlife and river features.

There are very few buildings within the area. Most have very limited impact on the wider views and character of the area. The exception being the Good Intent (**photo T3**) which occupies a very prominent position adjacent to the Green Bridge. This was a former public house/inn but now a dwelling and holds evidence of many alterations over its life. The brick structure on its gable clearly shows the line of the former roof. The materials and form are typical of the vernacular in Richmond. The football club changing rooms opposite is an example of a building that has limited impact, but is the most publically accessible building in the area (**photo T4**). This low set building is well screened from many views being situated within the tree belt that surrounds much of the sports pitch. Its tiled hipped roof and deep eaves help to reduce its prominence in its setting even though it is an unquestionably modern building within the Conservation Area.



Hunters Lodge is a modest single storey vernacular building well screened from views by the surrounding large hedges. It is predominantly of brick with some stone elements to the end elevations and a modern tiled roof. As a conversion of a former field barn or possibly stables it retains much of the character of its former use even though it appears to have gained a number of openings to make it habitable. The group of buildings at Earl's Orchard encroaches into this area from Sleegill and includes a large house, recently refurbished and presenting a comparatively modern aspect to the few locations from which it can be seen. This is an important view from the Castle as the buildings and former windmill are clearly visible. The slate roof is visible across the fields from Hunters Lodge and the property as a whole is visible in a glimpsed view up the drive from Sleegill. A large brick built shed forms the main visible feature in this view.

A modest unroofed brick barn possibly of 19th Century date lies in ruins to the immediate west of Priory Villas and features in views across the fields to the town. Another notable feature in these high quality views is the line of electricity transmission poles that cut across the land from west to east. These are particularly notable at the east end of Theakston Lane and it would be beneficial to this key view of the town if these could be removed or placed underground.

Views, Open Spaces and Circulation

The views from this area are key to its importance as a component of the Conservation Area. As a piece of landscape it is attractive and bears comparison with much of the surrounding area, however, it is from here that some of the best views of Richmond Castle in the context of the town and the town itself are available (**photos T5, T6 and T7**). In this respect the south and west bank areas provide an important backdrop in views, a counterpoint to the Castle in the iconic view along the River Swale and a vista of open countryside when viewed out from Scolland's Hall looking south.



Photo T5



Photo T6



Photo T7

Views through and out of this area are of limited significance and not particularly noteworthy in the context of the town except as the countryside setting for Richmond. There are few substantial features which contribute to the wider vista of the Conservation Area and most of the buildings and features which could potentially contribute to views are secluded in their location, such as the Good Intent, Hunters Lodge and Earls Orchard. The open countryside provides an attractive setting to Priory Villas and a picturesque riverside walk along the south bank, Low Bank Woods and Billy Bank Woods. The most memorable views are looking away from the area towards the town.

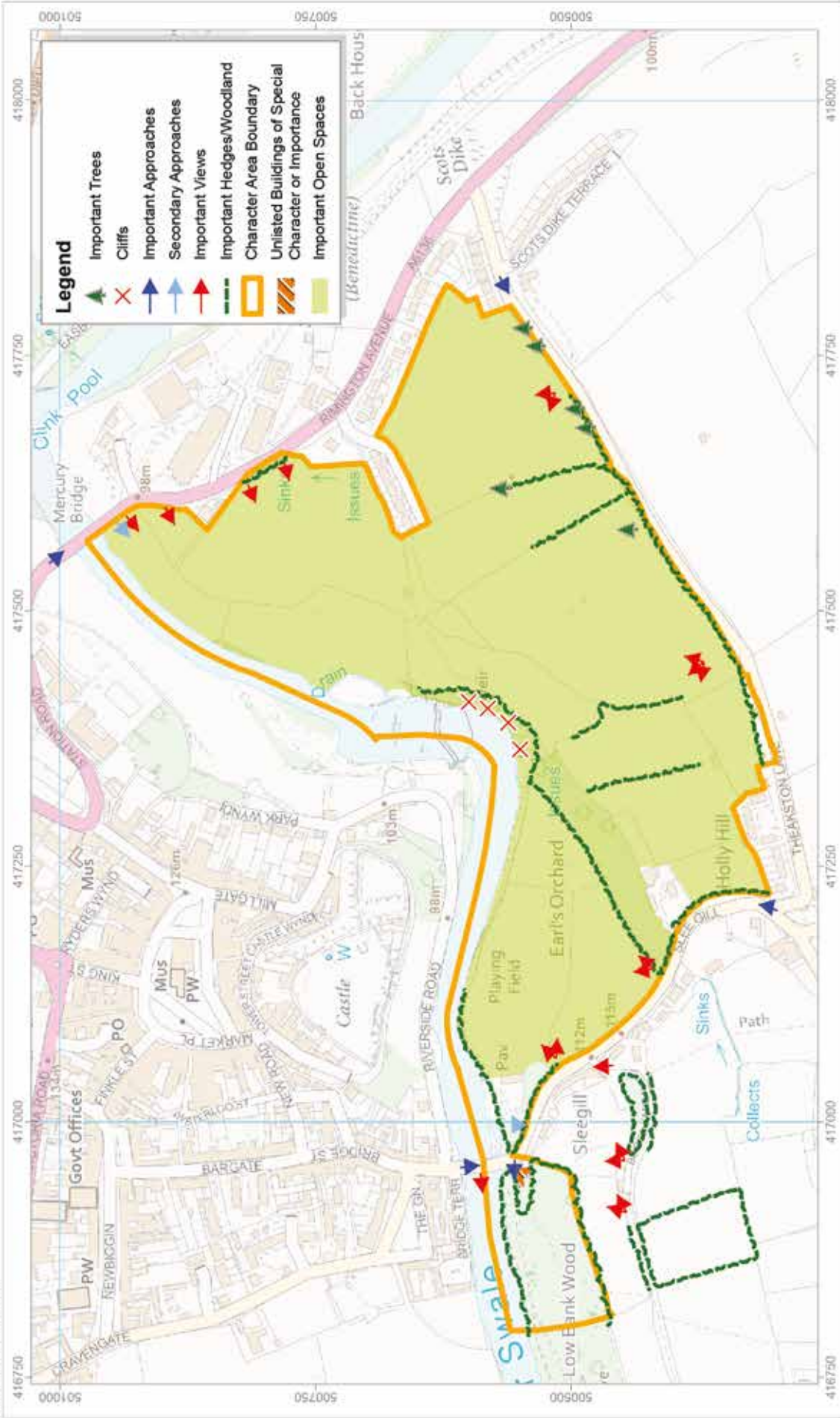
Land Use

This area is dominated by open landscape and woodland with pastoral fields mostly given over to grazing land and leisure/informal recreation. The second most prevalent use is the sports ground and clubhouse set low down adjacent to the river towards the west of the area. The low lying position of this along with the established tree cover significantly diminishes the impact of the sports ground in views and the general green character of this use does not impact on the character of the area as a whole. Residential development is limited to single properties at the Good Intent, Earls Orchard accessed from Sleegill, and Hunters Lodge accessed from Theakston Lane, however these are insufficient to be considered as anything other than sporadic development.

12. South Bank and West Bank Part 1 Conservation Character Map

Richmond North Yorkshire

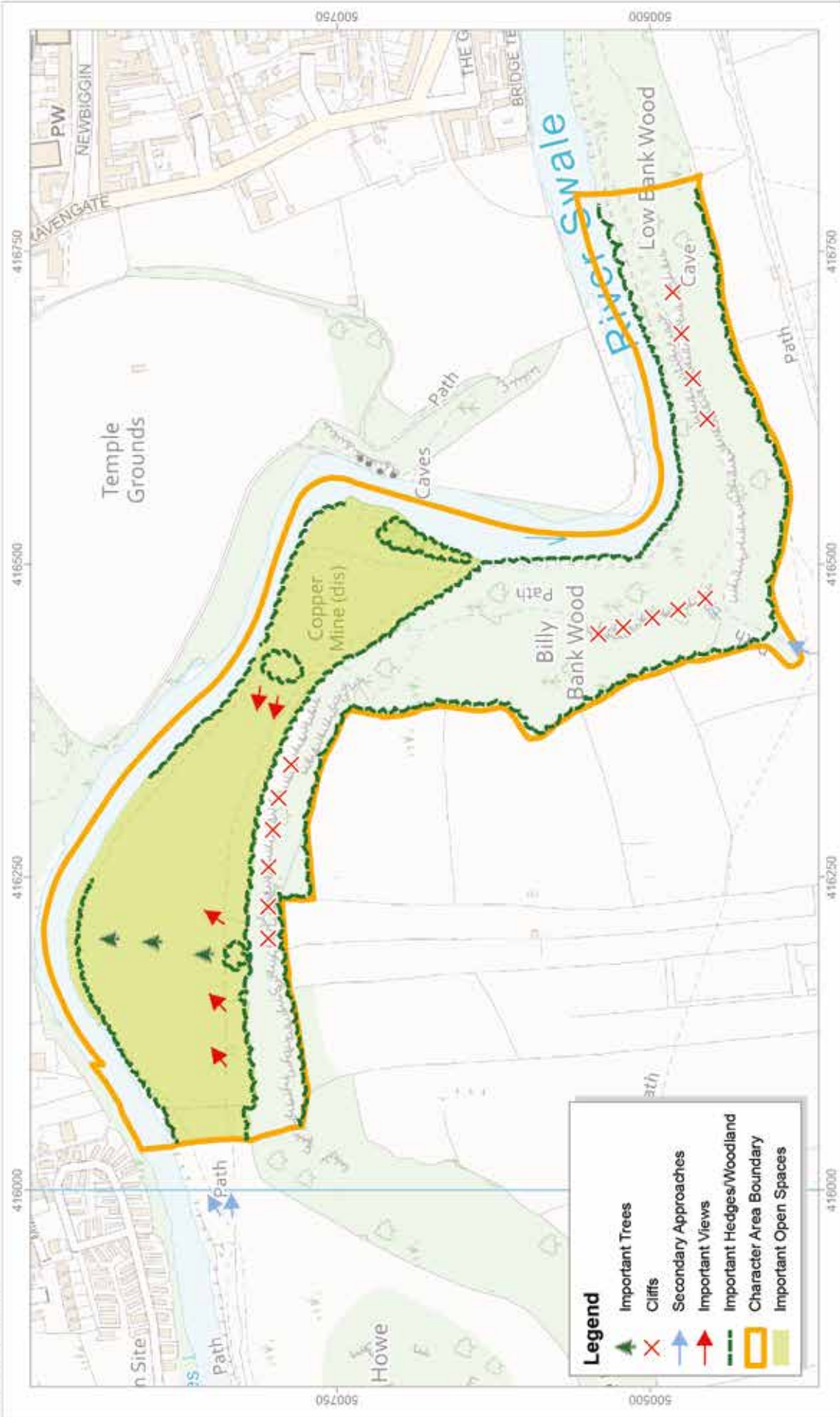
Date: 13/02/2019



12. South Bank and West Bank Part 2 Conservation Character Map

Richmond North Yorkshire

Date: 13/02/2019



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Sleegill

Statement of Significance

An historic route into the town via its earliest bridge lined with modest houses rising up a steep bank south of the town, Sleegill also takes in an elevated area of farmland which safeguards the setting of the town from the south.

Key Features

- Views to the Castle (**photo U1**)
- Open fields at high level
- Sinuous road winding down to the river.



Photo U1

Location and Boundaries

Sleegill is positioned directly south of Richmond Castle on the slopes of the River Swale and was historically one of the key routes into the town from the south. It is bounded to the north by the river and forms its eastern boundary as it rises up the bank. To the south Hudswell Lane forms the edge of the Conservation Area which includes the Holly Hill public house as well as the properties on the north side of the road. The western boundary follows established field boundaries across the open countryside.

Sleegill occupies the most southerly part of the Richmond Conservation Area and is bounded to the south and west by open countryside which lies outside the designated area. To the north the steep river cliffs of the west bank area come between Sleegill and the river itself, whilst to the east the land falls away across the open playing fields and valley sides of the south bank area. The Green Bridge links to the town itself and to Bargate and The Green.

Character of the Area

This is a character area of two distinct parts - the housing which lines the road (**photo U2**) and stretches along the eastern boundary of the area, and the agricultural land which rises up the slope and lies at the top of the hill (**photo U3**). The two parts are distinct and not intrinsically linked but the agricultural character does provide the setting for the domestic buildings.

The buildings along Sleegill are for the most part unremarkable - Sleegill House and the Holly Hill Inn (**photo U4**) being the most notable properties. However the combination of buildings does create an attractive meandering route up the hillside which is widely visible from other areas of the town.



Photo U2



Photo U3



Photo U4

Towards the lower end of the street the buildings are mostly vernacular two storey properties and form a close knit group which line the roadside (**photo U5**). They are constructed in stone with some finished in painted render, and roofs are pitched and covered in a variety of materials including clay tile, slate and concrete tile. Further up the bank the properties are more modern in style and layout dating from the 1970s and set back from the road in detached plots screened from the public realm. A small group of older vernacular buildings is positioned at the corner of the road (**photo U6**) and along Hudswell Lane where four 20th Century bungalows sit on the south side of the road beyond the Conservation Area boundary. The properties as a whole form a ribbon of development with a long established history which places domestic buildings into the wider open countryside. They should not be considered to be a significant or substantial part of the urban area and development here should be restricted to retain the open aspect and views from the Castle and other areas of the town.



Photo U5



Photo U6

The green slopes and fields behind the housing are a continuation of the south bank landscape area (**photo U7**), providing a rural setting to Richmond and avoiding urban sprawl which would be so damaging to the setting of the Castle (**photo U8**). The valley slope is highly visible and, in the right light, large areas of disturbed ground can be discerned as ‘humps and bumps’ rising up the slope. It has not been established whether these are archaeologically significant but they create a visually important and attractive play of light across the grass and set the buildings below in a rural context. At the top of the slope the field systems become typical of the surrounding countryside with hedges and fences demarcating the boundaries and hedgerow trees providing height to an otherwise rather flat landscape (**photo U9**). The trees to the north of the area continue through to the west bank area and are significant elements on the horizon when viewed across the town. In landscape terms this should be considered open countryside and be protected for its own sake. Buildings here are sporadic and isolated.



Photo U7



Photo U8



Photo U9

Buildings and Features

There are few notable buildings within this area, the main elements of importance being the open countryside setting to the town. At the bottom of the hill lies a substantial house adjacent to the bridge - it has been included in the south and west bank character area as it is isolated from any neighbours. Moving uphill a pair of 19th Century cottages (**photo U10**) retain their sliding sash windows and may have had a commercial use at some past date as they incorporate an older cart sized entrance. The next terraced row of houses (**photo U11**) is prominent on the inside of the curved road, standing above the carriageway on top of a retaining wall and enjoying an open aspect across to the playing fields below. Unfortunately most of these houses have been thoroughly modernised with the result that traditional window proportions and details have been lost, a poorly considered but prominent flat roofed extension has been added and the whole front section of one house has been extended forward breaking the simplicity of the roofline. Rendering of some of these buildings has not helped their appearance.



The next property up the bank is Sleegill House, a large imposing white rendered property of traditional style and proportion. Whilst from a distance this appears to retain much of its character, closer examination shows it to have been thoroughly modernised with new sliding sash windows and a hard cement mortar covering. It retains its presence appropriately in the Conservation Area but does not contribute to the stock of good quality historic buildings in the town. Adjoining Sleegill House is a modest modern development to the rear of the plot but with too many large windows to continue the vernacular style - whilst in front of this building is a slightly earlier property which may have been converted from a more modest cottage but now has little traditional character with its flat roof, large picture windows and prominent garage doors. This does not contribute positively to the Conservation Area. It adjoins a much more traditional property which is only marred by the intervening extension, again poorly designed with garage doors on the prominent front elevation and a white timber boarded finish to the first floor wall. The principal house retains its sliding sash windows, flared brick headers and chimneys and is a typical example of a 19th Century North Yorkshire cottage and a positive element in the Conservation Area despite its flat roofed rear extension.

Continuing up the hill the next house stands back from the road but retains a presence in the area. It is traditionally proportioned and retains many of its earlier features, despite losing some timber windows to UPVC replacements. Beyond here properties are modern or much altered and set deeper into the banks and surrounded by landscape vegetation. These houses fill a historic gap between Sleegill and Holly Hill and are a variety of late 20th Century designs, all standing detached in their own, often substantial, gardens. As a group they do not contribute to the character of the Conservation Area but are not prominent enough to detract from the historic setting.

At the corner of Holly Hill three older properties are worthy of note - the single storey cottage (**photo U12**), the Holly Hill Inn (**photo U13**) and Tower House (**photo U14**). The cottage is a traditional form of low status dwelling and may be one of the older properties in this part of the Conservation Area. Originally a toll house for the 1751 Richmond - Lancaster Turnpike - it is important that it has survived relatively intact as an example of this type of house. The pub is traditionally proportioned and well detailed, with a modest extension to its left hand side. Although there are several additional buildings to the rear and the right hand side the original building is easily identified and remains the dominant building of the group. The adjoining car park, although essential, does not contribute to the quality of the Conservation Area, but is discretely screened in most views. Tower House is another traditional double fronted house appropriate in its setting, however here a crenelated two storey tower has been added to the rear as a folly, and this makes a notable feature in the Sleegill area.



Photo U12



Photo U13



Photo U14

Overall the value of Slegill in terms of the wider Richmond Conservation Area lies in its open setting and the views that can be gained of the town (**photos U15 and U16**). Apart from the Toll House none of the individual buildings contribute greatly to the historic area although some are moderately characterful and historic in their own right. Several of the properties have been poorly altered and are almost considered negative elements in the Conservation Area, whilst the various modern buildings do little to enhance the area. However the quality of the setting overrides all of this and justifies the inclusion of this area as part of Richmond's Conservation Area.



Photo U15



Photo U16

Views, Open Spaces and Circulation

Views through the area are limited to those down the road to the bridge (**photo U17**); from the top of the valley side around Holly Hill; and to views across the top of the houses to the Castle beyond from the footpath running from Boggy Lane, to the Tower House on Hudswell Lane (**photo U18**). The most notable of these views are those that take in the Castle and it is in this part of the town that many of the iconic images of the southern walls of the Castle originate (**photo U19**). There is also a good view of Newbiggin from Mount Ararat.



Photo U17



Photo U18



Photo U19



Photo U20

Views of the area underline its importance and the need to protect the open space at the top of the valley slope. The bank behind and above the houses is a prominent feature in views from Riverside Road and Castle Walk (**photo U20**) as well as from Newbiggin looking down Bargate. The openness of the fields and the tree cover to the west are important in defining the extent of the town and relating the urban area to its wider setting.

Within the Sleegill area the key open space is accessed from the footpath running across the farmland to the Tower House on Hudswell Lane. Although this is not open access land, the sense of openness and space is important here as it contrasts with the enclosed character of the paths towards Mount Ararat and along the river banks to the west. The spaces around the properties on the roadside are also modest at best and their position is often overpowered by the steep valley side rising directly above them. Sleegill also benefits from the open aspect across the playing field to the north east (**photo U21**) and the surrounding fields which are grazed and maintained as wild flower meadows.

Circulation routes are limited to the moderately trafficked roadway climbing from the bridge to Holly Hill (**photo U22**) and to the few footpaths which pass through this area. Most notable of these is the path north from the Tower House - known as Boggy Lane - which leads past Mount Ararat to Hudswell Lane, but none appear to be heavily used.



Photo U21



Photo U22

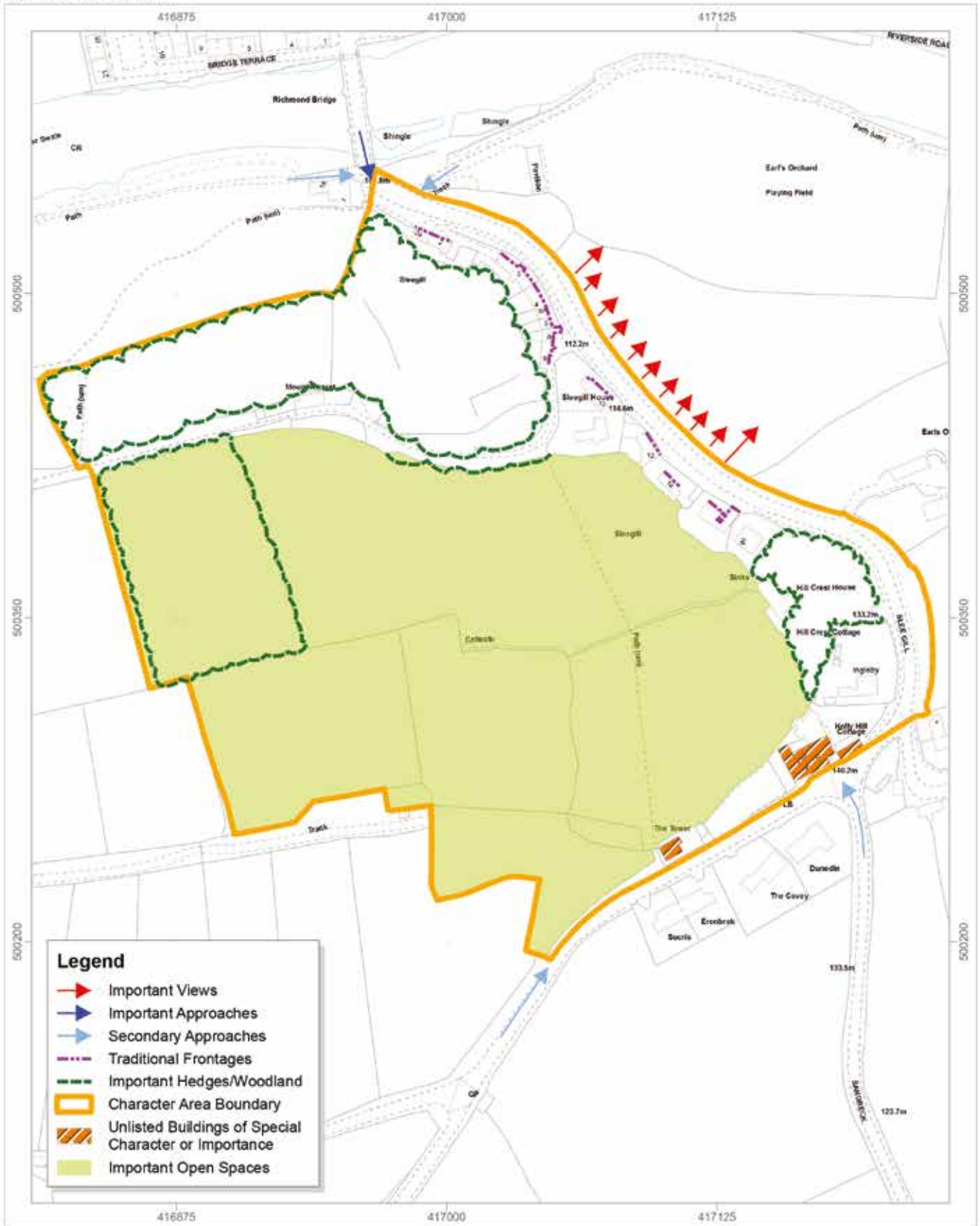
Land Use

The slope of much of the land makes anything other than pasture and grazing difficult to achieve and so a substantial part of the core of this area is given over to open space including valuable public access open space owned and managed by the Richmondshire Landscape Trust. Much of the farmland at the top of the hill is in general pasture use with evidence of equine use possibly growing in this area. All but one of the buildings appear to be domestic residential properties, the sole exception being the Holly Hill Inn close to the roadside.

13. Sleegill Conservation Character Map

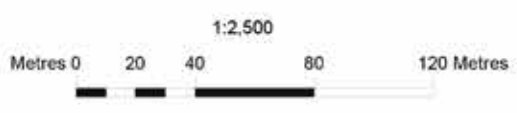
Richmond North Yorkshire

Date: 17/06/2019



Legend

- Important Views
- Important Approaches
- Secondary Approaches
- Traditional Frontages
- Important Hedges/Woodland
- Character Area Boundary
- Unlisted Buildings of Special Character or Importance
- Important Open Spaces



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Temple Grounds

Statement of Significance

This private parkland and pleasure grounds developed through the 18th Century and early 19th Century include earthwork remains of formal late 17th Century gardens.

Key Features

- Eye catching building - Culloden Tower (**photo V1**)
- Sloping topography rising from the river (**photo V2**)
- Open pasture and feature trees.



Location and Boundaries

Temple Grounds lie on the west side of the town. It occupies a rolling 15 hectare site, bounded to the west and south by the River Swale, to the east by Cravengate (the Richmond to Lancaster Turnpike, built in the 1750s), and to the north by the former Convent of the Assumption and former Richmond House site. The land falls steeply from the north east to the south and south west towards the river valley, allowing the house and park to be viewed from many riverside points within the town.

This area relates well to the south and west bank areas with the open landscape merging fairly seamlessly. To the east and north the area abuts the built core of the town and the open space is a sharp contrast to the densely built area. The area acts as a backcloth in many views west from the town and particularly from Castle Walk/Castle Hill.

Character of the Area

The area is dominated by open pasture and undulating land form (**photo V3**). At the beginning of the 17th Century, a mansion known as Yorke House was built on the north bank of the River Swale, at the southern end of an area of open ground on the west side of Richmond. The house was demolished between 1824 and 1827 and The Menagerie and Culloden Tower, two of the garden buildings, became the new focus.



Buildings and Features

Following the demolition of Yorke House, The Menagerie built around 1769 on high ground above the river valley in the north-east corner of the park, was extended and adapted for use as a house which became known as Temple Lodge. It is a two storey stone building with a turreted and crenelated centre attached to arcaded wings of five bays with a small pavilion at each end.

To the north of Temple Lodge is a stone walled garden. To the south is an area of lawns and specimen trees which runs on to the park.

Some 150 metres to the north west of the site of Yorke House is a wooded rocky outcrop, Mill Bank Wood, planted and laid out as a pleasure ground with terraced walks edged by low dry stone walls. The area is indicated as pleasure ground on a map of 1729 and is shown as such on a sketch by Samuel Buck of 1749 entitled South West Prospect of Richmond, the latter showing that the main terraces had been formed by this date. On the highest point, overlooking the river, stood a summerhouse called the Cedar Room, marked on Jackson's map of 1773 and reference to which is made in the 1824 sale map and the 1827 conveyance. At the foot of the rock face, adjacent to the river, are four caves/grottos. This information is taken from Historic Englands Parks and Gardens Register.

Culloden Tower is listed grade II* (**photo V4**), formerly also known as the Cumberland Temple or The Temple. Built as a banqueting house, this forms a prominent local landmark standing on a promontory slightly south of the centre of the site. It was built by John Yorke in 1746, possibly to the designs of Daniel Garrett, and stands on or close to the site of Hudswell Tower. This building dated from before 1354 and was erected by William de Huddeswell of Richmond; it had been demolished by the 1730s.



Photo V4



Photo V5



Photo V6



Photo V7

Views and Open Spaces

This area is private and features in distant views from around the south east of the town, particularly from Castle Hill (**photos V5 and V6**) and Sleegill (**photo V7**). The majority of the site at Temple Grounds is parkland, consisting of pasture, hay meadow and woodland, all occupying the west facing bowl to the west and south of Temple Lodge. A “walk” leads from the entrance on Cravengate to the north of Temple Lodge, then turns to run along the western edge of Temple Lodge gardens and south across the park. Its line is shown as a tree-lined track across fields on a map of 1729, linking the northern part of the estate to Yorke House. This walk, called the Green Walk in 19th Century documents, runs north to south, bisecting the park just below the ridge line, the land falling westwards down to the river. The grass path is supported by a dry stone retaining wall along its west side, planted towards the southern end with a line of mature beeches. To the east is a steep bank, supported in part by a low dry stone wall and planted with a regular spacing of mature yew and, again at the southern end, by beeches, above which the park levels out between the Green Walk and Cravengate.

From the walk there are long views west across the park and up the Swale valley with its hanging woods on the steep southern bank of the river and, approaching the Tower, views east to the town and Castle. The Green Walk leads to the Culloden Tower.

South from the tower, the land falls steeply down to the level land adjacent to the river and the site of Yorke House. A single mature beech tree survives here, probably marking the line of the avenue which continued the Green Walk as far as the terraced gardens of Yorke House. Traces of the terraced gardens survive as earthworks. Celia Fiennes, visiting Richmond in 1698, talks of two good houses in the town with ‘good gardens walled all in stone, one of which was Yorke House (Morris 1982). The gardens are also mentioned by Lady Oxford when visiting the town in 1745, who writes that Mr Yorke had a ‘good house there with hanging gardens on the side of the hill’ (HMC 1901). A sketch by Samuel Buck, c 1718, shows the house with formal gardens on the rising land to the north. These are shown on Harman’s plan of 1724 but had been cleared away by the time of Jackson’s map of 1773.

A clear change in vegetation marks the line of a lane which separated the house from its gardens and connected Yorke House to the Green Mill to the west on the bank of the river. The mill was demolished c1765 and the lane closed off, presumably at the same time. The weir across the river at the north end of Mill Field seems to have been removed at this time too, and the mill leat along the foot of the bank filled in. A path leads west from the site of Yorke House, upstream along the bank of the river. It passes round Mill Field, an unimproved hay meadow, following the river as it bends sharply north, then along the western edge of the park. The river bank from the site of Yorke House to the grottoes below the pleasure ground is retained by a substantial supporting wall. The line of this path is first shown on Jackson’s plan of 1773.

The park is scattered with mature trees, many of which appear to lie on the former field boundaries depicted on the 1729 map, which records the park at this time subdivided into fields. By the 1770s the park had been opened up somewhat although retaining a central boundary and two stone barns, the easternmost of which survives. Richmond was well visited in the mid to late 18th Century and early 19th Century and the grounds of Yorke House are included in a number of visitor's accounts and paintings of the period, including those by J M W Turner.

The area with the distinctive Culloden Tower features in many distant views west from the town and particularly from Castle Walk/Castle Hill (**photo V8**) and the approach to Richmond down Sleegill (**photo V9**). At close quarters the views are restricted by trees (**photo V10**) and the walls of Cravengate (**photo V11**).



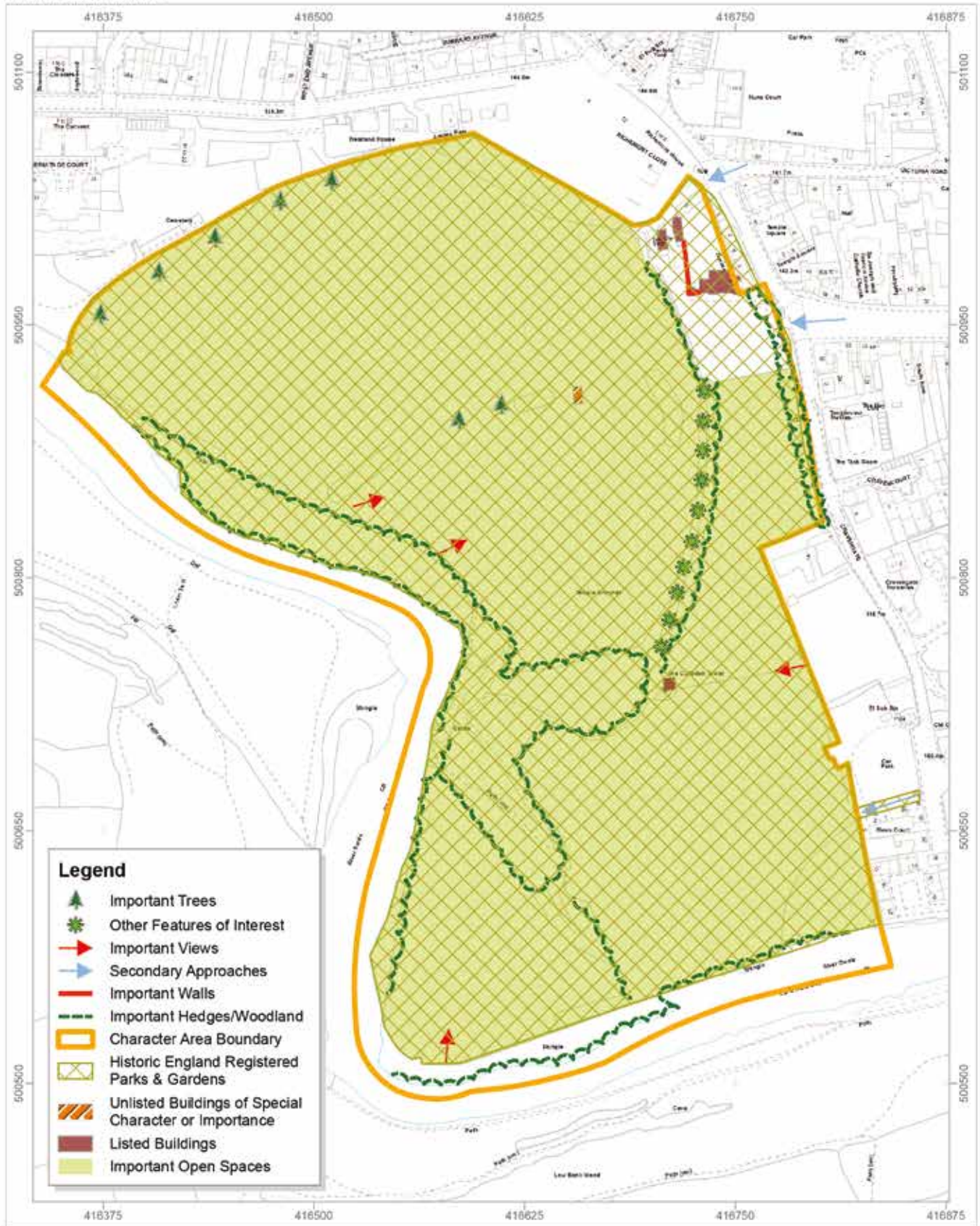
Land Use

The area is substantially pasture and the private gardens of Temple Lodge. The parkland is open to the public on limited days, but a full appreciation of the area can be gained from the public footpaths to the south of the river.

14. Temple Grounds Conservation Character Map

Richmond North Yorkshire

Date: 13/02/2019



Mercury House, Station Road
DL10 4JX



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Reeth Road

Statement of Significance

This part of the Richmond Conservation Area forms the western approach from Swaledale. The dominant feature in this character area is the former convent building (**photo W1**). There are a few other properties from the mid 19th Century, but these are less visually prominent (**photo W2**). The closure of the school in 1993 saw the opportunity taken for a substantial number of residential properties being built in the grounds to the rear. The topography of the land drops away to the River Swale so the modern properties tend to be set lower than the public vantage points which help to lessen the visual impact of the scale of the new development (**photos W3 and W4**).



Key Features

- The former Convent School (**photo W5**)
- The former Junior School
- Mature trees
- New buildings



Location and Boundaries

This character area is at the extreme west of the Conservation Area. Just to the west, and not included in the Conservation Area, is the building group of the former Whitcliffe Mills originating from the 18th and 19th Centuries. The land to the north, also not included in the Conservation Area, has extensive housing development from the 20th Century - both private and local authority. The two areas to the south and east provide an extensive landscape setting for the main core of the town, one being purposely designed and one being naturally formed.

Character of the Area

The Reeth Road character area is substantially a quiet private residential area viewable only at distance from the public road that follows the northern boundary of the Conservation Area and from the public footpaths on the natural riverbank to the south. There is more open space and garden ground than buildings but as the majority of the buildings are grouped together around the former convent and are of a large scale the feeling is of a more intensely built area. The open area to the south of the group of buildings becomes part of the wooded embankment to the river. The properties are a mixture of mid to later 19th Century buildings of imposing forms and 21st Century housing of a fairly large scale.

The latter is set well into the site which, when combined with the topography, mean they do not appear visually prominent. The former convent, however, which occupies a position at the back of the footway is a massive building which dominates the western section of the road and appears as a focal point when approached from both the east and west (**photo W6**).

At the eastern end of the area the proximity of the Temple Grounds creates a narrow strip. For some while the former Roman Catholic Primary School (**photo W7**) was the only property here, but in the late 20th Century the opportunity was taken to introduce other detached residential properties (**photo W8**).



Photo W6



Photo W7



Photo W8

Buildings and Features

The mill owner built Howe Villa (**photo W9**) in the early 19th Century towards the eastern end of the mill complex and this is the start of the boundary of the Conservation Area. The property is listed and built in a classical design typical of its date of construction, featuring a Tuscan portico. It is well hidden in a mature garden and really only partially visible from the south side of the river when the leaves are not on the trees.

In 1850 Sister Terese Emmanuel and four sisters of the Religious Order of the Assumption created a foundation on this site which was formerly an orphanage. The Sisters established a school for the poor, educating the local girls working in the nearby mills. The Assumption School finally closed its doors in 1993. On February 14th 2000 the buildings were damaged by fire and shortly after, the site was taken over by a developer who converted the buildings to residential use. The main convent building (**photo W10**) though of two storeys, has a tall storey height with an attic and basement level giving the building effectively four storeys. The unity and rhythm of the architectural design with its length produces a dominant form on the roadside. A particular feature of the building are the robust details to the window surrounds with mullions and transoms, the buttresses, the eaves and verges, the treatment of the gables and the chimneys and the ornate details over the main entrance (**photo W11**). All are very reminiscent of the fashion of the time when the building was constructed. The conversion scheme has maintained the unity of architectural form, despite separating the building into smaller units - and this is essential to maintain the character of the building, which is not listed.



Photo W9



Photo W10



Photo W11



Photo W12

There are a few other buildings from the 19th Century (**photo W12**) some of these appear to have been houses and those to the west of the former Convent are positioned at the back of the footway. This position reinforces the sense of enclosure to the south of the road. The buildings effectively turn their backs on the road, presumably to enjoy the landscape views to the south, and present substantially blank elevations with the exception of two fine tall arched windows (**photo W13**). They are built of the typical local stone and slate used elsewhere in Richmond.

Slightly later than the former convent, a separate purpose built Junior School was added towards the Richmond end of the site (**photo W14**) and the building exhibits typical details for schools around the later 19th Century, particularly the mullioned and transomed windows.



Photo W13



Photo W14

The 21st Century developments are centred at the rear of the former convent building on areas that were ancillary to the school use (**photo W15**). These are all of one design concept and reference the architectural detail and scale of the existing buildings on the site, though at a domestic scale. Care has also been taken with the materials used to ensure they blend with the pre-existing buildings on the larger site (**photo W16**).



Photo W15



Photo W16

Towards the Richmond end of the area there are other individually designed 21st Century houses (**photo W17**) built within the grounds of the former Junior School. The high stone boundary wall and mature gardens (**photo W18**) mean that they have little impact on the character of this part of the Conservation Area as viewed from Reeth Road, but they are much more noticeable from the Temple Grounds to the south

The most recent development in this area is the small terrace of houses at the junction with Mill Lane. These reflect the local vernacular architecture of Richmond as a whole rather than the more unique buildings found in this particular part of the Conservation Area.



Photo W17



Photo W18

Views, Open Spaces and Circulation

This area is narrow and long with the whole of the area being private. The only public access and views are from the A6108 road that runs westwards from Richmond towards Swaledale. These views are severely restricted by the buildings, boundary walls and the extensive mature trees and shrubs of the private gardens (**photos W19 and W20**). However, during the winter when the leaves are not on the trees more extensive views can be enjoyed over the wall to the south and the wooded river bank (**photo W21**). Initially when traveling west from the town centre the trees dominate the area with occasional glimpses of the buildings (**photo W22**). However, once the former Convent building becomes apparent towards the centre of the area, its scale becomes the dominant feature (**photo W23**), with stone walls and other building adjacent to the footway leading off to the west.



Photo W19

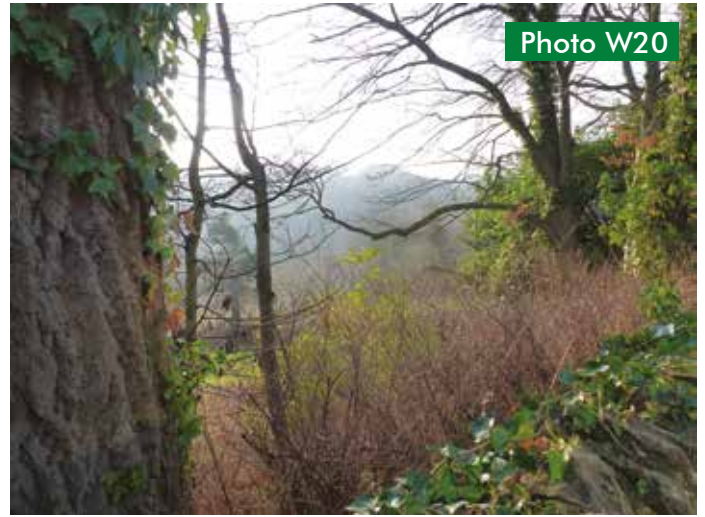


Photo W20



Photo W21



Photo W22



Photo W23

Land Use

The area is wholly residential with extensive gardens that contain a substantial number of mature trees creating a woodland effect as the northern bank to the River Swale and contributing to the wider landscape.

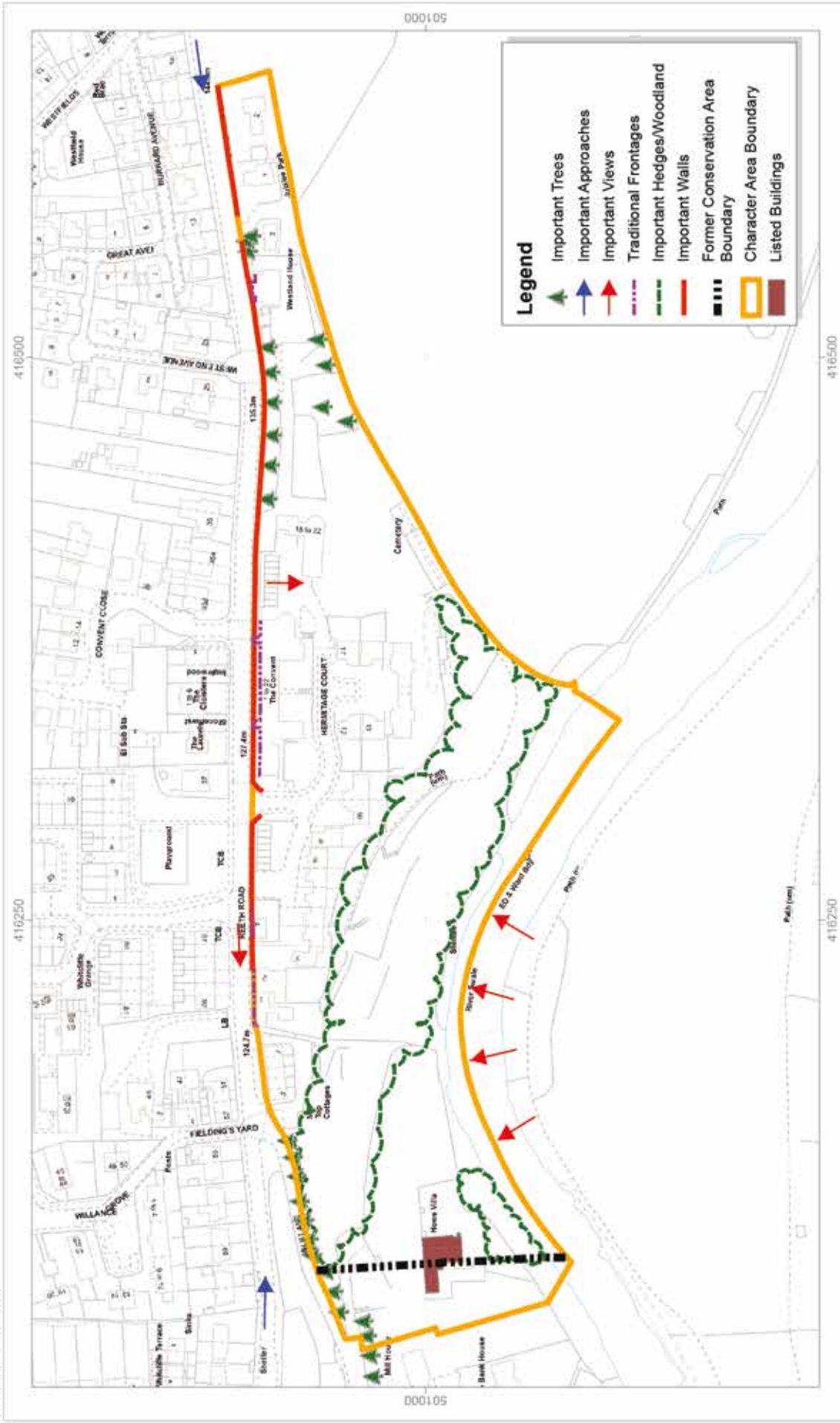
Conservation Area Boundary Amendment

The boundary of the Conservation Area did not appear to follow a logical course at the west end around the grounds of Howe Villa. An amended Conservation Area Boundary was therefore designated.

15. Reeth Road Conservation Character Map

Richmond North Yorkshire

Date: 31/07/2019



Legend

- Important Trees
- Important Approaches
- Important Views
- Traditional Frontages
- Important Hedges/Woodland
- Important Walls
- Former Conservation Area Boundary
- Character Area Boundary
- Listed Buildings



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Bolton Crofts

Statement of Significance

A substantial area of mostly open ground rising above the north side of the town and providing viewpoints over Richmond, Bolton Crofts also provides a backdrop to the urban area (**photo X1**) and is a background element in several notable views through the town. Development is almost all of late 20th Century.

Key Features

- Wide open space leading out to open countryside and Richmond Racecourse (**photo X2**)
- Modern estate incursions into the open space
- Extensive earthworks from old quarries in several locations
- Close proximity to Gallowfields Industrial estate (**photo X3**)



Photo X1



Photo X2



Photo X3

Location and Boundaries

The Bolton Crofts character area occupies the entire northern sweep of the town between the Hurgill suburb and Gallowgate. It extends north from Quakers Lane and the historic edge of the town up the rising slope of the hillside to Green Howards Road and beyond it to the crest of the valley side. At its northern edge the land is higher than anywhere else in the town and consequently extensive views across Richmond and out to the open countryside beyond are easily gained (**photo X4**). The original boundary to the Conservation Area followed Green Howards Road, but a later extension in the 1970s included the fields which lie between the Swalegate development off Gallowgate and the Gallowfields Industrial Estate. The boundary was amended to include the open fields and link to Richmond Racecourse Conservation Area.



Photo X4

In detail the boundary appears arbitrary in several areas, excluding a number of older historic properties in some instances but including modern development. This is typically found around the area of the former Cottage Hospital - this building dating from 1876 and now converted to housing, lies outside the boundary. Boundary amendments have been made to exclude the Alexandra Way development of the late 1970s and early 1980s from the conservation area. Similarly on the east side of Gallowgate and facing the Alexandra Way estate lie two or three older traditional houses which also fall outside the Conservation Area. To the west on Quarry Road the High Garth development has been excluded from the Conservation Area.

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Most of the boundary of Bolton Crofts is to open land or to areas outside the Conservation Area. Pedestrian links are good for the most part with several footpaths following field boundaries or roads (**photo X5**). The footpath running at an angle across the northern fields (**photo X6**) follows a long established and historic route and is probably one of the oldest surviving features in this part of the town. To the south east the area borders Anchorage Hill, a long established and historic area which is one of the earliest settlement sites in the town, apparently predating the Castle site. There is a large contrast in character between these two areas which is readily apparent when the houses on Olav Road are compared with those nearby on Frenchgate. The northern limit of Frenchgate is close by, again of a more historic urban character and clearly and distinctly separated from the new housing. The north of Queens Road and Quakers Lane provide the southern limit to Bolton Crofts but linkages are limited, with a disparate character spread between the open spaces rising up the hill, the modern developments of Bolton Avenue and the large properties which lie on Quakers Lane.



Photo X6



Photo X5

Character of the Area

The area as a whole is mostly open fields in low level equine use (**photo X7**) or general pasture land. To the north of Green Howards Road the fields are decidedly part of the open countryside (**photo X8**). Boundaries here are mostly large untended hedges with post and wire reinforcement except for the boundary to the road itself, which is a stone wall. There is substantial evidence of former quarrying activity with extensive earthworks in the central part of the area and an abandoned and much overgrown plot lying between the open fields and the former Highway Depot site. The quarry extended across the road to the south and formerly occupied the area developed recently for a new covered reservoir (**photo X9**). As part of the Conservation Area this section of Bolton Crofts is partly compromised by the adjacent trading estate to the west, which was army accommodation during the Second World War. Whilst the relatively recent housing development at Swalegate has a degree of quality and attractiveness which does not impact on the Conservation Area - and the playing field provides a buffer to the protected area - it is not appropriate to be considered as part of the Conservation Area and its exclusion is justified. The trading estate however is less forgiving, being a prominent element in the landscape with conspicuous buildings which certainly impact on the quality of the setting of the designated area. But the significance of this part of the Conservation Area lies almost exclusively in its openness and it is important that this is retained right up to the edge of the trading estate.



Photo X7



Photo X8

Photo X9



Photo X10



Photo X11



Photo X12



To the south of Green Howards Road the once open agricultural fields are currently more marginal in appearance on the urban fringe (**photo X10**), now used mostly for grazing horses and have attracted the necessary paraphernalia that this requires - stables, feed mangers and water troughs. Most importantly, these fields ensure that green open space extends close to the centre of town. They have a function in longer distance views through the town of providing a 'green field' backdrop to urban views (**photo X11**) and features which link with Ronaldshay Park, the Cricket Ground and The Friary to create a virtually continual sweep of open land right into the heart of the town. Although this is to some degree compromised by the presence of the 1970s housing development sitting in the midst of this open land - and the presence of the trading estate to the north west - these do not outweigh the overall importance of the openness of the remainder of this land and its overriding significance to the character of much of Richmond's Conservation Area.

The block of trees to the north west of the area screens the modern development of High Garth in most views and some substantial part of the trading estate but not the modern and highly visible car dealership. These trees are all of relatively recent growth and appear to have been planted across a former quarry site. However they do contribute to the quality of the wider landscape as screening features and as a variation from open fields. There is a small field beyond them (**photo X12**) in the north west corner bounded by two roads and the High Garth development which can only be seen from the immediate surroundings. This space is the only remaining undeveloped area on Quarry Road and an important example of the open area east-west between the footpath adjacent to the Alexandra Way estate and Quarry Road and it provides separation from the Gallowfields Trading Estate. The conservation area boundary was considered as part of the consultation process and the boundary was amended to remove areas in the High Garth development.

At the eastern edge of the Bolton Crofts area the late 1970s Alexandra Way estate (**photos X13 and X14**) dominates the landscape. As an example of urban planning it works well and represents the finest period of social housing in Richmondshire. It has open views through the site and glimpses of the historic town revealed between buildings and at the end of local views. Variations to house types, careful planting that has now reached maturity and a generally well maintained appearance along with well thought out parking provision which does not overly dominate the streets make this a pleasant estate of its type. The main feature of historic interest is the footpath along its western edge linking Quaker Lane with Green Howards Road. A single older property remains, fronting on to Gallowgate, but this in itself is not notable. This area along with Bolton Avenue and Crofts Avenue lacks the special interest required for inclusion in the conservation area and the boundary was amended to remove this development from the conservation area.



Photo X13



Photo X14

The southern edge of Bolton Crofts is very different in character to most of the rest of the area. It is defined by a stone wall to Quakers Lane which is an important and prominent feature of the street. Six larger houses stand back in their own grounds behind this wall, the largest of which are Sam Watson Home the former rest home (**photo X15**), and Prior House (**photo X16**), now converted to flats. These two buildings are of very different dates and styles - Prior House being a classically inspired Georgian house whilst Bolton Crofts is a late Victorian detached villa typical of the period. The outbuildings to Prior House are the only prominent historic buildings which sit on the roadside (**photo X17**) along this stretch of Quakers Lane and so have a visual importance in the street scene.



Photo X15



Photo X16



Photo X17

Towards the eastern end of this area the properties of Waterton and Grey Walls (**photo X18**) are modest early 20th Century properties with prominent gables, whilst the houses at 23 to 27 Queens Road are good Victorian buildings which play an important role in the streetscape providing a stop to views along one of the main streets in the town.

The telephone exchange occupies a rather prominent position along the street and although one half is almost 'Arts and Crafts' in style, the other is very much of the 1970s period and creates a sharp contrast with its neighbour. The beech hedge lined garden space between the telephone exchange and the Queens Road houses makes an important contribution both in defining the edge of the footpath and providing a view through a small open space to the important tree cover beyond. It also allows the gable of 27 Queens Road to make a contribution to the landscape.

There are important pedestrian routes through here, however at each end of the road and particularly from the western footpath an excellent view is gained down Queens Road, along King Street and up towards the Castle Keep (**photo X19**).



Buildings and Features

There are very few notable historic buildings in the Bolton Crofts character area, older buildings tending to be sited at the edge of the area along the historic roads out of town. The two small cottages opposite the end of l'Anson Road are considered to be of some interest including Hillford House which is the former hospital for the Grammar School. The houses at the bottom of Gallowgate lie within the adjacent Anchorage Hill character area and numbers 23, 25 and 27 Queens Road lie in the Greyfrairs character area. Prior House and Bolton Crofts are both of interest, Prior House being the more notable of the two, but their setting away from the public realm in their own grounds much reduces their contribution to the Conservation Area.

Adjoining the Trading Estate some 1939-40 army buildings survive virtually intact and these are part of the 20th Century history as they are quite rare. Close by probably the most noticeable structure in terms of landscape impact is the radio (former television) mast positioned in the corner of the field and the small wind turbine nearby. The mast in particular is widely visible from across the town as well as from wide swathes of countryside around.

Close to, but outside of the boundary, is the former Cottage Hospital built in 1875 and of some interest as an isolation hospital for infectious disease. Opposite Haakon Close on the east side of Gallowgate there is a group of older stone built cottages that was originally a small farm group beyond the edge of the town which is worth noting here in the absence of other buildings of more merit. In general however the Bolton Crofts area contributes few significant buildings to the stock of the wider Conservation Area.

Views and Open Spaces

Bolton Crofts is an area from which to experience views of other parts of the town and to provide a predominantly green and undeveloped link between the heart of the town and Conservation Area with the open countryside and Racecourse above.

There are no significant views through the area to notable features and hedgerows and tree cover contains and restricts views outwards across much of the site except towards the south.



The views from the fields to the north over the town are impressive. The first glimpse of the Castle Keep is possible 200m south away from the Racecourse. Then further south the planting and trees hide the built fabric so that the surrounding countryside and setting for the Conservation Area can be enjoyed. Close to Green Howards Road the majority of the historic settlement and large expanses of countryside beyond can be seen (**photo X20**) though these can be restricted by large hedges and tree cover, but this does more to focus the attention than obscure areas of interest. From the footpath adjoining High Garth there are oblique views over the top of the Bolton Avenue houses and these can be as far reaching as the North York Moors away to the east with the Swale Valley in the foreground. The oblique view from the Alexandra Way footpath is less memorable, being partially obscured by the new reservoir and looking more directly at the Bolton Avenue houses due to a lack of height advantage. A good view into the centre of town is available further down this path however, close to Roper Court where the footpath frames the view along Queens Road towards the Market Place.

The majority of the area is open space in the form of green fields with a good level of pedestrian access via the well-established footpath system in the area, however within the developed estates there are a number of smaller enclosed areas which are of good quality for the period of the development, most notably within the Alexandra Way estate. High Garth and Bolton Avenue have not achieved the same quality as these small urban spaces and seem more dedicated to road traffic than pedestrian quality.

Land Use

Land use across this area is almost completely either agricultural or residential. The northern part of the site is established grazing land, currently sheep pasture, whilst south of Green Howards Road the former pastures are used mostly for horse grazing. There is a single established pocket of woodland about 30 to 40 years old and another area of planting has recently been established around the new reservoir. The rest of the area is developed for a range of private housing of various sizes and arrangements. The only commercial building, the telephone exchange is found on the north side of Pottergate.

Conservation Area Boundary Amendments

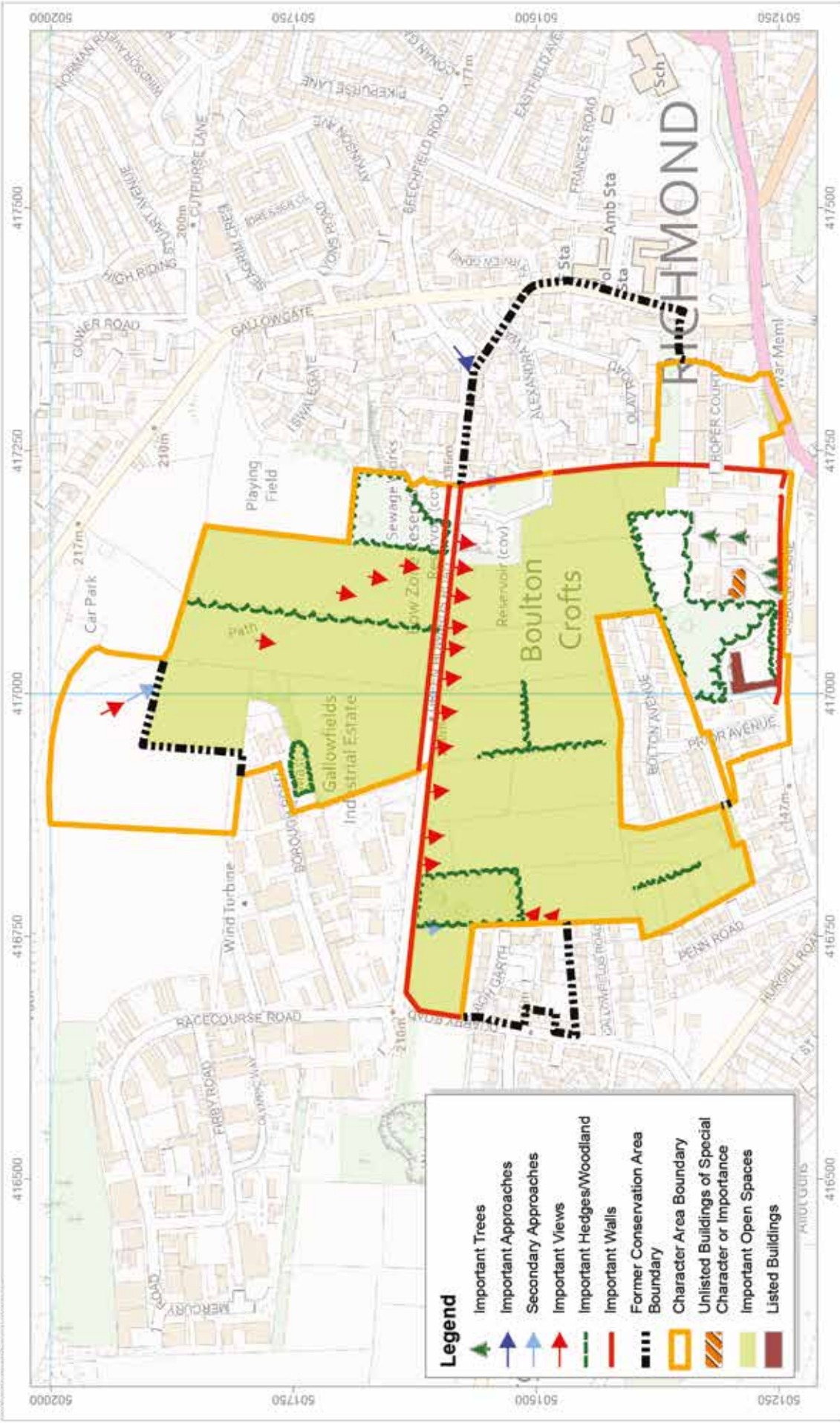
The areas of High Garth, 2A Quarry Road, Stonehaven, Quarry Road, the Alexandra Way 'Estate' and Bolton Avenue and Croft Avenue were removed from the conservation area.

The conservation area was extended to the north west to adjoin the separate Richmond Racecourse conservation area and align it to physical boundaries on the ground.

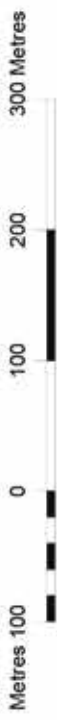
16. Bolton Crofts and Green Howards Road Conservation Character Map

Richmond North Yorkshire

Date: 01/08/2019



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Clink Bank Woods

Statement of Significance

These woods provide a strong setting to the River Swale and lead out from the town to the open countryside (**photo Y1**). They are important in views through and out of the town and Conservation Area and form part of the landscape setting which encircles the southern edge of Richmond. The main feature of this area is the natural environment including the almost complete tree cover and the course of the River Swale.

Key Features

- River cliffs at Clink Bank Pot
- Tree cover rising up the river valley slope
- Incised meander of the River Swale



Photo Y1

Location and Boundaries

Clink Bank Woods lie at the eastern end of the Conservation Area and occupy the sloping banks of the river as far up as Maison Dieu. The area extends as far as the road junction to Easby Abbey with little at the east end to distinguish between the protected area and the open countryside. The route of Scots Dyke forms part of this eastern boundary, a continuation of that in the St Martin's character area. At its west end the character area takes in a number of properties on the north side of Maison Dieu as well as some of the new buildings at the foot of Anchorage Hill on Lombards Wynd. A track - Easby Low Road - passes through the area, however its steep gradients, narrow width and unbound surface make this more of a leisure route and unsuitable for traffic. It is not a through road providing access primarily to the Boat House where it becomes a footpath along the riverside to Easby.

Lying at the eastern boundary of the town, Clink Bank Woods relates only to three adjoining parts of the Conservation Area: Anchorage Hill, St Mary's and The Station. The eastern end of Anchorage Hill has a very open countryside character once the houses on Maison Dieu are left behind and the high quality views over the town take in much of Clink Bank Woods as the foreground to the wide vista. The relationship is seamless between the lower slopes of Anchorage Hill and St Mary's and the woodland around Clink Bank Cottages. There are good pedestrian links between the areas, whilst Maison Dieu forms a boundary feature to Clink Bank Woods to the north before passing through Anchorage Hill where it forms the principal thoroughfare.

The Station lies across the river from Clink Bank Woods and continues the wooded setting to the town. The character of the two areas is very similar providing the setting for the urban area and of most importance - for the Castle.

Character of the Area

Clink Bank Woods is an area of deciduous woodland rising up a slope from south west to north east from the edge of the river cliffs to Maison Dieu. Unsurprisingly trees dominate the woodland with open areas beneath the canopy being relatively few and the track (**photo Y2**) meandering around topographical features such as rocky outcrops and the edge of the river cliff. Tree roots and moss covered stone outcrops define the edge of the track and informal footpaths run uphill through the woods (**photo Y3**). There is little indication of human intrusion into much of the area although it has clearly been created by management of the area in the past. At the south eastern end of the area the woods open out to accommodate sports pitches (**photo Y4**) beyond which open agricultural fields continue towards Easby. The setting is of high quality with very limited development, a substantial open area for the pitches and encircling woodland rising up the side of the valley. Towards the river lies the only dwelling in the character area, The Boat House. This is a relatively modern adaptation of older buildings and appears at first sight to be of little historic interest - although as a house it is idyllically set in open grounds surrounded by woodland and close to the river. A public footpath to Easby runs either side of the property. In summary the area is a natural woodland with very



Photo Y2

limited development or evidence of human activity; it is dominated by trees and by the river, which although not readily seen does contribute to the soundscape of the area. It should be considered as part of the landscape buffer to the historic town along with a wide sweep of similar character areas running around the southern half of the town from Maison Dieu/Easby Road in the east through to Reeth Road in the west. The eastern boundary is marked by a well preserved section of the linear earthworks of Scots Dyke.



Photo Y3



Photo Y4

Buildings and Features

There are very few buildings or features within this character area, the properties being restricted to the St Nicholas complex on Maison Dieu, the Boat House on Easby Low Road and Clink Bank Cottages. All are individual and isolated buildings sharing nothing with their setting. The Boat House (**photo Y5**) is a much altered and extended private house believed to be of Victorian date, standing in its own extensive grounds (**photo Y6**) with subsequent extensions and ancillary buildings obscuring clear views from the main public approach. A public footpath runs between this house and the river (**photo Y7**) However, a surrounding hedge screens the property and it does not play a great role in views through the Conservation Area - except in its position as a focus for an extensive private garden area. Nearby at the north western end of the drive are large modern decorative metalwork gates which appear out of place in the rural setting.



Photo Y5



Photo Y6



Photo Y7

The junction between the drive and Easby Low Road marks the spot of the Drummer Boy Stone (**photo Y8**) - a point at which the ghostly drumming of a lost young soldier reputedly stopped being heard as he made his way through secret tunnels from the Castle. A stone and plaque mark the spot. The adjacent football pitch (**photo Y9**) is well screened through the woods and sit in a natural bowl on three sides, being surrounded by the woods rising up the valley side to the north east and the riverside trees to the south west. Views to the open countryside beyond are possible to the south east across the expanse of playing pitch.



Clink Bank Cottages are situated in a prominent position on the approach to Clink Bank by the side of the road. They turn their backs on the public space, opening out across small private gardens facing to the south and the river. The solid masonry curtain wall, flat roofed extension and modern windows do not enhance their presence in the Conservation Area, but they make a contribution in their enclosure of the space and the focussing of views along Easby Low Road.

St Nicholas is located off the Brompton on Swale road and, somewhat remarkably, makes no direct contribution to the character of the Conservation Area being almost completely screened from all viewpoints and approaches. It is a grade II Listed Building and its extensive gardens are a registered 'Historic Park and Garden'. The house is reputed to be the oldest domestic house in Richmond. It was built on the site of a 12th Century Benedictine hospital using the same materials - and though of 17th Century origin it was extensively restored in the 19th Century. The grounds were laid out in the period 1905-1925 and reflected the taste of the times. They are compartmented in formal, informal and kitchen gardens, pioneered by the Hon Bobby James - who used micro climates and formed a model for Hidcote in Gloucestershire. The private grounds are open to the public for a limited number of days a year.

On the north side of Maison Dieu opposite St Nicholas the raised pavement forms a particular feature of local interest and the conservation area was extended to include this.

Views, Open Spaces and Circulation

Clink Bank Woods do not lend themselves to extensive wide views and vistas due to the dense and long established tree cover - however this is a very important part of the character of the area. Glimpsed views through the trees (**photo Y10**), particularly in winter months allow unexpected and unusual views of parts of the town, most notably the Station, the Castle (**photo Y11**) and St Marys Church (**photo Y12**) which add to the character and quality both of the woodland and of Richmond as a whole. They add depth and context to the urban landscape and provide a different setting from that enjoyed at Bolton Crofts or across the river from the southern banks. Longer views tend to be limited to linear aspects along the road and trackways which run through the character area, terminating in stands of trees or green and mossy banks (**photo Y13**). The most notable of these are looking east past Clink Bank Cottages into the woods as the track rises above the river cliffs, and the linear narrow walk along the riverside next to the Boat House.

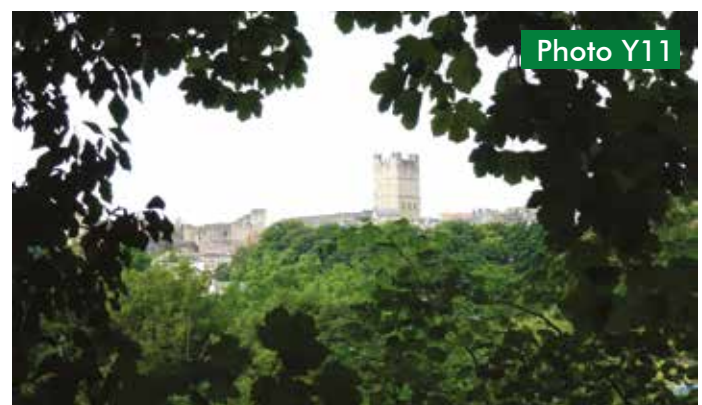




Photo Y12



Photo Y13

The view across football pitch to the open countryside beyond is the most expansive in the area, however it is only of average quality in the context of other views through and around the town. Notwithstanding this it does inform the viewer of topography, tree cover and the location on the edge of the urban area. Clink Bank Woods marks the transition from urban landscapes to open countryside. An important aspect of the setting of this area and its context is the continuous presence of the sound of the river. This is a shared feature with other parts of the Conservation Area and is important in creating a soundscape of the town which takes in cobbled streets, narrow lanes and high open spaces all with their own distinct sounds. It allows a common thread to exist from Reeth Road and Temple Grounds right around the meander of the Swale to Clink Bank Woods and their river cliffs.

Land Use

Land use throughout Clink Bank Woods is almost completely recreational with only the few noted residential exceptions of the Boat House, Clink Bank Cottages and St. Nicolas to impact on the rural character.

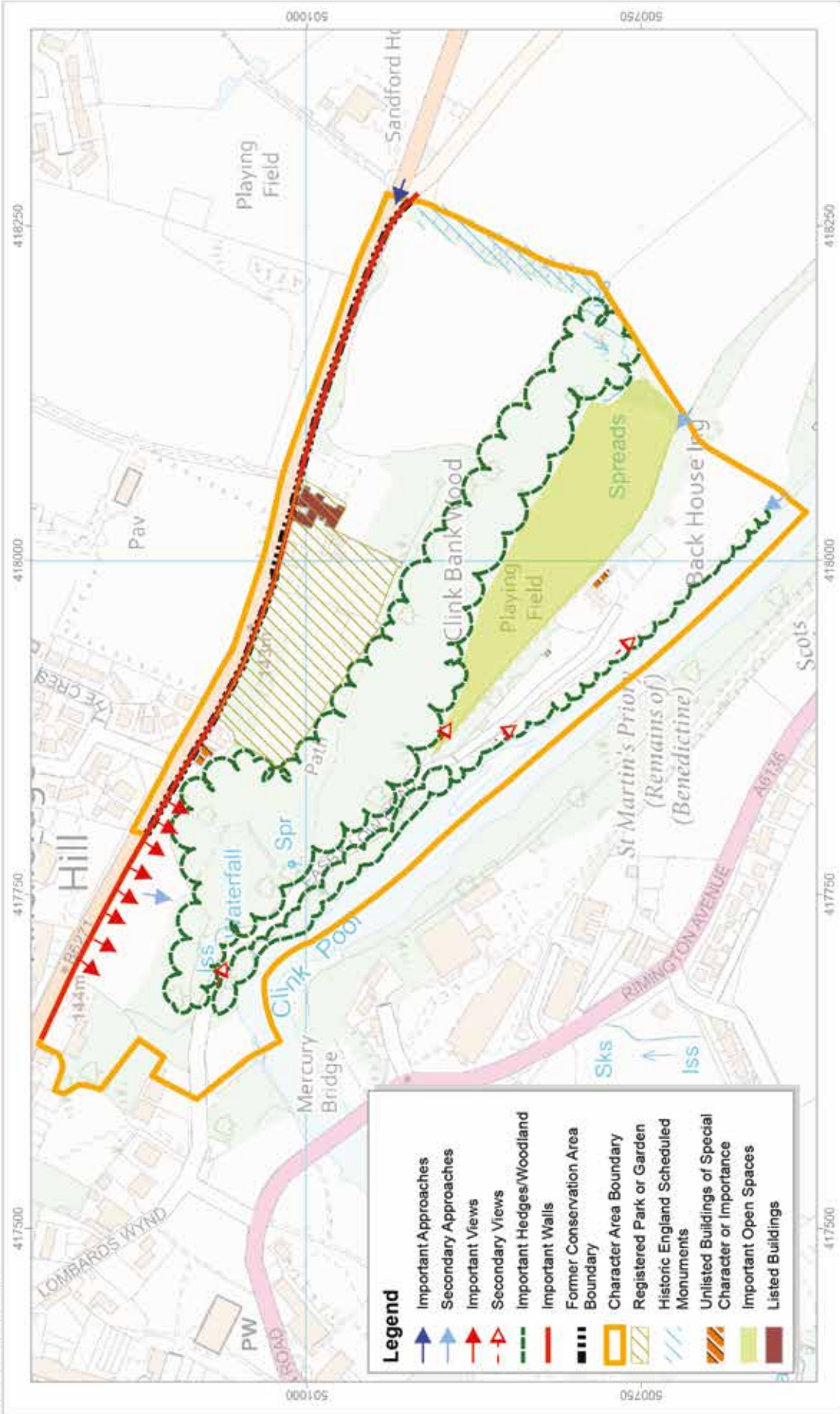
Conservation Area Boundary Amendments

The conservation area boundary along Maison Dieu extended to the north side of the road to include the unique feature of the raised footways.

17. Clink Bank Wood Conservation Character Map

Richmond North Yorkshire

Date: 31/07/2019



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Conclusions

Richmond is a Conservation Area with a wealth of history and a blend of landscape and buildings which span centuries of activity. This has produced a highly attractive environment.

Boundary Amendments

A number of minor boundary amendments were recommended and these were detailed in the individual character areas covering Nun's Close, Anchorage Hill, Reeth Road, Bolton Crofts, Green Howards Road, Alexandra Way Estate and Bolton Avenue and Crofts Avenue.

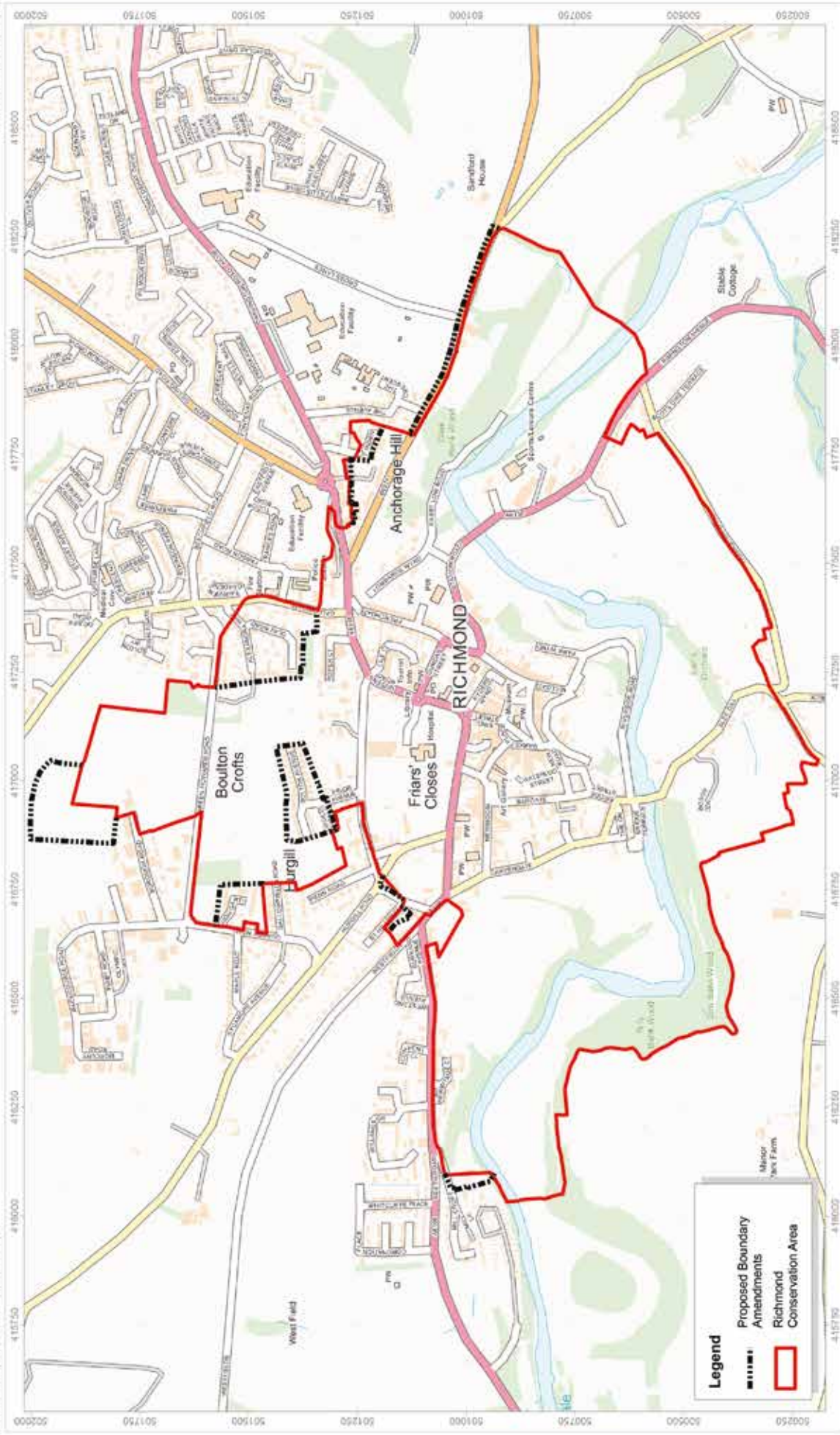
Following the consultation it was recommended that:

- the area at Bolton Avenue, Olav Road, High Garth and St Hilary Close be removed from the conservation area
- the boundary be amended to Quakers Lane, Howe Villa, rear of Maison Dieu and the west end of Maison Dieu opposite St Nicholas
- the land north of Borough Road adjoining the Racecourse be included within the conservation area.
- the revised boundary for Richmond conservation area as shown on the designation plan (page 146)

Conservation Area Proposed Boundary Amendments

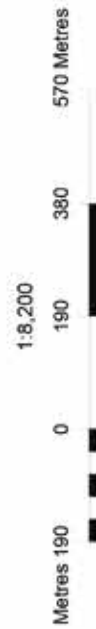
Richmond North Yorkshire

Date: 18/06/2019



Legend

- Proposed Boundary Amendments (dashed black line)
- Richmond Conservation Area (red outline)

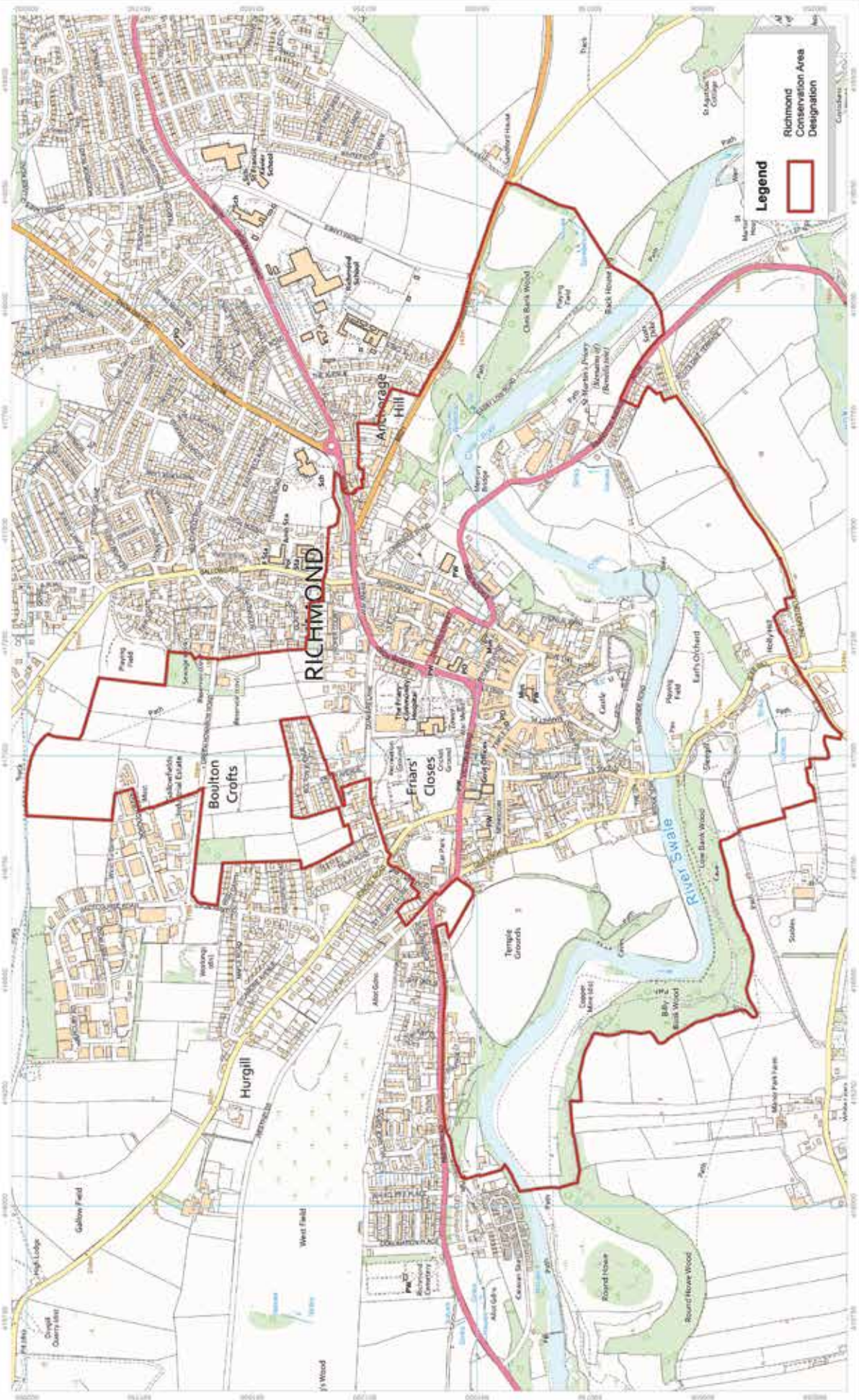


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03208-001-602190-13-31 Richmond_ConservationAreaInquiryAssessment_A3

Richmond Conservation Area Designation Plan

Date: 20/06/2019



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Management Proposals

It is the aim of the District Council that the existing character and appearance of the Richmond Conservation Area should be preserved and enhanced.

Listed Buildings

Some historic buildings are 'listed' by the Secretary of State for Culture Media and Sport on the recommendation of Historic England because of their exceptional interest. Within the Richmond Conservation Area the list dates from 1974 and a comprehensive review is needed - but the Richmond and District Civic Society has, in association with Historic England, been trying to iron out any errors and make amendments where necessary.

Listed Building Consent is required for any work to the interior or exterior of a building that would affect its special interest. Any pre 1948 structures attached to or within the curtilage of the Listed building are also protected and listed building consent is required for proposals which affect the character. More information about listed buildings is available from the Council. Whilst the aim of listed building legislation is to preserve and enhance buildings for their own sake, any changes affecting them should also be considered in terms of their effect on the Conservation Area.

Buildings at Risk

The buildings in Richmond are in varying states of repair, some good, some fair but some are poor. Some buildings might currently be considered to be at risk - including 39 Frenchgate, the warehouse at the rear of 60 Market Place, 7 Cornforth, Hill Friary Lodge and 1 Dundas Street. Some of these buildings are listed and some are unlisted, but in any case they contribute to the character of the Conservation Area and should be maintained in a decent state of repair. Often it is the ancillary buildings associated with a main property - or the upper floors of shops or hidden rear yard - that suffer neglect. There are, however, some frontage buildings where early signs of decline are evident and it is in the best interests of all properties that routine maintenance is undertaken.

Preservation and Enhancement

Preservation and enhancement will be achieved by promoting and, where necessary, approving proposals for schemes which contribute positively to the character of the area - and ensuring that permission is not granted for the demolition or alteration of any building or structure if it would be harmful to the character or appearance of the area. The designation of a Conservation Area is not intended to prevent change, especially that which would enhance the character of the area and ensure its viability as a settlement. In particular, the proposed design and materials should accord with those traditionally used.

The open spaces and trees which have been identified by this study as being crucial to the character of the town should be preserved.

Repair of Buildings

Stone Slates

The need to repair a stone slate roof will most frequently arise from the deterioration of the nails or pegs, the decay of the timber battens, or the delamination of the slates. Once failure has occurred the roof must be repaired with a sandstone slate covering to match the existing material.

Stone slates are very durable and it is usually possible to salvage a large proportion of the existing material for re-use as long as the slates are sound, with no cracks or delamination. Slates that have softened, or delaminated along one length, can be redressed, using appropriate hand tools. If the fixing hole has broken or is enlarged, a new hole can be formed at the same end of the slate.

Where additional stone is required to make up any shortfall in material, new slates rather than second hand slates should be used to avoid robbing traditional materials from buildings elsewhere. Reclaimed slates should be used on the building or group of buildings from which they are removed. New stone slates should match the existing material as closely as possible in terms of geological type, colour, texture, size, thickness and edge dressing.

Traditionally stone slates are fixed with pegs hung over laths and sometimes bedded in a lime mortar. The underside is often torched. Laths were split from oak, but from the 19th Century sawn softwood battens and nails were introduced. New pegs should be formed in oak or treated softwood, formed roughly square and dried before use so that after fixing they can swell and lock in place. Green pegs should not be used as they may shrink and fall out of the peg hole. Large headed non-corroding (usually copper) metal pegs, or large headed, large gauge nails may be used.

Before works start, the existing roof covering should be recorded and the salvaged slate sized and sorted. The sorting of the slate will identify the amount of existing slate that may be re-used and the amount of new slate required. The slates should be laid to the existing pitch and with an adequate head and side lap, with the largest slates laid to the bottom of the roof. The slates should be selected and laid so that they sit well together, with no variations of thickness from one slate to the next.

Stone slating is a specialist trade and a suitably qualified contractor should be employed to carry out any works to a stone slate roof.

Clay Tiles

A number of properties within the town centre have a clay plain tile or pantile covering. Whilst this type of covering has been in use since Roman times, it is likely that where a clay tile covering exists today, it is a replacement for a previous covering, possibly stone slate.

Failure of clay tile roofs usually occurs due to corrosion of the nail fixing, the decay of timber battens, or the delamination of the tile. Before stripping the existing covering it should be recorded to ensure that all the existing details are replicated once the roof is recovered. Stripping the existing covering should be carried out carefully to ensure that all sound tiles are salvaged.

Any shortfall should be made up with new handmade clay tiles or pantiles, carefully selected to match the existing tiles in type, size, colour, thickness and texture. Where possible, the salvaged material should be laid on the visible roof slopes, with the new materials laid in less prominent areas. Fixing nails should be large headed large gauge stout copper or stainless steel. Pre weathered pantiles whilst well meant are rarely successful in mimicking the patina of age and as such, natural clay pantiles are preferable.

Slate

Prior to the 19th Century natural slate was restricted to the areas where the material was quarried. The Industrial Revolution created an infrastructure that allowed the transportation of materials, and natural slate became a cheap and readily available option. Therefore many buildings that date from the mid Victorian period have a natural slate covering and the material was used to re-roof older buildings where the historic covering had failed.

Whilst natural grey and green slate is appropriate on later buildings, on buildings that pre-date the Victorian period its use can provide a drab and lifeless appearance. The ideal material for re-roofing earlier buildings is either stone slate or clay pantiles, provided there is accurate evidence of its previous use, and a significant proportion of the slate material has failed.

When re-covering a roof in slate the same principles should be applied as for clay tiles. Roofing slates are obtained from Wales, North Lancashire, Westmorland and Cornwall and each area has its own distinct character. Any new slate material needs to be carefully selected to match the existing material in colour, texture, thickness and origin.

Slates should be laid in accordance with the current Code of Practice for slating and tiling. Slating can be laid so that the gauge diminishes towards the ridge and this is known as laying in diminishing courses. This technique gives an attractive appearance, and should be used in preference to setting out the slates to a regular gauge.

It requires a skilled craftsman to ensure that a slate covering is laid correctly and a suitably qualified tradesman should be appointed for any repair or re-roofing works.

Rainwater Goods

Traditionally rainwater goods are formed in cast iron, lead or timber. Although timber may have originally been used on the older buildings in Richmond, the use of cast iron is the prevalent material, and there is little evidence of any timber gutters remaining. The use of plastic or other modern materials is not appropriate. Where a building has a parapet at eaves level the roof will discharge into a parapet gutter. This will usually comprise a lead lining laid over a timber deck and will discharge to a chute outlet or similar.

Although cast iron can be repaired, it is a costly operation and there is no guarantee that the repair section will hold. Cracked or broken cast iron gutters and downpipes should therefore be replaced in matching materials and section, unless the existing system is significant to the character of the building. Sound existing lengths should be re-used after de-rusting and treating with a rust inhibitor. Where a section cannot be matched from stock a casting can be made.

If an existing gutter is undersized it can be replaced with a system of suitable capacity, provided the sections and details are similar to the existing. The system should not be so large that it detracts from the character of the building. Downpipes should be fitted on spacers far enough from the wall that if a leak occurs the water will run down the back of the pipe rather than down the wall. Wooden gutters and downpipes should be repaired in timber to match existing. The gutter should be lined in lead or coated internally with bitumen. Lead gutters and gutter linings should be repaired following the guidelines of the Lead Sheet Association. New lead should be specified correctly, with careful consideration to the size and thickness of the lead, slope to falls and details of joints. It may be appropriate to revise the deck and discharge arrangements to achieve the correct falls and sheet size. Where very old lead remains it should be regarded as a valuable part of the fabric and repaired rather than replaced. Lead burning presents a considerable fire hazard and should be avoided. When necessary, lead burning should be carried out at ground level rather than in situ, with the repair section lifted into place once fabricated.

Walls and Wall Finishes

The buildings of Richmond are predominantly constructed in brick or sandstone, often with a rendered finish. Typical problems include frost damage of the brick or stone, efflorescence, contour scaling and erosion of sandstone, and failure of pointing. Much of the damage seen today in historic masonry is as a consequence of previous inappropriate repairs and, in particular, the use of cement in mortars and renders.

Cement is a hard material that is impervious to the passage of moisture. A solid wall constructed in brick or stone cannot breathe if pointed in a cement mortar and moisture is either retained in the structure resulting in dampness internally, or is allowed to evaporate through the masonry units resulting in its rapid erosion and decay.

A number of buildings have a render finish. This is a traditional finish, but was historically applied as a lime render. Most of the buildings are finished with a modern cement based render that acts as a waterproof barrier. Historic buildings are less rigid than modern buildings and are therefore more prone to movement. As the building moves the cement render cracks and water enters the fissures formed. As a cement render is impervious, the water is trapped within the building fabric, cannot evaporate and appears as dampness internally. However, a lime render allows the wall to breath naturally and has a natural healing quality that allows any cracks formed in the render to close up. Where repair or replacement of a render finish is required the works should therefore be carried out using a lime render.

Rising damp, a common problem in historic buildings built without a damp proof course, will also be trapped within the building by non-breathable cement based renders, exacerbating internal damp.

Pointing Repairs

Repointing should only be carried out where the existing mortar has weathered out. The full repointing of a building is rarely necessary. Loose pointing should be raked out manually using a knife or spike and for fine joints a hacksaw blade can be used. Cutting out hard cement rich pointing can be carried out with the aid of a lump hammer and chisel. The use of mechanical tools for the raking out of pointing is likely to cause damage to the masonry and should be avoided.

New pointing should be applied to a neatly formed recess, formed to a depth that is at least the same as the joint width and a minimum of 15mm. Repointing should be carried out in a lime mortar, and the mix should take into account the local conditions and the nature of the original pointing. A lime mortar can either be formed from a lime putty (following slaking of a non-hydraulic lime) or from a naturally hydraulic lime (NHL). Caution should be taken with NHL as even feebly hydraulic limes are harder than most historic lime mixes so anything higher than NHL 2 is likely to be too hard unless used in very exposed positions. The lime is mixed with an aggregate (river washed sand or similar) and water to form the mortar, usually in a mix proportion of one part lime to two and a half part sand. A lime putty mortar can be difficult to apply in adverse climatic conditions and a naturally hydraulic lime is preferred in Richmond and elsewhere locally. Once applied the pointing should be protected with damp hessian to stop it from setting too quickly and cracking. Once the mortar has gone through its initial set, usually between six and 24 hours, the pointing should be brushed down to expose the aggregate.

Pointing should be finished to a flush profile to brickwork and a slightly recessed profile to stonework. A strap or protruding profile is wholly inappropriate. Pointing works with a lime mortar should not be carried out during periods of frost. Repointing works will affect the character of a building, and therefore may require listed building consent.

Render Repairs

Where a cement render has failed or is defective it should be carefully removed by hand to avoid damage to the masonry. A lime render is mixed in the same way, and to the same general proportions, as lime mortar but loosely teased natural fibres such as animal hair may be mixed with the base coat. The render can be applied either with a wooden float or roughcast, where the render is thrown at the wall, in two or three coats, with each intermediate coat lightly scratched before the new coat is applied. Each successive coat should be weaker than the last. If a larger aggregate is added to the roughcast, then a heavily textured appearance can be achieved. Both a smooth and a traditional textured finish are considered suitable for Richmond.

Stonework Repairs

Repairs to stonework should be carried out in natural stone carefully selected to match the existing as closely as possible. Where the original source is still available, stone should be obtained from the same quarry and beds as the existing, otherwise it should be from a source that provides a good match in colour and texture and has a good durability category. As much of the historic fabric should be retained as is possible. Stone should only be removed where it has lost its structural integrity or is too badly decayed.

Replacement stone should be cut to the full dimension of the existing block with the decayed stone carefully removed with hand tools from the inside out to avoid damage to the adjacent stone. The face of the new stone should be tooled to match the original finish and all saw marks should be removed. Tooling should preferably be carried out by hand and not mechanically, using water or air. All replacement stone details should be cut accurately to match the original pattern and profile. Samples of any new stone should be provided for approval.

Where the stone is badly eroded the loose material can be removed using a bristle brush. Areas of unsound stonework should be carefully rebuilt re-using as much of the original stone as is possible. Plastic repairs are not acceptable, but decayed and lost sections may be rebuilt with a clay tile and lime mortar repair.

Cleaning

The cleaning of historic brick or stone was commonplace in the late 20th Century, but resulted in the deterioration of many facades through the use of inappropriate or overly aggressive techniques. Cleaning is now discouraged and should only be considered in exceptional circumstances. Any stone or brick cleaning operations will require listed building consent.

Windows and Window Repairs

The predominant style of window in Richmond is the double hung sash window, so called because both the upper and lower sash can slide up and down. The earliest example of a double hung sash window dates from 1701, but by 1720 their use had become fairly widespread. Until the early 18th Century sash frames were made from oak or other hardwood, but by 1700 oak was becoming scarce and from 1720 sash joinery was made from deal (pine or fir softwood). Sash windows originally finished flush with the main façade, but in 1709 the Building Act required that the corners of a sash box frame were hidden behind the face of the brick and set back by four inches. This was increased to nine inches in 1774 as a precautionary measure against fire. Whilst the legislation was only intended for London the style created by these Acts quickly spread to other parts of the country.

The sash windows were separated into a multi-pane arrangement with timber glazing bars. Early glazing bars were thick and robust to protect the relatively fragile glass. Most late 18th Century glazing bars

were based on the ovolo or quarter circle moulding, but as glass technology improved glazing bars became increasingly slender. With the introduction of cheap strong plate glass in the 1830s glazing bars became less necessary and by 1850 window frames had no internal glazing bars. The weight of these frames necessitated the introduction of sash horns on the upper sash. Whilst the use of horns is correct on this newer style, they are not inappropriate on the older multi-pane windows.

Most of the facades in Richmond date from the Georgian period (1720 - 1830), and sash windows separated with glazing bars will be the most appropriate style for the majority of buildings contained within the town centre. Much of the Georgian character has been lost in Richmond due to the changes that have been made to windows - the multi-pane windows to upper floors having been replaced with large panel double hung timber sash windows dating from 1850 and later. Where the original multi-pane windows remain, every effort should be made to repair and retain this important historical reference. Where later replacements have been installed they should be replaced over time with windows that are in keeping with the building's character and the general streetscape, as and when their condition merits replacement.

For the repair of timber windows several general rules should be followed. Any cracked or dried out putty should be replaced, and where timber beading has been applied this should be removed and replaced with putty. Only paint that is cracked or flaking should be removed. Hot air stripping or paint burning should not be employed due to the lead content of historic paint, and the potential damage that may be caused to the sound sections of the window and the glazing.

Where decayed timber is to be removed, the minimum amount of existing timber should be removed to allow an effective repair to be formed. Always work new material in the line of the existing and avoid unnecessary trimming of the original timber. Repairs should follow any existing deformations in the line of the window. Avoid mixing timber species between new and existing.

Where possible splice repairs should be designed to direct moisture to the outer face of the timber so that moisture does not lay on the repair joint. Wherever possible splice repairs should be formed to include mechanical fixings (timber pegs/dowels, or non-ferrous screws) as well as glue. Screw or pin fixings should ideally be made from the inner face of the window.

Well-seasoned timber should be used in forming a repair, with the line and density of grain of new timber matching the existing as closely as possible. The timber should be pre-treated and any cut ends given multiple applications of preservative. Repairs to window frames, if possible, should be carried out in situ. Where windows are to be dismantled, always mark and record the constituent parts before dismantling. Loose timber joints caused by the breakdown of glue or wedges can often be strengthened where the wood is otherwise sound by inserting right-angled brackets or plates, either on the surface or around the joint. The plates should be non-ferrous and countersunk, and fixed with brass screws.

Every effort should be made to prevent damage to the existing glass. Any replacement glazing should be made in cylinder blown glass or similar to match existing. The use of modern glass should be avoided as the smooth plate appearance is not in keeping with the character of historic windows and the additional weight will result in the poor operation of the sash.

Replacement Windows

Where replacement windows are proposed they should be designed in keeping with the character of the building. The overriding character of Richmond is a Georgian market town and most buildings contained within the town centre have facades that date from this period. Much of their character has been lost through the introduction of large pane sash windows. Whilst this style is appropriate for buildings that date from the late Victorian period and onwards, the windows to older buildings should be returned to the multi-pane style.

It is unlikely that off-the-peg windows can be used, as most old windows are not constructed to modern dimensions. Broadening out the frame to take a modern replacement is not acceptable.

The window should be manufactured from timber sections that copy the exact style of window to be replaced, where that window is historically correct, or in timber sections that are selected in keeping with the character of the building and general appearance of windows. The design of each window should be determined on its own merits.

The frame and glazing bars should not be assembled out of square section timber and the mouldings routed after assembly. This would require the use of a thicker than normal timber for the glazing bar and the router would leave rounded corners on the frame. The window should be glazed in cylinder blown glass or 3mm thick Georgian sheet glass. The use of bullions is not correct and should be avoided. Where glass can be salvaged from the original window this should be used.

Structural Timber Repairs

A detailed and comprehensive specification and drawings are required before any repair or reinstatement works are carried out to historic structural timbers. Repairs should only be carried out where needed and the repair section should be made in timbers carefully selected to match the existing timber species and type. Secondhand material should not be used.

Exposed structural oak framing should always be repaired in green oak for new elements and kiln-dried oak for face patching or smaller repairs. Where historic paint, carpenters marks or other historic features are present, specialist advice should be obtained before any works are carried out.

Traditional timber repairs are preferred but sometimes carpentry methods may involve undue disturbance of the historic structure. It may then be necessary to consider other methods - steel flitch or bolted plates. Generally in situ resin repairs are not acceptable. All infill panels of historic value should be retained wherever possible. If previously covered by a lime render or plaster finish, repaired timber framing should be re-rendered and not left exposed.

Outbreaks of fungal attack in timber (wet or dry rot) should be dealt with at source. The development of fungal decay is dependent upon moisture and if the moisture source is removed the infestation will die of its own natural accord. If the moisture source is not removed then no amount of spray treatment will eradicate the attack. Where beetle infestation (woodworm) occurs, careful investigation is required to determine the severity of the attack and whether repair is needed. Treatment may not always be necessary and care should be taken not to remove historic timbers where this is not strictly necessary.

Modern treatment methods are not considered appropriate for historic fabric. On discovering any form of timber decay, specialist professional advice should be sought and remediation should only be made following a full appraisal of the structure and the cause of the decay.

Paint And Paint Colours

During the early 18th Century off-white or stone colour oil paint appears to be the only finish used for sash windows, except for the wealthiest of homes. By 1770 householders began to experiment with alternatives - green, grey, brown and graining and by the end of the Georgian period green and a purple brown colour were commonly used for rustic buildings. Off-white was still held to be the most popular colour for the grander buildings. Buildings with a render finish received a decorative finish and this was traditionally carried out with a lime wash or a distemper. Colours ranged from off-white through to soft stone colours.

Richmond suffers from a proliferation of inappropriate colours and colour schemes. Often the colours used for a shop front do not coordinate with the colours used to decorate the joinery to upper floors and that applied to the walls. Little regard is taken of the neighbouring unit, even when it forms part of the same façade. Much greater co-ordination is required, combined with the use of heritage colours that have relevance to the age of the property, the character of the area and the colours used by the neighbouring property.

Decoration

Painting is the traditional finish for all external timber with the exception of oak. Historically, paint was commonly lead based but health and safety restrictions have curtailed its use save for exceptional circumstances. Although traditional paint finishes are preferred, for new paintwork an alkyd gloss or eggshell paint system is generally accepted externally. After preparation a flexible primer conforming to BS5082 or BS5358 should be applied followed by one undercoat and two topcoats of good quality gloss paint. Where historic decorations occur they should be retained and new decorations carefully selected not to damage the original finishes.

Decoration of render finishes can be carried out with a traditional lime wash or distemper. Alternatively a modern breathable paint system can be applied following careful analysis of the substrate and the type of system to be used.

Traditional colours for lime wash are cream (made with yellow ochre), yellow (more yellow ochre with a touch of red ochre), pink (more red ochre with a touch of yellow ochre) and an apricot shade (made with red and yellow ochre). Duller creams and fawns are made with umber or sienna, and a greyer shade of any of these colours comes from adding tiny quantities of lamp black. Colours should be selected to compliment the character of the building, the decorative colours used for the building's joinery, and the colours used in the street scene in general. Pre-prepared lime wash finishes are available from specialist suppliers.

Design Guidance

The general design guidance for any work requiring planning permission in the Conservation Area is to aim to ensure that works are of a high quality and at the same time preserve or enhance the character and appearance of the area. In particular:

- The design and materials should accord with those traditionally used
- New buildings should reflect the simple forms of the existing historic buildings in the town
- The siting of new developments should be carefully considered to ensure that it complements the existing grain of the Conservation Area
- New developments should not obstruct identified views of importance
- The immediate and long term impact of any new development on existing trees must be carefully considered - new planting should respect important views through the Conservation Area.

Shop Front Design Guide

It is generally accepted that historic towns with attractive, locally distinctive and well maintained shopping centres have a better prospect of retaining and improving their economic well-being. Poorly designed and badly maintained shop fronts tend to create a rundown appearance of not just the individual building, but also the streetscape as a whole, and this can have a negative effect on the vitality of the area in general. Good shop front design is a pre-requisite to the visiting public's perception of the character, the vitality, and the economic health of an area.

Key Rules for Good Shop Front Design

- The shop front should be considered as part of the building as a whole, and should be sympathetic to the existing character and materials; where the existing shop front contributes to the character of the building and the surrounding area it should be retained.
- Respect the character of the existing building and its neighbours and reinforce the local identity of the area and/or create a sense of place; conserve historic buildings and features as these give the town its character.
- Add visual interest to the street without detracting from other buildings; use special features, finishes and details to draw people's attention and make the shop front memorable; have a clear identity and not a mixture of styles.
- Visually separate shop fronts on adjacent buildings of different types or follow the existing pattern of appropriate adjoining shopfronts on buildings of similar style; follow the proportions of the rest of the building and provide a visual support for the upper floors.
- Keep designs simple, even if elements within the shop fronts are elaborate; emphasise the form of the shop front by using different planes to create areas of shadow; avoid blank frontages and deep fascias.
- Clearly define the entrance and create independent access to upper floors if in different use; provide easy access for people with disabilities, the elderly and parents with pushchairs.
- Integrate signs, lighting and security measures within the design of the shop front; adapt company house styles to suit the character of the local area and building, avoiding arbitrary repetition or stretching of logos.
- Employ a competent designer and use high quality materials and craftsmen.

Existing Shop Fronts

In Richmond there are few shop fronts that survive in any form from the 19th and early 20th Centuries. Where they exist, or evidence of their existence remains, every effort should be made to preserve them.

Original features should be retained wherever possible, as these will often contribute to the architectural and historic quality of the building and surrounding area. In cases where traditional features are hidden under later installations every effort should be made to reveal and restore these and integrate them within a new overall design.

New Shop Fronts

The design for new shop fronts should be of the highest quality and appropriate to the character of the building and the surrounding area, taking into account its scale, form and materials. Carefully designed traditional shop fronts are encouraged where they relate to the age of the building and contribute to the streetscape, however shop fronts do not have to be exact replicas of past styles. Innovation and imagination in design is welcomed, so long as the proposal is in character with the building and enhances the wider area.

Relationship to the Building Overhead

A shop front should relate to the architectural characteristics of the building it belongs to so that it forms part of the elevation rather than an isolated element. It should relate to the upper floors in structural concept, proportion, scale and vertical alignment. This can be achieved by taking account of the architectural style of the building and by echoing the arrangement of the windows, columns and areas of walling on the upper floors.

Many modern shop fronts have large expanses of glass, which create a perception of lack of support for the upper floors. When extended across two or more properties the effect can be even more pronounced. The introduction of visual support, for example pilasters under the party wall and intermediate columns, can eliminate this effect.

Many shop buildings are symmetrical, and this should extend to the shop front. It is not always possible to achieve exact symmetry due to internal layouts, but a good compromise can usually be achieved. Intermediate columns and window mullions can contribute some visual balance, but a bold shop frame, comprising fascia, cornice and pilaster either side, can help create the impression of a single symmetrical element on the ground floor. Where there is an entrance to the upper floors on one side of the building, it should be integrated into the shop front design.

Relationship to Adjoining Buildings

The shop front design must respect the scale and proportions of the streetscape by maintaining the rhythm along the street and respecting the appropriate plot widths. Large expanses of undivided glass should be avoided, and long runs of horizontal facades should be broken up with vertical divisions or features. It is important to relate to the fascia height of the adjacent properties. If buildings differ in size or architectural style, varied designs are more likely to be appropriate, and variation in the height of fascias will maintain the rhythm of the buildings.

Materials

The choice of materials should complement the character of the building and integrate with the streetscape as a whole. Natural aluminium, acrylics and other shiny artificial materials are generally out of place on older buildings, and should not be used.

The materials should be selected in keeping with the character of the building and streetscape, and in accordance with the shop front style used. Timber is generally the most appropriate, but can demand a high standard of craftsmanship. Other traditional materials of good quality can also be considered, for example stone, brick, tiles and metalwork.

Shop Front Framework

Various elements can be used to enclose the shop window and it is important to create a good visual frame for the shopfront. The elements of the frame include the pilaster, fascia, cornice and stallriser.

Fascias

The design of the fascia is a key element in shop front design. The scale and design of the fascia should be relevant to the character height and period of the building and in proportion with the design of the shopfront. The existence of an over-deep fascia can spoil shop front proportions, and traditional fascias do not exceed 380mm (15ins) in depth.

Projecting rectangular box sections should be avoided as they look bulky and cumbersome, but the fascia can be angled forward. The fascia should be finished with a cornice to the top, with a smaller moulding to the bottom. If the fascia and cornice are not enclosed between consoles, or recessed into an opening, their profile should be maintained around the returns at each end.

A common fascia should not run through several buildings, even when used by the same business, but should be broken up to show separation between the buildings. Conversely where two users occupy the ground floor of a single building the shop fronts and fascias should be co-ordinated. The construction of fascias extending above the level of first floor window cills, and the obscuring and defacing of windows and other architectural details, such as string courses, friezes or cornices, is unacceptable. The fascia contains the main shop name, and the design of the lettering should be an integral part of the shop front design. Generally individually mounted lettering or hand painted lettering is preferred, and letter design should be simple and legible.

Console/Corbels

Consoles are a feature of Victorian style shop fronts, and comprise an elaborate bracket formed to the head (capital) of the pilaster. Ornate or overly elaborate consoles are not a feature found in Richmond, and they should therefore be kept simple in their decoration and proportion.

Cornice

The cornice provides a break between the shop front and the building façade and a natural overhang to the fascia, thus shedding water and reducing the risk of decay. The cornice should be finished with a lead flashing, correctly detailed and installed by a competent craftsman.

Pilaster

The pilasters are the columns which project slightly from the wall to each side of a shopfront, providing visual support to the fascia. It is important that the pilasters are not too wide and they are in proportion with the overall width of the shop. The pilaster should extend to the ground and traditionally they have a broader plinth at the base and a decorative capital to the top.

Stallrisers

The stallriser is an important component of a shop front and should be an integral part of the design. It gives protection to the base of the shop window and provides the building with a visual anchor to the ground. Stallrisers will vary in height according to the style adopted, but should be at least 500mm high. They should be constructed in substantial and hardwearing materials, with panelled painted timber, brick, stone or rendering preferred. Where Victorian glazed tiles survive these should be retained. It is often possible to unify the façade by using the facing material of the upper floors for the stallriser.

Windows and Doors

One of the most important visual elements of the shop front is the large window area for the display of goods and the attraction of customers. Large expanses of glass present a blank aspect and should normally be avoided. Shop windows should be divided into vertically proportioned sections with glazing bars or mullions so that together with the entrance they relate to the upper part of the building. Careful attention should be paid to mouldings, sections and details. Windows should normally be set in the same plane as the front of the building. Doors to shops, or premises above a shop, should be designed as an integral part of the façade. A recessed door opening gives relief to the frontage and breaks down the scale of the shopfront. Existing original doors, or traditional panelled doors should be retained. The design of new doors should reflect the character and design of the shopfront. The bottom panel should be of a height to match the stallriser and the door should usually be constructed in the same material as the frame.

Access

Provision should be made at the design stage to ensure safe independent access for everyone. Particular regard should be given to people who may have mobility or visual impairment, and in this regard the shop front design should comply with Part M of the Building Regulations and British Standard 8300:2001. Disabled persons access can usually be achieved without detriment to the design of the shop front, and as a general rule steps should be avoided and the entrance ramp to the shop should be surfaced with a non-slip material.

Colour and Decoration

Shop fronts should have a painted finish unless there is documentary or physical evidence to confirm that an alternative finish would be more historically or architecturally correct in any particular case.

Modern colours can look harsh and should be avoided. Colour schemes should be subtle and blend with the area's historic environment. Rich dark colours can look good. Pale colours or off-white, which were traditionally used on shop fronts, are also fitting. The use of one or two colours is ideal, any more and the result would be garish and confusing to the eye. It is important to consider the colour schemes of neighbouring properties to avoid unsympathetic clashes.

Canopies, Blinds and Shutters

Some historic shop fronts contained a blind as part of the original design, usually in a fully retractable form. Where these still exist it is important that they should be retained.

If sun canopies are required they should be incorporated into the design of the shopfront with the blind box recessed. Traditional retractable canvas straight blinds are acceptable. Other styles and modern materials can be particularly damaging to the appearance and architectural form of an existing shop front as well as detracting from the character of the street scene. Canopies should be at least 2.4metres above the height of the pavement.

Roller shutters deaden the street scene when down and are not acceptable. If additional security measures are required the window may be secured with an open mesh security shutter system located on the inner face of the window between the pilasters. Security glass or unobtrusive devices such as collapsible jewellers shelves are preferred as the visual interest and light from illuminated window displays is maintained at night. Reducing the size of window panes by glazing bars, mullions and transoms and installing discreet steel shutters behind can provide less of a temptation, and reduces the cost of replacing the glass in the event of any damage occurring.

Corporate Image

National and regional retailers' standard designs may be out of character in a particular location and under these circumstances the corporate image should be modified to suit the area in general. Compatibility with individual buildings and the street scene is more important than uniformity between branches of one company.

Projecting and Other Signs

Traditional painted hanging signs on simple unobtrusive brackets are appropriate. Only one projecting sign should be provided per shop, unless the building occupies a corner site. The sign should generally be located at fascia height. As a guideline the sign should be maximum of 600 x 900mm on two storey buildings, increasing to 900 x 1200mm maximum on a building of three storeys or more. Other forms of projecting sign are not acceptable.

Advertising for ground floor units above fascia level is generally not acceptable. Advertising for upper floor offices should be limited to a single plate at the entrance and, where appropriate, lettering applied direct to the window glass. Additional signs will rarely be allowed where fascia or other smaller signs are already in existence on the same elevation, although an exception may be made to this general rule in the case of taller buildings in Richmond where there is something of a tradition of high level board signs, particularly on public houses.

Free standing signs should be considered as part of the overall scheme. Some premises may have forecourts to accommodate traditional designs but on public footpaths/pavements they can cause a hazard/blockage and contribute to visual clutter.

The use of timber or modern materials that are indistinguishable from timber are the most appropriate. High gloss or reflective plastic signs should always be avoided and bright and garish colours are likely to be at odds with the character of the historic environment.

Burglar and Fire Alarms

Burglar and fire alarms are necessary but can often be unsightly and so if possible should not be placed on the front elevation. The smallest size of alarm box available should be used - and painted a colour to match the background. On new shop fronts the alarm should be considered as part of the overall shopfront design.

Illumination

Shop fronts do not need special illumination if the level of street lighting is adequate. Box fascias internally illuminated are unsightly and should be avoided. Discreet spotlights and house lights may create a more even and pleasing effect whereas neon lights, strip lighting (unless concealed) or oversized swan-neck lamps are to be avoided. Great care is needed to avoid lighting units which appear unsightly in the daylight, and light fittings should ideally be concealed.

The sign to be illuminated should be sufficiently well designed to make a positive contribution to the appearance of the area and the scale of the sign should not detract from the appearance of the building or its setting at night. The level of illumination should not be excessive, having regard to normal levels of background light. In the majority of cases where background lighting is low, illumination should adopt complementary soft and muted forms. The illumination must not create a danger to highway safety by, for example, glare or leading to confusion with official highway signs.

Wirescape

Overhead wires do intrude in Richmond. The town would benefit from the reduction in overhead cabling and poles in areas such as The Green, Victoria Road, and Station Road. These could benefit from the undergrounding of services and the removal of surplus poles.

New Development

The opportunity for further development within the Conservation Area is fairly limited. Open areas and the surrounding agriculture land make a positive contribution to the character of the area and their preservation is critical. The open areas in public ownership are not likely to be subject to development pressure however some other open spaces such as private gardens may attract the attention of developers. In these cases a robust assessment of the value of the open space, along with views into and out of the area, should be made to establish the contribution which each particular site makes to the character of the Conservation Area. If it is found that its contribution is important and the character of the area would be harmed, development should be resisted. All proposed development should have regard to the special character identified in this appraisal. Although each proposal will be treated on its merits, attention needs to be paid to the cumulative effect of issues such as parking, services on the character of the Conservation Area. New developments within the setting of the Conservation Area could have a harmful impact on views through and out of the Conservation Area so a robust assessment of views and the contribution of open space should also be made of land affected by proposals within the setting of the Conservation Area.

The harm of specific small scale alterations that can be undertaken to individual properties, without the need for planning permission, can have a cumulative effect to dramatically impact on the character of the Conservation Area. When carrying out alterations to windows, doors, roof care needs to be taken to ensure works are sympathetic to the character of the area. There are, however, other small changes which can have detrimental effects. For example, gas bottles, wheelie bins and oil tanks can be very visually intrusive and should be obscured from view wherever possible. Other examples include insensitively positioned satellite dishes.

Utilities Repair and Reinstatement

The traditional floorscape of Richmond is very important to the towns character and many of the cobbled streets are listed. There seems to be frequent need for the various utilities to access services and it is very important that the reinstatement of the surface is of a good quality and matching the traditional floorscape.

Increasing demands of traffic over vehicular surfaces means that regular repairs are required. It is key that these are undertaken to a high standard of workmanship achieving a good quality surface.

Sustainability

The increasing high profile of achieving a sustainable environment and lifestyle are likely to present further challenges to the historic environment. The use of alternative energy in the form of solar panels, wind turbines, air source heat pumps, local refuse and recycling collections may all have the potential to detrimentally affect the historic environment. As proposals come forward, each case will have to be considered on its merits but consideration should be given to the environmental benefits gained from each.

There is other legislation in respect of developments which should be taken into consideration. In particular that which relates to ecology and wildlife. Useful links are given in 'Reference Advice Notes.'

Action Points

- The character appraisal should be taken into account when considering applications through the planning process
- The open spaces and trees that have been identified as being important to the special character of the town should be preserved
- Care and special attention needs to be given to proposals with sustainable credentials to ensure the character of the Conservation Area is not detrimentally affected.

Community Involvement

The Draft Appraisal and Management Plan will be published on the Council's website and consultation undertaken locally in Richmond. The various interested bodies, English Heritage, North Yorkshire County Council, Civic Society will be contacted and comments invited. All comments will be considered by the Council's Planning Committee and a final Conservation Area Appraisal and Management Plan agreed and adopted.

Useful Information, Appendices and Contact Details

Designations

Listed Buildings within Richmond Conservation Area

Property	Location	Grade
1 and 3	Hurgill Road	II
Warehouse to rear of	60 Market Place	II
Rosemary Cottage	11 Victoria Road/Rosemary Lane	II
3 and 5	Waterloo	II
5	Wellington Place	II
7 and 8 Westfields	7 and 8 West Terrace	II
The Fleece Hotel	Friars Wynd	II
7	Newbiggin	II
Church of St Joseph and St Francis Xavier	Newbiggin	II
27 and attached school rooms	Victoria Road	II
Holy Trinity Church, Offices between nave and tower, Trinity Church Tower	Trinity Church Square	I
20	Trinity Church Square	II
21	Trinity Church Square	II*
16	Victoria Road	II
28	Victoria Road	II
The Turf Hotel	Victoria Road	II
7	Victoria Road	II
Station Bridge	Station Road	II
7	Tower Street	II
8 and 8A	Tower Street	II
21	Tower Street	II
23	Tower Street	II
2 and 3	Trinity Church Square	II
22	The Green	II
79	Frenchgate	II
87	Frenchgate	II
91	Frenchgate	II
Ship Inn	93 Frenchgate	II
York County Savings Bank	Frenchgate	II
8 and 10	Frenchgate	II
Swale House	Frenchgate	II
20 and 22	Frenchgate	II

Property	Location	Grade
34	Frenchgate	II
36	Frenchgate	II
58	Frenchgate	II
60	Frenchgate	II
Small semi-circular stone archway set in fragment of the original town walls	Friars Wynd	II
The Friary		II
Gates and Gate piers with small piece of walling at The Friary	The Friary	II
1	Gallowgate	II
1-7	The Green	II
15-17	The Green	II
29	The Green	II
37 and 39	The Green	II
8	The Green	II
18 and 20	The Green	II
6	Cornforth Hill	II
7	Cornforth Hill	II
The Temple	Cravengate	II*
Temple Lodge	Cravengate	II
Garden Cottage	1 Cravengate	II
6-10	Finkle Street	II
14	Finkle Street	II
1-5	Finkle Street	II
13 and 13A	Finkle Street	II
1	Flints Yards	II
15	Flints Yard	II
Cobblestones on roadway	Upper Frenchgate	II
7	Frenchgate	II
11 and 13	Frenchgate	II
15	Frenchgate	II
19	Frenchgate	II
31 and 33	Frenchgate	II
41A and 41B	Frenchgate	II
55	Frenchgate	II
61	Frenchgate	II
69	Frenchgate	II
75	Frenchgate	II

Property	Location	Grade
8	Bargate	II
12	Bargate	II
26 and 30	Bargate	II
32 and 34	Bargate	II
42	Bargate	II
48-56	Bargate	II
4	Bridge Street	II
6	Bridge Street	II
10	Bridge Street	II
22, 22A and 24	Bridge Street	II
3	Bridge Street	II
7 and 9	Bridge Street	II
11	Bridge Street	II
15	Bridge Street	II*
1	Carters Yard, Newbiggin	II
2-6	Carters Yard, Newbiggin	II
15	Castle Hill	II
27 and 29	Castle Hill	II
1 and 2	Castle Terrace	II
4	Castle Terrace	II
Wall and gates to Parish Church of St Mary	Church Wynd	II
2	Cornforth Hill	II
Rookery Neuk , 3	Anchorage Hill	II
4 to 6	Anchorage Hill	II
Castle Cottage , 5	The Bar	II
8	The Bar	II
12	The Bar	II
9	Bargate	II
11 and 13	Bargate	II
Bargate House, 45	Bargate	II
55	Bargate	II
57	Bargate	II
1 (The Rookery) and 2	Anchorage Hill	II
Cobblestones on roadway	The Bar	II
3 and 4	The Bar	II
6	The Bar and Waterloo	II
The Bar	The Bar	II*

Property	Location	Grade
41	Bargate	II
47 and 51	Bargate	II
8	Bridge Street	II
5	Bridge Street (1 The Green)	II
13	Bridge Street	II
9	Castle Hill	II
31	Castle Hill	II
3	Castle Terrace	II
Cobblestones on roadway	Cornforth Hill	II
3	Cornforth Hill	II
16 and 18	Finkle Street	II
11	Finkle Street	II
1 to 5	Frenchgate	II
17	Frenchgate	II
31A	Frenchgate	II
43	Frenchgate	II
Frenchgate Hotel, 59	Frenchgate	II
65 and 67	Frenchgate	II
71	Frenchgate	II
24	Frenchgate	II
Minden House, 32	Frenchgate	II
48	Frenchgate	II
35	The Green	II
10 and 12	The Green	II
5 and 7	Hurgill Road	II
35	The Green	II
10 and 12	The Green	II
5 and 7	Hurgill Road	II
11	Hurgill Road	II
11a	Hurgill Road	II
Silvio House, 10 and 12	Hurgill Road	II
14	Maison Dieu	II
28	Maison Dieu	II
12	Maison Dieu	II
13	Maison Dieu	II
30	Maison Dieu	II
34	Maison Dieu	II

Property	Location	Grade
St Nicholas	Maison Dieu	II
Cobbles on the roadway	Market Place	II
Yorkshire Bank Premises, 1	Market Place	II
Castle Tavern, 4	Market Place	II
7 and 8	Market Place	II
9	Market Place	II*
Kings Head Hotel	Market Place	II*
11 and 12	Market Place	II
13 and 14	Market Place	II
17 and 18	Market Place	II
27	Market Place	II
30	Market Place	II
25 and 26	Market Place	II
28	Market Place	II
37 and 38	Market Place	II
Bishop Blaize	Market Place	II
Town Hall	Market Place	II
50 and 51	Market Place	II
53	Market Place	II
56	Market Place	II
58 and 59	Market Place	II*
The Cross	Market Place	II*
3	Millgate	II
5	Millgate	II
9	Millgate	II
15	Millgate	II
4 and 6	Millgate	II
54 and 55	Millgate	II
7	Millgate	II
11 (to rear of 9)	Millgate	II
17	Millgate	II
2	Millgate	II
8	Millgate	II
3	Newbiggin	II
11 and 13	Newbiggin	II
19 and 21	Newbiggin	II
23	Newbiggin	II

Property	Location	Grade
25	Newbiggin	II
Buck Inn, 27 and 29	Newbiggin	II
31	Newbiggin	II
39	Newbiggin	II
41	Newbiggin	II
47	Newbiggin	II*
43 and 45	Newbiggin	II
51	Newbiggin	II
Unicorn Hotel, 2	Newbiggin, 1 and 3 Rosemary Lane	II
4	Newbiggin	II
6	Newbiggin	II
8	Newbiggin	II
18	Newbiggin	II
28	Newbiggin	II
2	New Road	II
6	New Road	II
9	New Road	II
12	Newbiggin	II
36	Newbiggin	II
4	New Road	II
8	New Road	II
11	New Road	II
13	New Road	II
Oglethorpe House	Pottergate	II
Garden wall at Hill House, gates and gate piers	Pottergate	II*
4	Pottergate	II
Prior House	Quakers Lane	II
40	Quakers Lane	II
Victoria Hospital 21	Queens Road	II
Howe Villa	Reeth Road	II
7	Rosemary Lane	II
5	Rosemary Lane	II
8	Rosemary Lane	II
5-7	Temple Terrace	II
Cobblestones on roadway	Tower Street	II
3 and 5	Tower Street	II
9 and 11	Tower Street	II

Property	Location	Grade
15	Tower Street	II
17	Tower Street	II
9	Newbiggin	II
32 and 34	Newbiggin	II
NYCC registry Office 12	Queens Road	II
9	Rosemary Lane	II
14	Tower Street	II
15	New Road	II
Hill House	Pottergate	II*
Pottergate House 2	Pottergate	II
8	Pottergate	II
24	Newbiggin	II
26	Newbiggin	II
10	New Road	II
10	Newbiggin	II
30 and 30A	Newbiggin	II
35 and 37	Newbiggin	II
Cobblestones on roadway	Newbiggin	II
5	Newbiggin	II
17	Newbiggin	II
41A	Newbiggin	II
49	Newbiggin	II
1	Millgate	II
57	Market Place	II
York House 59A, 60, 61	Market Place	II
52	Market Place	II
40 and 41	Market Place	II
Golden Lion Hotel	Market Place	II
Market Hall	Market Place	II
19 and 21	Market Place	II
31 and 32	Market Place	II
22	Market Place	II
10	Market Place 1 King Street	II
15 and 16	Market Place	II
24	Market Place	II
34 and 35	Market Place	II
2 and 3	Market Place	II

Property	Location	Grade
5	Market Place	II
9	Hurgill Road	II
Wellington House 8	Hurgill Road	II
1 to 11	Maison Dieu	II
16	Maison Dieu	II
24	The Green	II
19 and 21	The Green	II
2	The Green	II
Friary Lodge 4	The Friary	II
Pear Tree House 64	Frenchgate	II
39	Frenchgate	II
2	Flints Yard	II
9	Frenchgate	II
19	Castle Hill	II
Parish Church of St Mary	Church Wynd	II*
4-8	Castle Hill	II
19 and 21	Bridge Street	II
1	Bridge Street	II
3 to 7	Bargate	II
Operatic Society	Bargate	II
The Eleanor Bowes Hospital, 7	Anchorage Hill	II
Cobblestones on roadway	Bargate	II
Linton House 43	Bargate	II
53	Bargate	II
10	Bargate	II
14	Bargate	II
36, 38, 38A, 40	Bargate	II
46	Bargate	II
The Green Bridge	Bridge Street	II*
5 and 7	Castle Hill	II
17	Castle Hill	II
33	Castle Hill	II
5	Castle Terrace	II
1	Cornforth Hill	II
The Castle	Market Place	I
1 and 2A Castle Hill and 1 and 2A The Bar	Castle Hill/ The Bar	II
7 and 7A	The Bar	II

Property	Location	Grade
10	The Bar	II
1	Bargate	II
89	Frenchgate	II
Zetland House 95	Frenchgate	II
6	Frenchgate	II
Frenchgate House	Frenchgate	II
30	Frenchgate	II
11 and 13	The Green	II
30	The Green	II
4	The Green	II
14	The Green	II
4 and 5	Cornforth Hill	II
8 and 9	Cornforth Hill	II
Gateway to Temple Lodge	Cravengate	II
Wall to No 1	Cravengate	II
2 and 4	Finkle Street	II
Black Lion 12	Finkle Street	II
25 and 27	Frenchgate	II
The Grove 37	Frenchgate	II*
47 to 53	Frenchgate	II
63	Frenchgate	II
73	Frenchgate	II
26	The Green	II
81 and 83	Frenchgate	II
1 to 8	Temple Square	II
13	Tower Street	II
19	Tower Street	II
1	Trinity Church Square	II
4	Trinity Church Square	II
5	Trinity Church Square	II
6 to 8	Trinity Church Square	II
19	Trinity Church Square	II
10 to 14	Victoria Road	II
18 to 26	Victoria Road	II
The Georgian Theatre Royal	Victoria Road	I
Ivy Lodge 25	Victoria Road	II
10 and 12	Rosemary Lane	II

Property	Location	Grade
1	Waterloo	II
1 to 6	West Terrace	II
The former Grammar School	Station Road	II
The former Zetland Cocoa Rooms 1	King Street	II
St Martins Priory Ruins	A6136	I
Former Gas House	Richmondshire Recreation Centre	II
Richmond Station	Richmond	II
Richmond Bridge	Sleegill	II*
Station Cottages	St Martins	II
Mercury Bridge	A6136	II
Station House	A6136	II
Pegasus House	Richmondshire Recreation Centre	II

Scheduled Ancient Monuments

Richmond Bridge
Richmond Castle: 11 th to 14 th Century enclosure castle
Section of Scots Dyke linear boundary 75m west of Sandford house
Romano - British enclosure 340m north east of East Applegarth, Whitecliffe Scar
The Bargate medieval gateway
Franciscan Friary
St Martin's Benedictine Priory
Section of the Scots Dyke linear boundary 250m south east of St Martin's Priory
Section of Scots Dyke linear boundary 225m south of St Martin's Priory

Registered Park and Gardens

St Nicholas
Temple Grounds

Open Access Land

Open Access Land owned by the Richmondshire Landscape Trust and held in trust for the people of Richmond and the surrounding area:

- 2 Sleegill Fields, part of the original endowment of St Martin's Priory
- 3 South Bank Fields, part of the original endowment of St Martin's Priory
- Westfields, containing ridge and furrow, part of the Historic Environment
- The Nine Acre Field, containing ridge and furrow, part of the Historic Environment
- Jack King's Wood, a close nature reserve adjoining Westfields
- Section of Scots Dyke and adjoining pasture, linear boundary 75m west of Sandford House.

Reference Advice Notes

Historic England: Conservation Area Designation, Appraisal and Management - Advice Note 1

- historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/
- ribabookshops.com/item/designing-for-biodiversity-a-technical-guide-for-new-and-existing-buildings-2nd-edition-79859/
- bats.org.uk/our-work/buildings-planning-and-development/breathable-roofing-membranes-brms

Schedule of Positive, Negative and Enhancement Opportunities

Positive	Negative	Enhancement
Local vernacular architecture consisting of mainly two and occasionally three storey properties with a dominance of solid over void incorporating vertical elements	Potentially any building of the wrong scale, depth of plan, pitch of roof, even flat roofs, an incorrect story height, windows too large and in wrong proportions	Ensure that future design accords with the local vernacular in both new build and extensions, large and small
Local stone walling mostly coursed or random, but there are also some squared coursed and ashlar buildings and details	Imported stone with little regard to the colour and grain of the local stone, often with mechanical sawn appearance and too great a variation of course depths	Ensure new and replacement stonework accords to local vernacular tradition
Hand-made traditional brick walling and details	Modern manufactured brick with crisp edges, or inappropriate colour and finishes	Use only traditional hand-made bricks in new developments. Salvage original bricks and re-use wherever possible
Pointing in lime mortar with flush or recessed finish	Pointing in cement mortars and/or finished projecting/strap	Inappropriate pointing should be removed and a traditional lime mortar and finish used
Traditional lime render with roughcast or a float finish often lime washed	Cement renders either pebbledash or smooth finish	Remove cement renders and replace with traditional render and finish
Traditional roofing materials, local stone, pantiles, clay tiles, Welsh slate and very occasionally Westmoreland slate	Concrete tiles, flat, profiled and interlocking	Concrete roofing materials should be replaced at the end of their life with traditional forms
Chimney stacks and pots (generally end stacks)	Where chimney stacks have been removed or truncated	Chimneys rebuilt to full height and pots reinstated
Traditional roof details such as ridge tiles, stone copings, kneelers, brick inverted crow steps and corbelling	Use of concrete products as an alternative or removal of detail altogether	Retain, repair and reinstate missing details
Traditional lead flashing details	Use of 'flashband', mortar fillets, GRP, bituminous products	Remove inappropriate details which are often short term temporary solutions and introduce traditional lead details; in some circumstances such as valley and parapet gutters aluminium products could be appropriate
Cast iron or lead guttering and downpipes - the former on rise and fall brackets	Fascia boards and plastic guttering and downpipes	Remove fascia boards and replace plastic with cast iron on rise and fall brackets; in some circumstances cast aluminium may be appropriate
Timber gutters on projecting corbels	Plastic guttering	Remove plastic and reinstate correctly detailed timber sections
Original openings with stone surrounds or lintels and cill; on rendered properties these may be absent	Window openings enlarged to accommodate large 'modern' windows often with horizontal emphasis or bays; new windows introduced that are out of proportion and of non-traditional design	Window openings returned to original traditional proportions; ensure new windows relate to the local vernacular style of the existing building

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Original openings with brick lintels, jambs and or cills	Window openings enlarged to accommodate large 'modern' windows often with horizontal emphasis or bays; new windows introduced that are out of proportion and of non-traditional design	Window openings returned to original traditional proportions; ensure new windows relate to the local vernacular style of the existing building
Traditional timber windows either vertical sliding sash or Yorkshire sash or flush fitting side hung casements all with or without glazing bars; a number of examples of older bay windows possibly former shop windows exist	Use of upvc in most designs; use of timber in non-traditional style, often incorporating various elements such as top opening casements, modern bay windows, storm weather deals where casements stand proud of the frame, stick-on glazing bars	Replace windows with timber of a traditional style and design
Traditional porticos, moulded door surrounds	Original detail removed or poor architectural details in modern feature	Re-instate original details or ensure new development follows traditional vernacular details
Traditional four and six panel doors, many with fanlights above; usually the principle entrance door	Off the peg timber and upvc doors often incorporating fanlights; fanlights blocked	Replace with traditional timber door or correct proportions and incorporating correct moulded details; open fanlights
Traditional vertically boarded doors; usually a 'cottage' or subsidiary/ minor entrance door	Off the peg timber or upvc door sometimes split in half	Replace with traditional timber door of correct proportions and incorporating correct moulded details
Service wires all entering property as one group in innocuous position	A spaghetti of wires traversing the main frontages compromising architectural details	Rationalise or remove redundant wires, route close to the ground or in association with other features such as downpipes/gutters
Principle elevations clear of detritus	Satellite dishes on the frontage of properties	Remove and re-site in an unobtrusive location avoiding any architectural details, preferably to rear, on the ground or on gable away from frontages, sometimes a location at the base of a chimney can work
Principle elevations clear of detritus	Burglar alarms that are bright coloured and fitted in sensitive locations which compromise architectural detailing	Choose less dominant colours, for example white, and position adjacent to other features such as external light
Principle elevations clear of detritus	Meter boxes particularly projecting on external elevations	These should be housed internally or on the ground in a forecourt area; if absolutely necessary they should be recessed and coloured to match the walling
Principle elevations clear of detritus	Flues, cowls and vents for heating systems and extractor systems	These should be on rear elevations where they are not visible
Clear roof spans	Solar panels, both photovoltaic and solar thermal on visible roofs	These should be positioned away from frontages on rear elevations and outbuildings, or ground mounted

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Clear roof spans	Rooflights on principle frontages	Rooflights should be of traditional cast iron and restricted to secondary and rear elevations
Clear roof spans	Inappropriately designed dormers on principle elevations	Dormers should in a traditional style and on secondary/rear elevations
Boundaries of walling, stone wall or plinth, brick; traditional railings fixed directly to the coping/plinth and hedging	Modern timber panels such as larch lap or woven, post and rail fencing, steel and metal fencing	These should be removed and a traditional boundary treatment installed
Colours generally emanate from natural forms for the main structure; for details such as the joinery light earth base colours, never brilliant white and functional details such as pipes and gutters in dark colours	Garish modern colours such as brilliant white, bright purple, scarlet, fluorescent colours	Return to earth based pallets using light colour to highlight details windows and doors and dark colours to hide details such as gutters and down pipes
Traditional floorscape materials of cobbles, stone paving and stone setts have now been supplemented with tarmac to become part of the local vernacular	Concrete paving in large and small units and concrete lain in situ look incongruous	The use of concrete paving laid in situ should be avoided; where possible it should be replaced with a material which is more part of the character of the town
Stone kerbs, stone paving and cobbles clear of bollards	Use of 'highways' standardized concrete kerbs solutions, bollards and excessive use of bollards	Use more traditional edging treatment; remove/rationalize bollards
Traditional style street furniture	Utilitarian tubular steel railings	Remove or replace with street furniture of a more traditional form
Street free from wires and poles	There is a network of excessively large poles carrying the various wires	These should be removed and the wiring put underground
Highway signs condensed and located on walls where possible	Proliferation of uncoordinated traffic signs on exposed steel posts	Replace with more appropriate design and minimum necessary infrastructure
Free from street clutter	Random 'A' boards on the street	Traditional signage at premises
Shop signs and advertisements in accordance with the design guidance	Use of reflective plastics, overlarge and uncoordinated signage unrelated to both the building and the street scene	Remove inappropriate signs and advertisements and follow the guidance
Refuse and recycling bins and bags housed out of sight and away from principle elevations	Refuse and recycling bins and bags within the public domain or to the front of the principle elevation	Provided more appropriate location/storage



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alternative formats and languages**



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