

# Harrogate District Sites & Policies DPD

## Historic Environment Appraisal (Urban Housing and Employment Sites)


**September 2011**

**PLANNING DIVISION**

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## **1.0 INTRODUCTION**

- 1.1 The Sites and Policies DPD will make allocations of land for housing and employment uses and for a range of other land uses where appropriate. The Historic Environment Appraisal has been prepared as part of the evidence base to support the emerging Sites and Policies DPD and has been used to inform the choice of Preferred Site Options. Full details of how sites have been selected can be found in 'Selection of Preferred Site Options – A Methodology Paper'
- 1.2 The consideration of the potential impact of new housing development on the historic environment is paramount, not least because under the Planning (Listed Buildings and Conservation Areas) Regulations Act 1990, the Council must pay special attention in the exercise of its planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area, and when considering applications for development that would affect a listed building, to have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.

## **2.0 PLANNING POLICY CONTEXT**

### **National Planning Policy**

- 2.1 The Government are committed to protecting and enhancing the quality of the environment, this is expressed in PPS1: Delivering Sustainable Development, which clarifies that design issues are material considerations in the determination of planning applications. PPS 3: Housing emphasises the importance of design quality and notes that housing development should be well integrated with, and complement, the neighbouring buildings and local area more generally in terms of scale, density, layout and access. On a similar vein one of the key principles of PPS 7: Sustainable Development in Rural Area is that all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.
- 2.2 PPS5: Planning for the Historic Environment (2010) reinforces the Government's overarching aim that the historic environment and its "heritage assets" should be conserved and enjoyed for the quality of life they bring to this and future generations. It is expected that the current legislation will be replaced in a new Heritage Bill. PPS 5, which replaced PPG15, is written in language more suited to the proposed bill rather than current legislation. A Heritage Asset is a building, monument, site, place, area or landscape positively identified as having a degree of "significance", these may be designated or otherwise. "Significance" is defined as the value of the heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.
- 2.3 The PPS explains the importance of recognising and valuing the positive contribution of heritage assets to local character and sense of place; and to conserve those heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance.
- 2.4 In accord with the guidance of PPS5, in considering the impact of a proposal on any heritage asset, the Council will take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future

generations. Also the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment will be considered. The consideration of design includes scale, height, massing and alignment.

### **Local Planning Policy**

2.5 The overall vision of the Core Strategy of Harrogate Borough Council's Local Development Framework seeks to protect and enhance the District's built and natural environment. The strategy and policies reflect and reinforce the Government's aims and objectives. The following Core Strategy and Saved Policies have been taken into account when considering the suitability of a site for new development and in the preparation of development guidelines:

- **Policy EQ2: The Natural and Built Environment and Green Belt** – provides that the District's exceptionally high quality natural and built environment will be given a level of protection appropriate to its international, national and local importance.
- **Policy SG4: Settlement Growth: Design & Impact** – requires that all development proposals in the District should comply with certain criteria including that development should:  
*'be well integrated with, and complementary to, neighbouring buildings and the spatial qualities of the local area, and be appropriate to the form and character of the settlement and/or landscape character. Additionally visual, residential and general amenity should be protected and where possible enhanced.'*
- **Policy HLP3: Affordable Housing Provision: Rural Exception Sites** - permission will be granted for the release of small rural exception sites for 100% affordable housing where the site is not protected for recreation, amenity, nature conservation, landscape or heritage value, and the proposed development is sympathetic to the form, character and landscape setting of the village.
- **HD3 – Control of Development in Conservation Areas** – provides that development which has an adverse effect on the character or appearance of a conservation area will not be permitted.
- **HD12- Amenity Open Space** - open sites within settlements, which make a significant contribution to the visual amenity and character of the settlement, will be protected from development which would lead to harm to the visual amenity or character of the area.

## **3.0 METHODOLOGY**

3.1 It is acknowledged that any housing development will impact on the existing built environment and its countryside setting to varying degrees. The assessment carried out by Heritage and Design Officers primarily sought to determine whether development would be harmful to any heritage asset or setting of that asset, or whether development could be designed to protect and potentially enhance the quality of the environment.

- 3.2 The assessment of the potential sites was carried out in four stages:
- Firstly, a desk based study to determine whether development of the site directly affected a heritage asset or would affect the setting of one or more heritage assets;
  - Secondly, sites where development would not directly or indirectly affect heritage assets were scoped out;
  - Then for each of those sites where development would directly or indirectly impact on heritage assets, a site visit to study the context of the site to determine whether development would have a harmful or neutral impact on the significance of any heritage asset, and;
  - Finally, consideration of how development could be designed to protect, and potentially enhance, the quality of the area and significance of any heritage asset.
- 3.3 The first stage of the assessment, the desk-top study, was carried out for all sites. This included ascertaining:
- whether the site was within or near a Conservation Area, whether there was a Listed Building on or near to the site
  - whether there are any Scheduled Ancient Monuments on or near the site, and whether the site was within the Nidderdale Area of Outstanding Natural Beauty.
  - whether development of the site would impact on a Scheduled Battlefield, Historic Park and Garden or the World Heritage Site of Fountains and Studley Royal (although less likely)
- 3.4 If the site affected any of these designated heritage assets, further investigation was carried out to ascertain the nature of the asset from existing written, drawn or photographic evidence available to officers, for example the list or monument description, or the conservation area appraisal. The Heritage Environment Record (HER) is kept by Yorkshire County Council, and the desk-top study carried out by Harrogate Conservation and Design Officers did not include interrogation of the HER, so non-designated assets, such as archaeological finds, were not considered in the assessment.
- 3.5 The desk-top study also included the study of historic maps to ascertain the era of development of buildings on or near the site. Sites where development would not impact directly or indirectly on designated assets, or buildings that were constructed before 1910 were scoped out. This date was chosen because, although some buildings erected after 1910 are of architectural and local historic interest, it is unlikely that they would have a high value of significance. In most instances, these sites were at the edge of settlements and any development would form part of a natural progression of the history of development from the older core outwards to contemporary housing at the outer edge. A list of Scoped Out sites is set out in the table below.

Table 1: Scoped Out Sites

Site Code	Description	Settlement
H4b	Bilton Triangle, N of Kingsley Farm	Harrogate NE
H4c	Bilton Triangle, W of Longlands Farm	Harrogate NE
H15a	Knox Hill Farm, Ripon Rd.	Harrogate NE
H29	Land at Kingsley Road	Harrogate NE

H29(1)	Land at Kingsley Road	Harrogate NE
H106	Claro Road	Harrogate NE
H1000	Land at Kingsley Drive	Harrogate NE
H1027	Claro Road Depot, Claro Road	Harrogate NE
H3013	Land North of Masefield Close	Harrogate NE
H3014	School Playing Fields off Claro Park	Harrogate NE
H2	Land West of Oaker Bank	Harrogate NW
H3	Land North of Penny Pot Lane	Harrogate NW
H8(1)	Land North of Skipton Road, Harrogate	Harrogate NW
H17	Land at Penny Pot Lane	Harrogate NW
H22	Grange Farm, Skipton Road	Harrogate NW
H3010	Land South of Queen Ethelburgha's Estate	Harrogate NW
H3011	Killinghall Moor Country Park	Harrogate NW
H60	Hornbeam Park, Harrogate	Harrogate SE
H27(1)	Land at Jackland House Farm	Harrogate SW
H32(1)	Land at Cardale Park West	Harrogate SW
H32	Land at Cardale Park West	Harrogate SW
H77	Land at Beckwith Head	Harrogate SW
H3003	Land at Firs Grove, Harrogate	Harrogate SW
H3004	Land South West of Throstle Nest Drive, Harrogate	Harrogate SW
K4	Land at Boroughbridge Road	Knaresborough
K9(1)	S of Bar Lane & N of Hazelheads Lane	Knaresborough
K9	S of Bar Lane & N of Hazelheads Lane	Knaresborough
K1003	Land at Halfpenny Lane, North	Knaresborough
K3001	Land North of Water Lane, Knaresborough	Knaresborough
K3002	Land South of Water Lane, Knaresborough	Knaresborough
R2a	Land at Littlethorpe Manor	Ripon
R34	Land at Quarry Moor, Ripon	Ripon
R1001	Dallamires, Ripon	Ripon
R1006	Land off Knaresborough Road, Ripon	Ripon

3.6 Heritage and Design Officers visited the sites that were not scoped out. The site surveys were purely visual assessments. A consistent approach was taken for all sites, and the following aspects of each site were noted:


- Site Features – these include buildings, trees and other landscape features, boundaries, falls in ground level, water courses or any other particular constraints such as outlook of neighbouring homes or nearby heritage assets.
- Topography and Views – relation of site to its topographical context, for example whether on a hill or in a valley, views in and out of the site.
- Landscape Context – general landscape character and more particularly locally distinct features including groups of trees, types of boundary and surface treatment.
- Grain of Surrounding Development – the proximity of buildings to the street, their massing and scale of space between them.
- Local Building Design – often there are buildings of different eras of construction, different styles and sometimes of different materials in the immediate context of the site. The study includes a determination of which reflects local distinctiveness, or alternatively which would not be an appropriate precedent for design.


3.7 On consideration of these aspects, the officers determined whether development of the site would result in any detrimental impact on the historic environment or local character. All the sites visited were graded and recorded as follows:

- Development is unlikely to have a detrimental impact on the historic environment or on local character
- Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable
- Development of this site would adversely impact on the historic environment and/or local character

3.8 The constraints and opportunities of each site were taken into account by Heritage and Design officers when advising on Development Guidelines for Preferred Site Options, and particular mitigation requirements are included in the site notes, for example the retention of certain features on site, retention of parts of the site as undeveloped open space, or reduced built form density to ensure the character of development suits the context.


## HARROGATE NORTH EAST

<b>SITE REFERENCE: H4a(1): BILTON TRIANGLE, N OF GRANBY FARM, HARROGATE</b>	
<b>Designations</b>	Listed Buildings border the site. Setting of Conservation Area. Green Wedge.
<b>Site Features</b>	Grassland field grazed by horses. Patchy hedgerows border the site. Belt of woodland to the N and wetland to the NE. Harrogate High School beyond site boundary to the N. 20thC suburbia to the SE. LB's border the site to the SW. Rugby Ground to the W.
<b>Topography and Views</b>	Views across the site to the SW of LBs- specifically 18 <sup>th</sup> C Granby Court and 19 <sup>th</sup> C properties on Granby Road and Silverfields Road. View to W of Green Wedge across the Rugby Ground.
<b>Landscape Context</b>	Open field enclosed by development. Degraded open field. Poor hedgerows.
<b>Grain of Surrounding Development</b>	Part Green Wedge. Dense suburbia. Predominantly red brick semi's. Some render. Older development to the SW. Terraces to the NW.
<b>Local Building Design</b>	Suburban mix.
<b>Constraints/Opportunities</b>	This is a fairly enclosed and self-contained site. The impact of proposed development on the setting of the LBs that border the site needs to be duly considered and respected, as does the setting of other heritage assets in the vicinity. Development of this site would impact on the setting of the CA.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H4a: BILTON TRIANGLE, N OF GRANBY FARM, HARROGATE</b>	
<b>Designations</b>	Listed Buildings border the site. Setting of Conservation Area. Green Wedge.
<b>Site Features</b>	Grassland field grazed by horses. Patchy hedgerows border the site. Belt of woodland to the N and wetland to the NE. Harrogate High School beyond site boundary to the N. 20thC suburbia to the SE. Listed Building's border the site to the SW. Rugby Ground to the W.
<b>Topography and Views</b>	Views across the site to the SW of LBs- specifically 18 <sup>th</sup> C Granby Court and 19 <sup>th</sup> C properties on Granby Road and Silverfields Road. View to W of Green Wedge across the Rugby Ground.
<b>Landscape Context</b>	Open field enclosed by development. Degraded open field. Poor hedgerows.
<b>Grain of Surrounding Development</b>	Part Green Wedge. Dense suburbia. Predominantly red brick semi's. Some render. Older development to the SW. Terraces to the NW.
<b>Local Building Design</b>	Suburban mix.
<b>Constraints/Opportunities</b>	This is a fairly enclosed and self contained site. The impact of proposed development on the setting of the LBs that border the site needs to be duly considered and respected. Development of this site would impact on the setting of the CA.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H7: STARBECK HIGHWAYS DEPOT</b>	
<b>Designations</b>	None
<b>Site Features</b>	<p>The site bounds the railway to the NE and the Football Ground to the SW. Housing on Olive Walk is NW of the site. There is a narrow strip of open land along the SE boundary and adjacent housing on Station View.</p> <p>There are a number of existing buildings on site, those in the NW corner are reasonably attractive having pitched slated roof, but are not of particular merit. There are a number of portacabin type buildings, and a larger double-pitched industrial building faced and roofed in profiled cladding.</p> <p>There are some reasonably large trees amongst others on the NW boundary. Additionally there are some reasonable and small sized trees between the largest building and the railway line. There are small trees next to the site entrance.</p> <p>There are no significant falls across the site. Access is in the SW corner of the site from Station View.</p>
<b>Topography and Views</b>	Land in Starbeck falls towards the railway, the land here is relatively level. Tree and shrub growth filter views of the site from the railway and from the nearby houses on Olive Grove. The site is highly visible from the Football Ground. Views out to the NE are unattractive.
<b>Landscape Context</b>	The site is in an urban location, but benefits from the proximity of the open football ground and trees on the boundaries above noted. There is high fencing to the boundaries.
<b>Grain of Surrounding Development</b>	<p>NE of the railway line and common to Starbeck are terraced houses, generally behind small front gardens. The terraces are long, they are generally two storey and some have rooms within the roof.</p> <p>The houses on Olive Walk are two-storey semi-detached in the main with some short terraces. All are set behind modest front gardens.</p> <p>SE of the site is late C20/early C21 housing in a linked block parallel to the street and set behind very modest gardens, with parking in a court at the rear.</p> <p>NE of the railway line are the Provincial Works, a mix of industrial buildings, some older pitched roofed buildings, the others are single storey larger span buildings arranged around a service yard.</p>
<b>Local Building Design</b>	The typical housing of Starbeck is in the form of terraces, the earlier buildings are of stone, but brick was introduced later in C19/early C20, all have Welsh Slate roofs and their elevations have vertical emphasis. However the immediate context of the site is characterised by later housing as described above.
<b>Constraints/Opportunities</b>	The railway creates noise, and the Provincial Works could also impact on the amenity of any future occupiers of H7 site. The trees on the NW and NE boundaries should be protected. The trees on the NE boundary should be augmented.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	




<b>SITE REFERENCE: H15: KNOX HILL FARM, RIPON ROAD, HARROGATE</b>	
<b>Designations</b>	LB- Spruisty Bridge in N.
<b>Site Features</b>	Open fields. Mature trees and good hedgerows. Stone walls border the site. Rocky grit stone outcrop forms knoll across the site with mature tree cover. Electricity pylons within the site though their visual impact is softened by topography and tree cover. Traditional stone built farmhouse- Knox Mill Farm in S and associated farm buildings now converted for residential use. Nidd Gorge footpath crosses the site- important amenity and recreational asset. Oak Beck borders the site to the NW.
<b>Topography and Views</b>	Knoll and wooded area prominent when viewed from Ripon Road, Knox Mill Lane, and Knox Lane. Open fields and established field boundaries within the site fall away from the knoll, particularly to the N and NW towards Oak Beck, and are very visible.
<b>Landscape Context</b>	Important rural landscape, which provides attractive setting on approach into the town. Gentle undulations throughout the site: land rises to the knoll and falls to Oak Beck. Mature trees throughout the site and along site boundaries. Trees line the beck on both sides. Walled boundaries, dense hedgerows and hedgerow trees dissect the site.
<b>Grain of Surrounding Development</b>	Knox hamlet to the W- dispersed rural settlement largely hidden from view from Ripon Road by topography, mature trees and hedgerows.
<b>Local Building Design</b>	Suburbia to the S and SE- assorted brick. Mix of house types. Knox hamlet to the NW- vernacular stone built cottages and terraces and detached properties- stone. Characterful Lodge at the ford and adjacent to Spruisty Bridge.
<b>Constraints/Opportunities</b>	Development of this site would be unacceptable. This site is of notable landscape quality. It provides an attractive, rural setting on approach into Harrogate. It serves to separate Knox as a distinct rural hamlet, which would otherwise be engulfed into the suburbs of the town. There may be scope to develop the field to the extreme east of the site as this field relates to the urban edge of properties in Ripley Drive, furthermore, this field is not visible from Knox Mill Lane or the lower part of Knox Lane by virtue of the topography and existing trees.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H15b: KNOX HILL FARM, RIPON ROAD, HARROGATE</b>	
<b>Designations</b>	Listed Building - Spruisty Bridge to N.
<b>Site Features</b>	Open fields. Mature trees and good hedgerows. Stone walls border the site. Rocky grit stone outcrop forms knoll in the S of the site with mature tree cover. Electricity pylons to the SW though their visual impact is softened by topography and tree cover. Nidd Gorge footpath crosses the site- important amenity and recreational asset.
<b>Topography and Views</b>	Knoll and wooded area prominent when viewed from Ripon Road, Knox Mill Lane, and Knox Lane. Open fields and established field boundaries within the site fall away from the knoll, particularly to the N and NW towards Oak Beck, and are very visible.
<b>Landscape Context</b>	Important rural landscape, which provides attractive setting on approach into the town and serves to create green wedge to separate suburbia from the dispersed, rural hamlet of Knox. Gentle undulations throughout the site: land rises to the knoll and falls to Oak Beck in the NW and more gently to the NE. Mature trees throughout the site and along site boundaries. Walled boundaries, dense hedgerows and hedgerow trees dissect the site.
<b>Grain of Surrounding Development</b>	Knox hamlet to the W- dispersed rural settlement, which nestles into the landscape by virtue of the topography, mature trees and hedgerows. Knox is characterised by vernacular stone built cottages, terraces and detached dwellings. To the N is a distinct group of mostly vernacular stone built cottages. To the E is suburbia/urban edge.
<b>Local Building Design</b>	Suburbia to the S and E- assorted brick. Mix of house types. Knox hamlet to the NW- vernacular stone built cottages and terraces and detached properties- stone. Characterful Lodge at the ford and adjacent to Spruisty Bridge forms part of Knox hamlet. 2 storey mostly vernacular stone built cottages and associated stone outbuildings to the N.
<b>Constraints/Opportunities</b>	Development of this site would be unacceptable. This site is of notable landscape quality. It provides an attractive, rural setting to Harrogate. It serves to separate Knox as a distinct rural hamlet, which would otherwise be engulfed into the suburbs of the town.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	




<b>SITE REFERENCE: H100: LAND AT BILTON, HARROGATE</b>	
<b>Designations</b>	None.
<b>Site Features</b>	Raised and wooded embankment of dismantled railway dissects the site. Paddock. Electricity pylon to the E and cables cross the site overhead.
<b>Topography and Views</b>	Land raised above the height of Knox Lane. Wooded area in the foreground of the pumping station visible to the NW. Canopies of trees lining the beck to the NW are visible from within the site.
<b>Landscape Context</b>	Important rural landscape, Gentle undulations throughout the site: land rises to the dismantled railway embankment and falls towards Oak Beck. Mature trees throughout the site, along the embankment and along site boundaries. Walled boundary to the S.
<b>Grain of Surrounding Development</b>	Knox hamlet to the west is a dispersed rural settlement largely hidden from view from Ripon Road by topography, mature trees and hedgerows. Suburbia to the NE and SE. Saw mills and timber yard to the SE.
<b>Local Building Design</b>	Suburbia to the NE, S and SE- assorted brick. Mix of house types. Knox hamlet to the NW- vernacular stone built cottages and terraces and detached properties- stone.
<b>Constraints/Opportunities</b>	This site serves to separate Knox as a distinct rural hamlet, which would otherwise be engulfed into the suburbs of the town. It forms an important and characterful green wedge between the two settlements. The trees bordering the site and within it consolidate the rural character of this green lane. The topography of the embankment and its wooded covering delineates the edge of suburbia and the transition into rurality.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	




<b>SITE REFERENCE: H102(1): KINGSLEY FARM, BILTON TRIANGLE, HARROGATE</b>	
<b>Designations</b>	PROW. Borders Green Wedge. Borders cycle network.
<b>Site Features</b>	Mature trees border the site to the N, SW and NE and serve to screen the large warehouses/modern agricultural sheds associated with Kingsley Farm/Chippendales. Unsightly dilapidated sheds, formerly kennels border the site to the E. PROW borders the site to the E, runs along N boundary then crosses the site in a northerly direction to the railway bridge. Post and wire fence forms W boundary to the site. Attractive open space and trees in the foreground and to the E of the farmhouse and flanking the entrance drive- this area is enclosed by an attractive stone wall. Mature hedgerow borders the site to the S and crosses the site E to W. Small walled enclosure in SE corner.
<b>Topography and Views</b>	This is a fairly enclosed and self-contained site. Views out are limited.
<b>Landscape Context</b>	Rural. Beyond urban edge. Large warehouses and modern sheeted sheds are detractors. Existing public open space to the S. School playing fields to the NW. Open fields to the E.
<b>Grain of Surrounding Development</b>	Formerly an isolated farmstead beyond urban edge, now comprises light industrial use- warehousing and sheds. Suburbia to the S. Predominantly brick, some render. Semi's with gardens front and back. Residential urban edge.
<b>Local Building Design</b>	Vernacular stone built farmhouse and outbuildings. 2 storey red brick semi's fronting roads or arranged in cul-de-sacs.
<b>Constraints/Opportunities</b>	PROW borders the site to the E and N and is of important recreational value particularly for dog walkers and connects Starbeck and Bilton. This site is beyond the urban edge, though it is acknowledged that the railway line forms an established boundary. The traditional stone built farmhouse and outbuildings of Kingsley Farm are heritage assets and must be retained. May be scope for sensitive residential conversion of the outbuildings. Brownfield site in part. Opportunity to remove large warehouses and sheeted sheds, which are unsightly and visible in the wider landscape. Mature trees bordering and within the site must be retained.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H102: KINGSLEY FARM, BILTON TRIANGLE, HARROGATE</b>	
<b>Designations</b>	PROW. Borders Green Wedge. Borders cycle network.
<b>Site Features</b>	Mature trees border the site to the N, SW and NE and serve to screen the large warehouses/modern agricultural sheds associated with Kingsley Farm/Chippendales. Unsightly dilapidated sheds, formerly kennels border the site to the E. PROW borders the site to the E, runs along N boundary then crosses the site in a northerly direction to the railway bridge. Post and wire fence forms W boundary to the site. Attractive open space and trees in the foreground and to the E of the farmhouse and flanking the entrance drive- this area is enclosed by an attractive stone wall. Mature hedgerow borders the site to the S and crosses the site E to W. Small walled enclosure in SE corner.
<b>Topography and Views</b>	This is a fairly enclosed and self-contained site. Views out are limited.
<b>Landscape Context</b>	Rural. Beyond urban edge. Large warehouses and modern sheeted sheds are detractors. Existing public open space to the S. School playing fields to the NW. Open fields to the E.
<b>Grain of Surrounding Development</b>	Formerly an isolated farmstead beyond urban edge, now comprises light industrial use- warehousing and sheds. Suburbia to the S. Predominantly brick, some render. Semi's with gardens front and back. Residential urban edge.
<b>Local Building Design</b>	Vernacular stone built farmhouse and outbuildings. 2 storey red brick semi's fronting roads or arranged in cul-de-sacs.
<b>Constraints/Opportunities</b>	PROW borders the site to the E and N and is of important recreational value particularly for dog walkers and connects Starbeck and Bilton. This site is beyond the urban edge, though it is acknowledged that the railway line forms an established boundary. The traditional stone built farmhouse and outbuildings of Kingsley Farm must be retained. May be scope for residential conversion of the outbuildings. Brownfield site in part. Opportunity to remove large warehouses and sheeted sheds, which are unsightly and visible in the wider landscape. Mature trees bordering and within the site must be retained.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H107a: STATION PARADE AND COPTHALL BRIDGE HOUSE</b>	
<b>Designations</b>	Within Harrogate Conservation Area
<b>Site Features</b>	<p>The context of this site is complex - see Development Brief regarding the majority of the site.</p> <p>The site includes a length of the A61, which includes the section at the end of Cambridge Street and also the bridge that links the Victoria Gardens shopping centre with Victoria Car Park. The high level pedestrian link must be maintained.</p> <p>The site includes a length of the railway, existing station buildings east of the railway line, the main concourse which is contemporary with the Exchange, and the Victorian brick buildings. The northern part of the site is railway land and includes a disused track. This area is bounded by a high brick wall, which creates the back edge of the Bus Station.</p> <p>The area of the site next to the rail station is known as the Exchange, which has a two-storey podium and a slender tower block over, and is a landmark. The two-storey podium, containing retail units, extends southwards to Copthall Bridge House, which forms the southern part of the site at the corner of Station Bridge and spans over the railway. This building is set back from the street corner and has three storeys faced in a pink-grey cladding above shops at ground floor.</p> <p>The site includes no.3 East Parade, which is an attractive late Victorian three storey stone building, and contributes to the Conservation Area.</p> <p>There are some trees, which may not be high quality specimens, but which green the approach to the subway known as Bower Street One Arch north of the site. There is a tree near the junction of Station Parade and Station Bridge, which provides some softening of the view up James Street.</p> <p>The central part of the site is used for car parking.</p> <p>None of the buildings on the site, with the exception of those on East Parade, contribute positively to the character and appearance of the conservation area, although the brick railway buildings are a link to the past. The car park detracts from the appearance of the area.</p> <p>Redevelopment of the station and northern part of the site is encouraged. Full redevelopment of the wider site excluding 1 &amp; 3 East Parade would be acceptable, however may not be feasible, for example the Exchange tower might be kept and the remainder retained.</p>
<b>Topography and Views</b>	<p>The land falls generally to the north. The land on which the railway track sits is higher than the bus station.</p> <p>The site is highly visible in the town it is the arrival point of many visitors to Harrogate. Views of particular note are; all views from Station Parade, the vistas up Cambridge Street and Cheltenham Parade, views from Station Square, James Street and views from Albert Street to the SW corner and from the east to the southern end of the site. The site will be looked down on from the Victoria Car Park.</p> <p>If new tall buildings are proposed, they will be seen from distant points, including the Stray and from outside the town, as are the existing tower blocks.</p>
<b>Landscape Context</b>	<p>This is a very urban site, generally ground finishes are bitmac, the pedestrianised streets are of high quality paving. As the centre of the site is open car park, it forms an open space within the town centre, but due to the bridge over and the supporting "pepperpot", it is not a positive space. Station Square is one of the few landscaped spaces in the town centre.</p>
<b>Grain of Surrounding</b>	Buildings are set against the back edge of the pavement and abut each

<b>Development</b>	other side to side forming enclosed streets. Whilst the majority of buildings in Harrogate are three or four storeys, there is a variety of building heights around the site. Victoria Shopping Centre is a three-storey centre with generous floor to floor heights, the buildings between Beulah Street and Station Parade are single storey except at the Cambridge Street end, whilst those to the north end of Beulah Street are of three generous storeys. Baines House north of the site is a two storey building, whilst the Victoria Car Park east of the site is tall and of significant mass, forming the backdrop to the bus station. The bus station is a lightweight open sided construction designed to emulate the traditional ironwork.
<b>Local Building Design</b>	Typically the buildings of Harrogate reflect the major era of the town's development and are Victorian in character. The local material is stone and pitched roofs are of Welsh Slate. Elevations are palladian in their arrangement and they exhibit high quality details all with vertical emphasis. There are exceptions, for example the brick railway buildings and the light coloured cladding to the Exchange and Copthall Bridge House.
<b>Constraints/Opportunities</b>	There is an opportunity to enhance the conservation area. The A61 can be resurfaced and if possible reduced to improve pedestrian linkage across the road. The high level footway is to be retained. Building heights can vary, but should relate to the Victoria Gardens Centre along the A61 road boundary, to the buildings opposite on Station Bridge and to 3 East Parade, which must be retained. Taller elements can be accommodated elsewhere on site and where focal features are appropriate, but must respect and form satisfactory composition with the each other, any retained building/s and Victoria Car Park. There should be features that form a visual stop at the end of the vistas above listed.
<b>Notes</b>	The capacity of the site will be determined by the constraints of the site within the Conservation Area. Transport interchange and retail units at lower levels to be provided. The development should be designed to positively enhance the conservation area. See Development Brief.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H107: STATION PARADE, HARROGATE</b>	
<b>Designations</b>	Within Harrogate Conservation Area
<b>Site Features</b>	<p>The context of this site is complex - see Development Brief. The site includes a length of the A61, which includes the section at the end of Cambridge Street and also the bridge that links the Victoria Gardens shopping centre with Victoria Car Park. The high level pedestrian link must be maintained.</p> <p>The site includes the existing station buildings west of the railway line; the main concourse which is contemporary with the Exchange, and the Victorian brick buildings. The northern part of the site is railway land and includes a disused track. This area is bounded by a high brick wall, which creates the back edge of the Bus Station.</p> <p>There are some trees, which may not be high quality specimens, but which green the approach to the subway known as Bower Street One Arch north of the site.</p> <p>The majority of the southern part of the site is used for car parking. None of the buildings on the site contribute positively to the character and appearance of the conservation area, although the brick railway buildings are a link to the past. The car park detracts from the appearance of the area. Redevelopment of the site is encouraged.</p>
<b>Topography and Views</b>	<p>The land falls generally to the north. The land on which the railway track sits is higher than the bus station.</p> <p>The site is highly visible in the town it is the arrival point of many visitors to Harrogate. Views of particular note are; all views from Station Parade, the vistas up Cambridge Street and Cheltenham Parade, and views from Station Square. The site will be looked down on from the Exchange and Victoria Car Park.</p> <p>If tall buildings are proposed, they will be seen from distant points, including the Stray and from outside the town, as are the existing tower blocks.</p>
<b>Landscape Context</b>	<p>This is a very urban site, generally ground finishes are bitmac, the pedestrianised streets are of high quality paving. As much of the site is open car park, it forms an open space within the town centre, but due to the bridge over and the supporting “pepperpot”, it is not a positive space. Station Square is one of the few landscaped spaces in the town centre.</p>
<b>Grain of Surrounding Development</b>	<p>Buildings are set against the back edge of the pavement and abut each other side to side forming enclosed streets. Whilst the majority of buildings in Harrogate are three or four storeys, there is a variety of building heights around the site. The Exchange to the south has a two-storey podium and a slender tower block over. Victoria Shopping Centre is a three-storey centre with generous floor to floor heights, the buildings between Beulah Street and Station Parade are single storey except at the Cambridge Street end, whilst those to the north end of Beulah Street are of three generous storeys. Baines House north of the site is a two storey building, whilst the Victoria Car Park east of the site is tall and of significant mass, forming the backdrop to the bus station. The bus station is a lightweight open sided construction designed to emulate the traditional ironwork.</p>
<b>Local Building Design</b>	<p>Typically the buildings of Harrogate reflect the major era of the town’s development and are Victorian in character. The local material is stone and pitched roofs are of Welsh Slate. Elevations are palladian in their arrangement and they exhibit high quality details all with vertical emphasis. There are exceptions, for example the brick railway buildings and the light coloured cladding to the Exchange.</p>


<b>Constraints/Opportunities</b>	There is an opportunity to enhance the conservation area. The A61 can be resurfaced and if possible reduced to improve pedestrian linkage across the road. The high level footway is to be retained. Building heights can vary, but should relate to the Victoria Gardens Centre along the A61. Taller elements can be accommodated elsewhere on site and where focal features are appropriate, but must respect and form satisfactory composition with the Exchange and Victoria Car Park. There should be features that form a visual stop at the end of the vistas above listed.
<b>Notes</b>	The capacity of the site will be determined by the constraints of the site within the Conservation Area. Transport interchange and retail units at lower levels and around the retained link bridge to Victoria Gardens to be provided. The development should be designed to positively enhance the conservation area. See Development Brief
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H110(1): WHITE'S REMOVALS, MORNINGTON TERRACE, HARROGATE</b>	
<b>Designations</b>	In Harrogate Conservation Area. Adjacent building at 35 Regent Parade is listed.
<b>Site Features</b>	<p>This urban site is of two parts;</p> <p>a) The part facing Mornington Terrace is occupied with a tall and deep brick warehouse and a gable-on warehouse both filling the site right up to the pavement. Both buildings detract from the conservation area. No 12 Mornington Terrace SW of the site is a three storey housing block in brick with slate roof, which is deeper on plan than local housing and has a small rear amenity space bounded by a brick wall. Nos 22 &amp; 22 are a semi-detached pair typical of local housing. The rear boundary is shared with housing on East Parade. Houses opposite the site face onto Dragon Parade, and Mornington Terrace is their back lane, these houses have small back yards and hence are set close to the road.</p> <p>b) The remainder of the site is Thompsons Yard, a small intricate yard behind the buildings on Regent Parade and Westmoreland Street, which includes a garage, also a former chapel that has been much altered, and other small but generally attractive buildings set against the boundaries. The garage is against the boundary to the listed building and is detrimental to its setting. Some of the buildings on this part of the site contribute positively to the character of the conservation area. Some buildings on Regent Parade and Westmoreland Street overlook the yard.</p>
<b>Topography and Views</b>	This area of Harrogate is relatively flat. Public views of the site are limited to Mornington Terrace and a narrow frontage on Regent Parade, although buildings at the rear and opposite view the site closely.
<b>Landscape Context</b>	The site is very urban and whilst not far from the Stray, is not influenced by it.
<b>Grain of Surrounding Development</b>	Grain is very tight in the immediate area. Generally buildings are either terraces or buildings abutting each other. All are 2, 2.5 and 3 storey. Many buildings are set against the street, including this part of Mornington Terrace, Regent Parade and Westmoreland Street. Other houses enjoy small front gardens. There are also yards off Regent Parade, a feature that should be protected. Buildings on the main frontage are generous 2.5 to 3 storey buildings, whereas those within the yard are smaller 1 or 2 storey outbuildings, some converted or redeveloped into homes.
<b>Local Building Design</b>	Local distinctiveness is characterised by the late Victorian terraces, although some buildings to the E and SE are older. All are of stone on the main fronts and some are brick at the rear. The heights are quite generous and the openings and any features have vertical proportions. The plan depths of the main part of the houses are not large, and extra accommodation is provided in rear lower wings. Roofs are of Welsh slate and have eaves and bargeboards, and also substantial chimneys.
<b>Constraints/Opportunities</b>	Development must respect the privacy and amenity of neighbouring occupants. Buildings in Thompson's Yard that contribute to the character of the area should be retained.
<b>Notes</b>	The development should be designed to positively enhance the conservation area and the listed building.
<b>Likely level of effects, where:</b>	

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<b>SITE REFERENCE: H400: LAND SOUTH OF BOGS LANE, HARROGATE</b>	
<b>Designations</b>	None
<b>Site Features</b>	<p>Diamond Cottage is against the northeast corner of the site, and just south of this, again outside the site is an outbuilding. There is no amenity space for the cottage outside the site.</p> <p>The site is relatively flat and is bounded by hedgerows, with the exception of the northeast corner, where the site goes right up to the building perimeters.</p> <p>The southwest boundary is against the railway cutting and there are a number of trees on the embankment that overhang the site. The east boundary is an outgrown hedgerow and there are a number of trees east of the site that contribute to visual amenity.</p> <p>To the south of the site is a recent housing development; Emerald Close and an extension of Diamond Place. The site is accessed via a farm gate and also the vehicular access to Diamond Cottage.</p>
<b>Topography and Views</b>	The hedgerow restricts views into the site, but at the gate one can see across the site to the housing beyond. Any houses will be clearly seen from the lane and the upper floors would enjoy views to Henshaws institutional buildings opposite and the countryside beyond.
<b>Landscape Context</b>	The site is on a rural lane at the edge of open countryside and is bounded by existing housing to the south and a new (some under construction) housing development to the east. There is public open space between the new housing and the east site boundary. Field boundaries are generally hedgerows. Bogs Lane is finished in bitmac, having grass verges either side, and no footpath alongside the site.
<b>Grain of Surrounding Development</b>	<p>Diamond Cottage, typical of rural cottages, is built up against the highway.</p> <p>Emerald Close is typical late C20 private estate development, having an access road in serving a small cul-de-sac, around which two and two-and-a-half storey detached and linked houses are arranged close side to side behind small open front gardens.</p> <p>The houses of Diamond Place relate better to the earlier buildings of Starbeck, which are terraced houses. The older terraces are quite long and set against the highway here (although some local streets exhibit small front gardens and street trees), the recent development here is of short terraces of two storey affordable houses of very plain form set very close to the highway. To their south are short terraces and semi-detached houses, which are taller and are set back from the road behind small open front gardens.</p> <p>Henshaws opposite the site is composed of an arrangement of buildings with quite large plan form, Most buildings are low in height.</p>
<b>Local Building Design</b>	<p>Diamond Cottage is early C19 (possibly a little earlier), it is very narrow but has a generous frontage. It is rendered and has quite a steep pitched roof finished in Welsh slate. There are small parapets at both gables and ridge end stacks. Although the windows are clearly late C20 and some are wider than originals, the building still retains its low window to wall ratio and visual appears as an agricultural workers dwelling. The outbuilding is single storey and its roof is finished in pantiles (or tiles similar in appearance).</p> <p>None of the estates immediately around the site reflect the vernacular, nor do they reflect the two main housing types of Starbeck, which are in the main Victorian terraces. Housing further east on Bogs Lane is varied, but apart from the late C20 development, is modest in scale and often take the form of bungalows and semi-detached houses set within reasonably sized plots. Most houses are of brick, although some render</p>

	is used, and roofs are in slate and concrete tiles.
<b>Constraints/Opportunities</b>	This site if developed would form a permanent countryside edge and should be designed accordingly. The good trees around the site to be protected. Hedgerows are to be augmented and landscape design is to ensure that buildings on the exposed parts of the site are screened from long distance views. POS to be linked within the site and to existing. Housing density to be lower near the exposed edges of the site, and here buildings are not to exceed two-storeys in order to provide a well-designed permanent edge to the settlement. No building should exceed three-storeys. An area should be set aside for private amenity space for the cottage. The amenity of existing residents around the site should be protected.
<b>Notes</b>	Density of built form, and hence dwellings should not be high overall.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H1002: HARROGATE DRA SPORTS CLUB, STARBECK</b>	
<b>Designations</b>	None.
<b>Site Features</b>	Playing field. Sports pitch. Single storey brick clubhouse at S end of site. Single garage borders site in the SE. Wide verge and mature trees border the site in the E. Cricket pitch to the NW. Post and wire fence borders the site to the E and close boarded fencing to the W. Attractive gates enclosed the site in the SE corner.
<b>Topography and Views</b>	Views are largely contained within the site.
<b>Landscape Context</b>	Recreation land in suburban area.
<b>Grain of Surrounding Development</b>	Red brick terrace to the SE. Local Authority housing arranged around a cul-de-sac to the E. Semi- detached brick and render properties to the W, with detached garages to the rear and private drives, gardens front and back. Railway line to the E.
<b>Local Building Design</b>	Suburban mix.
<b>Constraints/Opportunities</b>	Valuable recreation open space. Residential amenity of surrounding dwellings must be respected. Mature trees bordering the site to the E must be retained in the interests of the wider street scene. Attractive gates should be retained.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H1012a: KNAPPING MOUNT, HARROGATE</b>	
<b>Designations</b>	Conservation Area
<b>Site Features</b>	<p>Site contains former 'villa' style detached house from early C20th (Knapping Mount). Now offices with office extensions and temporary office block to SE. Two 1970s dwellings and four lock-up garages near E edge of site. Large detached early C20th villa style house now offices, at S end of site (Brandreth House). Car park in northern half of site, and another near SE corner</p> <p>Retains elements of early C20th landscaped grounds. Original house Knapping Mount positioned to overlook sharp drops on three sides, with level access from West Grove Road. These steep slopes contain lines of mature trees, with the slope bisected by a right of way. This portion of the site is covered by a dense tree canopy. Two additional steep falls; one between car park and temporary office block, the other between former house and temporary office block. These drops contain mature trees, holly bushes and shrubs.</p> <p>Eastern side of site more open, but has perimeter tree planting. Open boundary along S edge into green open space. Western edge of site falls to lip of former quarry which has c.10m-plus high sheer faces.</p> <p>General fall from N to S across site. Existing vehicular accesses from West Grove Road, St Luke's Mount and Brandreth Car Park.</p>
<b>Topography and Views</b>	<p>Steep topography on site, particularly between car park / Knapping Mount House and W &amp; SW edges of site. From W edge, vertical drop into former quarry. Sharp drop from SW edge of site to Portland Crescent. General falling topography in area from N to S.</p> <p>Limited views into and out of site due to trees around site perimeter, plus adjoining development.</p> <p>Bird's eye view into former quarry. Good views from S edge over roofscape of Portland Crescent / Mansfield Court.</p> <p>Brandreth House faces directly onto adjacent public open space. Good views of Brandreth House from Coppice Drive and King's Road.</p> <p>Tree canopies terminate views S along St Luke's Close &amp; Osborne Close</p>
<b>Landscape Context</b>	<p>Tree cover along SW edge in and W portion of site is read as part of a continuous wooded area which includes the land to the rear of Portland Crescent and the woodland at the former quarry. This 'woodland' covers a substantial area and softens the local townscape considerably, and links with the open space and wooded area running north of Coppice Drive, plus the wooded green space south of Brandreth House. This network of green spaces is an important facet of the locality.</p> <p>The public open space in front of Brandreth House reads as is ground due to the lack of a boundary feature between the building and the public open space, plus the scale of the house and open space, plus the mature trees which complement the building.</p>
<b>Grain of Surrounding Development</b>	<p>E, NE &amp; SE: urban, predominantly terraced housing, but with decent sized front gardens, softening the street scene. Small yards to rear.</p> <p>NNE: bungalows set in large open gardens at 8 &amp; 10 West Grove Road. Buildings set well back from street and face south rather than street. Trees around perimeter of lawned gardens.</p> <p>N &amp; NW: Semi detached housing with small open plan front gardens and fairly small back gardens. Trees limited to boundaries of gardens that back onto each other.</p> <p>SW: Dense urban development consisting of short terraces and blocks of flats. Avenue effect of verges and planted trees along Portland</p>


	Crescent, small walled front gardens, small back gardens. Buildings oriented to face the street, with parking to flats largely concealed.
<b>Local Building Design</b>	<p>On site: Knapping Mount House: early C20th 'villa' style house disfigured by later extensions and alterations to roof form. Stone. Flat roof apart from slate pseudo mansard on part of building. Flat roofed cobble clad 1970s office extension to south side. Too altered to be considered locally distinctive. Knapping Mount Annex: 1970s temporary office building. Two storeys, flat roof, clad exterior. Not locally distinctive. 7 &amp; 9 St Luke's Mount: 1970s brick gable fronted detached houses. Boxy gabled forms. Overhanging artificial pantile roofs. Not locally distinctive. Brandreth House: early C20th detached 'villa' style house. Hipped overhanging Westmorland slate roof, render with ashlar dressings. Not locally distinctive per se, but it is an important building in this area and is of a good design quality.</p> <p>E &amp; NE: late C19th / early C20th predominantly terraced housing. Stone, 2 ½ storeys with basements. Stone with overhanging slate roofs. Pitch roofs with gablets and gabled bays. Bay windows. Typical buildings of this sub area of the conservation area.</p> <p>N / NW: mid C20th predominantly semi detached houses. Mix of two storey houses and dormer bungalows. Rectangular footprints, simple boxy gabled forms with broad gable. Brown / beige brick with artificial pantiles. Not locally distinctive. 8 &amp; 10 West Grove Road the same but are bungalows with broader gables.</p> <p>SW: Short terraces at Portland Crescent: stone, steep gables, gablets to some bays, bay windows. Stone with half timbering to gables, overhanging slate roofs. All built c.2000. Brunswick House, Norfolk House, Cornwall House and Rutland House. Much larger buildings, but similarly detailed as terraces. Gablets, hipped and gabled projections break up masses. This modern development is pastiche, but a high quality pastiche which is highly complementary of the general character of the area.</p>
<b>Constraints/Opportunities</b>	<p>Topography and mature trees are significant constraints, but most of the trees coincide with precipitous parts of the site.</p> <p>Quarry directly adjoining W boundary has sheer drops. Development would need to be sited away from this – safety and avoid overbearing impact.</p> <p>Right of way across site should be retained.</p> <p>None of the buildings on the site are worthy of retention, apart from Brandreth House, which should be retained and converted. The conversion of the building would need to retain the existing relationship between the building and public open space. Screening Brandreth House off from the public open space would harm the character and appearance of the conservation area.</p> <p>Existing vehicle accesses from St Luke's Avenue and West Grove Rd.</p> <p>Two flat areas of site suited for redevelopment. Mix of dense urban development and fairly dense suburbia favours higher density development on this site. Existing trees help screen the site edges, reducing potential neighbour impacts.</p>
<b>Notes</b>	<p>Mature trees should be retained. Whole steeply sloping W / SW portion of site could be left as is (retaining right of way) and provide landscape setting for quarry and new development.</p> <p>Site location and need to retain large areas of landscaping favours flats rather than detached or semi-detached houses. Development 2 ½ - 3 storeys max, but avoiding overbearing impact on neighbours and quarry.</p> <p>Retain Brandreth House and convert to flats in a manner which would use the building and its immediate environment in an un-intensive</p>

	<p>manner.          Something along the lines of Portland Crescent / Mansfield Court would complement historic buildings in CA and could make the most of the mature landscaping on the site.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H1012: KNAPPING MOUNT, HARROGATE</b>	
<b>Designations</b>	Conservation Area
<b>Site Features</b>	<p>Site contains former 'villa' style detached house from early C20th (Knapping Mount). Now offices with office extensions and temporary office block to SE. Two 1970s dwellings and four lock-up garages near E edge of site. Car park in northern half of site.</p> <p>Retains elements of early C20th landscaped grounds. Original house positioned to overlook sharp drops on three sides, with level access from West Grove Road. These steep slopes contain lines of mature trees, with the slope bisected by a right of way. This portion of the site is covered by a dense tree canopy. Two additional steep falls; one between car park and temporary office block, the other between former house and temporary office block. These drops contain mature trees, holly bushes and shrubs.</p> <p>Eastern side of site more open, but has perimeter tree planting. Western edge of site falls to lip of former quarry which has c.10m-plus high sheer faces. General fall from N to S across site. Existing vehicular accesses from West Grove Road, St Luke's Mount and Brandreth Car Park.</p>
<b>Topography and Views</b>	<p>Steep topography on site, particularly between car park / former house and W &amp; SW edges of site. From W edge, vertical drop into former quarry. Sharp drop from SW edge of site to Portland Crescent. General falling topography in area from N to S.</p> <p>Limited views into and out of site due to trees around site perimeter, plus adjoining development. Bird's eye view into former quarry. Good views from S edge over roofscape of Portland Crescent / Mansfield Court. Tree canopies terminate views S along St Luke's Close &amp; Osborne Close.</p>
<b>Landscape Context</b>	<p>Tree cover along SW edge in and W portion of site is read as part of a continuous wooded area which includes the land to the rear of Portland Crescent and the woodland at the former quarry. This 'woodland' covers a substantial area and softens the local townscape considerably, and links with the open space and wooded area running north of Coppice Drive, plus the wooded green space south of Brandreth House. This network of green spaces is an important facet of the locality.</p>
<b>Grain of Surrounding Development</b>	<p>E &amp; NE: urban, predominantly terraced housing, but with decent sized front gardens, softening the street scene. Small yards to rear.</p> <p>NNE: bungalows set in large open gardens at 8 &amp; 10 West Grove Road. Buildings set well back from street and face south rather than street. Trees around perimeter of lawned gardens.</p> <p>N &amp; NW: Semi detached housing with small open plan front gardens and fairly small back gardens. Trees limited to boundaries of gardens that back onto each other.</p> <p>SW: Dense urban development consisting of short terraces and blocks of flats. Avenue effect of verges and planted trees along Portland Crescent, small walled front gardens, small back gardens. Buildings oriented to face the street, with parking to flats largely concealed.</p>
<b>Local Building Design</b>	<p>On site: Knapping Mount House: early C20th 'villa' style house disfigured by later extensions and alterations to roof form. Stone. Flat roof apart from slate pseudo mansard on part of building. Flat roofed cobble clad 1970s office extension to south side. Too altered to be considered locally distinctive. Knapping Mount Annex: 1970s temporary office building. Two storeys, flat roof, clad exterior. Not locally distinctive. 7 &amp; 9 St Luke's Mount: 1970s brick gable fronted</p>

	<p>detached houses. Boxy gabled forms. Overhanging artificial pantile roofs. Not locally distinctive.</p> <p>E &amp; NE: late C19th / early C20th predominantly terraced housing. Stone, 2 ½ storeys with basements. Stone with overhanging slate roofs. Pitch roofs with gablets and gabled bays. Bay windows. Typical buildings of this sub area of the conservation area.</p> <p>N / NW: mid C20th predominantly semi detached houses. Mix of two storey houses and dormer bungalows. Rectangular footprints, simple boxy gabled forms with broad gable. Brown / beige brick with artificial pantiles. Not locally distinctive. 8 &amp; 10 West Grove Road the same but are bungalows with broader gables.</p> <p>SW: Short terraces at Portland Crescent: stone, steep gables, gablets to some bays, bay windows. Stone with half timbering to gables, overhanging slate roofs. All built c.2000. Brunswick House, Norfolk House, Cornwall House and Rutland House. Much larger buildings, but similarly detailed as terraces. Gablets, hipped and gabled projections break up masses. This modern development is pastiche, but a high quality pastiche which is highly complementary of the general character of the area.</p> <p>S: Brandreth House: Early C20th detached house, now offices. Dash rendered apart from stone square bay windows. Hipped Westmorland slate roof, with twin gables two the front elevation. Not locally distinctive, per se, but an interesting building of its era.</p>
<b>Constraints/Opportunities</b>	<p>Topography and mature trees are significant constraints, but most of the trees coincide with precipitous parts of the site.</p> <p>Quarry directly adjoining W boundary has sheer drops. Development would need to be sited away from this – safety and avoid overbearing impact.</p> <p>Right of way across site should be retained.</p> <p>None of the buildings on the site are worthy of retention. Existing vehicle accesses from St Luke’s Avenue and West Grove Rd. Two flat areas of site suited for redevelopment. Mix of dense urban development and fairly dense suburbia favours higher density development on this site. Existing trees helps screen the site edges, reducing potential neighbour impacts.</p>
<b>Notes</b>	<p>Mature trees should be retained. Whole steeply sloping W / SW portion of site could be left as is (retaining right of way) and provide landscape setting for quarry and new development.</p> <p>Site location and need to retain large areas of landscaping favours flats rather than detached or semi-detached houses. Development 2 ½ - 3 storeys max, but avoiding overbearing impact on neighbours and quarry.</p> <p>Something along the lines of Portland Crescent / Mansfield Court would complement historic buildings in CA and could make the most of the mature landscaping on the site.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H1016: BACHELOR GARDENS, HARROGATE</b>	
<b>Designations</b>	TPO'd lines of trees within site and along NW and N edges of site. Grade II Listed Building at 93 & 95 Bachelor Gardens
<b>Site Features</b>	The site is an informal park with landscaping which promotes biodiversity. No buildings on site. Substantial mature trees in lines E-W across centre of site, and in N-S line near NE corner of site. Good patchy line of trees along N edge of site includes TPO'd trees. Other TPO'd trees along west boundary of site. Significant areas of undergrowth / low level vegetation along N site edge, in centre of site, and behind 91-99 Bachelor Gardens. In NE corner of site parallel with Bachelor Gardens is an old stone wellhead over a spring which feeds into a pond in NE corner of site. Site is crossed E-W by right of way near N edge. Other footpaths across the site link Bachelor Drive with Bachelor Avenue, and Bachelor Drive with Bachelor Gardens.
<b>Topography and Views</b>	Very few views into site. Views out of site contained by adjacent housing and screen planting along N edge. From southern half of site, long distance views are possible to the woodland across the Nidd.
<b>Landscape Context</b>	Site highly enclosed by surrounding dwellings and boundary vegetation. Well-screened allotment site to N, Fairly dense suburbia to W, S & E Trees and hedges at allotments limited to perimeter. Trees in suburb limited to where interlocking rear gardens meet.
<b>Grain of Surrounding Development</b>	S, W & E: fairly dense semi-detached and detached suburban housing. Buildings face the street and are evenly set back behind gardens, which are either open plan or have dwarf brick walls. Inward facing development at Burns Way, which presents back and side elevations and high timber fences to street. 91-99 Bachelor Gardens & Bankside Cottages: larger plots, uneven setbacks reflecting organic development. Front gardens with stone walls. Tight spacing between all dwellings closes of street and does not leave space for trees, which are by and large limited to the larger back gardens.
<b>Local Building Design</b>	W, S & E: 20 <sup>th</sup> century detached and semi-detached two storey suburban houses. Brick with some cladding, tile and artificial tile roofs. Mix of broad and moderate gables, with some buildings having gable fronts or gabled bays. A minority of hipped roofs. Boxy forms. Not locally distinctive. 91-99 Bachelor Gardens & Bankside Cottages. Vernacular stone built buildings. Mostly C18th. Stone with stone slate or slate roofs. Gabled forms with moderate to steeply pitched roofs. Formal symmetrical Georgian front to 93-95 (former Bilton School). Traditional short terrace of vernacular cottages and detached Yeoman farmhouse at Bankside Cottages. Some recent vernacular style infill houses. Locally distinctive group.
<b>Constraints/Opportunities</b>	<i>Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts.</i> Protected trees and areas of dense undergrowth should be retained as well as the wellhead, stream and pond, rights of way through the site and good screen to allotment site should be retained. Overlooking from surrounding dwellings would be an issue, as these have been designed to overlook the site. Area is self contained and screened by and large by existing dwellings and boundary vegetation.

<p><b>Notes</b></p>	<p>The area east of the N-S right of way should be removed from the site, as there would be no way of developing this without causing harm. Could have access from Bachelor Avenue leading to two cul de sacs of houses either side of the tree line across the centre of the site which should be retained.</p> <p>Rights of way could be incorporated into site and leave a significant amount of space in NE corner and along N edge.</p> <p>Two storey, low building density, well spaced buildings allowing views between buildings. Adequate spacing around trees and undergrowth.</p> <p>The constraints are such that it would be difficult to fit more than 15 dwellings on the site.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul> <div style="text-align: right; margin-top: 10px;">  </div>	

<b>SITE REFERENCE: H1017: GROVE PARK CENTRE, HARROGATE</b>	
<b>Designations</b>	Just outside present Conservation Area boundary, however it is proposed that the boundary is changed so that Grove Park is excluded.
<b>Site Features</b>	<p>The single storey building on site is an early C20 works or warehouse. It is of stone with a new concrete tiled multi-pitched roof (presumably replacing the original slate). Window proportions are vertical, details robust, but of good quality and include tabling with kneelers.</p> <p>Much of the NE frontage is open and used for parking. This area contributes to the openness locally, which buildings opposite enjoy.</p> <p>The SW boundary is a wall, with hedge outside, and the SE boundary is a low brick wall.</p> <p>The site falls to the NE. There are no significant trees or shrubs on the site. There is a tree just outside the S corner and trees outside the site on the NE side.</p>
<b>Topography and Views</b>	The land falls to the NE. There are no particular views out of the site, although the views towards the NE are more open than the rest. The site is highly visible from the surrounding streets.
<b>Landscape Context</b>	The railway running parallel with the site boundary on the NE is in a cutting and has considerable number of trees on the banking.
<b>Grain of Surrounding Development</b>	Grove Park Court to the SE is c1990s business park. Here two storey detached units are alternated with parking courts. Elsewhere the area is dominated by dense terraced development. Long terraces eaves onto the main streets except those on Grove Park Terrace opposite the site, which are gable on. Most terraces have tiny front gardens, and small rear yards serviced by back lanes. Terraces nearer Skipton Road are 3 or 2.5 storey, but those in the vicinity of the site are 2 storey.
<b>Local Building Design</b>	The buildings of Grove Park Court are square in plan and have pyramidal roofs. They are of brick with reconstituted slate roofs. Windows are horizontal in emphasis. They do not reflect local distinctiveness, which is characterised by the late Victorian/early C20 terraces. These are of stone on the main fronts and many are brick at the rear. (15-27 Grove Park View have brick frontages). The heights are quite generous and the openings and any features have vertical proportions. Commonly there are ground floor bays and also porch roofs. The plan depths of the main part of the houses are not large, and extra accommodation is provided in rear lower wings. Roofs are of Welsh slate and have eaves and bargeboards, and also substantial chimneys. The 2.5 storey terraces feature small windowed gables serving the rooms in the roof.
<b>Constraints/Opportunities</b>	The development should reflect local grain, however needs to respect the privacy and daylight of the houses opposite, also should not impact on daylight levels of the adjacent business unit.
<b>Notes</b>	Should achieve 35dph, if terraced houses and possibly more if the block is L-shaped and of flats.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	




<b>SITE REFERENCE: H1020: WOODLEIGH CENTRE &amp; WOODFIELD HOUSE, HARROGATE</b>	
<b>Designations</b>	In Harrogate Conservation Area and in the setting of Grove House, a grade II* listed building.
<b>Site Features</b>	1960s elderly persons' home in centre of site 1 & 2 storey, brick, flat roofed, institutional complex. Pair of semi-detached houses to west of this, brick, gabled roof. Car parks / access road serving Woodfield House & 26-36 Woodfield Square. This is the only access into the site. Few trees on site of note apart from trees along boundary shared with Grove House, plus willow near SE corner of site. Substantial mature trees along N edge of site, but lie outside of site boundary. High timber fence boundary to rear of Fox Court, open boundary along S edge, open / chain link boundary along N edge.
<b>Topography and Views</b>	Flat topography, apart from steep railway cutting to S, behind 26-36 Woodfield Square. Views into and out of site limited due to screening provided by trees around site perimeter, plus neighbouring housing. Main view into site from Woodfield Square. Limited views by NE corner of Grove House and Grove Road Primary School.
<b>Landscape Context</b>	Site, landscaping to north, rest of Woodfield Square and Fox Court were formerly part of the grounds of Grove House. Grove House retains a substantial landscaped curtilage with dense tree screen along its boundary, plus high walls and fences in places. The former landscape is still legible in the line of mature trees and landscape mounds running from Grove House to Fox Court. Woodfield House occupies what was effectively a 'compartment' of this former garden – an open space bounded by lines of trees and hedges. The former landscape has been obliterated in places by the standard C20th housing at Fox Court / Woodfield Square / Woodfield Drive / Woodfield Place, which wiped away the earlier landscape and imposed suburban layouts on it.
<b>Grain of Surrounding Development</b>	W: Grove House is a substantial country house / with institutional extensions. Set in large landscaped ground which belies its urban location. Building and car park / service area occupy c. 1/8th of its site. N & NE: Woodfield Square – two storey flats arranged in terraces. Substantial open areas of grassed landscaping around buildings and central communal areas keep overall density down. Buildings oriented to face on central communal lawns. Even set back from street with rear elevations facing street. Perpendicular layouts. Few trees. E & S: Fox Court & 26-36 Woodfield Square: two storey semi detached houses, some two storey flats appearing as semi-detached houses. Houses generally built to face the street, stepped and staggered set backs. Medium sized gardens to each house. Few trees apart from dense tree line alongside railway.
<b>Local Building Design</b>	Grove House: 3½ storey Georgian stone inn. Later battlemented parapet conceals hipped slate roof. C.1900 porte cochere and two storey wings with battlement parapets to either side of original building. Contemporary rear wings / extensions in Arts and Crafts / Olde English style: red clay tile roofs half-timbered gables, jettied bays. Lower storeys in coursed stone. Rear elements 2 and 2 ½ storeys. Of individual interest and locally distinctive. 1-75 Woodfield Square: inter war two storey flats. Brick with artificial pantile roofs. Simple gabled forms. Recessed entrance bays with balconies fronted by brick parapets above. Fairly typical of their time, not locally distinctive.

	<p>Fox Court: later C20th houses and flats. Two storey brick. Mix of gabled and hipped roofs all with artificial pantile roofs, simple forms. Not locally distinctive.</p> <p>26-36 Woodfield Square: Two storey gabled semi detached houses faced with two tone brick. Artificial pantile roofs. Simple gabled forms. Typical mid-C20th dwellings. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>None of the existing buildings of the site are of merit and could be replaced.</p> <p>Trees around perimeter plus willow on site should be retained. And sufficient space left around them. Development could respond positively to the existing trees.</p> <p>Would need to leave a buffer along W edge to provide buffer to grounds of Grove House, protect trees, and minimise potential intrusion of new dwellings on grounds of Grove House. Would either need to maintain an access to 26-36 Woodfield Grove, or these dwellings could be incorporated into the site and redeveloped.</p>
<b>Notes</b>	<p>Trees to be protected. Buildings on site may be demolished. Development should be designed to positively enhance the conservation area and preserve or enhance the setting of the listed building. No greater than two storey, buildings / roads etc to be sited well away from west boundary and mature trees.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	




<b>SITE REFERENCE: H2002: HARROGATE POLICE STATION</b>	
<b>Designations</b>	Conservation Area
<b>Site Features</b>	<p>Built-up Police Station site. Originally developed in c.1910 as central police station block with five staff dwellings: two in front of the police station block, (looking like projecting wings of the this main block), and a further three along Woodside Walk. The central police station block has been extended to envelop all but one of these houses, leaving 6 Woodside Walk as the only building detached from the main block. Further extensions to the rear of the main block.</p> <p>Small trees along S frontage, three good mature trees along Woodside Walk in strip of open green space.</p> <p>Good dwarf walls with original cast iron railings along North Park Road and Woodside Walk. Substantial brick and stone gate piers with original iron gates in central principal site entrance.</p> <p>Two vehicle accesses off North Park Road</p>
<b>Topography and Views</b>	Dense urban / suburban location with flat topography. Views limited to local street frontage views and vistas along roads. Good views into site and of principal buildings from North Park Road and Woodside Walk.
<b>Landscape Context</b>	Dense urban / suburban development. Tightly packed buildings and terraced development. Some good mature trees in rear gardens at Woodside.
<b>Grain of Surrounding Development</b>	<p>Varied urban / suburban development along through roads and cul-de-sacs. Predominantly larger terraces and blocks of flats to south, detached and semi-detached suburban housing to north, east and west.</p> <p>Buildings evenly set back behind low walls.</p> <p>Fairly tight plots, though many of the buildings on Woodside, Chelmsford Road and Queen Parade have large back gardens.</p> <p>Intermittent 'avenue' character along North Park Road and Queen Parade due to sporadic groups of mature trees in front gardens to some of the dwellings and in the grounds of larger sites.</p>
<b>Local Building Design</b>	<p>On site: distinctive Edwardian police station combining Georgian revival and baroque revival details. Hipped red clay tile roof, rusticated stone lower storey 'plinth' with brick upper storey. Regular, symmetrical, grid-like fenestration. Georgian revival two storey domestic buildings in brick with stone dressings. Hipped red clay tile roofs. Symmetrical front elevations. Locally distinctive.</p> <p>W: Edwardian Masonic Hall in Georgian revival style. Two-and-half storey, symmetrical five bay front. Top storey expressed in Westmoreland slate hipped mansard roof. Stone elevations with grid-like fenestration. Central porch on paired Tuscan columns. Locally distinctive.</p> <p>N, E and further W: two storey early twentieth century houses influenced by domestic revival and arts and crafts movement. Brick and render, hipped roofs, feature gables (often with half timbering). Red clay tile roofs. A minority of houses influenced by 'Old English' style. Not locally distinctive per se, but typical 'Harrogate' buildings.</p> <p>S, SW &amp; SE: predominantly 19<sup>th</sup> century terraces and semi-detached houses built for middle class occupants. Mostly stone with slate roofs, a minority of brick built buildings. Simple gabled forms, formal, symmetrical front elevations and grid-like fenestration. Two and two-and-a-half storey. Locally distinctive.</p> <p>Among these buildings are three storey monopitch roof mid-c20th flats at Clifton House, stone and render. Not locally distinctive. More recent stone three storey flats at Mitre House designed to emulate Victorian</p>


	terraces.
<b>Constraints/Opportunities</b>	<p>Opportunity to convert existing buildings of interest on site and provide a mix of dwelling types (i.e. smaller flats and larger family homes).</p> <p>Opportunity to remove inappropriate later infill and extensions and either restore original layout or replace with more sympathetic additions.</p> <p>Scope for new build at the back of the site.</p> <p>Existing accesses could be re-used and there is space for off-street parking in this town centre site.</p> <p>Would need to retain green space and trees along western side of site, gate piers, gates, walls and railings, but these should be seen as assets and all of the original buildings, as these are of special interest.</p>
<b>Notes</b>	The scheme for this site would need to be a conservative conversion of the principal historic buildings with small scale innovatively designed infill. Must avoid using site overintensively. The spaces are important, as is the way the roofs are not interrupted by dormers and rooflights.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

## HARROGATE NORTH WEST


<b>SITE REFERENCE: H3(1): LAND NORTH OF PENNY POT LANE, HARROGATE</b>	
<b>Designations</b>	None
<b>Site Features</b>	<p>There is a boggy area in the north part of the site.</p> <p>The road boundaries are post and rail fences with grown out hedgerow. There are some trees within the hedgerow, which are worthy of retention. The E boundary is against woodland between the site and playing fields, the trees along the boundary with the housing estate (formerly Queen Ethelburga's) are protected with TPOs.</p> <p>The site falls to the north from the ridge, which runs across the top field, and the gradient is quite steep in the northern area down to the boggy area.</p> <p>The site is accessed via farm gates, but new vehicular access would be from Penny Pot Lane.</p> <p>There are gas and water easements across the southern part of the site.</p>
<b>Topography and Views</b>	<p>See Landscape Architects comments on general landform. The southern part of the site is at a local highpoint, land falls both ways and down to the beck crossed by Penny Pot Lane, then rises again. For this reason, there are long distance views from Warren Top, Skipton Road and public footpaths in the area of the Crag. The southern part of the site is particularly exposed. The site is highly visible from the adjoining roads and from parts of the Jennyfields estate north of the site.</p>
<b>Landscape Context</b>	<p>See Landscape Architect's comments. The site is in open countryside at the edge of existing suburban development. There are playing fields beyond a small woodland to the east and a childrens play area beyond a small open area between the site and Jennyfields. Field boundaries are generally hedgerows, but drystone walls are also evident.</p> <p>Roads, and any pavements, are finished in bitmac.</p>
<b>Grain of Surrounding Development</b>	<p>Queen Ethelburgas estate is typical late C20 private estate development, having an access road in serving small culs-de-sac, around which two storey detached houses are arranged close side to side behind small open front gardens.</p> <p>Jennyfields estate is C20, houses are served by meandering roads off a main access road, and beyond are fairly short culs-de-sac. The access road is designed to distribute vehicles and few houses front it. Houses are generally parallel to the other roads, but informally arranged around the culs-de-sac. Houses are two storey and are a mixture of short terraces, semi-detached and detached units.</p> <p>Hildebrand Barracks to the west of Oaker Bank was developed earlier in C20. The two-storey houses are formally arranged about the highway and there are larger spaces between buildings and front gardens are a little more generous. Most houses are semi-detached.</p>
<b>Local Building Design</b>	<p>None of the estates around the site reflect the vernacular, which is robust stone buildings of simple form and can best be seen in the older part of Killinghall, nor do they reflect the two main housing types of Harrogate, which are Victorian stone terraces and semi-detached homes, and pre world war II semi-detached and detached houses.</p> <p>Houses of Hildebrand Barracks have wide frontages and are of simple roof form. Houses of the Ethelburgas estate have projecting gables and decorative features, whereas in the main the houses of Jennyfields are of simpler form with occasional features of interest, but are often deeper in plan than they are wide. Most houses are of brick, although some render is used, and roofs are in concrete tiles.</p>

<b>Constraints/Opportunities</b>	The TPOs and the good trees around the site to be protected. Hedgerows are to be augmented and landscape design is to ensure that buildings on the exposed parts of the site are screened from long distance views. Easements to provide amenity open space in any development. POS to be linked within the site and to existing. Housing density to be lower near the exposed edges of the site, and here buildings are not to exceed two-storeys in order to provide a well-designed permanent edge to the settlement. No building should exceed three-storeys.
<b>Notes</b>	The constraints should be mapped and density based on the areas available for development.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H8: LAND TO N OF A59, SKIPTON ROAD, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area
<b>Site Features</b>	<p>Cow Dyke Farm farmstead and 'Southfield' bungalow near eastern edge of site. Rest of site is 6 agricultural fields</p> <p>Low hedge boundaries, scattered boundary trees among hedges.</p> <p>Drainage ditch and a good tree line along southern edge of site. Fairly strong tree line along eastern edge of site.</p> <p>Drive access to farm and dwellings from Skipton Road. Disused field accesses from Skipton Road. Farm track along eastern edge of site, field access from here.</p>
<b>Topography and Views</b>	<p>Southern row of fields fall gently towards A59 and to east. Larger fields in northern half of site rise more steeply. Their north edge forms the horizon as seen from Skipton Road.</p> <p>Low lying fields along A59 are less open due to boundary features being more dense. Views north limited by topography of site. Principal views are across site to north and across site from SE corner.</p>
<b>Landscape Context</b>	<p>Dense suburban development hemmed in by landscaping and plantation to south. Trees cover to south is limited to landscape / plantation buffer. Dry stone wall along south side of A59.</p> <p>North, east and west: agricultural fields with low hedge boundary and scattered boundary trees. Strong tree lines to both sides of A59.</p> <p>Disused quarry to immediate west of site. Contains sharp drops and mature trees.</p>
<b>Grain of Surrounding Development</b>	<p>South: dense 20<sup>th</sup> century suburbia, dendritic road layout, small gardens, no mature trees among buildings. Estates set back from road behind landscaped area (flat, grassed, dotted trees).</p> <p>Southeast: sprawling 1-2 storey primary school set in open grounds, but with good tree lines along north and west perimeters.</p> <p>North: Farmstead with farmhouse, barns, stable etc in stepped L-plan layout. Trees along drive to south and in large garden to north</p>
<b>Local Building Design</b>	<p>On site: Cow Dyke Farm is a traditional farm group with farmhouse, cottage and barn forming a lathe. Attached barn to northwest creates an L shaped plan to group. Two storey stone buildings, slate roofs. Locally distinctive. Detached single storey outbuildings behind farmhouse form other two sides of four-sided farmyard. Of some local distinction. Later brick and metal sheds outside of farmyard group not locally distinctive. Southfield is an early twentieth century bungalow. Render, gable &amp; hipped tile roofs. Not locally distinctive.</p> <p>South: two storey brick and artificial tile roofs. Broad shallow gables, twee features. Not locally distinctive.</p> <p>North: Converted farm group consisting of two storey farmhouse, attached barns and outbuildings forming south facing L-shape with open south facing yard. Gabled, stone built, slate roofs. Locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p><i>Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts.</i></p> <p>The northern half of the site should not be developed to provide a green backdrop. Developing the whole site would give a harsh, unrelieved urban appearance and buildings near the northern edge of the site would intrude on the countryside to the north. The southern half could be developed if it is screened from the north and west.</p> <p>If the site was developed in isolation, it would be quite detached from the urban form of Harrogate. The other low-lying fields to the west and possibly the east could be developed as well to provide linear</p>

	<p>development with green back drop (provided by steeper slope to north) along A59.</p> <p>Maintain and strengthen the tree lines along southern and eastern edges of site.</p> <p>The development would need a soft edge to the edges adjoining the countryside.</p> <p>Retain and convert the traditional farm buildings around the farmyard at Cow Dyke Farm.</p> <p>Quarry to immediate west of site may require a buffer.</p>
<p><b>Notes</b></p>	<p>The higher ground should not be developed to provide a green backdrop to Skipton Road and prevent development from intruding into the countryside to the north. This would mean the projected figure of 543 dwellings would need significant downward revision to perhaps fewer than 200 dwellings, particular given that tree boundaries to the south and east should be retained.</p> <p>This site would need to form part of a larger site along the A59. Developing it in isolation would give a cluster of housing disconnected with the rest of Harrogate.</p> <p>Should incorporate traditional buildings at Cow Dyke Farm.</p> <p>The development should avoid being a multitude of tiny boxes with small gardens as per the opposite side of the A59, which is visually unattractive. A mix of built forms and larger, more generously spaced buildings would give a higher quality environment by appearing less dense and allowing space for trees, hedges, water features etc.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H9(1): LAND TO EAST OF OTLEY ROAD, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area
<b>Site Features</b>	No buildings on site. Site is parts of 2 agricultural fields Low hedge boundaries, scattered boundary trees among hedges. Drainage ditch along eastern edge of site with dense hedge and scattered trees. Dense hedge boundary along Otley Road edge Agricultural accesses from Otley Road (B6161). Southwest corner is the rear garden to Willow Bank, contains trees.
<b>Topography and Views</b>	Site falls gently towards A59 and to east. Larger fields to north of site rise more steeply and form horizon. Views into site from Otley Road limited due to hedge. Low lying fields to east along A59 with hedge and tree boundaries. Views north limited by slope to north of site
<b>Landscape Context</b>	Dense suburban development hemmed in by landscaping and plantation to south. Trees cover to south is limited to landscape / plantation buffer. Dry stone wall along south side of A59. North, east and west: agricultural fields with low hedge boundary and scattered boundary trees. Strong tree lines to both sides of A59. Dense hedge along east side of Otley Road
<b>Grain of Surrounding Development</b>	South: dense 20 <sup>th</sup> century suburbia, dendritic road layout, small gardens, no mature trees among buildings. Estates set back from road behind landscaped area (grassed, dotted trees to east, dense, immature plantation to the west). Immediate South: haphazardly laid out detached development set in larger gardens, concentrated around round about. Most buildings face the street, usually behind small front gardens. Larger gardens contain a number of mature trees. West: Farmstead with detached farmhouse, sprawling modern sheds and barns. Large front garden to farmhouse with boundary planting and mature trees.
<b>Local Building Design</b>	South: two storey brick and artificial tile roofs. Broad shallow gables, twee features. Not locally distinctive. Immediate South: Gabled 19 <sup>th</sup> early and later 20 <sup>th</sup> century detached buildings, stone or brick with slate roofs, simple forms. Of marginal local character. West: Painted three bay double pile Victorian farmhouse, slate roofs, locally distinctive, as is stone barn to south. Later prefabricated sheds not locally distinctive.
<b>Constraints/Opportunities</b>	If the site was developed in isolation, it would be quite detached from the urban form of Harrogate. The other low-lying fields to the east could be developed as well to provide linear development with green back drop (provided by steeper slope to north) along A59. Maintain and strengthen the hedge boundary along Otley Road. The drainage ditch along the eastern edge of the site would probably need to be retained, as would the hedge and trees along this edge of the site. The development would need a soft edge to the edges adjoining the countryside.
<b>Notes</b>	This site would need to form part of a larger site along the A59. Developing it in isolation would give a cluster of housing disconnected with the rest of Harrogate. Should incorporate land and buildings between site and A59 into site. Provide a soft green backdrop to the development as seen from the A59. Accommodate potential drainage / waterbodies on the site Maintain a good hedge boundary to the western edge

	<p>The development should avoid being a multitude of tiny boxes with small gardens as per the opposite side of the A59, which is visually unattractive. A mix of built forms and larger, more generously spaced buildings would give a higher quality environment by appearing less dense and allowing space for trees, hedges, water features etc.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H9: LAND N OF A59 AND E OF OTLEY ROAD, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area
<b>Site Features</b>	<p>No buildings on site. 9 agricultural fields, plus former quarry inside eastern edge of site.</p> <p>Low hedge boundaries, scattered boundary trees among hedges. Strongest line of trees is along southern edge to A59. Cluster of trees in former quarry.</p> <p>Drainage ditch along southern edge of site. This is fed by another drainage ditch between the south-western pair of fields.</p> <p>Disused agricultural access from A59. Agricultural accesses from Otley Road (B6161).</p>
<b>Topography and Views</b>	<p>Southern row of fields fall gently towards A59 and to east. Larger fields in centre of site rise more steeply and form horizon. Northernmost fields slope gently from south to north, not visible from A59 due to topography. Views into site from Otley Road limited due to topography. Quarry concealed from view from road. Low-lying fields along A59 are less open due to boundary features being more dense.</p> <p>Views north limited by topography of site.</p>
<b>Landscape Context</b>	<p>Dense suburban development hemmed in by landscaping and plantation to south. Trees cover to south is limited to landscape / plantation buffer. Dry stone wall along south side of A59.</p> <p>North, east and west: agricultural fields with low hedge boundary and scattered boundary trees. Strong tree lines to both sides of A59. Dense hedge along east side of Otley Road</p>
<b>Grain of Surrounding Development</b>	<p>South: dense 20<sup>th</sup> century suburbia, dendritic road layout, small gardens, no mature trees among buildings. Estates set back from road behind landscaped area (grassed, dotted trees to east, dense, immature plantation to the west).</p> <p>Southwest: haphazardly laid out detached development set in larger gardens, concentrated around round about. Most buildings face the street, usually behind small front gardens. Larger gardens contain a number of mature trees.</p> <p>West: Farmstead with detached farmhouse, sprawling modern sheds and barns. Large front garden to farmhouse with boundary planting and mature trees.</p>
<b>Local Building Design</b>	<p>South: two storey brick and artificial tile roofs. Broad shallow gables, twee features. Not locally distinctive.</p> <p>Southwest: Gabled 19<sup>th</sup>, early and later 20<sup>th</sup> century detached buildings, stone or brick with slate roofs, simple forms. Of marginal local character.</p> <p>West: Painted three bay double pile Victorian farmhouse, slate roofs, locally distinctive, as is stone barn to south. Later prefabricated sheds not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p><i>Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts.</i></p> <p>The topography of the site means that developing all of H9 would take the built up area over a hill and beyond what could be considered to be the 'natural' limit of the settlement. The northern half of the site should not be developed to provide a green backdrop and prevent the urban area from intruding into the countryside. The southern half could be developed if it is screened from the north and west.</p> <p>The quarry contains sheer drops and mature trees, and could not be</p>

	<p>developed within reason.</p> <p>Maintain and if possible strengthen the line of trees along the A59 and the hedge boundary along Otley Road.</p> <p>The drainage ditch along the southern edge of the site would need to be bridged. The drainage ditch within the site could be made into a feature and be part of an open space. The development would need a soft edge to the edges adjoining the countryside.</p>
<b>Notes</b>	<p>The dwelling numbers need to take account of the need to:</p> <ul style="list-style-type: none"> <li>- prevent the urban edge from creeping over the hilltop on the site and intruding upon the surrounding countryside.</li> <li>- Provide a soft green backdrop to the development as seen from the A59.</li> <li>- Exclude the quarry which is not developable for housing.</li> <li>- Maintain the tree line along the A59</li> <li>- Accommodate potential drainage / waterbodies on the site</li> <li>- Maintain a good hedge boundary to the western edge</li> </ul> <p>The development should avoid being a multitude of tiny boxes with small gardens as per the opposite side of the A59, which is visually unattractive. A mix of built forms and larger, more generously spaced buildings would give a higher quality environment by appearing less dense and allowing space for trees, hedges water features etc.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul> 	

<b>SITE REFERENCE: H18: LAND N OF EASTVILLE COTTAGE, RIPON ROAD, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area
<b>Site Features</b>	Former builders' yard with vehicular access from Ripon Road leading to area of hardstanding occupying rear half of site. Front half of site is rough open grassland. Dry stone boundary to Ripon Road with one good square stone gate pier with ornamental capping. Good, but scruffy line of trees screening north and west edges of site. Leylandii hedge dividing front and rear halves of site.
<b>Topography and Views</b>	Good views east of hillside across Ripon Road. Views in other directions screened by buildings (south) or boundary vegetation (west and north), but glimpses of good open countryside in these directions. Front half of site flat, rear half slopes gently away from Ripon Road. Site is part of a valley side which falls from east to west, but much of the site is on a shoulder of fairly flat land. Site would be very open without existing boundary vegetation screen.
<b>Landscape Context</b>	Pastoral west facing side of Oak Beck Valley. Fields bounded by dry stone walls, hedges and scattered trees. The densely treed banks of Oak Beck cut through this landscape along the valley floor. Good belts and bands of trees elsewhere. Area of dense woodland occupying top / upper slopes of Knox Hill to east.
<b>Grain of Surrounding Development</b>	Good-sized traditional terraces of houses along Ripon Road with medium sized front gardens and small rear yards. Houses have principal elevations to road, vehicle access along back road. No trees in this area. Haphazardly built commercial sheds and yards behind houses, no trees on these sites. Scattered farmsteads to north and northeast.
<b>Local Building Design</b>	71-85 Ripon Road: stone built, slate roofed terrace, good-sized well proportioned late 19 <sup>th</sup> century houses. Oversailing roofs with bargeboards. 2½ storey (possible with basement also). Upper storey expressed in small gabled dormers, end house (no. 85) with feature mock timber framed gable to road. Of local character, typical Harrogate houses. Eastville: Brick built gabled two storey house with attached stable / outbuilding wing. Oversailing slate roofs, c.1900. Of marginal local character. Sheds and Filling station south of Eastville of no local character.
<b>Constraints/Opportunities</b>	Need to retain, improve and strengthen the vegetation on the north and west boundaries of the site, to minimise impact on the wider landscape and maintain its enclosed character. Could build large, 2 ½ storey dwellings / buildings to complement adjacent terraces, and continue the urban form. Existing access could be re-used and improved. High quality, locally distinctive development needed.
<b>Notes</b>	Stone built tall terrace could front site and continue existing urban form / good quality frontage along Ripon Road. Other houses and spaces (i.e. gardens, parking) should be well concealed in the site. Dense urban development, but retaining / improving vegetation screen to site edges could mean that the proposed dwellings could be achieved.
<b>Likely level of effects, where:</b>	

- Development is unlikely to have a detrimental impact on the historic environment or on local character
- Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable
- Development of this site would adversely impact on the historic environment and/or local character




<b>SITE REFERENCE: H19: NITTER HILL, PENNY POT LANE, HARROGATE</b>	
<b>Designations</b>	<p>Conservation Area  Oakdale Bridge is Listed Grade II  Woodland to NE of site boundary covered by a TPO  Special Landscape Area begins on opposite side of Penny Pot Lane</p>
<b>Site Features</b>	<p>Site is divided into two approximate sections: Nitter Hill and its garden, and a small field. Nitter Hill and its garden occupy approx. a quarter of the site. Nitter Hill is an attractive c.1900 two-storey house which is of local character.</p> <p>Steep north valley side to Oak Beck. Dry stone retaining wall alongside Penny Pot Lane, upper courses collapsing in various locations. Single track vehicle access to Nitter Hill (driveway)</p>
<b>Topography and Views</b>	<p>Site is part of a steep-sided valley with a very narrow valley floor. The valley sides and floor along this stretch are densely wooded. Steep fall from north to south to south of Nitter Hill.</p> <p>Tree canopies and steep topography limit views to along the Beck and up the north side of the valley to Oakdale House et al.</p>
<b>Landscape Context</b>	<p>Site is part of a V-shaped steep-sided valley which is densely wooded. This valley and its tree cover are a consistent feature of the landscape. There are further wooded areas around site, giving it an enclosed character. Above the wooded valley, the landscape is open pastoral fields with dry stone, hedge and fence boundaries.</p>
<b>Grain of Surrounding Development</b>	<p>East: Suburban housing dominated by the canopies of mature trees. Oak Beck and its densely wooded southern bank cut through this area. Oakdale houses present gable fronts to street, with main body of house running at a right angle to the road. All houses have fairly large gardens.</p> <p>West: cluster of farmhouse, cottages and former farm buildings, with Oakdale House the principal building. Set well back from road, principal house oriented to face south over the valley, rather than face onto the road.</p>
<b>Local Building Design</b>	<p>On site: Gabled stone built two storey house with oversailing slate roof. Half timbering to principal gables. Mullioned openings. Locally distinctive.</p> <p>West: stone built, slate roofed gabled vernacular farm group. Traditional appearance, sensitive conversion of farm building to dwellings. Features like original openings (such as cart entrances etc) retained. Locally distinctive.</p> <p>East: Two storey stone dwellings with slate or clay tile roofs. Mix of symmetrical and asymmetrical gables, usually quite broad in width. Most houses are L-plan or T-plan with steps in roof heights between the different components. Gable fronted chalet-like character. Attractive, but not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Developing this site for housing would significantly harm the character and appearance of the conservation area, and the setting of the listed building.</p> <p>The rural, wooded, informal character of the site would be destroyed by development. Existing tree cover should be retained. Steep topography severely limits development potential</p> <p>Existing dwelling on site should be retained. Beck bisects site and may flood.</p>
<b>Notes</b>	<p>Even a single dwelling could compromise the contribution this site makes to the character and appearance of the conservation area.</p>

***Likely level of effects, where:***


- Development is unlikely to have a detrimental impact on the historic environment or on local character
- Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable
- Development of this site would adversely impact on the historic environment and/or local character




<b>SITE REFERENCE: H19a: NITTER HILL, PENNY POT LANE, HARROGATE</b>	
<b>Designations</b>	<p>Conservation Area  Oakdale Bridge is Listed Grade II  Woodland to NE of site boundary covered by a TPO  Special Landscape Area begins on opposite side of Penny Pot Lane</p>
<b>Site Features</b>	<p>Site is divided into three approximate sections: Nitter Hill and its garden, a small field and an area of woodland. The woodland is fairly dense and contains a number of mature trees. The woodland occupies half of the site. Nitter Hill and its garden occupy a small proportion of the site. Nitter Hill is an attractive c.1900 two storey house which is of local character.</p> <p>Steep sided valley to Oak Beck which bisects the site. Dry stone retaining wall alongside Penny Pot Lane, upper courses collapsing in various locations.</p> <p>Single track vehicle access to Nitter Hill (driveway) and low level gated track by Beck. The latter track has attractive gates with historic gate piers. Southern edge of site adjoins Harrogate Ringway footpath.</p>
<b>Topography and Views</b>	<p>Site is part of a steep-sided valley with a very narrow valley floor. The valley sides and floor along this stretch are densely wooded.</p> <p>Tree canopies and steep topography limit views to along the Beck ad up the north side of the valley to Oakdale House et al.</p>
<b>Landscape Context</b>	<p>Site is part of a V-shaped steep-sided valley which is densely wooded. This valley and its tree cover are a consistent feature of the landscape. There are further wooded areas around the cul-de-sacs at Oakdale and around the edge of the golf course.</p> <p>Above the wooded valley, the landscape is open pastoral fields with dry stone, hedge and fence boundaries.</p>
<b>Grain of Surrounding Development</b>	<p>Northeast and East: Suburban housing dominated by the canopies of mature trees. Oak Beck and its densely wooded southern bank cut through this area. Kent Road houses set back from street and are orientated to face the street. Oakdale Houses present gable fronts to street, with main body of house running at a right angle to the road. All dwellings have fairly large gardens.</p> <p>West: cluster of farmhouse, cottages and former farm buildings, with Oakdale House the principal building. Set well back from road, principal house oriented to face south over the valley, rather than face onto the road.</p>
<b>Local Building Design</b>	<p>On site: Gabled stone built two storey house with oversailing slate roof. Half timbering to principal gables. Mullioned openings. Locally distinctive.</p> <p>West: stone built, slate roofed gabled vernacular farm group. Traditional appearance, sensitive conversion of farm building to dwellings. Features like original openings (such as cart entrances etc) retained. Locally distinctive.</p> <p>Southeast: Gabled two storey early twentieth century suburban houses at Kent Road. Most rendered, some have low-level stonework. Oversailing clay tile and slate roofs. Not locally distinctive per se, but the buildings do contribute positively to the character and appearance of the conservation area.</p> <p>East: Two storey stone dwellings with slate or clay tile roofs. Mix of symmetrical and asymmetrical gables, usually quite broad in width. Most houses are L-plan or T-plan with steps in roof heights between the different components. Gable fronted chalet-like character. Attractive, but not locally distinctive.</p>

<b>Constraints/Opportunities</b>	<p>Developing this site for housing would significantly harm the character and appearance of the conservation area, and the setting of the listed building.</p> <p>The rural, wooded, informal character of the site would be destroyed by development. Existing tree cover should be retained. Steep topography severely limits development potential and would require highly engineered access. Existing dwelling on site should be retained. Beck bisects site and may flood.</p>
<b>Notes</b>	<p>Even a single dwelling could compromise the contribution this site makes to the character and appearance of the conservation area.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul> <div style="text-align: right; margin-top: 10px;"></div>	

<b>SITE REFERENCE: H25: LAND AT HARLOW HILL, E OF CRAG LANE, HARROGATE</b>	
<b>Designations</b>	TPO trees adjoining site to rear of 61 Plantation Road
<b>Site Features</b>	<p>Open pasture, no buildings or trees on site. Portion of site adjoining Crag Lane is a gravel-surfaced car park to Harlow Carr Botanical Gardens. Immature hedge boundary with ditch between car park and rest of site. Mix of timber post and rail fence, hedge, wire and post fence, suburban timber fence and stone wall boundaries.</p> <p>Vehicular access to car park and field from Crag Lane. Gentle fall across site from SE to NW, pronounced small embankment around Harlow Grange Farm and Harlow Grange Park.</p>
<b>Topography and Views</b>	<p>Site very open, with views across in all directions. The Pine Woods to north and trees and buildings at Plantation Road, Harlow Pines and south side of Otley Road all screen views and mean little can be seen beyond the local area.</p> <p>The western side of the site is the most open, but here the car park and buildings of the botanical gardens are in the foreground. The landscape here is rolling open fields, but with high dense hedge and tree boundaries, limiting views west.</p>
<b>Landscape Context</b>	<p>H25 is unusual in the locality in that it is very open and lacking in tree cover.</p> <p>East and southeast urban in character, but retaining a great deal of tree cover which is a highly significant feature of the townscape providing a soft, leafy character to the area. Mature treed landscaping at business park on south side of Otley Road provide effective, screen which dominates large cars parks and even 3 and 4 storey buildings (e.g. Central House). Likewise the mature trees at Harlow Pines, Harlow Grange Park and Plantation Road dominate the skyline and tower over all of the dwellings.</p> <p>Dense woodland The Pine Woods to north of site. Blocks all views and encloses the site, more so than the trees to the east and south which do provide a significant degree of enclosure.</p> <p>Botanical Gardens to west is a managed landscape with dense perimeter planting and high boundaries enclosing it. Mix of formal gardens and more naturalistic landscaping.</p>
<b>Grain of Surrounding Development</b>	<p>Plantation Road and Harlow Pines: large bungalows and houses set back varying distances from street. Little distance between neighbouring dwellings laterally, but deep back gardens enclosed by trees, hedges and fences. Strongly suburban, low density.</p> <p>Harlow Grange and neighbouring bungalows: large Victorian villa style residence with large garden, in which a few dwellings have been built. Site is open to west with main house overlooking site (domineering), original trees to NE, E and SE perimeter of former garden remain, providing a dense belt of tree canopies.</p> <p>Harlow Grange Park and Harlow Cottages, dense, tightly packed houses and flats, staggered terraces and tightly packed detached buildings. Open plan, buildings face onto street, Little or no garden space, minimal landscaping, tree cover minimal (limited to Harlow Grange Farm – a bungalow with a large garden).</p>
<b>Local Building Design</b>	<p>Plantation Road &amp; Harlow Pines: gabled bungalows, dormer bungalows with some two storey houses. 20<sup>th</sup> century, brick stone, clay and concrete tiles, some slate. Not locally distinctive.</p> <p>Harlow Grange: substantial stone built Victorian 'villa style' house. Italianate, two and a half storeys, hipped slate roofs, staggered footprint. Locally distinctive.</p> <p>Former grounds of Harlow Grange, and Harlow Grange Farm: gabled</p>


	<p>20<sup>th</sup> century bungalows. Low, broad gables with clay tile and slate roofs. Art stone and render. Harlow Grange Farm stone and slate. Not locally distinctive.</p> <p>Harlow Grange Park: two storey low rise flats. Buildings with large footprints. Mass disguised by staggering of frontages, projecting bays and uneven double pile roofs, H plan block and T-plan block. Mix of gentle hipped roofs and steeper gabled roofs. Juliet balconies. Stone with artificial pantile roofs. Not locally distinctive.</p> <p>Harlow Cottages: Gabled detached modern suburban houses. Simple forms. Stone, slate roofs. Not locally distinctive.</p> <p>Harlow Carr Botanical Gardens 1-1½ low lying buildings with high, steeply pitched overhanging graduated slate roofs. Stone plinths with timber cladding from plinth to eaves. Of some local character.</p> <p>Landmark two storey eco-building with undulating sedum roof, curved footprint near corner of Crag Lane &amp; Otley Road.</p>
<b>Constraints/Opportunities</b>	<p>Site is relatively concealed in the landscape. Development at the appropriate density with high quality landscaping would not harm the wider landscape.</p> <p>Opportunity to improve on urban edge provided by dwellings to E &amp; SE of site.</p> <p>Strong landscape buffer required along Crag Lane and Otley Road. Dwellings being highly visible from the Botanical Gardens and principal approach would be intrusive.</p> <p>Good landscape edge required to The Pine Woods (north of site) – houses/gardens simply backing onto woods of access road adjoining woods would be inappropriate, as it would harm the character of the woodlands, which is open to pedestrians.</p> <p>Site is strongly overlooked by Harlow Grange and Harlow Grange Farm. Overlooking / privacy would be issues along E and SE edges.</p> <p>Low building density needed to create space for trees to grow and mature, allowing the tree dominated townscape to the E and SE to spread into the site.</p>
<b>Notes</b>	<p>Landscape buffers would be needed to most edges of the site and buildings would need to leave sufficient space for trees to grow and mature to complement the adjacent areas of leafy, low density townscape.</p> <p>Well spaced buildings (be they detached houses, attached houses or small blocks of flats required to achieve low building density. A proliferation of small boxy houses and garages would be alien to the area, as would a townscape not dominated by trees. Large monolithic buildings, buildings with large footprints and development over two storeys in height would all be inappropriate.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H37: LAND SW OF CORNWALL ROAD, HARROGATE</b>	
<b>Designations</b>	East edge of site borders Harrogate Conservation Area
<b>Site Features</b>	<p>No buildings on site, which is agricultural fields with playing fields associated with nearby school within site. Wire and post fence around playing fields.</p> <p>Good line of trees / hedge running east-west through centre of site. Stone boundary wall fronted by drainage ditch to Cornwall Road. Hedge boundary to west. Hedge / scattered tree boundary to south. Low hedge boundary to north backed by tree canopy. Scattered tree line along Cornwall Road.</p> <p>Field accesses from Cornwall Road, track to playing fields from Cornwall Road. Footpath directly adjoining southern boundary. Ringway footpath through area to north of site.</p>
<b>Topography and Views</b>	<p>Site falls gently from south to north, with much steeper slope of Oakdale to the north.</p> <p>Site is open with long distance views towards Hampsthwaite to NW, woodland at Harlow Moor to southwest and Harlow Carr to west. Good views across site from Cornwall Road (identified in draft Harrogate Conservation Area Appraisal)</p>
<b>Landscape Context</b>	<p>Urban fringe site with well spaced, well treed mature suburb to east. Open pastoral landscape with low hedge boundaries, trees scattered along field boundaries.</p>
<b>Grain of Surrounding Development</b>	<p>Well spaced, detached dwellings in substantial gardens. Trees along front and rear garden boundaries. Low density. Even set back of buildings behind fairly deep front gardens with hedge boundaries to Cornwall Road. Buildings oriented to face road.</p>
<b>Local Building Design</b>	<p>East: render and brick two-and-a-half storey detached houses with clay tile gabled roofs. Arts and Crafts influenced architecture with masses broken up, gabled bays and oversailing roofs. Not locally distinctive per se, but typical of this part of the conservation area.</p> <p>North: brick and artificial pantile one and a half storey houses. Steep gables. Not locally distinctive.</p> <p>Northeast: flat roofed timber clad building. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Openness of the landscape means that development on this site would intrude into the countryside. Long distance views would be impacted from Cornwall Road and the footpath to the south.</p> <p>Trees within site and around perimeter would need to be retained and strengthened.</p> <p>Building density would need to be very low to complement the density and built form of the adjacent conservation area.</p> <p>Would need to make provision for footpath adjoining site.</p> <p>May need to accommodate / relocate existing school playing field.</p>
<b>Notes</b>	<p>Pronounced landscape edge required to mitigate impact on landscape. Well spaced development required to promote tree growth and reduce impact on landscape.</p> <p>Building height, massing and footprint would need careful consideration. Small 'box' dwellings would be inappropriate, as would large buildings or buildings with sprawling footprints. This either means building large dwellings to a low density or using buildings which accommodate a number of dwellings without looking out of scale with the buildings of the Duchy.</p> <p>Street layout should be kept simple and parking / garages well concealed in the street scene and landscape.</p>


	<p>The above would impact on dwelling numbers. A medium or high density of dwellings (even more so a high density of buildings) would be strongly detrimental to the setting of the conservation area and harm the wider landscape.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H104: IRONGATE BRIDGE WORKS, CORNWALL ROAD, HARROGATE</b>	
<b>Designations</b>	Site is in the Duchy sub-area of Harrogate Conservation Area and just north of Valley Gardens, a Historic Park and Garden.
<b>Site Features</b>	The main features of the site are the reservoirs and bunding. There are drains to the rear of the site. The low office building is of no particular merit. There are a few trees on the site boundaries worthy of retention and a public woodland to the south of the site. Properties no. 77 and 79 Cornwall Road are very close to the boundary. The road boundary is a stone wall. Except for the reservoirs, the site is relatively flat. The current access is from Harlow Moor Road.
<b>Topography and Views</b>	The land generally falls to the N and NW. The site is highly visible from the two roads. There are no significant views out, except from the Harlow Moor Road frontage towards the countryside to the NW.
<b>Landscape Context</b>	The Duchy is renowned for its arcadian character that results from generous gardens and mature planting. There are a large number of significant forest type trees, which interrupt views of the houses from the roads and each other, and from a distance the estate looks almost like woodland with houses amongst the trees. Boundaries are low stone walls with hedges over, which adds to the greenery.
<b>Grain of Surrounding Development</b>	The houses of this area of the Duchy are semi-detached, detached and an odd short terrace. They are generous in height and most are 2.5 storeys. They are set well apart face to face, having landscaped front gardens, and are generously spaced side to side, with the exception of the C20 development of the Royal Baths Hospital.
<b>Local Building Design</b>	The houses in this part of the Duchy are generous in size, they are generally of stone with Welsh slate roofs, although occasionally some render is used at high level as a half-timbered effect and some rosemary tiled roofs are evident. The houses are of picturesque character with prominent gables, barges, porches and bays. Generally the houses have a vertical emphasis contributed by large vertical sash windows. Whereas the eastern end of the Duchy is characterised by late Victorian houses, this area was developed later and there are numerous Edwardian/Domestic Revival homes and also interwar properties. Some properties have been redeveloped with apartments, these often have quite a bland appearance and a horizontal emphasis, which is inappropriate to the area.
<b>Constraints/Opportunities</b>	Development of the Duchy should not be over-intensive and should respect the relationship between landscape and building bulk. Development should reflect the grain of the Duchy. Houses should front onto the roads. The existing trees around the site should be protected. The amenity of the properties east of the site should be protected.
<b>Notes</b>	The development should be designed to positively enhance the conservation area. It is unlikely that more than 15dph can be accommodated and this will include some flats.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	●

<b>SITE REFERENCE: H105(1): LAND WEST OF HARLOW MOOR ROAD, HARROGATE</b>	
<b>Designations</b>	E edge adjoins Harrogate Conservation Area Harlow Hill Water Tower (Grade II Listed) to SW
<b>Site Features</b>	On site: flat roofed prefab garages forming courtyard and hipped pantile roof stone interwar bungalow. Not locally distinctive. Large areas of hardstanding on site with substantial areas of concrete footings / foundations. Good tree cover along all of perimeter apart from open southern edge. Large trees within the site are worthy of retention. Formal private access road from Harlow Moor Road, which serves the water works. The land falls from the west down towards the road. Various easements for water mains/drains across site.
<b>Topography and Views</b>	Land rises up to the Harlow Hill tower to the west, which is a landmark. Views into site from public highway very limited due to tree cover and high hedges / shrubbery alongside road. Site screened from north by substantial area of woodland. More open to south, and will be seen obliquely from Harlow Moor Road south of the site.
<b>Landscape Context</b>	Substantial dense woodland to north. Functional, open grassed water works / reservoir site to south containing very few trees. Buildings not visible from road Dense greenhouses of nursery to west. Not visible from road. To east small front gardens, hard back gardens, little greenery and few trees. Police Convalescents' Home to SW, large sprawling complex set in substantial grounds. Landscaped gardens with tree planting to perimeter.
<b>Grain of Surrounding Development</b>	The houses of the conservation area nearby are in the main tall terraces and semi-detached houses (commonly converted to flats) set behind small front gardens and quite close together side by side considering their massing. Lascelles Road is mainly of smaller detached houses set behind small walled front gardens and reasonably spaced. Police Convalescents' Home is a sprawling complex of large building elements set in substantial grounds. South of Otley Road are interwar houses and south of the convalescent home is a later estate, which is quite densely developed with houses of narrow frontages. Both estates exhibit small terraces and semi-detached houses, all with small front gardens, and the earlier estate has larger gaps between the sides of houses.
<b>Local Building Design</b>	South: flat and gently pitch gable roofed brick and rolled metal sheds with rolled metal roofs. Not locally distinctive. Southwest: sprawling complex of greenhouses and polytunnels. Not locally distinctive. Beyond this is a four storey octagonal stone water tower. Local landmark and highly locally distinctive. East: Sprawling Police Convalescent complex is mostly stone built with hipped slate roofs, but very few components are of local character. The principal building with asymmetrical eleven bay frontage with central gable is locally distinctive. North East: Traditional 2 ½ storey short terraces and semis. Uniform gabled fronts, gabled principal roofs. Stone, slate roofs. Bay windows. Also there are a few slightly smaller later houses, which are more akin to the Domestic Revival style, where render and rosemary tiles can be seen.

	<p>Houses of Lascelles Road are generally smaller and are later than those of the conservation area.</p> <p>Housing south of the site are interwar and later C20. The buildings are smaller, of simpler form and plainer in appearance than those of the conservation area.</p>
<b>Constraints/Opportunities</b>	<p>Existing site unused and not of heritage value. Good existing access from road.</p> <p>Would need to provide a good landscape buffer /screen to maintain / enhance the setting of the listed tower. Tree planting between the site and the water works would soften the impact of housing on this side of the road.</p> <p>Would need to retain the trees to the roadside and those of high value on the site. Buffering / sensitivity required to woodland edge, particularly as this is open to pedestrians. Easements across site.</p> <p>Buildings near the east side to be maximum two-storeys high. Buildings to the west could be similar in height to those opposite the site.</p>
<b>Notes</b>	<p>Traditional short terraces of large dwellings much like those across the road (or indeed a contemporary interpretation thereof) would be the preferred development form to the east, and semi-detached and possibly detached at the west to create a lower density.</p> <p>Good screening required between site and tower and site and woodland to avoid an intrusive impact.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H105: HARLOW HILL DEPOT, HARLOW MOOR ROAD, HARROGATE</b>	
<b>Designations</b>	Adjoins Harrogate Conservation Area Harlow Hill Water Tower (Grade II Listed) to SW
<b>Site Features</b>	Disused four-sided courtyard of garages near east edge. Large areas of hardstanding on site with substantial areas of concrete footings / foundations. Good tree cover along the east boundary to Harlow Moor Road. Large trees within the site are worthy of retention. Formal private access road from Harlow Moor Road, which serves the Water works. The land falls from the west down towards the road. Various easements for water mains/drains across site.
<b>Topography and Views</b>	Land rises up to the Harlow Hill tower to the west, which is a landmark. Views into site from public highway are limited due to tree cover and high hedges / shrubbery alongside road. Site screened from north by substantial area of woodland. It is more open to south, and will be seen obliquely from Harlow Moor Road south of the site.
<b>Landscape Context</b>	Substantial dense woodland to north. Functional, open grassed water works / reservoir site to south containing very few trees. Buildings not visible from road Dense greenhouses of nursery to west. Not visible from road. Traditional suburbia to east. Small front gardens, hard back gardens, little greenery and few trees. Police Convalescents' Home to SW, large sprawling complex set in substantial grounds. Landscaped gardens with tree planting to perimeter.
<b>Grain of Surrounding Development</b>	The houses of the conservation area nearby are in the main tall terraces and semi-detached houses (commonly converted to flats) set behind small front gardens and quite close together side by side considering their massing. Lascelles Road is mainly of smaller detached houses set behind small walled front gardens and reasonably spaced. Police Convalescents' Home is a sprawling complex of large building elements set in substantial grounds. South of Otley Road are interwar houses and south of the convalescent home is a later estate, which is quite densely developed with houses of narrow frontages. Both estates exhibit small terraces and semi-detached houses, all with small front gardens, and the earlier estate has larger gaps between the sides of houses.
<b>Local Building Design</b>	South: flat and gently pitch gable roofed brick and rolled metal sheds with rolled metal roofs. Not locally distinctive. Southwest: sprawling complex of greenhouses and polytunnels. Not locally distinctive. Beyond this is a four storey octagonal stone water tower. Local landmark and highly locally distinctive. East: Sprawling Police Convalescent complex is mostly stone built with hipped slate roofs, but very few components are of local character. The principal building with asymmetrical eleven bay frontage with central gable is locally distinctive. North East: Traditional 2 ½ storey short terraces and semis. Uniform gabled fronts, gabled principal roofs. Stone, slate roofs. Bay windows. Also there are a few slightly smaller later houses, which are more akin to the Domestic Revival style, where render and rosemary tiles can be seen. Houses of Lascelles Road are generally smaller and are later than those of the conservation area.


	Housing south of the site are interwar and later C20. The buildings are smaller, of simpler form and plainer in appearance than those of the conservation area.
<b>Constraints/Opportunities</b>	Existing site unused and not of heritage value. Existing access form road. Would need to provide a good landscape buffer /screen to maintain / enhance the setting of the listed tower. Tree planting between the site and the water works would soften the impact of housing on this side of the road. Would need to retain the trees to the roadside and those of high value on the site. Buffering / sensitivity required to woodland edge, particularly as this is open to pedestrians. Easements across site.
<b>Notes</b>	Traditional short terraces of large dwellings much like those across the road (or indeed a contemporary interpretation thereof) would be the preferred development form.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H1023: SPA TENNIS CLUB, KENT DRIVE, HARROGATE</b>	
<b>Designations</b>	Site is within the Duchy Sub-area of Harrogate Conservation Area.
<b>Site Features</b>	<p>The site is filled with courts and hence is a flat platform. The pavilion is not of particular interest. There are a number of significant trees at the boundaries of the site, particularly at the NE corner and behind 8 &amp; 10 Kent Road. Trees outside the boundary, which overhang the site are behind 13-23 Oakdale Rise to the north, and 14-20 Kent Road to the South. The boundaries are fences.</p> <p>The gardens of Oakdale Rise north of the site are lower than the tennis courts. Generally the houses there are typical council houses; short terraces and semi-detached houses set behind front gardens and parallel to the highway. No 7a north of the site is a later bungalow. All are of brick with slate roofs, the majority are hipped.</p> <p>Land at 33 &amp; 35 Ripon Road is lower than the site, and at Kent Drive is higher. Housing E, S and W of the site is typical of this part of the Duchy. They are late Victorian, mostly stone with slate roofs. Some exhibit some render and a few roofs are of rosemary tiles.</p>
<b>Topography and Views</b>	The land falls to the north, but substantial trees interrupt views from many of the houses of Kent Road. Views to the north will be had from upper floors of any development.
<b>Landscape Context</b>	Whilst the estate to the north has no landscape qualities, the Duchy is renowned for its arcadian character that results from generous gardens and mature planting. There are a large number of significant forest type trees which interrupt views of the houses from the roads and each other, and from a distance the estate looks almost like woodland with houses amongst the trees. Boundaries are low stone walls with hedges over, which adds to the greenery.
<b>Grain of Surrounding Development</b>	<p>The estate to the north is of narrow low two-storey terraces and semi-detached houses set at generous distances face to face, but quite close side by side, except at road corners.</p> <p>The houses of this area of the Duchy are in the main semi-detached, there are some detached and an odd short terrace. They are much larger in scale than the houses north of the site in both plan and height, most are 2.5 storeys. They are set well apart face to face, having landscaped front gardens, and are generously spaced side to side.</p>
<b>Local Building Design</b>	The houses in this part of the Duchy are generous in size, they are generally of stone with Welsh slate roofs, although occasionally some render is used at high level as a half-timbered effect and some rosemary tiled roofs are evident. The houses are of picturesque character with prominent gables, barges, porches and bays. The houses have a vertical emphasis contributed by large vertical sash windows.
<b>Constraints/Opportunities</b>	Development of the Duchy should not be over-intensive and should respect the relationship between mature landscape and building bulk and reflect the grain of the Duchy. The existing trees around the site should be protected. The amenity of the properties set at a lower level to the north should be protected.
<b>Notes</b>	Development should be designed to positively enhance the conservation area.
<b>Likely level of effects, where:</b>	


- Development is unlikely to have a detrimental impact on the historic environment or on local character
- Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable
- Development of this site would adversely impact on the historic environment and/or local character




<b>SITE REFERENCE: H3006: EXTENSION NORTH OF SKIPTON ROAD, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area
<b>Site Features</b>	<p>Cow Dyke Farm farmstead and 'Southfield' bungalow near E edge of site. Small cluster of detached houses (Willow Bank, Hawthorn Lodge and Field House) in SW corner of site. Compact linear farmstead High Warren Farm in NW corner of site. Cluster of trees in former quarry in centre of site.</p> <p>Near E side of site there are the remains of an ancient enclosure / earthwork, but this is not designated. Rest of site is 28 agricultural fields of varying sizes. Low hedge boundaries, scattered boundary trees among hedges. Drainage ditch along southern edge of site. Good tree line along southern edge of site to A59</p> <p>Fairly strong tree line in centre of site from A59 to former quarry. Drive access to farm and dwellings from Skipton Road and Otley Road. Disused field accesses from Skipton Road. Farm track along eastern edge of site, field access from here. Rights of Way bordering N and E edges of site.</p>
<b>Topography and Views</b>	<p>The W edge of the site, halfway along the border with the B6161 is the highest point of the site, from here to the centre of the site there is a fairly flat swathe of land and from here the land gently falls to the N, E and S. This is the highest point to the immediate NW of Harrogate and to the immediate SW of Killinghall. Hence from here there is a panoramic view over the urban area with features such as the Harlow Carr observatory, St Wilfrid's Church (Duchy), the Conference Centre, St Peter's Church, the tower at the railway station, Bilton Parish Church tower, the Holy Trinity Church Tower, the church tower on King's Road etc. etc. There are very few (if any) vantage points over the town equal to this from the outskirts of Harrogate.</p>
<b>Landscape Context</b>	<p>Dense suburban development hemmed in by landscaping and plantation to south. Trees cover to south is limited to landscape / plantation buffer. Dry stone wall along south side of A59.</p> <p>North, east and west: agricultural fields with low hedge boundary and scattered boundary trees. Strong tree lines to both sides of A59.</p>
<b>Grain of Surrounding Development</b>	<p>South: dense 20<sup>th</sup> century suburbia, dendritic road layout, small gardens, no mature trees among buildings. Estates set back from road behind landscaped area (grassed, dotted trees to east, dense, immature plantation to the west).</p> <p>West: Farmstead (Moorland Farm) with detached farmhouse, sprawling modern sheds and barns. Large front garden to farmhouse with boundary planting and mature trees.</p> <p>East: compact, traditional farmstead (Grange Farm) with farm buildings in courtyard arrangement (now converted to four dwellings with small curtilages).</p>
<b>Local Building Design</b>	<p>On site: Cow Dyke Farm is a traditional farm group with farmhouse, cottage and barn forming a lathe. Attached barn to northwest creates an L shaped plan to group. Two storey stone buildings, slate roofs. Locally distinctive. Detached single storey outbuildings behind farmhouse form other two sides of four-sided farmyard. Of some local distinction. Later brick and metal sheds outside of farmyard group not locally distinctive. Southfield is an early twentieth century bungalow. Render, gable &amp; hipped tile roofs. Not locally distinctive.</p> <p>Willow Bank, Hawthorn Lodge and Field House: Gabled 19<sup>th</sup>, early and later 20<sup>th</sup> century detached buildings, stone or brick with slate roofs, simple forms. Of marginal local character.</p> <p>High Warren Farm: Farmhouse is a stone and artificial tile roof gabled</p>

	<p>bungalow from the mid-20<sup>th</sup> century. The farm buildings are modern rolled metal sheds. Not locally distinctive.</p> <p>South: two storey brick and artificial tile roofs. Broad shallow gables, twee features. Not locally distinctive.</p> <p>West: Painted three bay double pile Victorian farmhouse, slate roofs, locally distinctive, as is stone barn to south. Later prefabricated sheds not locally distinctive.</p> <p>East: converted 19<sup>th</sup> century traditional farmstead. Simple gabled forms stone with slate roofs. Marginally locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>The single largest constraint is the site's proximity and elevated location relative to both Killinghall and Harrogate. Development on and near the brow of the hill will be visible at long distances, significantly altering the setting of both settlements. The views from Skipton Road, and Otley Road (both important gateway routes) and Grainbeck Lane could have a skyline / horizon of buildings where there is presently green fields, hedges and trees. In order to maintain the setting of both settlements the highest parts of the site should be left as open and green as possible, allowing the greenery to dominate and to protect the panoramic views over Harrogate.</p> <p>The enclosure / earthwork marked on maps is an undesignated heritage asset which may be of significance. Before any masterplan for the site being drawn up, this should be surveyed by archaeologists and its significance assessed. This assessment should inform any proposals for the site.</p> <p>The quarry contains sheer drops and mature trees.</p> <p>Maintain and if possible strengthen the line of trees along the A59 and the hedge boundary along Otley Road. The drainage ditch along the southern edge of the site would need to be bridged. The drainage ditch within the site could be made into a feature and be part of an open space. The development would need a soft edge to the edges adjoining the countryside.</p> <p>Retain and convert the traditional farm buildings around the farmyard at Cow Dyke Farm and in the southwest corner of the site.</p> <p>Opportunity to strengthen the entrance to Harrogate via Skipton Road with appropriate landscaping and building design.</p>
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE:</b>	<b>H3007: EXTENSION NORTH OF PENNY POT LANE, HARROGATE</b>
<b>Designations</b>	None
<b>Site Features</b>	<p>This site is of three parts: a) to the west is the White House Farm site bounded by Burley Bank Road and Penny Pot Lane and open farmland to the north and west; b) the central area is Hildebrand Barracks bounded by Burley Bank Road, Penny Pot Lane and Oaker Bank (B6161) and open farmland to the north, and; c) the east area is in the main site H3 with land to the north, this site is bounded by Oaker Bank and Penny Pot Lane with Jennyfields estate to the north, housing known as Ethelburgas Estate and public open space to the east.</p> <p>Area a) The north part of this site is occupied with Pinemoor Caravan Park, where the land gently falls to the northeast. White House Farmstead is next to Burley Bank Road. The farmhouse is of heritage interest, with the exception of C20 PVCu windows, which replaced vertical sliding sashes, it is a good quality Victorian house of stone with Welsh slate roof, having tabling to the gables and ridge end stacks. There are only two farm buildings of any interest, a barn north of the farmhouse, which is of stone and a lower building on the opposite side of the yard that unfortunately has an asbestos cement roof. None of the other buildings are worthy of retention. Just south of the farmhouse is an open drain. The field south of the farm is quite level. There are low stone walls to much of the Burley Bank Road boundary, which is augmented by a leylandii hedge to screen the caravans, and the remainder of the boundaries compose of low hedges. Some hedgerow trees can be seen in the caravan site. The south boundary is not a strong hedgerow, but Penny Pot Lane is bounded by trees on both sides.</p> <p>Area b) The north part of the site is beyond the existing development and the land falls to the northeast. The remainder of the site appears fairly flat, although there are two mounds, one with a communications mast on. The boundaries are in the main hedges. There is a length of Burley Bank Road frontage where there is a row of wind blown small pine trees. The old hedgerows just north of the buildings are higher than the others. There are a number of hedgerow trees on Burley Bank Road, and also a number of trees planted for amenity value on informal open space on the site and on the Penny Pot Lane boundary. There is a variety of buildings, the housing in the northern area and southeast corner is two storey of simple roof form, generally having wide frontages and are constructed of brick with concrete tiled roofs or render with rosemary tiles. There are lower buildings that are wider on plan, some with low roof pitches and many with flat roofs. They are constructed of a variety of walling materials. No buildings on this site reflect the vernacular. Built form density is very low.</p> <p>Area c) There is a boggy area in the north part of the site. The road boundaries are post and rail fences with grown out hedgerow. There are some trees within the hedgerow, which are worthy of retention. The E boundary is against woodland between the site and playing fields, the trees along the boundary with the housing estate are protected with TPOs. The site falls to the north from the ridge, which runs across the top field, and the gradient is quite steep in the northern area down to the boggy area. There are gas and water easements across the southern part of the site.</p>

<b>Topography and Views</b>	The southern part of the site is at a local highpoint, land falls both ways and down to the beck crossed by Penny Pot Lane, then rises again. For this reason, there are long distance views from Warren Top, Skipton Road and from public footpaths in the area of the Crag to H3 site, which at southern edge is particularly exposed. The site is highly visible from the adjoining roads and from parts of the Jennyfields estate north of the site.
<b>Landscape Context</b>	The site is in open countryside, and only the east site is at the edge of existing suburban development. Field boundaries are generally hedgerows, but drystone walls are also evident. Roads, and any pavements, are finished in bitmac.
<b>Grain of Surrounding Development</b>	Queen Ethelburgas estate is typical late C20 private estate development, having an access road in serving small culs-de-sac, around which two storey detached houses are arranged close side to side behind small open front gardens. Jennyfields estate is C20, houses are served by meandering roads off a main access road, and beyond are fairly short culs-de-sac. The access road is designed to distribute vehicles and few houses front it. Houses are generally parallel to the other roads, but informally arranged around the culs-de-sac. Houses are two storey and are a mixture of short terraces, semi-detached and detached units.
<b>Local Building Design</b>	None of the estates around the site reflect the vernacular, which is robust stone buildings of simple form and can best be seen at White House Farm and in the older part of Killinghall, nor do they reflect the two main housing types of Harrogate, which are Victorian stone terraced and semi-detached homes, and pre world war II semi-detached and detached houses. Houses of the Ethelburgas estate have projecting gables and decorative features, whereas in the main the houses of Jennyfields are of simpler form with occasional features of interest, but are often deeper in plan than they are wide. Most houses are of brick, although some render is used, and roofs are in concrete tiles.
<b>Constraints/Opportunities</b>	The farmhouse should be retained, together with land to the south and west sufficient to maintain a generous setting. Consideration should be given to retaining the traditional farm buildings as outbuildings to the farmhouse. The TPOs and the good trees on and around the site to be protected. Hedgerows are to be augmented and landscape design is to ensure that buildings on the exposed parts of the site are screened from long distance views. On H3, easements to provide amenity open space in any development. POS to be linked within the site and to existing. Housing density to be lower near the exposed edges of the site, and here buildings are not to exceed two-storeys in order to provide a well-designed permanent edge to the settlement. No building should exceed three-storeys and taller buildings should be seen against trees, not the skyline.
<b>Notes</b>	The constraints should be mapped and density based on the areas available for development.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H3012: HARROGATE GOLF CLUB</b>	
<b>Designations</b>	Special Landscape Area, Green Wedge, several group TPOs around perimeter of site, site partially in Harrogate Conservation Area
<b>Site Features</b>	<p>Site is a golf course with clubhouse and car park at the SE tip, and the rest of the site given over to the course and landscaping. Exception is the portion of the site S of Oak Beck, which is a managed, publicly accessible woodland. The Harrogate Ringway footpath runs through this part of the site, E-W, following course of Oak Beck, which bisects the site E-W.</p> <p>Substantial woodland blocks and belts to perimeter of site, block of planted trees within course. Vehicle access from Oakdale Glen only. Sulphur wells and historic packhorse bridge in south/central portion of site.</p>
<b>Topography and Views</b>	<p>Site occupies the valley floor. Very steep, almost sheer slopes to south side, gentler slopes to north, but Jennyfields is for the most part over the brow of the valley side, hence there are limited views from this area over the site.</p> <p>Views into / across site limited due to perimeter plantations and valley bottom topography of site. Glimpses across site and to countryside beyond from Oakdale Glen (the most open end of site), and through a gap on Penny Pot Lane. Site generally well concealed by trees and topography from Duchy and Jennyfields estates.</p> <p>Most significant views are from Ringway footpath at the valley floor alongside Oak Beck – good views across golf course. Enhances semi-rural character of Ringway.</p>
<b>Landscape Context</b>	Site extends greenery, trees and landscaping into the built-up area of Harrogate. Complements both the green agricultural landscape of Oakdale to the west, the opens spaces, country park and structure planting at Jennyfields to the North, and the low development density and considerable tree cover of the Duchy to the south.
<b>Grain of Surrounding Development</b>	<p>South: generally low density suburbia. Houses set in generous plots, with deep front and rear gardens and a reasonable amount of space between next door dwellings. Predominantly detached. Wide roads. More recent developments are higher density and harder in character due to close proximity of buildings to each other and the street: Dorset Crescent, Dorset Close.</p> <p>North &amp; East: Fairly dense suburbia with shallow open plan frontages. Small back gardens, less tree cover than to south of site. Predominantly detached houses and bungalows, but narrow gaps between houses enclose streets. Structure planting and some belts / lines of mature and semi-mature trees among the houses enhance the area's character.</p> <p>West: Fairly dense suburbia with open plan frontages and small back gardens. Predominantly detached but with narrow gaps between next door houses giving streets and enclosed feel. Substantial plantation to perimeter of site and deep verges give a green aspect.</p>
<b>Local Building Design</b>	<p>South: mixture of suburban houses from across the twentieth century. Mix of gabled and hipped forms. Mix of materials including stone, artificial stone, render, roughcast, clay tiles and artificial tiles. Later houses, quite box-like with very shallow roof pitches. Earlier houses tend to be in domestic revival styles with steep roofs and feature gables. Housing not locally distinctive per se, but dwellings both within and some outside of the conservation area contribute positively to the overall character of Harrogate.</p> <p>West: Late twentieth century mock-Victorian suburbia. Brick with</p>


	<p>artificial tile roofs. Gables forms with overhanging roofs, feature gables with decorative bargeboards. Twee rather than locally distinctive.</p> <p>North: mid- and later twentieth century suburbia. Predominantly gabled houses and bungalows with some hipped roofed houses. Boxy forms. Red, buff and red-brown brick, artificial tile roofs. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>The portion of the site within the conservation area containing the Ringway provides an important physical and visual link between the Duchy sub-area and the rural / semi-rural landscape it adjoins. It is considered that developing this site for housing would harm the setting of the conservation area and the semi-rural character of the Ringway footpath. From the conservation area and footpath, there are important views across the valley floor which would be impossible to keep should the site be developed.</p> <p>TPO trees, and blocks of trees within the site should be retained together with sulphur wells that should be given an appropriate setting</p> <p>Topography limits sites development potential, particularly to the southern edge.</p> <p>Position of Oak Beck means the southern side of the beck would not be developable due to access, trees and topography.</p> <p>Potential access points quite limited (Oakdale Glen, Penny Pot Lane, Sweet Briar) and most possible access points are via narrow and or steeply sloping suburban culs-de-sac (Oakdale Glen, Sweet Briar, Barberry Close). Significant improvements / enlargement would be needed to the carriageways linking the site with the nearest main thoroughfares (Jennyfields Lane, Ripon Road)</p> <p>Sufficient landscaped space would need to be left along Oak Beck and flooding issues considered. Ringway PROW would need to be retained and given a sufficient landscape setting. Clubhouse is not a locally distinctive building and could hence be demolished.</p>
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H3021: LAND NORTH OF SKIPTON ROAD, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area
<b>Site Features</b>	<p>Bungalow 'Southfield' on eastern boundary of site. Majority of site is 9 agricultural fields</p> <p>Low hedge boundaries, scattered boundary trees among hedges. Strongest line of trees is along southern edge to A59 Drainage ditch along southern edge of site. This is fed by another drainage ditch in western portion of the site. Hedge line along western site boundary. Disused agricultural access from A59. Agricultural accesses from Otley Road (B6161). Driveway to Southfield and Cow Dyke Farm on east edge of site.</p>
<b>Topography and Views</b>	Fields fall gently towards A59 and to east. These fields are less open due to boundary features being more dense. Views north limited by topography of landform. Principal views are across site to north and across site from SE corner.
<b>Landscape Context</b>	<p>Dense suburban development hemmed in by landscaping and plantation to south. Trees cover to south is limited to landscape / plantation buffer. Dry stone wall along south side of A59.</p> <p>North, east and west: agricultural fields with low hedge boundary and scattered boundary trees.</p> <p>Scattered housing and farmstead to west, and farmstead to east</p> <p>Disused quarry with sheer faces and mature trees to north of site.</p>
<b>Grain of Surrounding Development</b>	<p>South: dense 20<sup>th</sup> century suburbia, dendritic road layout, small gardens, no mature trees among buildings. Estates set back from road behind landscaped area (flat, grassed, dotted trees).</p> <p>Southeast: sprawling 1-2 storey primary school set in open grounds, but with good tree lines along north and west perimeters.</p> <p>East: Cow Dyke Farm – traditional farm group set around a four-sided farmyard.</p> <p>West: haphazardly laid out detached development set in larger gardens, concentrated around roundabout. Most buildings face the street, usually behind small front gardens. Larger gardens contain a number of mature trees. Moorland Farm: detached farmhouse, sprawling modern sheds and barns. Large front garden to farmhouse with boundary planting and mature trees.</p>
<b>Local Building Design</b>	<p>On site: Southfield is an early twentieth century bungalow. Render, gable &amp; hipped tile roofs. Not locally distinctive.</p> <p>East: Cow Dyke Farm is a traditional gabled farm group with farmhouse, cottage and barn forming a lathe. Attached barn to northwest creates an L shaped plan to group. Two storey stone buildings, slate roofs. Locally distinctive. Detached single storey outbuildings behind farmhouse form other two sides of four-sided farmyard. Of some local distinction. Later brick and metal sheds outside of farmyard group not locally distinctive.</p> <p>West: Gabled 19<sup>th</sup>, early and later 20<sup>th</sup> century detached buildings, stone or brick with slate roofs, simple forms. Of marginal local character. Moorland Farm: Painted three bay double pile Victorian farmhouse, slate roofs, locally distinctive, as is stone barn to south. Later prefabricated sheds not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Development would sit below higher open fields to north and therefore would not intrude into the countryside, provided a suitably soft landscape buffer with a low density edge is provided to the north and west of the site.</p> <p>Maintain and strengthen the tree and hedge lines along southern and</p>


	<p>western edges of site.</p> <p>The drainage ditch along the southern edge of the site would need to be bridged. The drainage ditch in the western portion of the site could be made into a feature and be part of an open space.</p>
<b>Notes</b>	<p>The development should avoid being a multitude of tiny boxes with small gardens as per the opposite side of the A59, which is visually unattractive. A mix of built forms and larger, more generously spaced buildings would give a higher quality environment by appearing less dense and allowing space for trees, hedges water features etc.</p> <p>The landscape edge (and building density / height) along the rural edges of the site is a crucial component of the scheme.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

## HARROGATE SOUTH EAST


<b>SITE REFERENCE: H14: HORNBEAM PARK, HARROGATE</b>	
<b>Designations</b>	TPO Trees in central 'join' of the two halves of the site TPO Trees directly adjoining all of the southern boundary of the site.
<b>Site Features</b>	Buildings in western portion of site: detached farmhouse. To west of this is what was originally an uneven south facing U-plan farmyard bounded by a large barn and attached outbuildings, but this has been in filled and extended by modern sheds. Other modern sheds (freestanding) to north and west of the former farmyard. Ringway footpath runs through site near north-western edge. It is well enclosed by topography and trees. Majority of site is either open grassland (western portion) or open field (eastern portion). These two sections are separated by a cluster of mature trees (TPO'ed) which bisects the site. Wire and post and timber fence boundaries generally, hedge boundary to southeastern edge. Drive access from west end to farmhouse. Agricultural access from adjacent field to southeast.
<b>Topography and Views</b>	Key views into / out of / across site to and from Crimple Beck Valley, particularly from the Harrogate Ringway which runs along the eastern and northeastern edges of the site. Western portion of site is much more enclosed. Steep fall within site between farm buildings and ringway footpath. Field in eastern portion of site falls gently from west to east, very open.
<b>Landscape Context</b>	Western portion of site highly enclosed by buildings to north and dense tree canopy to south. Overall character quite urban due to scale of buildings to north. Views into and out of this part of the site are limited, and the ringway feels self-contained as it passes through the site. Eastern portion far more open with views of railway viaduct and pastoral landscape, with woodland at Follifoot Ridge visible in the distance. Dense strip of woodland to east and southeast between site and golf course channels views across valley. A thinner strip of woodland to the north screens off the open fields and tree belts beyond.
<b>Grain of Surrounding Development</b>	On site, freestanding farmhouse and clustered farm buildings. Farmhouse well separated from the other buildings. North and NW: Large 1-2 storey commercial / industrial sheds. Sprawling layout, large areas of hardstanding for access and parking. Thin strips of landscaping to edges and between units. Immature. Southwest: two storey dwellings set in fairly large gardens. Trees to front and rear boundaries, houses set back from road. South: Gardner House very large office building set in landscaped grounds. Large car park, mixed species of trees, many not native to area. Beyond this is another large building used as a hospice. Set in expansive landscaped grounds with mixed tree species, many not native to area.
<b>Local Building Design</b>	On site: almost square plan stone built farmhouse with pyramidal slate roof rising to broad central stack. Two storey. Locally distinctive. Near site entrance the principal barn is a very attractive stone built high two storey building. Pantile roof, quoins, arched openings, decorative finials to gables. Very interesting locally distinctive building. Two lower stone ranges with pantile roofs extend from the southern elevation, probably of interest, but these are swamped by later sheds made of stone brick and sheeting which are not locally distinctive.


	<p>North and NW: Large 1-2 storey commercial sheds. Brick and rolled metal, sheeting for roofs. Very broad, gently sloping roofs, mix of gables and hips. Not locally distinctive.</p> <p>Southwest: c.1900 stone built vernacular revival style houses. Two storey, gabled, stone slate roofs, mullioned windows, hoodmoulds. Domestic scale. Locally distinctive. Further south, St Michael's Hospice is in the same style, but is a much larger, more ornate three storey H-plan building. Locally distinctive.</p> <p>South: Gardner House, three storey hip roofed stone faced office block. Gabled. Mix of modern and vernacular revival details has dated badly. Overbearing impact on eastern portion of site. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts.</p> <p>The eastern portion of the site is not suited for housing development for the following reasons:</p> <ul style="list-style-type: none"> <li>- Impact on the landscape of Crimble Beck Valley and the enjoyment of this landscape from the Harrogate Ringway.</li> <li>- Accessing this part of the site would involve clearing TPO'ed trees out of the way.</li> <li>- The large three storey mass of Gardner House stands very close to the site boundary and has an overbearing impact, which could create issues re; privacy.</li> <li>- This part of the site is bounded by mature trees, many of which are protected. The resultant buffer required around these trees would eat into much of the site's area.</li> </ul> <p>The western portion of the site is suitable for dwellings. The following should be noted:</p> <ul style="list-style-type: none"> <li>- the route of the ringway would need to be safeguarded and its self-contained character upheld</li> <li>- The farmhouse and principal barn should be retained and re-used</li> <li>- There is a good access from Hornbeam Park Avenue</li> <li>- The site is enclosed and well screened by trees, reducing the impact on the landscape.</li> <li>- There is a local precedent of domestic scale buildings to the southwest of the site.</li> </ul>
<b>Notes</b>	<p>The TPO'ed trees and the field to the east of this should be removed from the site as this is unsuitable for development.</p> <p>This reduction in the site size and the retention of the footpath and re-use of the existing buildings would significantly reduce the potential numbers of dwellings to be accommodated on the site.</p> <p>There is some freedom in terms of development form, but an open, green character with space for trees to grow and reach maturity is needed. Dense tightly packed development would not be suitable. Well-spaced dwellings or a few blocks of dwellings with generous space about the buildings are options.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul> <div style="text-align: right; margin-top: 10px;">  </div>	

<b>SITE REFERENCE: H31: LAND SE OF SHOWGROUND, HARROGATE</b>	
<b>Designations</b>	<p>Southern part of site is within a Special Landscape Area</p> <p>Line of TPO'ed trees within site along eastern edge of northernmost field</p> <p>Line / area of TPO'ed trees directly adj. to site along Wetherby Road</p> <p>Three Grade II Listed Buildings on adj. Bilton Court site.</p>
<b>Site Features</b>	<p>Open fields apart from a single derelict brick shed near centre of site. Northern half of site divided into three equal sized pastoral fields with large pastoral field in southwest portion of site.</p> <p>Key feature in the site is the strong line of trees between the two northernmost fields. This is complemented by the group of trees along Wetherby Road, just outside of the site.</p> <p>Low hedges and timber fence boundaries. Minimal fence boundary between Bilton Court and eastern edge of site. Area between Railway Road and Bilton Court is flat. Southern portion of site gently falls.</p> <p>Several gated access routes into site created for use associated with showground: two to Wetherby Road, two to Railway Road, one to Rudding Lane (across parkland at Bilton Court) and one off Crimple Lane.</p>
<b>Topography and Views</b>	<p>The site is on the edge of a large flat area of land above Crimple Beck Valley. Most of the land within the site and to the north, and west is relatively flat. The southern side of the site falls into Crimple Beck Valley. There are significant views across the site into Crimple Beck Valley and the site is prominent in the landscape of the valley.</p> <p>The site is also an important component of the parkland setting of Bilton Court and strongly complements the open land to the south and east of Bilton Court, particularly as seen from Rudding Lane / Crimple Lane.</p>
<b>Landscape Context</b>	<p>The northern pair of fields is bounded by urban development on two sides, and has a more enclosed character. This is enhanced by the line of trees through the centre of this pair of fields.</p> <p>The southern and eastern fields are far more open and therefore prominent in the landscape of Crimple Beck Valley.</p> <p>The opposite side of Railway Road contains a large supermarket and scattered development at the Show Ground. While this is not ideal as an urban edge, the Show Ground site is unintensively used and peters out with distance away from Wetherby Road.</p> <p>Stonefall Cemetery is a substantial open space across Wetherby Road, but its openness is not apparent due to the high hedge boundary and tree planting along Wetherby Road.</p> <p>The north side of Railway Road and Wetherby Road are urban in character, but Bilton Court is an isolated landmark building which retains a sense of being detached form the urban area.</p>
<b>Grain of Surrounding Development</b>	<p>Scattered development and well spaced buildings in Crimple Beck Valley. Predominantly open / green sites at the Show Ground and Stonefall Cemetery, with few buildings on either of these substantial sites. Large supermarket, car park and filling station northwest of site.</p> <p>Cluster of related buildings at Bilton Court surrounded on three sides by open space. Trees tend to be limited to site and field perimeters.</p>
<b>Local Building Design</b>	<p>Two storey stone vernacular buildings in Crimple Beck Valley. Locally distinctive.</p> <p>Large two-and-a-half storey country house at Bilton Court with associated coach house, cottages and out buildings. Stone with slate roofs, Classical in style. High group value, highly locally distinctive.</p>


	<p>Two storey gable fronted lodge alongside gates to Stonefall Cemetery. Stone built, slate roofed. Has some local distinction.</p> <p>Supermarket and Show Ground buildings on north side of Railway Road are functional and lack local distinctiveness. One recently built bespoke shop and café with dry stone clad walls, monopitch metallic roof is an exception.</p>
<b>Constraints/Opportunities</b>	<p>Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts.</p> <p>Development should be limited to the pair of fields either side of the line of TPO'ed trees within the site, otherwise there would be a negative impact on the landscape of Crimble Valley and the setting of the listed buildings.</p> <p>The southern field should be excluded from the site, as any development here would have a detrimental effect on the character and appearance of the Special Landscape Area at Crimble Beck Valley.</p> <p>An adequate landscape setting appropriate to Bilton Court should be retained. This would be achieved by leaving the easternmost field out of the site and providing a soft landscaped edge to the resultant site boundary with low density development beyond.</p> <p>TPO'ed trees on site should be retained and be provided with sufficient space. Retain and continue the line of TPO'ed trees along Wetherby Road. The northern end of the site is enclosed by the existing urban area and is well served for access from Railway Road.</p>
<b>Notes</b>	<p>Development should be limited to the pair of fields either side of the line of TPO'ed trees within the site, otherwise there would be a negative impact on the landscape of Crimble Valley Special Landscape Area and the setting of the listed buildings. This would significantly reduce the site area, and the number of dwellings which could be achieved on it, particularly given that an unintensive soft edge would be required to the southwest and southeast edges of the site.</p> <p>Possibly two streets of dwellings accessed along existing field boundary access from Railway Road. Larger buildings possible to north, well spaced buildings along rural edges.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H40: CONVENT OF THE HOLY CHILD, HARROGATE</b>	
<b>Designations</b>	Conservation Area All trees on site TPO'ed
<b>Site Features</b>	Large 2 storey house built c.1920, now convent, near centre of site. Contemporary lower rear wing and single storey L-plan range of outbuildings. The 1½ storey lodge at the southern corner also dates from 1920. Flat roofed 1970s extension and single storey infill of larger footprint than original buildings. Very deep, dense belt of trees parallel to south-western and south-eastern boundaries occupy a significant proportion of the site. Less deep tree belt parallel to north-eastern site boundary. Formally maintained landscaped garden occupies most of site with set piece symmetrical garden in front of principal elevation of main building. Lawns, box hedges, some trees. Timber rail and post fence to southwest, high hedge boundary to southeast.
<b>Topography and Views</b>	Site and surroundings relatively flat. Views into and out of site are well screened by the trees and hedges around the site's perimeter. No views of note in vicinity of site – site adjoins suburban houses with enclosed gardens, and the large school building to the southeast screens views in this direction.
<b>Landscape Context</b>	This site is surrounded on most sides by suburban development of varying densities. Good lines of trees along all streets in the vicinity and deep back gardens mean that trees form a backdrop to the dwellings. Hedge boundaries and trees in front gardens can obscure views of houses. School site to south mirror H40 in terms of spaciousness and density of tree canopies along the roadside.
<b>Grain of Surrounding Development</b>	Detached houses standing in fairly large gardens. Houses are set back roughly even distances from the road, with some set at slight angles to the street. Fairly deep front gardens with much deeper back gardens. Reasonable spacing between dwellings. Buildings face road but have little prominence. Trees and vegetation dominate the street scene.
<b>Local Building Design</b>	On site: large villa-style c.1920 Georgian revival style house. Symmetrical seven bay front elevation with broad bay windows to two bays. Brick with hipped slate roofs. Retains service wing, outbuildings and detached lodge. All brick with hipped slate roofs. High group value. Not locally distinctive per se but certainly of heritage value. Later extensions and additions in brick with flat roofs not locally distinctive or of heritage value.  North, east and west: Typical large interwar houses approximating Arts and Crafts and Vernacular Revival details. Hipped slate or tile roofs with feature gables. Overhanging roofs, brick or stone with render or half timbering. Bay windows. Two storey buildings predominate. Not locally distinctive per se, but typical of Harrogate's suburbs.
<b>Constraints/Opportunities</b>	Opportunity to retain and convert the principal house, lodge and original outbuildings (NB these buildings should be retained). Opportunity to replace the later extensions and buildings with more appropriate development. The site is significantly constrained by its protected trees and landscaped gardens. However, there is opportunity for an imaginative, well-designed solution to make best use of the buildings and grounds of value.

	<p>Opportunity for new development in the north quarter of the site.          Need to safeguard the amenity of the occupiers of the adjacent houses.          Principal house must remain the largest, highest and most dominant building on the site.</p>
<p><b>Notes</b></p>	<p>The projection of 65 dwellings on the site seems ambitious. The existing buildings worthy of retention might be able to accommodate 20-25 dwellings. New build could perhaps double this to 40-50 dwellings.</p> <p>Redevelopment should avoid building cul-de-sacs of smaller versions of the principal building, or indeed result in a large block which competes with the principal building, repeating the mistakes of the 1970s extension. Conventional houses or the imposition of the same type of house again and again would not work on this unconventional site.</p> <p>There may be scope for a number of flats in a subservient building to the northeast of the principal building, overlooking the main garden space. High quality contemporary design would be preferred to mock Georgian.</p> <p>Elsewhere on the site, the more prominent dwellings should give the impression of being ancillary buildings to the principal house. The more concealed northern part of the site could accommodate low houses in a modern idiom.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H1004: HARROGATE COLLEGE, HORNBEAM PARK</b>	
<b>Designations</b>	None
<b>Site Features</b>	More than half of site occupied by 2-3 storey buildings with large areas of the rear of the site hardstanding. Lawns with line of semi-mature trees along street frontage.
<b>Topography and Views</b>	Views limited to immediate area due to scale and height of buildings along Hornbeam Park Road and tree lined railway to west. Site topography flat.
<b>Landscape Context</b>	Modern business park with green elements limited to peripheral landscaping, which includes lines of well spaced trees.
<b>Grain of Surrounding Development</b>	The plots along Hornbeam Road are typically mostly occupied by the footprints of the buildings they contain with the remaining open space largely consisting of parking and loading areas, with trees and landscaping limited to the periphery of the sites. Buildings are set significantly back from the road, which has produced an avenue effect due to the trees and lawned areas lining the street.
<b>Local Building Design</b>	On site: 2-3 storey flat roofed brick college buildings 1950s-60s. Not locally distinctive. North, east and south: mishmash of 2, 3 and four storey buildings with large footprints. Mix of flat, gabled and hipped roofs. Any pitched roofs are very broad and gently sloping. Predominantly brick buildings. Building to northeast of site is fronted by a pyramidal mass clad in glazing, which is a local landmark.
<b>Constraints/Opportunities</b>	The redevelopment of this site would not have any significant impacts on the historic environment. The only requirements would be to retain the trees on the site and a landscaped area to the street, and to respect the general heights of the surrounding buildings.
<b>Notes</b>	The townscape of the area is highly disjointed, with neighbouring buildings not paying much regard or concession to each other. This provides flexibility in terms of building design. Dense development is possible and would suit the prevailing character of the area that is markedly built up.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H1021: HARROGATE &amp; MEADOWBANK CENTRES, HIGH STREET, STARBECK</b>	
<b>Designations</b>	None
<b>Site Features</b>	<p>Most of site covered by single storey Meadowbank Centre complex, with smaller two storey sections to the far W &amp; E.</p> <p>Minimal space around complex, but some good trees along southern edge of site, most outside of site, but very close to boundary.</p> <p>Brick wall and timber fence boundary along S side, wire / mesh fence along N side.</p>
<b>Topography and Views</b>	<p>Complex highly visible from SW, S, SE &amp; E across Belmont Park and along High Street. Limited views across school ground from N.</p> <p>Fairly flat topography, with gentle rise from SW to NE along High Street.</p>
<b>Landscape Context</b>	<p>Very open parkland to immediate S of site, but with mature trees around perimeter forming a decent canopy screen in summer months, but has a very open, windswept character in winter. Park is predominantly open grassland.</p> <p>Quite dense suburban development on N side of High Street.</p> <p>Large areas of tarmac at Springwater School (playground) and Belmont House (car park)</p>
<b>Grain of Surrounding Development</b>	<p>N side of High St &amp; Wentworth Close: quite dense suburban development, buildings evenly set back from street behind low walled front gardens. Very little tree cover. Narrow gaps between buildings.</p> <p>Springwater School &amp; Belmont House: substantial sprawling complexes of buildings occupying the majority of their sites. Minimal landscaping to edges, though School does have good line of mature trees between it and High Street. Belmont House reliant on trees in Belmont Park to provide a landscape screen / buffer to the substantial building. Large areas of hardstanding on each site.</p>
<b>Local Building Design</b>	<p>On site: Mostly single storey flat roofed buff brick 1960s institutional building. Horizontal timber cladding below eaves. Rear wing has broad, gently sloping gables. Not locally distinctive.</p> <p>Methodist Church across High St: attractive brick chapel, gable fronted with central row of semi circular arched lancets. Clay tile roof, recessed archway over principal entrance. Locally distinctive.</p> <p>77-81 High St: Late C19th 2 ½ storey short terrace of substantial houses, painted brick, slate roofs. Vaguely Italianate in style with some arched windows and decorative eaves. Bay windows. Marginally locally distinctive.</p> <p>95-105 High St: Red brick interwar 1½ storey suburban houses. Hipped overhanging artificial pantile roofs, broad dormers. Projecting bays with hipped roofs. Not locally distinctive.</p> <p>Springwater School: Single storey flat roofed buff brick 1960s school. Not locally distinctive.</p> <p>Belmont House: 1 / 2 / 3 storey apartment(?) building, institutional air. Recent build in brick with hipped artificial slate roofs. Mix of symmetrical and asymmetrical hipped gables, skewed feature gable in centre of complex with cladding under apex. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Opportunity to redevelop site and introduce building(s) of high townscape value to site, making the best of its High Street / parkside location.</p> <p>Trees along southern edge may constrain development, but are a positive feature of the townscape.</p> <p>Surrounding development of varying heights create precedent for 2 or 2</p>


	½ storey development.
<b>Notes</b>	Trees on and around the site to be protected. Development to be set back from the street, behind stone boundary wall. Due to shape of site an apartment block is appropriate. Scale of buildings to reflect the Victorian terrace opposite (i.e. 77-81 High Street). The development should be designed to positively enhance the street-scene and the setting of the park.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H3002: LAND NORTH OF CRIMPLE FARM, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area Within setting of Grade II Listed Building at Crimple Farm
<b>Site Features</b>	Open field, pastoral, no buildings on site. Low hedges and timber fence boundaries. Generally flat, but falling to the southern/eastern edge. Three gated access routes into site created for use associated with showground: two off Railway Road, one off Crimple Lane.
<b>Topography and Views</b>	The site forms part of the northern side of Crimple Beck Valley. Its position and open character make it highly prominent in the landscape. Most of the land within the site and to the north, and west is relatively flat. The southern side of the site falls into Crimple Beck Valley. There are significant views across the site into Crimple Beck Valley and the site is prominent in the landscape of the valley.
<b>Landscape Context</b>	The site is open and prominent in the landscape of Crimple Beck Valley. This valley is an attractive mixture and hedge-bounded pasture, scattered development, belts and lines of trees and the woodland of Rudding Park. Public right of way along Crimple Valley has a deceptively rural character due to the character of the landscape. Scattered development at the Show Ground and caravan park to the northwest. While this is not ideal as an urban edge, the Show Ground site is unintensively used and peters out with distance away from Wetherby Road. Open flat fields similar to site H3002 to the northeast.
<b>Grain of Surrounding Development</b>	Scattered development and well spaced buildings in Crimple Beck Valley. Predominantly open / green sites at the Show Ground and caravan park, with few buildings on either of these substantial sites. An abundance of trees within the valley and at Rudding Park across the valley.
<b>Local Building Design</b>	Two storey stone vernacular buildings in Crimple Beck Valley. Typically in small terraces or farmsteads which follow the line of the road. Locally distinctive. Listed Farmhouse and stables stone built and stepped in height. Locally distinctive. Caravan Park and Show Ground buildings on north side of Railway Road are functional and lack local distinctiveness. One recently built bespoke shop and café with dry stone clad walls, monopitch metallic roof is an exception.
<b>Constraints/Opportunities</b>	Any housing on this site would intrude strongly on the highly attractive landscape of Crimple Valley and devalue it as a heritage asset and Special Landscape Area.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H3015: LAND ADJACENT TO HOOKSTONE BECK</b>	
<b>Designations</b>	<p>Special Landscape Area, Green Wedge, TPO trees along Beck in centre of site. There appears to be a right of way running N-S through the site off Hookstone Road (via a stile), but this is not marked on maps.</p> <p>Harrogate Conservation Area adjoins the northern edge of the site. NE / E edge of site adjoins right of way with a long line of TPO trees beyond.</p>
<b>Site Features</b>	<p>No buildings on site. Western half of the site is the fairly steeply sloping V-shaped valley to Hookstone Beck. The banks of the Beck and most of the eastern side of this valley is covered with trees, forming an attractive landscape feature. Eastern half of the site is two fields with high hedge boundaries. Strong, deep tree line along Hookstone Road, tree line along ROW to E of site, corresponding with line of TPO trees on opposite side. Dense tree and hedge boundaries to Gilmay House, White Lodge and Hookstone Gate. Low hedge and fence boundary to W side.</p>
<b>Topography and Views</b>	<p>Good views across site / valley between trees along Hookstone Road and ROW to E of site. Very attractive views from ROW(?) within site over and into wooded valley, views over to site H3016.</p>
<b>Landscape Context</b>	<p>Site is a key component of an attractive green wedge in the urban area of Harrogate. It is complemented by the open playing fields to the immediate E and W of the site, and the dense woodland at Hookstone Quarries, lower down the valley and at the golf course. The stretch of Hookstone Valley to the north of Hookstone Road is an attractive, peaceful wooded valley which provides a substantial, high quality buffer between adjacent areas of housing.</p>
<b>Grain of Surrounding Development</b>	<p>Gilmay House and White Lodge: detached houses in substantial, well-wooded plots with hedged boundaries. Houses set well back from road with very deep rear gardens. The plots are dominated by greenery rather than the buildings.</p> <p>N: Detached interwar housing with a more generous spacing of buildings than is typical for this era. Dwellings set significantly back from the road behind gardens, deeper rear gardens. Quite high levels of tree cover with trees in front of, behind and sometimes between dwellings.</p> <p>SW: Modern business park development, low rise, large footprint buildings liberally spaced. Other than Harrogate College which has substantial playing fields, buildings are separated by large car parks, lorry loading/turning areas etc, landscaping pushed to the fringes of each plot. Rough building lines, buildings frequently set behind one another, parallel with the road.</p> <p>St John Fisher School: Large secondary school complex incorporating various phases of development. School is a fairly compact mass set a long distance back from Hookstone Road. In addition the site is well-screened on all sides by dense tree planting to the perimeter of the site.</p>
<b>Local Building Design</b>	<p>White Lodge: substantial, flat roofed, white rendered 1930s Modern Movement house. A rare instance of this style in Harrogate. Not locally distinctive per se, but of interest.</p> <p>Gilmay House: recent rebuild/replacement of an earlier dwelling. Brick with stone dressings, hipped red clay tile roofs. No particular style, not locally distinctive.</p> <p>Hookstone Gate: recent one-and-half storey L-plan house built within grounds of White Lodge. Brick with steeply sloping red clay tile roof.</p>


	<p>Not locally distinctive.</p> <p>N &amp; NW: interwar housing. Hipped roof forms with projecting feature gables. Domestic revival style (or imitation of) with mix of materials and half timbering to gables. Mix of stone, roughcast and hung tiles. Mullioned round bay windows and some mullioned lights. Rosemary red clay tile roofs. Attractive, of group value, typical of the south side of Harrogate, but not locally distinctive per se.</p> <p>W: Hornbeam Farm, modest mid-C19th three-bay house. Vernacular. Stone with slate roof, several later extensions. Marginally locally distinctive.</p> <p>SW: modern business park containing college, offices, business units, a hotel, restaurants etc. Disparate but consistently large building mix of broad gabled, shallow hipped, flat and curved roof forms (one pyramidal building). Mix of brick, rolled metal cladding and sheet glazing. Some buildings are attractive, even landmarks, but none are locally distinctive.</p> <p>St John Fisher School: Former convent, now secondary school. Convent dates from c.1900 with several large extensions in first half of C20th, including chapel overlooking H3015. All of these elements are two and a half storeys, roughcast with gabled red clay tile roofs and the upper floor expressed as gabled dormers. Various later school extensions predominantly lower and flat-roofed. Elements of the complex (including the chapel) are locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Development of the site would harm the character and appearance and setting of Harrogate Conservation Area in the following respects:</p> <p>1) The topography, protected woodland and watercourse in Hookstone beck valley provide a significant constraint (plus the right of way running through the valley if indeed this is a formal right of way). These factors in combination (ignoring the extant designations) make development on this site impractical and inconceivable.</p> <p>2) The second constraint is access. The site has good lines of trees to the routes it adjoins. The creation of another junction of Hookstone Road is impractical due to the proximity of the school junction and the narrow, winding nature of the road at this point. The right of way to the east is very narrow, and creating an adoptable access road would require land from the adjacent dwellings and/or the school, and the removal of one or both lines of trees along the lane.</p> <p>The TPO trees on and adjoining the site should be retained, as should the tree lines to the routes adjoining the site and the tall hedge within the site.</p> <p>Rural character of rights of way through and adjoining sites would need to be retained.</p>
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H3016: COLLEGE PLAYING FIELDS, HORNBEAM PARK</b>	
<b>Designations</b>	N edge of site directly adjoins Harrogate Conservation Area TPOs tree along Hornbeam Park roadside near southern tip of site. E edge adjoins Green wedge and Special Landscape Area.
<b>Site Features</b>	Site is in two halves separated by a low hedge with an intermittent line of large but wispy trees. Southern half contains 3 and 4 storey complex of College buildings arranged in three sided courtyard. To east of this are a low sheet metal shed, polytunnels and playing field. Northern half of site is open playing field to College. Low hedge boundary to Hookstone Road allows good views across site. Low hedge boundary with good avenue of planted trees along Hornbeam Park edge. Road access off Hornbeam Park and large car park to S of College complex.
<b>Topography and Views</b>	Reasonably flat topography to site. Good views across site from Hornbeam Park and Hookstone Road. Hookstone Beck to E of site, set into land with steeply banked valley. Good views of this little valley.
<b>Landscape Context</b>	The site reads as two seemingly separate entities: the buildings and car park appear to form part of the wider business park along Hornbeam Park – this area is characterised by large buildings, large parking areas with little greenery. The northern half reads as a field which forms part of the wider 'green wedge' between Hornbeam Park and the High School. This 'green wedge' contrasts with the suburban business park to the S and W and the suburban housing to the NW, N and NE.
<b>Grain of Surrounding Development</b>	SE, S, SW & W: Modern business Park development, low rise, large footprint buildings liberally spaced. Buildings separated by large car parks, lorry loading/turning areas etc, landscaping pushed to the fringes of each plot. Rough building lines, buildings frequently set behind one another, parallel with the road. NW, N & NE: Detached interwar housing with a more generous spacing of buildings than is typical for this era. Dwellings set significantly back from the road behind gardens, deeper rear gardens. Quite high levels of tree cover with trees in front of, behind and sometimes between dwellings.
<b>Local Building Design</b>	On site: large U-plan 3-4 storey brick flat-roofed college building. Mid C20th, strong horizontal emphasis apart from glazed stair towers. Low modern sheet metal shed to east. Neither building is locally distinctive. By W tip of site: Edwardian lodge / gatehouse. Stone with stone slate roof in vernacular revival style. Attractive gabled form. Locally distinctive. By N tip of site: Hornbeam Farm, modest mid-C19th three-bay house. Vernacular. Stone with slate roof, several later extensions. Marginally locally distinctive. SE, S, SW & W: modern business park containing offices, business units, a hotel, restaurants etc. Disparate but consistently large building mix of broad gabled, shallow hipped and curved roof forms (one pyramidal building). Mix of brick, rolled metal cladding and sheet glazing. Some buildings are attractive, even landmarks, but none are locally distinctive. NW, N & NE: interwar housing. Hipped roof forms with projecting feature gables. Domestic revival style (or imitation of) with mix of materials and half timbering to gables. Mix of stone, roughcast and hung tiles. Mullioned round bay windows and some mullioned lights. Rosemary red clay tile roofs. Attractive, of group value, typical of the south side of Harrogate, but not locally distinctive per se.


<b>Constraints/Opportunities</b>	<p>The development of what in practice is read as part of a ‘green wedge’ would significantly alter the character of this area. The present space provides an attractive buffer between the Hookstone Beck valley, the residential area to the north, and the business park to the south. This said, the southern portion of the site could be redeveloped without harming this aspect of the site. This would harm the setting of the conservation area. A smaller site which left the playing fields open and provided landscaping with any new build would not harm the setting for the conservation area.</p> <p>Opportunity to convert the existing college building, but this would probably be impractical due to its layout. Could be replaced by a low rise apartment building with commensurate landscaping – car parking would not look out of place next to business park.</p> <p>TPO trees (and other trees on site) must be retained, but this can easily be done in practice.</p> <p>Need to provide a soft landscaped edge along the edge of Hookstone Beck Valley.</p> <p>Mix of housing types – higher density on built-up portion of site, with significantly lower density housing elsewhere.</p>
<b>Notes</b>	<p>High density in southern part of site, possibility of low rise apartment buildings with commensurate landscaping.</p> <p>Should the northern half of the site be developed (even though this would harm the setting of the CA), buildings should face onto but be set well back from Hookstone Road – need to provide attractive, active frontage to this busy road, but provide amenity to residents and avoid giving the road a strongly enclosed character. ‘Avenues’ with housing set well back along Hookstone Road and Hornbeam Park. Low density, well spaced dwellings in north half of site – landscaped edges, sufficient spaces between buildings to allow trees to grow and mature, dominating the skyline.</p> <p>Sufficient space and a suitable boundary should be given to the historic lodge building at the entrance to Hornbeam Park, this is a locally important building.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

## HARROGATE SOUTH WEST


<b>SITE REFERENCE: H27a: LAND AT JACKLAND HOUSE FARM, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area Listed Building to southeast of site.
<b>Site Features</b>	Most of site is open pastoral fields. Cluster of buildings near S edge of site: Jackland House Farm consists of detached C18th farmhouse with L-plan barn range with later extensions and freestanding outbuildings. To SW of this is Watergate House, a c.1970s suburban dwelling. Reasonably flat site with coursed stone wall with triangular coping along Beckwith Head Road. E boundary to westernmost field is coursed stone, but other field boundaries are typically fenced or hedged. Drainage ditch running N-S through centre of site. Right of Way beyond SE edge of site.
<b>Topography and Views</b>	Site near the edge of a fairly flat raised area of land. Significant falls to the west and south allowing fairly long distance views, particularly to the west and southwest.
<b>Landscape Context</b>	W, SW & S: rolling pastoral countryside with a mix of stone, fence and hedge boundaries. Strong tree lines provide relief to pasture. Occasional, scattered farmsteads. N: strong tall screen planting to conceal large buildings at Cardale Park. Provides a decisive edge to the built up area. Views to north very limited.
<b>Grain of Surrounding Development</b>	Predominantly scattered farmstead clusters with detached farmhouses and farm buildings arranged to form L- or U-plan yards. Some later detached dwellings built at some of the farmsteads, adding to the cluster. The farmhouses and later houses typically have fairly large gardens, which are well-treed. The drive to Jackland House Farm is lined with trees. N: business park in landscaped grounds. Substantial detached buildings arranged around cul de sacs. Large areas of surface parking. Dense landscape buffer to perimeter of site.
<b>Local Building Design</b>	Jackland House Farm: gabled stone built vernacular c18th yeoman farmhouse. Steeply pitched tabled slate roof. L-shaped barn / outbuilding group includes coursed rubble gabled buildings with pantile and stone slate roofs. Some brick elevations. Simple vernacular forms. Buildings described so far all locally distinctive. Later brick and corrugated sheet extensions and farm buildings not locally distinctive. Watergate House: two storey detached house with snecked stonework and artificial pantile roof. Broad shallow gables. Not locally distinctive. Manor House: late c18th detached farmhouse, two and a half storey with lower two storey rear wing. Simple gabled forms with stone slate roofs. Formal south facing principal elevation. Locally distinctive. U-plan stone with stone slate roof farm buildings sensitively converted to dwellings, retain traditional openings and character. Two storey. Locally distinctive. Pennine View Stables: Modern mock-vernacular house, non-local stone with slate roof. Gabled forms, stepped roofline with principal two storey house and lower single storey elements. Not locally distinctive. Cardale Park: large footprints. Three storey office blocks cladding in brick and or glazing. Mix of hipped and flat roofs. Not locally distinctive.
<b>Constraints/Opportunities</b>	Development would result in encroachment into open countryside and adversely affect the rural setting of the town. Site would be outside of a decisive edge provided by the landscaping at Cardale Park. Any

	<p>development on here would be poorly related and poorly integrated with the rest of the town and would constitute an intrusion into a strongly rural area with a pastoral character.</p> <p>The western end of the site is particularly prominent in the landscape. High level mitigation required otherwise development will intrude into the countryside.</p> <p>Poor linkages with the rest of the built up area.</p> <p>The rural setting of the existing farmhouse and traditional farm buildings to the S should be duly respected.</p> <p>Setting of Listed Building must be respected.</p> <p>Existing trees and boundary walls and hedges, particularly to the street, should be retained.</p>
<b>Notes</b>	<p>East end of the site less prominent in the landscape and much more suited for development than the western end. Mitigation at W / SW edge of site would diminish the potential developable are of the site.</p> <p>Site design and layout should promote walking and cycling to and from the rest of the town from the site. It is very isolated and detached from the rest of town, making driving the most viable transport choice.</p> <p>The design, scale and massing of proposed industrial buildings and the palette and application of materials should be recessive in colour in order to aid assimilation into the site and seek to mitigate the visual impact of the buildings in the landscape.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H27: LAND AT JACKLAND HOUSE FARM, HARROGATE</b>	
<b>Designations</b>	Special Landscape Area Listed Building to southeast of site.
<b>Site Features</b>	Most of site is open pastoral fields. Cluster of buildings near S edge of site: Jackland House Farm consists of detached C18th farmhouse with L-plan barn range with later extensions and freestanding outbuildings. To SW of this is Watergate House, a c.1970s suburban dwelling. Reasonably flat site with coursed stone wall with triangular coping along Beckwith Head Road and part way along Lady Lane. The rest of Lady Lane has fence and hedge boundaries. E boundary to westernmost field is coursed stone, but other field boundaries are typically fenced or hedged. Drainage ditch running N-S through centre of site. Drive accesses to buildings on S edge of site. Right of Way bordering SE edge of site.
<b>Topography and Views</b>	Site near the edge of a fairly flat raised area of land. Significant falls to the west and south allowing fairly long distance views, particularly to the west and southwest.
<b>Landscape Context</b>	W, SW & S: rolling pastoral countryside with a mix of stone, fence and hedge boundaries. Strong tree lines provide relief to pasture. Occasional, scattered farmsteads. N: strong tall screen planting to conceal large buildings at Cardale Park. Provides a decisive edge to the built up area. Views to north very limited.
<b>Grain of Surrounding Development</b>	Predominantly scattered farmstead clusters with detached farmhouses and farm buildings arranged to form L- or U-plan yards. Some later detached dwellings built at some of the farmsteads, adding to the cluster. The farmhouses and later houses typically have fairly large gardens which are well-treed. The drive to Jackland House Farm is lined with trees. N: business park in landscaped grounds. Substantial detached buildings arranged around cul de sacs. Large areas of surface parking. Dense landscape buffer to perimeter of site.
<b>Local Building Design</b>	Jackland House Farm: gabled stone built vernacular c18th yeoman farmhouse. Steeply pitched tabled slate roof. L-shaped barn / outbuilding group includes coursed rubble gabled buildings with pantile and stone slate roofs. Some brick elevations. Simple vernacular forms. Buildings described so far all locally distinctive. Later brick and corrugated sheet extensions and farm buildings not locally distinctive. Watergate House: two storey detached house with snecked stonework and artificial pantile roof. Broad shallow gables. Not locally distinctive. Manor House: late c18th detached farmhouse, two and a half storey with lower two storey rear wing. Simple gabled forms with stone slate roofs. Formal south facing principal elevation. Locally distinctive. U-plan stone with stone slate roof farm buildings sensitively converted to dwellings, retain traditional openings and character. Two storey. Locally distinctive. Pennine View Stables: Modern mock-vernacular house, non-local stone with slate roof. Gabled forms, stepped roofline with principal two storey house and lower single storey elements. Not locally distinctive. Cardale Park: large footprints. Three storey office blocks cladding in brick and or glazing. Mix of hipped and flat roofs. Not locally distinctive.

<b>Constraints/Opportunities</b>	<p>Site isolated from the rest of Harrogate and would be outside of a decisive edge provided by the landscaping at Cardale Park. Any development on here would be poorly related and poorly integrated with the rest of the town. The result would be a suburban intrusion into a strongly rural area with a pastoral character.</p> <p>The western end of the site is particularly prominent in the landscape. High level mitigation required otherwise housing will intrude into the countryside.</p> <p>Poor linkages with the rest of the built up area.</p> <p>Existing farmhouse and traditional farm buildings should be retained and converted.</p> <p>Setting of Listed Building must be respected.</p> <p>Existing trees and boundary walls and hedges, particularly to the street, should be retained.</p>
<b>Notes</b>	<p>East end of the site less prominent in the landscape and much more suited for development than the western end. Dense suburbia and a proliferation of small detached boxes would harm the area's character and the wider landscape.</p> <p>Mitigation at W / SW edge of site would diminish the potential number of dwellings that could fit on the site.</p> <p>Site design and layout should promote walking and cycling to and from the rest of the town from the site. It is very isolated and detached from the rest of town, making driving the most viable transport choice.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H32(2): BLUECOAT PARK, LAND WEST OF CARDALE PARK, OTLEY ROAD, HARROGATE</b>	
<b>Designations</b>	None.
<b>Site Features</b>	The site constitutes greenfield land that is distinctly rural in character. Site is separated from the urban edge by its abundance of tree and hedgerow cover between the site and Cardale Business Park to the E, separated from the site by Beckwith Head Road. To the NW is Harlow Carr Gardens.
<b>Topography and Views</b>	The site forms part of the gently rolling and undulating landscape, which provides the rural setting for Harrogate. The site also provides screening and softening and reduces the dominance of Cardale Business Park.
<b>Landscape Context</b>	The site constitutes greenfield land that is distinctly rural in character and separated from the urban edge by its abundance of tree and hedgerow cover between the site and Cardale Business Park to the E.
<b>Grain of Surrounding Development</b>	The density of development on this site should respect the spatial qualities of the local area and the landscape character. Densities should vary across the site with lower densities at the site edges- particularly along the S boundary, where dwellings should be set back from the roads fronting open countryside and accessed via private drives. Similarly, building heights should be varied across the site, with maximum heights/number of storeys being reserved for the dense areas of development and lower build at the site edges and in areas of lower density. Dwellings should be interspersed with tree planting to complement the wooded character of the landscape and the rurality of the area and to soften the built form. The layout should be organic, exhibiting a non-uniform building line- though not along Howhill Road as this should reflect the edge of Harrogate e.g. Duchy Estate. Areas of higher density should take advantage of the topography of the site and existing vegetation and tree cover but should respect, and be set back from, the watercourse running through the site and the meadow. The character of the landscape adjacent to the SW portion of the site is characterised by individual dwellings and farmsteads pepper potted across this well-wooded landscape. This character should be respected.
<b>Local Building Design</b>	This site forms a gateway on approach to the town. It is imperative that the development constitutes exceptionally high quality design, layout and use of materials, that respects its context. The site could accommodate a more contemporary design approach provided it is locally distinct. Sustainability is also paramount and should be integral to the design of any scheme. The layout and design of buildings should be used positively to create a sense of place and to aid legibility through the site- particularly at street corners. Due regard should be given to the orientation of buildings and to the appearance of visible 'rear' elevations in order to avoid 'closed' or negative elevations to the detriment of the streetscene.  Development of the site should make provision for a well-integrated and inclusive mix of housing types and sizes- having regard to the Strategic Housing Market Assessment- and access to community facilities and services. The provision of these facilities and services should be integral to the scheme. Public open space requirements should be appropriately accommodated within the site.
<b>Constraints/Opportunities</b>	Development of the site would be contrary to current Development Plan policy given that the site is beyond development limits and development would intrude into open countryside. This site may be considered as an urban extension to the town.

	<p>The development of this site should not intrude upon or compete with Harlow Carr Gardens or its rural setting. The relationship of the site with the wooded valley opposite should be duly considered. Opportunities to create views/ surprise vistas through the site across to Harlow Carr should be maximised. The design and form of buildings should be used to create vistas and as stops to vistas where appropriate. The green linkages as proposed should extend to southern parts of site to connect with open countryside and the wider pedestrian network.</p> <p>The scheme should make provision for additional planting along the site boundaries to consolidate existing boundary vegetation to ensure that the development is set behind a wooded edge, which will help assimilate the development into the wider landscape and aid transition from settlement edge to open countryside. Furthermore, additional planting along Beckwith Head Road will serve to screen Cardale Business Park.</p> <p>The various accesses and egresses to and from the site and the necessary changes to road layout should be carefully considered in the interests of the rural character of the area. Increased traffic flows should be appropriately planned for and urbanisation in the form of highway signage and road markings should be minimised.</p>
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H39: BT TRAINING CENTRE, ROSSETT PARK, HARROGATE</b>	
<b>Designations</b>	None
<b>Site Features</b>	<p>Site is dominated by a group of large 1 and 2 storey office buildings which are linked by corridors to create a large complex of buildings. Two further smaller single storey buildings near S corner of site, plus very small hexagonal building near E corner.</p> <p>Large areas of land used for training in erecting / climbing telegraph poles on grass and paving, covering almost half of site. Substantial car park by N corner, smaller one by S corner.</p> <p>Site is bisected by a private access road linking St George's Walk &amp; road behind Woods Court. Area SE of this road is overgrown wasteland which includes a former car park. Very few trees on site apart from good, substantial tree and shrub line along Rossett Drive. Cluster of trees near centre of NW edge. Mix of suburban timber fence and concrete post / chain link fence boundaries. Right of way adjoining NW edge.</p>
<b>Topography and Views</b>	<p>Inward facing surrounding suburban development, plus vegetation screen along Rossett Drive all serve to limit views into and out of site. Most significant views are from right of way adjoining NW edge.</p> <p>Flat topography.</p>
<b>Landscape Context</b>	<p>SW, S, SE, E, NE: suburban housing with little space for trees. Tree cover to SE, E &amp; NE particularly sparse as this is recent development and trees have not grown much.</p> <p>NW: Wooded / ponded / landscaped nature reserve to NW. Screen off views into and out of site from this side.</p> <p>N &amp; W: open grassed school playing fields. Minimal boundary planting.</p>
<b>Grain of Surrounding Development</b>	<p>S, SW &amp; NE: detached two storey houses (and bungalows at Rossett Garth &amp; Rossett Avenue). Fairly low density with dwellings set back behind medium sized front gardens with larger rear gardens. Dwellings set back from street, open plan front gardens. Fairly narrow gaps between houses close off views beyond building frontages. Tree cover limited to interlocking back gardens.</p> <p>E &amp; SE: Denser terraces development. Much more strongly enclosed street spaces, smaller back gardens. Most of front garden space is given over to parking, giving more of an urban character. Very few trees, due to density and young age of development. Buildings set back evenly from street.</p>
<b>Local Building Design</b>	<p>On site: 1980s red brick office and storage buildings. Hipped and pyramidal artificial tile roofs with very gentle pitches. Regular bays of fenestration. Not locally distinctive.</p> <p>NE, E, SE, S: late C20th suburban housing. Various shades of red and buff brick, artificial slate and artificial tile roofs. Mix of gabled and hipped forms, but predominantly gabled with projecting gabled 'feature' bays. Some bay windows. T and L-plan buildings predominate. A minority of the dwellings are two and a half storey and have dormers. Overhanging roofs with bargeboards. St George's Walk, Redfearn Mews, Hutton Gate built in terraces of townhouses, 2, 2 ½ and 3 storeys, the latter often with integral garage at ground floor. These taller terraces often have artstone 'plinths' with brickwork above, other terraces all brick. Gabled forms and asymmetrical compositions predominate. Not locally distinctive.</p> <p>SW: 1970s bungalows with broad, gentle gables, T or L plan footprints. Sneaked stonework, overhanging artificial pantile roofs edged with</p>


	<p>bargeboards. Elevations generally flat apart from projecting bays. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>No features of note on present site, apart from tree line / screen along Rossett Drive, which should be retained as far as possible as a landscape feature.</p> <p>Character of right of way along NW edge should be maintained or enhanced: high back fences running alongside it would make it less safe and less attractive.</p> <p>Site is surrounded on most sides by suburban development of varying densities and heights, providing a variety of precedents for the types of housing that could be accommodated on this site.</p> <p>Site is already served by an adoptable through road, with the option of also linking to Redfearn Mews and Rossett Drive.</p> <p>Opportunity to integrate development with existing pedestrian network.</p>
<b>Notes</b>	<p>Possibly some 3 storey feature/focus buildings, generally 2 storey housing emulating character of surrounding housing, denser next to Redfern Mews.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H1015: REAR OF 7 ROSSETT DRIVE, HARROGATE</b>	
<b>Designations</b>	Setting of CA.
<b>Site Features</b>	A pair of semi-detached dwellings constructed in stone and render, with hipped roofs and overhanging eaves. This line of semi's form a group and have been designed with formal frontages facing SW and backing onto Rossett Drive. Large elongated gardens to the rear. Detached single garages fronting Rossett Drive. Properties are enclosed by high stonewalls fronting Rossett Drive. Properties form a group of similar properties along the SW side of Rossett Drive.
<b>Topography and Views</b>	Views across the valley to the S/SW to Pannal. Properties are positioned along the brow of a hill.
<b>Landscape Context</b>	Suburbia. Towards urban edge.
<b>Grain of Surrounding Development</b>	Residential. Dwellings set in well spaced, generous plots.
<b>Local Building Design</b>	Suburban mix. Red brick bungalows line the N side of Rossett Drive, enclosed by dense hedges. Wide roads, often tree lined and flanked by pavements and verges. Generous gardens and private driveways. Ecclectic mix of house styles along Byways to the SW.
<b>Constraints/Opportunities</b>	Residential area. Whilst this pair of semi's is attractive and forms a group along this side of Rossett Drive, they have been altered and extended to the rear with varying degrees of success. It is noted that the pair of semi's at the W end of this group have been the subject of demolition and rebuild. The replacement building, which is under construction, is contemporary in design. Neighbour amenity needs to be respected. The stone boundary walls should be retained. It would be preferable to retain and refurbish the existing dwellings where this is not possible, the new build should respect the site context.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	




<b>SITE REFERENCE: H1022: HARROGATE RAQUETS CLUB, FIRS ROAD, HARROGATE</b>	
<b>Designations</b>	The northern part of Firs Road, including the Racquets Club buildings, is in Harrogate Conservation Area. The southern part of the site behind 14-22 Firs Road is outside the conservation area.
<b>Site Features</b>	<p>The north and east boundaries with residential properties are well treed, otherwise the site itself has no trees. Street trees contribute to the amenity and character of this part of the conservation area.</p> <p>The majority of the site is taken up with playing courts, and this open space contributes positively to the area.</p> <p>The linked buildings are in the NE corner and have been added to over the years. The northern most is clad and has a low-pitched clad roof, whilst the other tall buildings that accommodate courts have hipped tiled roofs. The buildings nearest the front of the site are lower, which helps to screen the scale of those behind. None contribute positively to the appearance of the area.</p> <p>No. 14 is set quite close to the site boundary. No.s 14-22 have small rear gardens and hence the buildings are close to the boundary.</p>
<b>Topography and Views</b>	The land is fairly flat local to the site. The site is highly visible from Firs Road and houses to the south and east, but is quite well, although not totally, screened from the north and west.
<b>Landscape Context</b>	The area is well treed, houses are set in generous gardens and there are a number of hedges, which together with the trees reduce views of the houses. Firs Road has a number of street trees.
<b>Grain of Surrounding Development</b>	<p>The older houses of Firs Road are set in generous grounds, they are well back from the road and are generally parallel to the road, with the exception of no. 6, which enjoys a southerly aspect instead, this large house has the largest garden in the road. All houses have large frontages.</p> <p>No.s 14-22 outside the conservation area are very different in character, they form a terrace of three with attached pair. They all have narrow frontages and are set close to the road, with very little greening, if any to the front. They have accommodation in the roof, but are not significantly taller than the largest houses in the road.</p> <p>Houses to the south and east of the site have more modest gardens, the front gardens are smaller and there is much less space between the sides of houses. Generally the principle elevations front the road, but at the cul-de-sac on Firs Park, they relate poorly to the road, particularly at the corner nearest the site.</p>
<b>Local Building Design</b>	<p>Firs Road is characterised by the large two storey interwar houses that draw on the earlier Domestic Revival styles in Harrogate. There are projecting gables and bays, some roofs are hipped, but whilst the larger houses are well-proportioned, they are not as tall as earlier styles. There is a varied palette including stone, brick and render, and roofs are of slate or red tile. Houses on Leadhall Crescent behind share the same general characteristics although some are later.</p> <p>No.s 14-22 outside the conservation area are very different in character, they are three storey and are faced in brick. They have a strong vertical emphasis, and detract from the streetscene.</p> <p>Firs Park was developed after Firs Road, generally roof pitches are lower and the buildings are not as well proportioned or attractive.</p> <p>Any development of the site should be designed to reflect the best of the building characteristics of Firs Road.</p>
<b>Constraints/Opportunities</b>	Trees to the north and west of the site to be protected. Any new or altered access must not cause the loss of any street trees. The amenity

	of no.s 14-22 Firs Road and 3 Firs Park should be protected.
<b>Notes</b>	Generous houses and/or apartment blocks to reflect the large houses in the road (not the over intensive development adjacent) with generous spacing between buildings would be appropriate. The Development should be designed to positively enhance the conservation area.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H2003: LAND AT HARROGATE GRAMMAR SCHOOL, HARROGATE</b>	
<b>Designations</b>	Setting of CA. SINC. PROW. Cycle network to the W.
<b>Site Features</b>	Playing fields associated with the Grammar School. Recreational amenity. Site forms part of larger site accommodating multiple football pitches. Enclosed by post and wire fencing and flanked by suburban housing. Staggered tree lined avenue delineates footpath that borders site to the S. PROW along the backs of houses to the E. Gated access to the site between houses in Arthurs Avenue to the W. Nature reserve (SINC) borders site to the S. This site forms a green corridor slicing through suburbia.
<b>Topography and Views</b>	Views to the N of stone built houses on West End Avenue. BT Training centre on St. Georges Walk is visible to the SE. Filtered view through mature trees of pond in nature reserve (SINC) to the S.
<b>Landscape Context</b>	Residential. Suburbia. Existing recreation open space.
<b>Grain of Surrounding Development</b>	Suburban mix. Brick built detached and semi-detached houses with private driveways, detached garages and gardens front and back.
<b>Local Building Design</b>	Suburban mix. Brick predominates. Some evidence of mock Tudor detailing along Arthur's Avenue.
<b>Constraints/Opportunities</b>	This site would intrude into an existing green corridor. Potential impact on nature conservation. Residential amenity of surrounding dwellings would need to be respected. Loss of recreation open space. Access could be achieved off Arthur's Avenue and Blenheim Way.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: H3005: LAND AT CASTLE HILL FARM, HARROGATE</b>	
<b>Designations</b>	Special landscape Area TPO trees adj. E corner of site.
<b>Site Features</b>	Farmstead group near centre of site. Main range original farmhouse and barn in laithe layout. Gabled. Stone. Slate roof with lower courses in stone. Later, taller, deeper hip roofed domestic addition. Slate, stone. Various lean-tos and additions to barn element. Stone walling, mix of stone slate and corrugated sheet roofs. Garden area to E of farmhouse with good cluster of mixed species trees. Principal drive flanked by two trees at roadside. Good line of tree along Whinney Lane to SW of drive. Good, dense low hedge boundary along Whinney Lane to NE of drive entrance. Secondary drive access from Whinney Lane at W corner of site. NE boundary : various suburban fences. SE & SW boundaries: wire and post fences.
<b>Topography and Views</b>	Site in an area traditionally known as Castle Hill, which has open long distance views to the SW, S and SE. Almscliffe visible SE along Whinney Lane. Looking across site to SE woodland at Rudding and power station near Selby visible in the distance. The site occupies an elevated position on the edge of open countryside, but the sense of openness and rurality of the site is undermined by the harsh urban edge of the housing to the NE and E and the sprawling Police Training College to the S. Hilly pastoral Pennine countryside to W, flatter, more open pastoral countryside to the SE.
<b>Landscape Context</b>	Castle Hill is at the cusp of suburbia and pastoral countryside, and the foothills of the Pennines and gentler topography leading to the vales. Fields in both directions of the site a bounded by dense low hedges with dispersed, patchy lines of trees along some field boundaries. The Police Training College significantly undermines the openness and rurality of views to the SE of the site, through these views are still of value.
<b>Grain of Surrounding Development</b>	NE & E: Suburban development in cul de sacs. Buildings set back varying distances from the road to give sweeping and staggered set backs. A minority of the houses are set well back from the street up private drives, allowing a higher density of development than otherwise. Very little space between next-door houses, small gardens to front and rear. Very little by way of tree cover apart from TPO'ed trees at Yew Tree Gardens. SE: sprawling college complex built in numerous phases to form two loose courtyards. Well packed out buildings with screen planting to west of main complex. Grounds between college buildings and site is very open playing fields with no perimeter planting.
<b>Local Building Design</b>	On site: gabled stone built, slate and stone slate roofed traditional farmstead with later domestic and agricultural additions also in stone. All buildings gabled apart from NE element which has a hipped roof. Of some local distinctiveness. Castle Hill Drive / Close: Modern red brick gabled houses with overhanging artificial pantile roofs. Misguided use of half-timbering. Two storey. Not locally distinctive. Yew Tree Gardens / Goodrick Close: boxy brick two storey houses. Tiled and artificial slate roofs. Gabled forms. Not locally distinctive. Police Training College: institutional winged layout with loose courtyards. Three and two-and-a-half storeys. Gabled slate roofs. Stone faced apart from N elevation (facing site) which is red brick. Grid

	like layout of openings. Some elements (eg principal office building chapel etc) are locally distinctive, but the majority is not. Elsewhere on the site various broad gabled and flat roofed single storey buildings clad in various factory made sheet claddings. Not locally distinctive.
<b>Constraints/Opportunities</b>	Opportunity to improve on poor urban edge provided presently and to incorporate locally distinctive farmstead buildings in development. Need to retain hedge and tree line to Whinney Lane and cluster of trees E of farmstead. Good landscaped edge needed to soften boundary with countryside.
<b>Notes</b>	Stone built, gabled (but not too broad) buildings with space for landscaping and trees. Maintain soft, rural edge to lane. A proliferation of boxy dwellings in small, tightly packed plots should be avoided. Opportunity to introduce traditional stone terracing NE of existing drive, complementing older buildings further up Whinney Lane. Lower density development leading to soft landscaped edge behind these terraces.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H3008: EXTENSION AT CARDALE PARK, HARROGATE</b>	
<b>Designations</b>	<p>Almost all of site is within a Special Landscape Area, NE portion of larger site is a Site of Nature Conservation Importance. Detached northern portion of site is also within a Green Wedge. Two Grade II Listed Buildings off Lady Lane: Lund House and Barn at Lund House. TPO trees along Otley Road by Bluecoat Nursery, L shaped line of TPO trees at SW corner of Cardale Park.</p>
<b>Site Features</b>	<p><b>Principal portion of site:</b> Most of site is open pastoral fields. There are highly dispersed compact clusters of buildings along Howhill Road, Lady Lane, Beckwith Head Road and at the southern end of Whinney Lane. These clusters are a mix of traditional farmsteads, a row of cottages, modern detached houses and a nursery. The scale of the clusters and their high level of dispersion means the landscape is the dominant feature.</p> <p>Mix of hedge (mostly) and stone wall (minority) boundaries to fields, though where stone boundaries exist they are distinctive features with triangular copings..</p> <p>Field boundaries have scattered trees among hedges, however there are dense / mature lines of trees with substantial canopies to perimeter of Cardale Park (a large portion of which is TPO'ed), around Bluecoat Nursery and adjacent fields section along Otley Road TPO'ed), partially along Lady Lane, and two lines along the rights of way in the NE / E portion of the site. The SINC in the NE corner of the site contains clusters of trees and scrub in varying densities and substantial areas of undergrowth.</p> <p>Two rights of way through site, on leading from NE tip of site to Whinney Lane via the SINC. The other runs E-W between Lady Lane and whinney Lane. The latter ROW follows the spine of a natural ridge. There is a mobile phone mast at the highest part of this ridge.</p> <p>Some field boundaries are also drainage ditches, plus a small stream issues near the S tip of the site.</p> <p><b>Detached northern portion of site:</b> Open pasture, no buildings or trees on site.</p> <p>Portion of site adjoining Crag Lane is a gravel-surfaced car par to Harlow Carr Botanical Gardens.</p> <p>Immature hedge boundary with ditch between car park and rest of site</p> <p>Mix of timber post and rail fence, hedge, wire and post fence, suburban timber fence and stone wall boundaries.</p> <p>Vehicular access to car park and field from Crag Lane.</p> <p>Gentle fall across site from SE to NW, pronounced small embankment around Harlow Grange Farm and Harlow Grange Park.</p>
<b>Topography and Views</b>	<p><b>W of Beckwith Head Road:</b> a ridge runs almost e-w across the site, and the land slopes gently away to NE and SW of this. There are consequently good views to be had over the wider landscape to the N and S of this area, and good views across the gently falling land within the site form the higher points. View over small valley of unnamed tributary of Crimple Beck to S &amp; SW, views over Oak Beck valley and smaller valley of tributary running through Harlow Carr.</p> <p><b>E of Beckwith Head Road:</b> ROW linking Lady Lane and Whinney Hill follows a ridge with gently falling land to the N and more steeply falling land to the S. It is to the south and SW that there are very attractive views over the rural Crimple Valley with Almscliffe Crag beyond (the views of the Crag are particularly high quality). This said the turbines at Nabs Ridge can be seen across the site and the adjacent countryside from Whinney Lane and the ROW. The area N of the</p>

	<p>ROW is more enclosed due to the topography, tree lines and buildings to the NW, N and E.</p> <p><b>Detached northern portion of site:</b> Site very open, with views across in all directions.</p> <p>The Pine Woods to north and trees and buildings at Plantation Road, Harlow Pines and south side of Otley Road all screen views and mean little can be seen beyond the local area.</p> <p>The western side of the site is the most open, but here the car park and buildings of the botanical gardens are in the foreground. The landscape here is rolling open fields, but with high dense hedge and tree boundaries, limiting views west.</p>
<p><b>Landscape Context</b></p>	<p><b>Principal portion of site:</b> NNW, NW, W, SW, S &amp; SE: rolling pastoral countryside with a mix of stone, fence and hedge boundaries. Strong tree lines provide relief to pasture. Occasional, scattered farmsteads.</p> <p>N: strong tall screen planting to conceal large buildings at Cardale Park. Provides a decisive edge to the built up area. Views to north very limited. Site reads very much as a piece of this strongly pastoral landscape rather than as a suburban / semi-rural landscape – there is no distinction between the site and the wider rural landscape.</p> <p>NE &amp; E: densely packed suburbia with low levels of tree cover. Views screened by buildings rather than tree canopies.</p> <p><b>Detached northern portion of site:</b> site is unusual in the locality in that it is very open and lacking in tree cover.</p> <p>East and southeast urban in character, but retaining a great deal of tree cover which is a highly significant feature of the townscape providing a soft, leafy character to the area. Mature treed landscaping at business park on south side of Otley Road provide effective, screen which dominates large cars parks and even 3 and 4 storey buildings (e.g. Central House). Likewise the mature trees at Harlow Pines, Harlow Grange Park and Plantation Road dominate the skyline and tower over all of the dwellings.</p> <p>Dense woodland The Pine Woods to north of site. Blocks all views and encloses the site, more so than the trees to the east and south which do provide a significant degree of enclosure.</p> <p>Botanical Gardens to west is a managed landscape with dense perimeter planting and high boundaries enclosing it. Mix of formal gardens and more naturalistic landscaping.</p>
<p><b>Grain of Surrounding Development</b></p>	<p><b>Principal portion of site:</b> NNW, NW, W, SW, S &amp; SE: Predominantly scattered farmstead clusters with detached farmhouses and farm buildings arranged to form L- or U-plan yards. Some later detached dwellings built at some of the farmsteads, adding to the cluster. The farmhouses and later houses typically have fairly large gardens which are well-treed.</p> <p>N: business park in landscaped grounds. Substantial detached buildings arranged around cul de sacs. Large areas of surface parking. Dense landscape buffer to perimeter of site.</p> <p>NE &amp; E: Densely packed detached houses and bungalows. Consistent setback, small front and rear gardens, narrow gaps between adjacent houses. Very low tree cover due to density of development. Open plan front gardens. Some tightly packed terraced houses at the top of Whinney Lane.</p> <p><b>Detached northern portion of site:</b> Plantation Road and Harlow Pines: large bungalows and houses set back varying distances from street. Little distance between neighbouring dwellings laterally, but deep back gardens enclosed by trees, hedges and fences. Strongly suburban, low density.</p> <p>Harlow Grange and neighbouring bungalows: large Victorian villa style</p>

	<p>residence which large garden, in which a few dwellings have been built. Site is open to west with main house overlooking site (domineering), original trees to NE, E and SE perimeter of former garden remains, providing a dense belt of tree canopies.</p> <p>Harlow Grange Park and Harlow Cottages, dense, tightly packed houses and flats, staggered terraces and tightly packed detached buildings. Open plan, buildings face onto street, Little or no garden space, minimal landscaping, tree cover minimal (limited to Harlow Grange Farm – a bungalow with a large garden).</p>
<p><b>Local Building Design</b></p>	<p><b>On main portion of site:</b> Lund House (Grade II Listed): Late C18th three bay house, gritstone with stone slate roof. Simple vernacular gabled form with later extensions. Locally distinctive.</p> <p>Lund House Barn (Grade II Listed): 18<sup>th</sup> century barn gritstone with stone slate roof, simple gabled form. Locally distinctive.</p> <p>Jackland House Farm: gabled stone built vernacular c18th yeoman farmhouse. Steeply pitched tabled slate roof. L-shaped barn / outbuilding group includes coursed rubble gabled buildings with pantile and stone slate roofs. Some brick elevations. Simple vernacular forms. Buildings described so far all locally distinctive. Later brick and corrugated sheet extensions and farm buildings not locally distinctive.</p> <p>Watergate House: two storey detached house with snecked stonework and artificial pantile roof. Broad shallow gables. Not locally distinctive.</p> <p>Manor House: late c18th detached farmhouse, two and a half storey with lower two storey rear wing. Simple gabled forms with stone slate roofs. Formal south facing principal elevation. Locally distinctive. U-plan stone with stone slate roof farm buildings sensitively converted to dwellings, retain traditional openings and character. Two storey. Locally distinctive.</p> <p>The Shieling: Modern mock-vernacular house, non-local stone with slate roof. Gabled forms, stepped roofline with principal two storey house and lower single storey elements. Not locally distinctive.</p> <p>Linton Lodge &amp; The Old Poor House: early C19th vernacular houses in small stepped terrace. Stone with slate roofs. Simple gabled forms, altered and extended. Of marginal local distinctiveness.</p> <p>How Hill Road: Various post-1920 detached houses in varying suburban and mock-vernacular styles. Mix of stone, art stone and render, vernacular gabled forms and broad gabled and hipped roof forms. Not locally distinctive.</p> <p><b>Adjoining main portion of site:</b> Cardale Park: large footprints. Three storey office blocks cladding in brick and or glazing. Mix of hipped and flat roofs. Not locally distinctive.</p> <p>Beckwith Road: Gable fronted two storey 1970s suburban houses with flat roofed single storey elements. Artificial tile roofs. Not locally distinctive.</p> <p>Whinney Lane: low two storey cottage row stone with stone slate roof. Vernacular, late eighteenth century(?), locally distinctive.</p> <p>Ash View, Harlow View, Crag View &amp; 24-34 Whinney Lane: various late C19th / Edwardian short terraces of workers' housing. Stone, slate roofs, simple gabled forms. Two storeys, but at Whinney Lane there are gabled dormers. Marginally locally distinctive.</p> <p><b>Adjoining detached northern portion of site:</b> Plantation Road &amp; Harlow Pines: gabled bungalows, dormer bungalows with some two storey houses. 20<sup>th</sup> century, brick stone, clay and concrete tiles, some slate. Not locally distinctive.</p> <p>Harlow Grange: substantial stone built Victorian 'villa style' house. Italianate, two and a half storeys, hipped slate roofs, staggered footprint. Locally distinctive.</p>


	<p>Former grounds of Harlow Grange, and Harlow Grange Farm: gabled 20<sup>th</sup> century bungalows. Low, broad gables with clay tile and slate roofs. Art stone and render. Harlow Grange Farm stone and slate. Not locally distinctive.</p> <p>Harlow Grange Park: two storey low rise flats. Buildings with large footprints. Mass disguised by staggering of frontages, projecting bays and uneven double pile roofs, H plan block and T-plan block. Mix of gentle hipped roofs and steeper gabled roofs. Juliet balconies. Stone with artificial pantile roofs. Not locally distinctive.</p> <p>Harlow Cottages: Gabled detached modern suburban houses. Simple forms. Stone, slate roofs. Not locally distinctive.</p> <p>Harlow Carr Botanical Gardens 1-1½ low lying buildings with high, steeply pitched overhanging graduated slate roofs. Stone plinths with timber cladding from plinth to eaves. Of some local character.</p> <p>Landmark two storey eco-building with undulating sedum roof, curved footprint under construction near corner of Crag Lane &amp; Otley Road.</p>
<b>Constraints/Opportunities</b>	<p>Without proper planning, landscape design and mitigation, this site could end up as a harsh, densely packed suburban space with no character. Were the site to be developed, its key attributes would need to be maintained, namely:</p> <ul style="list-style-type: none"> <li>▪ Existing rights of way</li> <li>▪ Existing mature trees, particularly the strong lines of trees.</li> <li>▪ Some semblance of field boundaries, including boundary trees and hedgerows.</li> <li>▪ Maintaining the rural character of the site through structured landscaping and densities which allow trees to grow, mature and dominate the skyline.</li> <li>▪ Retaining the SINC and providing an adequate landscape buffer around it and green corridors linking it to the surrounding countryside.</li> <li>▪ Maintaining views from the rights of way over the countryside and towards Almscliffe Crag.</li> <li>▪ Retaining the country lane character of the lanes bordering and running through the site by not creating over-engineering roadways and junctions.</li> <li>▪ Recognising and responding positively to the varying character of the different parts of the site. Development will need to respond to the varying contexts and attributes of the site rather than use a homogenous 'one size fits all' approach.</li> <li>▪ Retaining and working with existing locally distinctive buildings, both within and adjacent to the site. Particular care should be given to the context of the listed buildings and the traditional farmsteads.</li> </ul> <p>The drainage ditches, watercourses and mobile phone mast each provide different constraints to the site, as does overlooking from neighbouring properties where there is little or no screening, and the domineering masses of some of the buildings at Cardale Park.</p> <p>Over and above this, the site would need to be integrated with the rest of the town – convenient and attractive footpaths, cycleways and other routes, integrated public transport and providing local amenities and services.</p>
<b>Notes</b>	<p>A masterplanned approach, but with different designers developing different tracts of the site could provide a means of providing an integrated but varied built environment.</p> <p>This site forms a gateway on approach to the town. It is imperative that the development constitutes exceptionally high quality design, layout and use of materials, that respects its context. It is considered that the</p>

	<p>site could accommodate a more contemporary design approach provided it is locally distinct. Sustainability is also paramount and should be integral to the design of any scheme. The layout and design of buildings should be used positively to create a sense of place and to aid legibility through the site- particularly at street corners. Due regard should be given to the orientation of buildings and to the appearance of visible 'rear' elevations in order to avoid 'closed' or negative elevations to the detriment of the streetscene.</p> <p>The development of this site should not intrude upon or compete with Harlow Carr Gardens or its rural setting. The relationship of the site with the wooded valley opposite should be duly considered. Opportunities to create views/ surprise vistas through the site across to Harlow Carr should be maximised. The design and form of buildings should be used to create vistas and as stops to vistas where appropriate. Green linkages should extend to southern parts of the site to connect with open countryside and the wider pedestrian network.</p> <p>Development should make provision for additional planting along the site boundaries to consolidate existing boundary vegetation to ensure that the development is set behind a wooded edge, which will help assimilate the development into the wider landscape and aid transition from settlement edge to open countryside. Furthermore, additional planting along Beckwith Head Road will serve to screen Cardale Park.</p> <p>The density of development on this site should respect the spatial qualities of the local area and the landscape character. Densities should vary across the site with lower densities at the site edges- particularly along the southern boundary, where dwellings should be set back from the roads fronting open countryside and accessed via private drives. Similarly, building heights should be varied across the site, with maximum heights/number of storeys being reserved for the dense areas of development and lower build at the site edges and in areas of lower density. Dwellings should be interspersed with tree planting to complement the wooded character of the landscape and the rurality of the area and to soften the built form. The layout should be organic, exhibiting a non-uniform building line- though not along Howhill Road as this should reflect the edge of Harrogate e.g. Duchy Estate. Areas of higher density should take advantage of the topography of the site and existing vegetation and tree cover but should respect, and be set back from, the watercourse running through the site and the meadow. The character of the landscape adjacent to the south-west portion of the site is characterised by individual dwellings and farmsteads pepper potted across this well-wooded landscape. This character should be respected.</p> <p>Development of the site should make provision for a well-integrated and inclusive mix of housing types and sizes- having regard to the Strategic Housing Market Assessment- and access to community facilities and services. The provision of these facilities and services should be integral to the scheme. Public open space requirements should be appropriately accommodated within the site.</p> <p>The various accesses and egresses to and from the site and the necessary changes to road layout should be carefully considered in the interests of the rural character of the area. Increased traffic flows should be appropriately planned for and urbanisation in the form of highway signage and road markings should be minimised.</p>
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<b>SITE REFERENCE: H3017, LAND EAST OF LEADHALL LANE AND CHURCH LANE</b>	
<b>Designations</b>	Special Landscape Area
<b>Site Features</b>	<p>No buildings on site apart from a few garden buildings N of Rossett Manor.</p> <p>Majority of site is open pastoral fields with low hedge / post and rail fence boundaries. Lines and intermittent lines of trees along field boundaries and former field boundaries gives the site a parkland character.</p> <p>Site is bisected by Stone Rings Beck which has tree-lined banks and land falls from Rossett Manor and Ringway towards Beck.</p> <p>NE portion of site is bisected by Harrogate Ringway Footpath, which continues along the eastern tip of the site and along the NE edge of the site, behind Throstle Nest Drive.</p> <p>Northernmost portion of site: Very strong lines of trees and undergrowth along Leadhall Lane and Ringway footpath. Former gives good tree line and enclosure to Leadhall Lane, latter is densely wooded bank to Stone Rings Beck.</p> <p>W/NW portion of site is ground of Rossett Manor, the only portion of the site to have a walled rather than hedged boundary. This wall is within the site; site boundary finishes at arbitrary point between garden wall and Manor.</p> <p>Low hedge boundary to Church Lane, good views across site from here, principal elevation of Rossett Manor visible.</p> <p>Suburban fence and wall boundaries to Firs Grove, Mallinson Oval, Throstle Nest Drive.</p>
<b>Topography and Views</b>	<p>Gently sloping valley to Stone Ring Beck, which has cut down into the land, giving steep, wooded banks.</p> <p>Good views across site and into adjacent countryside S and SE from footpath. Tree cover &amp; undergrowth limits views from Leadhall Lane to glimpses. Slightly better visibility from footpath.</p> <p>Line of trees along boundary of Rossett Hall, plus high boundary limits views to N.</p> <p>Good views across site from Church Lane. Field adjoining lane is the flattest part of the site.</p>
<b>Landscape Context</b>	<p>Site forms a good edge to a rural landscape which adjoins low density, well treed suburbia apart from E/NE which is more densely built up and has much lower tree cover. N, NW &amp; W of site suburban in character, but dominated by high tree canopies. SW, S &amp; SE strongly rural – Rossett Hall site is very un-intensively used and reads as part of the countryside rather than part of the urban area.</p>
<b>Grain of Surrounding Development</b>	<p>N, NW and W: Large, well spaced detached houses in large plots. Low density suburbia. Houses orientated to face the street, some variations in set back. Deep back gardens.</p> <p>Amount of space about buildings has allowed significant groups of mature trees to grow and dominate the skyline. Dense clustered canopies behind many dwellings.</p> <p>Numerous trees in front of dwellings along roadside.</p> <p>Dense tree cover along banks of Stone Rings Beck and its tributaries.</p> <p>112-120 Leadhall Lane face 'grove' provided by tree line along NW edge of site.</p> <p>Rossett Lodge set in very large grounds which are landscaped to provide screening trees to NE, NW &amp; SW boundaries, but provide open views across countryside to SE. Unlike the surrounding dwellings, Rossett Manor was built as a country house: it has much more</p>

	substantial grounds than other dwellings and is served by a number of outbuildings (garage coach house / store which along with two entrance Lodges) which are of high group value.
<b>Local Building Design</b>	<p>Rossett Manor: substantial, but somewhat plain mid-C20th detached house. Brick with gabled red clay tile roofs, off centre projecting gable bay. Not locally distinctive, but of high group value with its contemporary ancillary buildings which are all Coursed stone or brick at lower floor level, with roughcast above this. Overhanging red clay tile roofs edged with timber bargeboards. Mix of gabled and hipped roofs. Corniced chimneys.</p> <p>Rossett Lodge: Two storey lodge with red clay tile pyramidal roof with central stack. Brick and render. Not locally distinctive, but of high group value.</p> <p>3 Church Lane: as Rossett Lodge, but with T-plan hipped roof with feature gable overlooking drive to Rossett Manor.</p> <p>SW, W, NW &amp; N: mainly early c20th domestic revival / arts and crafts / Old English influenced houses. One- and two-storey brick and render dwellings. Mix of gabled and hipped roofs, slate and clay tile. Bay windows. Not locally distinctive per se, but typical of the south side of Harrogate.</p> <p>NE, E 7 SE: gabled detached two storey houses clad with brick of randomly coursed stone. Artificial pantile and artificial slate roofs. Overhanging roofs with prominent bargeboards. Similar bungalows at Firs Grove. None of these are locally distinctive.</p> <p>Some traditional early 20<sup>th</sup> century houses further along Throstle Nest Drive of some local distinctiveness.</p>
<b>Constraints/Opportunities</b>	<p>Extent of site, would remove a significant area of curtilage from Rossett Manor. The site boundary should be amended so that it follows the boundary wall to Rossett Manor and there is the mitigating landscaping beyond this. As proposed the site boundary would deprive Rossett Manor of the one of the most important elements of its setting: the land overlooked by its principal south-facing elevation. The space left around Rossett Manor and its outbuildings would not be commensurate with the scale and status of the principal house. A revised boundary could avoid this significantly harmful impact.</p> <p>Would need to retain and provide landscape buffer for the footpaths and wooded banks of Stone Rings Beck, which should be retained as is. Strong, structured landscaping required.</p> <p>Breaks in the tree line along Leadhall Lane should be avoided / minimised, as this is a strong townscape feature. Dwellings would need to be set well away from this feature.</p> <p>Landscape screen buffer needed to give a soft edge between the site and adjacent countryside.</p> <p>Overlooking into site from existing dwellings could limit the development potential of NE portion of site.</p> <p>The prevailing low density of development in the area means buildings must be well spaced, and trees must remain the dominant features of the townscape. Need to leave spaces for trees to grow and mature.</p>
<b>Notes</b>	<p>Low density, generously landscaped development is the only option that is appropriate to the site's context. Smaller dwellings could be accommodated in well spaced buildings the size of typical suburban dwellings in the area.</p> <p>Good gaps along the street frontages and space to allow trees to grow and dominate the skyline, as per the surrounding area.</p> <p>Buildings forms well articulated and broken up. Stark, boxy or monolithic forms would be inappropriate.</p>

	<p>Keep street and parking spaces to a bare minimum – shared surfaces. Junctions with Leadhall Lane and Church Lane would need to be carefully designed, minimising the break in the tree line and not being over engineered.</p> <p>Leave ground of Rossett Manor out of the site and provide a suitable landscape buffer around the boundary of the Manor.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: H3018: LAND SOUTH OF WHINNEY LANE, HARROGATE</b>	
<b>Designations</b>	Special landscape Area TPO trees adj. Part of E edge of site.
<b>Site Features</b>	<p>Northern third of site (CastleHill Farm): Farmstead group in centre. Main range original farmhouse and barn in laithe layout. Gabled. Stone. Slate roof with lower courses in stone. Later, taller, deeper hip roofed domestic addition. Slate, stone. Various lean-tos and additions to barn element. Stone walling, mix of stone slate and corrugated sheet roofs.</p> <p>Garden area to E of farmhouse with good cluster of mixed species trees. Principal drive flanked by two trees at roadside. Good line of trees along Whinney Lane to SW of drive. Good, dense low hedge boundary along Whinney Lane to NE of drive entrance. Secondary drive access from Whinney Lane at W corner of site.</p> <p>NE boundary : various suburban fences. SE &amp; SW boundaries: wire and post fences.</p> <p>Southern two thirds of site (Ashville College Land): Two sports pitches to Ashville College, separated from each other, Castlehill Farm and Police Training College by short but very steep embankments. Rights of way run E-W though the middle of this part of the site and along the southern edge of the site.</p> <p>Fence boundary along E edge to suburban housing , TPO tree line behind Barnwell Crescent. Fence boundary to Police Training College, hedge boundary to W.</p>
<b>Topography and Views</b>	<p>Site in an area traditionally known as Castle Hill, which has open long distance views to the SW, S and SE. Almscliffe visible SW along Whinney Lane. Looking across site to SE from Whinney Lane, woodland at Ridding and power station near Selby visible in the distance.</p> <p>The site occupies an elevated position on the edge of open countryside, but the sense of openness and rurality of the site is undermined by the harsh urban edge of the housing to the NE and E and the sprawling Police Training College to the S.</p> <p>Hilly pastoral Pennine countryside to W, flatter, more open pastoral countryside to the SE. Good views across site into rural landscape from right of way which emerges between Barnwell Crescent and Brinklow Way.</p> <p>Topography and lack of landscaping means there is no screen between site and rear of Police Training College Building – college looks ‘plonked’ in landscape without any consideration for landscaping.</p>
<b>Landscape Context</b>	<p>Castle Hill is at the cusp of suburbia and pastoral countryside, and the foothills of the Pennines and gentler topography leading to the vales. Fields in both directions of the site a bounded by dense low hedges with dispersed, patchy lines of trees along some field boundaries.</p> <p>The Police Training College significantly undermines the openness and rurality of views to the S of the site, through these views are still of value.</p>
<b>Grain of Surrounding Development</b>	<p>NE &amp; E: Suburban development in cul de sacs. Buildings set back varying distances from the road to give sweeping and staggered set backs. A minority of the houses are set well back from the street up private drives, allowing a higher density of development than otherwise. Very little space between next-door houses, small gardens to front and rear. Very little by way of tree cover apart from TPO’ed trees at Barnwell Crescent.</p> <p>S: sprawling college complex built in numerous phases to form two</p>

	<p>loose courtyards. Well packed out buildings with screen planting to west of main complex. Grounds between college buildings and site is very open playing fields with no perimeter planting.</p>
<b>Local Building Design</b>	<p>On site: gabled stone built, slate and stone slate roofed traditional farmstead with later domestic and agricultural additions also in stone. All buildings gabled apart from NE element which has a hipped roof. Of some local distinctiveness.</p> <p>Castle Hill Drive / Close: Modern red brick gabled houses with overhanging artificial pantile roofs. Misguided use of half-timbering. Two storey. Not locally distinctive.</p> <p>Yew Tree Gardens / Goodrick Close: boxy brick two storey houses. Tiled and artificial slate roofs. Gabled forms. Not locally distinctive.</p> <p>Barnwell Cresecent / Brinklow Way: boxy two storey brick houses, artificial tile roofs, some mock timber cladding. Broad gabled forms. Not locally distinctive.</p> <p>Police Training College: institutional winged layout with loose courtyards. Three and two-and-a-half storeys. Gabled slate roofs. Stone faced apart from N elevation (facing site) which is red brick. Grid like layout of openings. Some elements (eg principal office building chapel etc) are locally distinctive, but the majority is not. Elsewhere on the site various broad gabled and flat roofed single storey buildings clad in various factory made sheet claddings. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Opportunity to improve on poor urban edge provided presently.</p> <p>Opportunity to incorporate locally distinctive farmstead buildings in development.</p> <p>Need to retain hedge and tree line to Whinney Lane and cluster of trees E of farmstead. Good landscaped edge needed to soften boundary with countryside. Sufficient space must be left around the TPO'ed trees.</p> <p>Footpaths should be retained and given sufficient soft landscaping – no squeezing route between garden fencing or running along standard suburban street.</p> <p>Opportunity to provide route / footpath linking path at top of Castle Hill with existing rights of way on site.</p> <p>Proximity /scale / overlooking of Police Training College coupled with lack of landscaping on College site means housing will need to be built some distance away, affecting overall yield of site.</p>
<b>Notes</b>	<p>Stone built, gabled (but not too broad) buildings with space for landscaping and trees. Maintain soft, rural edge to lane and adjacent field.</p> <p>A proliferation of boxy dwellings in small, tightly packed plots should be avoided.</p> <p>Opportunity to introduce traditional stone terracing NE of existing drive to Castlehill Farm, complementing older buildings further up Whinney Lane. Lower density development leading to soft landscaped edge behind these terraces.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	





## KNARESBOROUGH


<b>SITE REFERENCE: K2b: MANSE FARM, KNARESBOROUGH</b>	
<b>Designations</b>	On approach to settlement, no formal designations.
<b>Site Features</b>	Manse Farmstead is in the southwest corner of the site. Early maps show Hay Park Cottage on the site. The farm buildings appear to be just before 1900. The buildings are of brick, the largest barn has a welsh slate roof and the other agricultural buildings have pantiled roofs. A dutch type barn infilling one of the yards is not of value. Whilst the brick buildings are not of high architectural merit, they are of local historic value. There are dwellings at the junction of Hay-a-Park Lane and York Road just outside the site. The farmhouse is quite attractive, and the other houses are not of merit. No significant trees on the site except a small group northeast of Manse Farm buildings and a number of trees to the south of the farmstead. Hedgerows between fields, along York Road and either side of Hay-a-Park Lane that passes north to south through the site. Frogmire Dike along western boundary and beck running from corner near Manse Farm to York Road. This and the hedgerow/trees form a strong boundary to development. Landform undulating, hollow formed near beck. Railway line north of the site, level crossing at lane, embankment in NE corner. Pylons and overhead cables.
<b>Topography and Views</b>	Hedgerow limits views onto site from York Road until road rises to allow views across the hedge. The site is clearly visible from the railway. Views of the town including Trinity Church can be seen from within the site away from the hedgerow. Views to and from the Eastfield Estate are limited by hedgerow and trees beside the dike.
<b>Landscape Context</b>	Open character on the edge of town. Hedgerows to field boundaries. Trees alongside dike and near farm.
<b>Grain of Surrounding Development</b>	Eastfield is a typical 1970s estate, characterised by a hierarchy of roads culminating in cul-de-sac. Houses do not face the major access road, but are generally parallel to the others. Generally detached and semi-detached houses, there are a few terraces, set a drive width from one another. Opposite the site are permanent caravan sites, there are a few bungalows set well back from the road.
<b>Local Building Design</b>	The buildings on and immediately around the site are more reflective of the vernacular, but not all are not good examples. There would be no objection to demolition of the buildings at the junction of Hay-a-Park Lane and York Road if the site were extended. Housing in the area is mainly two storey of simple form, other dwellings are bungalows. Walling materials are brick and render, roofs of slate, pantiles and concrete tiles.
<b>Constraints/Opportunities</b>	Edge of settlement, houses on eastern boundary, O/H wires, beck and dike. The existing farm buildings should ideally be retained and converted and a large area kept around the buildings to retain an appropriate setting.
<b>Notes</b>	One or two access points on York Road at positions with maximum visibility. Layout to provide lower density at the east side (particularly NE) to provide progression to the open countryside. Buildings to be set back from York Road. Higher density and taller (three storey max) buildings should be sited at the western side. Public open space to be used to divide areas into neighbourhoods, link existing water features and provide green pedestrian and cycle links throughout. Hedgerows to site boundaries and to Hay-a-Park Lane to be protected and the others to field boundaries to remain where possible. Farm buildings and small footbridge over beck to remain. Unless O/H wires can be removed, it is


	<p>proposed that the major access road runs alongside the wires and also that the employment land is sited in this area. Design objectives of 'By Design' companion guides PPS1 and PPS3, and also Places, Streets and Movement (companion to DB32) to be applied including those on character, continuity and enclosure, quality of public realm, ease of movement, legibility, adaptability and diversity.</p> <p>Buildings to be of contemporary style or reflect those of Eastfield to the west of the site. The lower density housing to the east could be more reflective of the vernacular. Development should enhance the edge of Knaresborough.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: K2b(2): MANSE FARM, KNARESBOROUGH</b>	
<b>Designations</b>	On approach to settlement, no formal designations.
<b>Site Features</b>	<p>Manse Farmstead is in the southwest corner of the site. Early maps show Hay Park Cottage on the site. The farm buildings appear to be just before 1900. The buildings are of brick, the largest barn has a welsh slate roof and the other agricultural buildings have pantiled roofs. A dutch type barn infilling one of the yards is not of value. Whilst the brick buildings are not of high architectural merit, they are of local historic value.</p> <p>Highfield Farm, House and Cottage are within the eastern area of the site. The farmbuildings are not of interest. The dwellings are early 1900, but have been altered and some extended. They are rendered, the cottage has pantiled roof and others have slate/grey tiles. Whilst these dwellings are not of particular architectural merit, they have some local historic value.</p> <p>There are dwellings at the junction of Hay-a-Park Lane and York Road just outside the site, one named Halfway Cottage. The farmhouse is quite attractive, and the other houses are not of merit.</p> <p>There is a pond in the southeast corner of the site and a number of trees along the beck that runs parallel with A59, which screen the site. Also there is a small group of trees northeast of Manse Farm buildings and a number of trees to the south of the farmstead. Hedgerows between fields and along York Road and either side of Hay-a-Park Lane, which passes north to south through the site. Frogmire Dike along western boundary and beck running from corner near Manse Farm to York Road. This and the hedgerow/trees form a strong boundary to development. Landform undulating, hollow formed near beck. Railway line north of the site, level crossing at lane, embankment in NE corner. Pylons and overhead cables.</p>
<b>Topography and Views</b>	Trees along the southeast boundary screen the site from the A59. Hedgerow limits views onto site from York Road until road rises to allow views across the hedge. The site is clearly visible from the railway. Views of the town including Trinity Church can be seen from within the site away from the hedgerow. Views to and from the Eastfield Estate are limited by hedgerow and trees beside the dike.
<b>Landscape Context</b>	Open character on the edge of town. Hedgerows to field boundaries. Trees alongside dikes and near Manse Farm.
<b>Grain of Surrounding Development</b>	Eastfield is a typical 1970s estate, characterised by a hierarchy of roads culminating in cul-de-sac. Houses do not face the major access road, but are generally parallel to the others. Generally detached and semi-detached houses, there are a few terraces, set a drive width from one another. Opposite the site are permanent caravan sites, there are a few bungalows set well back from the road.
<b>Local Building Design</b>	The buildings on and immediately around the site are more reflective of the vernacular, but not all are not good examples. There would be no objection to demolition of the buildings at the junction of Hay-a-Park Lane and York Road if the site were extended. Housing in the area is mainly two storey of simple form, other dwellings are bungalows. Walling materials are brick and render, roofs of slate, pantiles and concrete tiles.
<b>Constraints/Opportunities</b>	Edge of settlement, houses on eastern boundary, O/H wires, beck and dike. The existing farm buildings should ideally be retained and converted and a large area kept around the buildings to retain an appropriate setting. Highfield Farmhouse, house, and/or cottage should be retained if practicable.


<p><b>Notes</b></p>	<p>One or two access points on York Road at positions with maximum visibility. Layout to provide lower density at the east side (particularly NE) to provide progression to the open countryside. Buildings to be set back from York Road. Higher density and taller (three storey max) buildings should be sited the proposed rail halt and at the western side. Public open space to be used to divide areas into neighbourhoods, link existing water features and provide green pedestrian and cycle links throughout. Trees to be retained and those along the A59 should be reinforced. Hedgerows to site boundaries and to Hay-a-Park Lane to be protected and the others to field boundaries to remain where possible. Farm buildings and small footbridge over beck to remain. Unless O/H wires can be removed, it is proposed that the major access road runs alongside the wires and also that the employment land is sited in this area. Design objectives of 'By Design' companion guides PPS1 and PPS3, and also Places, Streets and Movement (companion to DB32) to be applied including those on character, continuity and enclosure, quality of public realm, ease of movement, legibility, adaptability and diversity.</p> <p>Buildings to be of contemporary style or reflect those of Eastfield to the west of the site. The lower density housing to the east could be more reflective of the vernacular. Development should enhance the edge of Knaresborough.</p>
<p><b>Likely level of effects, where:</b></p>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul> <div style="text-align: right; margin-top: 10px;">  </div>	


<b>SITE REFERENCE: K7: LAND W OF A6055 N OF KNARESBOROUGH</b>	
<b>Designations</b>	Setting of CA.
<b>Site Features</b>	Open fields used for grazing and crops. TPO in SE corner of site.
<b>Topography and Views</b>	Large fields with hedge boundaries. Large woodland 'off-site' to the NW at Coney Heath. Land rises towards Coney Heath in the NW.
<b>Landscape Context</b>	Hedgerows and hedgerow trees cross the site from E-W delineating individual fields. Dense hedgerow borders Boroughbridge Road to the E. Dumb Pots Lane to the W flanked by dense hedgerow.
<b>Grain of Surrounding Development</b>	Overhead power lines in NE corner. Telegraph poles position within the site. Traffic noise from A59 to the E. Site borders the rear gardens associated with residential properties on Greengate Lane. Development tapers out along the E side of Boroughbridge Road signalling transition into open countryside.
<b>Local Building Design</b>	Open Countryside. 2 Storey brick built semi's on Greengate Lane. Bungalows border SW corner of site. Car Sales borders SE corner of site.
<b>Constraints/Opportunities</b>	Beyond urban edge of Knaresborough. Open countryside important to the setting of Knaresborough. Impact on setting of Scriven CA. Development of this site would be highly visible.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: K16: FORMER CATTLE MARKET, STOCKWELL ROAD, KNARESBOROUGH</b>	
<b>Designations</b>	Conservation Area; Setting of Listed Building
<b>Site Features</b>	Traditional stone built farm buildings, single storey elongated barns. Traditional, vernacular rendered property, formerly a dwelling now offices adjoining farm building on the south side. Open sided sheeted and blockwork cattle market building in NW corner now redundant. Cattle market is enclosed by an attractive stone wall. Warehousing, ancillary offices and workshops to the east and NE- buildings of no architectural merit. Single track access road, Commercial Yard, runs through the site linking High St and Whincup Avenue.
<b>Topography and Views</b>	Land falls to the N and S. Views N to the horizon.
<b>Landscape Context</b>	Urban. Mixed uses: residential, industrial, offices etc.
<b>Grain of Surrounding Development</b>	Densely built up.
<b>Local Building Design</b>	Stone predominates. Some render. Semi's to the NE are brick and render.
<b>Constraints/Opportunities</b>	The traditional stone built farm buildings should be retained and sensitively converted. The stone wall enclosing the former cattle market should be retained. Opportunity to redevelopment the site and enhance the character and appearance of the CA. Opportunity for mixed use development. Development must respect the setting of the LB's bordering the site.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: K18: FORMER TIMBER YARD, HAMBLETON ROAD, KNARESBOROUGH</b>	
<b>Designations</b>	None
<b>Site Features</b>	Area of waste land. Expanse of hardstanding. Street tree within site in NE corner. Incomplete blockwork walls and metal fencing enclose the site. Self- seeded trees and remains of timber post and rail fences enclose the NW boundary. Large warehouse building abuts the site at the north end. Access forms part of bell mouth access down single track road to industrial estate.
<b>Topography and Views</b>	Views largely contained within the site. Land falls away to the NW beyond the site, then is banked up at the railway line. Land rises to the S beyond the site.
<b>Landscape Context</b>	Suburbia.
<b>Grain of Surrounding Development</b>	Residential and industrial. 2 doctors surgeries and a primary school on the immediate locality. Apartment blocks. Semi-detached properties. Densely built up area. Council depot to the NW
<b>Local Building Design</b>	Hambleton Grove to the SE comprises stone built vernacular 2 storey semi's that are characterful and face onto the site. Large 3 storey red brick apartment block to the SE. Brick and render 2 storey semis' to the S along Whincup Avenue, well spaced in generous plots on the W side. S.Storey red brick Dr's surgery to the SW.
<b>Constraints/Opportunities</b>	Opportunity to enhance the outlook of traditional vernacular properties to the SE, specifically Hambleton Grove. Residential development on this site should emulate the scale, form and character of these vernacular properties.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: K19: WETHERBY ROAD, KNARESBOROUGH</b>	
<b>Designations</b>	Setting of CA
<b>Site Features</b>	Group of conifers. Site screened and enclosed by boundary vegetation. River Nidd runs along the east of the site.
<b>Topography and Views</b>	Site slopes gently to River Nidd. Gently undulating scrub land.
<b>Landscape Context</b>	Urban edge, southeast of town centre. Residential.
<b>Grain of Surrounding Development</b>	St. James Retail Park to the extreme E. Residential to W. Domestic site with a few scattered dwellings. Vets practice borders site to the W. Group of conifers. Industrial units to the north but well screened by existing hedgerows to the north and east boundary. Gimbald Bridge is narrow and restricts traffic movements. Traffic access is a problem being so close to Gimbald Bridge traffic lights.
<b>Local Building Design</b>	Suburban mix.
<b>Constraints/Opportunities</b>	Retain hedgerows to north and east boundary and riverside vegetation to south boundary. Conifers not of any interest. Need to keep boundary vegetation along Wetherby Road which adds to landscape character and the street frontage. Potential to extend riverside walk. Consider impacts on River Nidd. Poor access onto Gimbald Bridge traffic lights. Possible access from Manse Lane turning head.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: K1002: FORMER NURSERY, HALFPENNY LANE, KNARESBOROUGH</b>	
<b>Designations</b>	None
<b>Site Features</b>	Public open space. Children's play area. Play equipment enclosed by railings. Open space to the NW laid to grass.
<b>Topography and Views</b>	Open space and play area raised above the level of the access road.
<b>Landscape Context</b>	Recent housing development. Houses with gardens front and back.
<b>Grain of Surrounding Development</b>	Residential with warehouse to the S. Apartment blocks, semi's and terraces laid out in cul-de-sacs. Flats to the W and SW with associated parking provision.
<b>Local Building Design</b>	Non- locally distinct residential. Brick.
<b>Constraints/Opportunities</b>	Loss of important open space and childrens play area, which is well placed with surveillance by surrounding properties.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: K1007: STOCKWELL LANE, KNARESBOROUGH</b>	
<b>Designations</b>	None
<b>Site Features</b>	Characterful red brick 3 storey house, now vacant offices fronts Stockwell Lane. Attached single storey additions on west side of no merit. Car park to south and east. Hedge and fence to boundaries
<b>Topography and Views</b>	Land rises to the west as Stockwell Lane climbs up towards the town. Stockwell Lane falls to the east, eventually joining Boroughbridge Road. Views largely contained within the site.
<b>Landscape Context</b>	Suburbia. Densely built up.
<b>Grain of Surrounding Development</b>	Apartments; detached and semi-detached and terraced housing. Elderly persons flats to the west. Cul-de-sac of semi's to the east.
<b>Local Building Design</b>	Suburbia. Brick predominates, some render. Cul-de-sacs and residential streets flank Stockwell Lane on both sides.
<b>Constraints/Opportunities</b>	Existing house on the frontage should be retained and could be converted into flats. Amenity of existing properties bordering the site should be protected.
<b>Notes</b>	Development of this site needs to demonstrate respect for the context of the site in order to assimilate new development into the area. Properties in the locality are of a domestic scale. Consideration should be given to softening the layout and appearance of the access road and parking provision. This would improve the appearance of the development when viewed from Stockwell Lane and could better reflect the layout of cul-de-sacs common to this area.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: K2001: LAND TO THE SOUTH OF MARKET FLAT LANE, SCRIVEN</b>	
<b>Designations</b>	CA, Setting of LB
<b>Site Features</b>	Steeply sloping site. Two small ponds- one at the east end of the site; one on the extreme western boundary of the site. Icehouse Wood abuts the north western boundary. Ridge running north/south and evidence of former hedgerow along this ridge. Now a single field. Self-contained as enclosed by hedges and hedgerow trees on all sides. Bound by post and wire fencing. Mature tree within site, part way up the slope and at the eastern end.
<b>Topography and Views</b>	Land rises steeply to the south away from the road-steep contours. Ridge running north/south-line of former hedgerow. Land to north of Market Flat Lane falls away from the road level. View of Cherry House from Market Flat Lane which borders the south western boundary. Built form of village not visible from within the site due to topography, dense boundary trees and the sharp bend in Market Flat Lane out of the village.
<b>Landscape Context</b>	Large open paddock, formerly two smaller fields. Woodland blocks. Rural character. Arable and grazed fields. Dense hedgerows.
<b>Grain of Surrounding Development</b>	Suburban development to the south and east of Scriven. Historic core of the village, grouped around the village green, gives distinctive sense of place. North and western setting of Scriven is emphatically rural-allows long distance views over gently rolling arable and grazed fields. Isolated dwellings peppered across fields signalling transition into open countryside.
<b>Local Building Design</b>	Vernacular historic core. New build in keeping with vernacular. Local stone.
<b>Constraints/Opportunities</b>	Topography. Bend in road serves to demarcate edge of village, where 30 speed limit signs are sited. This site is divorced from the village, physically and visually. Poor access onto national speed limit road. Impact on CA and its setting.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: K2005: COMMUNITY EDUCATION CENTRE, CHAIN LANE, KNARESBOROUGH</b>	
<b>Designations</b>	None.
<b>Site Features</b>	Youth Centre occupies the site and comprises an arrangement of single storey, brick built, flat roofed buildings, which are of no particular architectural merit. Buildings set back into the site with grassed lawn, punctuated by Birch trees to the frontage. Site bordered by a low post and rail fence to the E. A spinney of Birch trees located in the NW corner of the site behind the buildings. 4 mature fruit trees in the W of the site. Leylandii hedge borders the site to the W separating the site from properties in Princess Mount cul-de-sac. Similiarly the S boundary comprises Leylandii hedging and some close-boarded fencing separating the site from houses in Princess Grove and those fronting Chain Lane.
<b>Topography and Views</b>	Generally flat site. Views contained within built up area.
<b>Landscape Context</b>	Residential. Suburbia. Dense development.
<b>Grain of Surrounding Development</b>	Bungalows, terraces and semi's. Cul-de-sac's.
<b>Local Building Design</b>	Suburban mix. Brick and render. Eaves fronting the street.
<b>Constraints/Opportunities</b>	Neighbour amenity to be protected. Spinney of Birch trees in NW corner to be retained. Trees on site frontage to be retained.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: K3000: LAND NORTH OF RIPLEY ROAD, KNARESBOROUGH</b>	
<b>Designations</b>	Setting of Conservation Area,
<b>Site Features</b>	Parkland. Open pastoral landscape. Mature parkland trees within and bordering the site. Historic stone wall borders parkland. Low dense hedge borders Ripley Road along the S side of the site. 2 storey brick built dwelling named The Lodge, to the SE of the site, set back from but fronting Ripley Road- possibly a replacement dwelling of a former historic lodge building. The siting, form, design and materials of The Lodge appear incongruous in this parkland setting.
<b>Topography and Views</b>	Gently undulating site. Land rises to the north. Site above road level.
<b>Landscape Context</b>	Pastoral landscape. Parkland, known as Scriven Park, associated with Scriven Hall to the NE. Mature parkland trees.
<b>Grain of Surrounding Development</b>	Residential to the S- large detached dwellings set in spacious plots.
<b>Local Building Design</b>	Modern detached houses line the S side of Ripley Road, exhibiting heterogeneity in style resulting from, in some cases, piecemeal development.
<b>Constraints/Opportunities</b>	Attractive historic stone boundary wall and stone pier must be retained. No openings are to be punched through this wall. All parkland and boundary trees to be retained. Historic parkland is important to the setting of Knaresborough on approach from the NW and indeed to the Scriven estate. Due to the topography, houses on this site would assume undue prominence in the landscape, presiding over the road and houses to the S. Impact on setting of Conservation Area.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: K3003: LAND AT ABBEY ROAD, KNARESBOROUGH</b>	
<b>Designations</b>	Within Conservation Area.
<b>Site Features</b>	Paddock self-contained by dense hedgerow to E, woodland to SW, tree belt to NE, tree belt and hedgerow to W. PROW to the W.
<b>Topography and Views</b>	Land rises gently to the W. Land falls steeply to the S beyond the site boundary down to the River Nidd.
<b>Landscape Context</b>	Rural river corridor.
<b>Grain of Surrounding Development</b>	Rural. Detached 20 <sup>th</sup> C dwellings set in spacious plots to the N. Dense suburban residential development to W arranged in cul-de-sacs- these houses are screened by a belt of trees at the edge of the development.
<b>Local Building Design</b>	Detached dwellings, heterogeneous in style, to N. Ubiquitous modern suburban housing to W.
<b>Constraints/Opportunities</b>	Impact on Conservation Area. Important hedge fronts the field immediately W of Larchwood. This end of Abbey Road is much more rural in character by virtue of the green lane with the wealth of tree cover, dense hedgerows etc. However its character is enclosed rather than open at this point, with limited views out. Limited, low density residential development is not out of character in this location. There maybe scope for some limited low density development provided it is built into the site rather than on rising land and mitigated with tree planting and retention of the dense hedgerow fronting the site.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: K3005: LAND SOUTH OF WETHERBY ROAD</b>	
<b>Designations</b>	Partially within Conservation Area. Listed Building. Scheduled Ancient Monument.
<b>Site Features</b>	Rectangular in shape, the site is presently occupied by Lido Leisure Park, which comprises approx 400 static caravans and ancillary buildings. The site has formally been quarried and subject to landfill but the hard quarry edge remains. Line of inter-war semi-detached houses opposite the site on the N side of Wetherby Road. Tall, dense conifer hedge in NW of site running N to S. Attractive vernacular farmhouse and associated outbuildings, former mill and farmstead with enclosed yard located to the S and SW of the site- within the same ownership. An extant planning consent for holiday lets relates to these vernacular buildings. Large Presbyterian meeting hall to the SE of the site on the E side of the bypass. St James Business and Retail Park to the N. Suburban housing estate to the W. Grimbald Bridge to the NW of the site, which carries Wetherby Road over the River Nidd is a grade II listed building. St Roberts Cave to the W is a SAM.
<b>Topography and Views</b>	Views to the N of the St.James Business Park. Land falls to the SE down to the River Nidd corridor. The site is well screened from surrounding roads and footpaths by boundary vegetation; hedgerow along the Wetherby Road frontage including several large mature trees; planting along the bypass boundary; large dense conifer hedge screens views from the River Nidd direction including views from the Knaresborough Round public footpath. The site would however be visible from the public right of way that crosses the south east of the site connecting Birkham Wood and Mill Road.
<b>Landscape Context</b>	Undulating landscape resulting, in part, from former quarrying activity. Rural character to river corridor immediately S of the leisure park. The wider landscape comprises the large-scale arable area between the valley landscapes of the River Nidd and the River Crimple south of Knaresborough. Scattered blocks of woodland disperse views across an otherwise open landscape.
<b>Grain of Surrounding Development</b>	Linear development of inter- war semi-detached housing on the N side of Wetherby Road opposite the site. The site appears detached from the urban edge because the presence of the river corridor significantly enhances the rural character and attractive landscape setting of the site. The surrounding hedgerows, open fields and blocks of woodland also provide an attractive backdrop that contributes to the wider rural setting of the site.
<b>Local Building Design</b>	Render and pantile, 2 storey dwellings, orientated eaves to street. Private gardens front and rear, private drives. Houses set back behind hedges, shrubs and garden trees at the back of the pavement.
<b>Constraints/Opportunities</b>	Impact on Conservation Area and its setting. Impact on setting of Listed Building. Impact on character and form of settlement. Impact on rural character of river corridor. Impact on rural setting of vernacular farmhouse and associated outbuildings, former mill and farmstead with enclosed yard, which are heritage assets. Further encroachment of the existing Caravan and Camping Park into the open countryside should be resisted. Scale of the site is excessive and encroaches into the conservation area.
<b>Notes</b>	
<b>Likely level of effects, where:</b>	

- Development is unlikely to have a detrimental impact on the historic environment or on local character
- Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable
- Development of this site would adversely impact on the historic environment and/or local character





## RIPON


<b>SITE REFERENCE: R3: RIPON GRAMMAR SCHOOL, LAND OFF KIRKBY ROAD</b>	
<b>Designations</b>	E edge abuts Ripon Conservation Area 7 Kirkby Road & Crowners Close & West Lodge are all Grade II Listed Buildings.
<b>Site Features</b>	Site is unused / underused urban fields – overgrown grassland with wooded areas and undergrowth. No buildings on site. Two mature trees on Kirkby Rd edge. Belt of trees/ shrubs of varying species and height along Marlborough Grove edge. Cluster of trees of varying size and species in centre of site. Good line of mature trees along SW edge of site. Trees/hedges along boundary of site with 7, 7a & 9 Kirkby Road. Cluster of trees / small woodland adjoining SE edge of site. No boundary to Kirkby Road. No boundary to W & S edges of site. Good views across site to distant school buildings & large 19 <sup>th</sup> century villa-style houses on Clotherholme Road. Semi-formal pathways across site from Marlborough Grove & Kirkby Road towards school / Clotherholme Road.
<b>Topography and Views</b>	Trees within site / around perimeter mean views into / out of site are quite limited, although there are views across the open spaces to the S & W of the site of distant school buildings and dwellings. Fairly flat topography apart from shallow drop from Kirkby Road.
<b>Landscape Context</b>	The site, in conjunction with the adjacent open school playing fields / grounds creates a very large open area which gives Kirkby Road and Clotherholme Road a semi-rural rather than urban character. At Kirkby Road this feeling is enhanced by the dense tree cover and low building density, with several houses having very large gardens.
<b>Grain of Surrounding Development</b>	Strongly suburban. Detached dwellings set well back from the street behind deep, well treed front gardens. Tall perimeter planting to sides and backs of gardens as well, hence dense tree cover generally. Substantial rear gardens / ground to many houses. Very large curtilages to the nearby schools with open grassland and playing fields. Marlborough Close / 21-35 Kirkby Road are the exceptions, as these are terraced. Even so, there is fairly generous space about these buildings, particularly at Marlborough Grove.
<b>Local Building Design</b>	Marlborough Grove / 21-35 Kirkby Road: Late C10th brick terraces with slate roofs. 2 ½ storeys with upper floor either breaking through eaves or expressed as dormers. Gabled forms with gabled dormers. Bay windows and verandas to ground floor, polychrome brickwork. Locally distinctive (typical Ripon terraces). 8-11 Westmount Close: Mid/Late C20th brick houses with tile and pantile roofs. Plain elevations, boxy gabled forms. Not locally distinctive. 9 Kirkby Road: large detached interwar house. Brick-and-render. Hipped tiled roof with gablet to half timbered feature gable. Not locally distinctive. 7a Kirkby Road: Mid C20th bungalow. Mellow brick with artificial pantile roof. Gabled form with two catslide projections to front elevation. Not locally distinctive. 7 Kirkby Road: late Georgian detached house with an almost square footprint. Neo-classical. Brick with hipped slate roof. Prominent chimneys. Locally distinctive.
<b>Constraints/Opportunities</b>	Site is well screened from Marlborough Road and Kirkby Road

	<p> dwellings by perimeter trees and hedges. This, coupled with the distance from buildings to the S &amp; W means it would be feasible to develop the site without harming heritage assets or their setting.</p> <p>All trees should be retained on site. They provide a screen and a good 'structure' for a layout.</p> <p>Good landscaped edges (either open or screened) required to south and east edges.</p> <p>Building height / spacing are key in vicinity of listed building, Kirkby Road and Marlborough Grove.</p> <p>Access possible off Kirkby Road.</p> <p>Routes of informal footpaths should be incorporated into development.</p>
<b>Notes</b>	<p>Retain /strengthen 'grove' at Marlborough Grove and have 2-2 ½ storey houses along NW edge of site face towards this with a road in front.</p> <p>Decent sized villa type houses/flats 2 1/1 storeys facing Kirkby Road, generous space to either side, deep front garden retaining mature trees.</p> <p>Use of central cluster of trees in site as a landscape feature.</p> <p>Keep roadways to a minimum, using shared surfaces where possible.</p> <p>Low building density with generous space about buildings to uphold semi-rural character of area.</p> <p>Retain / strengthen existing screen vegetation around edges of site.</p> <p>Development should not be a proliferation of small boxy dwellings and garages packed closely together. Size, form and spacing of buildings should reflect that of the surrounding area.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R6: SNOW CLOSE FARM, RIPON</b>	
<b>Designations</b>	Grade II LB straddles site boundary (Gooseberry Farm)
<b>Site Features</b>	<p>Substantial area of arable farmland / paddocks, but includes part of a cluster of historic farm buildings (Gooseberry Farm), a complete farmstead with 19/20<sup>th</sup> century elements (Snow Close Farm) and a small detached house (Close Cottage).</p> <p>Other non-farmland includes the large garden with pond at Gooseberry Farm, and the recent tree plantation between Snow Close Farm &amp; Red Hills Road.</p> <p>Strong tree boundary along S &amp; E edges of site. E edge is mainly plantation, S edge is tree along the perimeter of Ripon Cemetery and an impressive avenue of trees along Kirkby Road. Another avenue of trees along NE edge of site at Palace Road. High hedges within site forming field boundaries. A few trees dotted among field boundaries.</p> <p>Site is bisected by Little Harries Lane accesses to Snow Close Farm, and most significantly a long stretch of the 'Ripon Sanctuary' footpath (a circular walk around the edge of Ripon) which runs from Lark Hill by the cemetery to Palace Road at High Common.</p> <p>Predominantly hedge boundaries to the outer edges of the site with the exception of a coped brick wall to Ripon Cemetery.</p>
<b>Topography and Views</b>	<p>Site fairly flat, as is the surrounding area – only a gentle roll to the landscape. Quite long distance (but unremarkable) views W across site into arable fields from Palace Road and ROW.</p> <p>Significant views from ROW into Ripon Cemetery (particularly of chapel and war memorial) and from within Ripon Cemetery into the rural backdrop provided by the site.</p> <p>Significant views N from various points along Kirkby Road across site and into countryside beyond.</p> <p>Views N beyond Snow Hill Farm are limited due to the height of the hedges, but where there are views these are of good quality.</p> <p>Good views E across site from Little Harries Lane.</p>
<b>Landscape Context</b>	Site forms part of the wider gently rolling arable landscape around Ripon. Fairly large fairly flat fields with hedge boundaries and clusters / lines of trees at field boundaries. Area to S & E of site is suburban in character, though Red Hill Road and Springfield Close are significantly lower density than Kirkby Road.
<b>Grain of Surrounding Development</b>	<p>Palace Road, Red Hills Road &amp; Springfield Close: Detached suburban houses and bungalows set back from the road behind fairly deep gardens bounded by high boundary hedges. Fairly deep gardens to rear. Decent spaces between neighbouring buildings. Sylvan character. Inward-looking development.</p> <p>Kirkby Road: Mixture of detached and semi detached houses set behind small front gardens. Fairly tight spacing between neighbouring dwellings, with some almost touching. This hard character is relieved by the verges to either side of the road, and the avenues of trees to either side, plus the open character of the N side of the road. Fairly deep back gardens to houses often containing trees.</p> <p>Ripon Cemetery: formal landscape with network of pathways from principal entrances. Buildings carefully sited as part of landscape design.</p>
<b>Local Building Design</b>	On site: Gooseberry Farm: brick and cobble vernacular buildings with pantile roofs. Simple gabled forms but developed in a haphazard, organic fashion to create a close knit cluster of buildings. Locally distinctive.


	<p>On site: Snow Close Farm: Two storey detached C19th vernacular farmhouse. Simple gabled form with slate roof. Mix of Cobble and brick C19th barns and outbuildings. Simple gabled forms with slate roofs, tightly knit plan form to create three-sided farmyard. All locally distinctive. Later timber and breezeblock agricultural sheds not locally distinctive.</p> <p>On site: Close Cottage small c.1900 brick house with clay tile roof. Simple gabled form. Not locally distinctive.</p> <p>Palace Road, Red Hills Road &amp; Springfield Close: Mix of gabled and hipped roof houses and bungalows from the mid-20<sup>th</sup> century. Mix of brick, render and stone. Broad gables where present. Artificial tile and artificial pantile roofs. Not locally distinctive, but some attractively designed early 20<sup>th</sup> century dwellings in and among these houses.</p> <p>Kirkby Road: Mix of gabled and hipped roofed houses and bungalows from the mid-20<sup>th</sup> century. Brick, render and brick-and-render. Predominantly clay tile roofs. Not locally distinctive, but some attractively designed early 20<sup>th</sup> century dwellings in and among these houses.</p> <p>Ripon Cemetery: Principal building is the red brick, slate roofed chapel. Two storeys. Simple gabled form with steep roof pitches. Arts and Crafts / Olde English style half-timbered lodge. Gabled form red clay tile roof. Jettied upper storey. Cross-shaped stone memorial monument within cemetery. Brick pavilion with red clay tile hipped roof. Also cobble and brick outbuilding with Roman tile roof at N edge of cemetery. All buildings locally distinctive and of high group value.</p>
<b>Constraints/Opportunities</b>	<p>Development would significantly impact the character of the cemetery, as the site forms an important immediate backdrop to it with significant views between the cemetery and ROW. Housing at R6 would remove much of the rural setting to this significant space.</p> <p>Development would significantly impact the experience of walking the 'Ripon Sanctuary' circular footpath which runs like a spine through the site. While this route could easily be retained, sensitive design would be needed to maintain the path's attractiveness to users.</p> <p>Development would impact / involve Gooseberry Farm and its garden. These should be excluded from the site, as it would not be appropriate to develop the curtilage of the listed building as part of a wider housing development.</p> <p>Development would significantly impact the character of Kirkby Road, which has a strong avenue of trees and an open north side which contrasts with the densely built southern side.</p> <p>Existing trees (including the recent plantation) should be retained.</p> <p>The farmhouse and historic farm buildings at Snow Close Farm should be retained and converted whilst retaining their traditional character.</p>
<b>Notes</b>	<p>The number of dwellings would need to be significantly reduced to give space to trees and hedges, and provide a large space by the cemetery, and buffer the footpath.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul> <div style="text-align: right; margin-top: 10px;">  </div>	


<b>SITE REFERENCE: R7: SPRINGFIELD CLOSE FARM, RIPON</b>	
<b>Designations</b>	Setting of Ripon CA
<b>Site Features</b>	The site is a pastoral field with areas of plantation along W and E portions of site. The only other significant trees are in the centre of the site, and 3-4 trees along the N edge. There are no buildings on site. Gated access from Springfield Road, mix of fence and hedge boundaries.
<b>Topography and Views</b>	Slight hollow in centre of site, otherwise the site is reasonably flat. The belt of trees along the W edge and in the E significantly screen the site, such that views are limited along a N-S axis, but these views are not noteworthy.
<b>Landscape Context</b>	Site does not read as part of the surrounding countryside due to its urban fringe location and the barrier created by the tree belt between it and the adjacent rural fields.
<b>Grain of Surrounding Development</b>	N: Detached bungalows and houses set back from the road behind medium sized front gardens and deep back gardens. Low density. Principal elevations face the street. Spacing between buildings varies from narrow gaps to broad gaps. Mature hedges and trees to front and rear gardens, sylvan character. S: modern business park. Trees limited to perimeter of site. Open grassy landscape belts around large car parks serving large buildings with mostly blind elevations.
<b>Local Building Design</b>	N: Mix of gabled and hipped roof bungalows from the mid-20 <sup>th</sup> century. Mix of brick, render and stone. Broad gables where present. Artificial tile and artificial pantile roofs. Not locally distinctive. S: Modern business park buildings. Brick and cladding with flat roofs and hipped tiled roofs. Not locally distinctive.
<b>Constraints/Opportunities</b>	The existing plantation should be left as is or strengthened. Other trees should be retained. Existing plantations provide good landscape screens between site and adjacent countryside. Hollow in centre of site may be a topographical constraint (possibility of gypsum)
<b>Notes</b>	Given the density of nearby houses and the amount of the site occupied by trees which should be retained a density of around 20 dwellings (or 20 buildings containing smaller dwellings) is appropriate. Low density suburbia, plots and buildings at a similar scale to Springfield Close / Red Hills Road. Good space to all sides of buildings, scope for trees and landscaping to mature. Good use made of wooded areas – two ‘streets’ of houses within interlocking back garden, with each side presenting principal elevations looking onto tree belts – ‘grove’ effect – avoids having back gardens backing onto the trees and countryside.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R10: RIPON AUCTION MART, NORTH ROAD, RIPON</b>	
<b>Designations</b>	Entrance to site within conservation area, most of the site is bounded by conservation area. St. Magdalen's Chapel to the east of the site is Listed.
<b>Site Features</b>	Existing buildings on site are animal sheds of no merit. The PH to the north of the site and adjacent shop unit has little architectural merit. Existing hedge across the site and other lengths of boundary hedge are worthy of retention. Willows to east boundary. Land falls to south; site is significantly lower than North Road. Small woodland outside western side of site.
<b>Topography and Views</b>	Views of cathedral to the south. Buildings on North Road significantly higher than site.
<b>Landscape Context</b>	Low front garden walls, some with railings over. Street trees on North Road. Hedges as above.
<b>Grain of Surrounding Development</b>	The area is characterised by terraces, which are set parallel to the road behind the front gardens, except the south facing Almshouses. Spaces between the sides of the buildings are not large. Plot depths are generous, except those on Magadalen's Close, which are an atypical layout.
<b>Local Building Design</b>	Housing is of two types: the Victorian style of generous proportions, in brick with stone details, slate roofs often with rooms in the roof space, and C20 housing that is not so tall, has lower pitched tiled roofs, and are predominantly brick with horizontal emphasis.
<b>Constraints/Opportunities</b>	Amenity of neighbouring houses. Setting of listed chapel. Impact on conservation area.
<b>Notes</b>	Layout to provide POS to maximum benefit. View of Cathedral to be maintained from North Road and vistas to be used within the site with Cathedral or chapel as backdrop. Create spaces of individual character within the site by varying the building density and use of open space. Housing to be in terraces or as semi-detached villas. Scale and character of buildings to reflect the Victorian/Edwardian ones around the site. Blocks could contain apartments to increase density of dwellings. Keep trees and hedges. Development should enhance the area, and the setting of the chapel and CA.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R11: GAS WORKS, STONEBRIDGEGATE, RIPON</b>	
<b>Designations</b>	Site borders Ripon CA to south, within setting of Ripon CA
<b>Site Features</b>	<p>No buildings or trees on site. Site is primarily clear. Telegraph pole and overhead wires near centre of site.</p> <p>Site is former industrial land which is level with Stonebridgagate and this level is maintained across the site as far as the disc of concrete near the W end of the site. Very sharp falls into site from existing gas site (to S), back of Allhallowgate and Princess Close. Entire southern portion of site is a fairly steep bowl-like sloping land which does not appear to have been developed.</p> <p>Only access is from Stonebridgagate.</p> <p>High brick walls to Stonebridgagate, Princess Close. Dense, overgrown landscape hedge in front of brick wall to Stonebridgagate. Concrete post and wire link fences to gas site to S and paintworks to N. Timber fence to 39-41 Princess Close.</p>
<b>Topography and Views</b>	<p>Site has been remediated and levelled and a graded embankment slopes up around edges of site bounding Allhallowgate, a gas sub station and Princess Court. Shallower, smaller graded slope between levelled area of site and levelled paintworks site.</p> <p>Views into and out of site from within are well screened by topography, neighbouring buildings and walls. Only significant vantages of the site are from the paintworks and gasworks (through the chain link fences) and from 39-41 Princess Close and 4-10 Stammergate.</p>
<b>Landscape Context</b>	Urban area of mix industrial uses with little or no landscaping and houses with small curtilages containing little by way of greenery and trees.
<b>Grain of Surrounding Development</b>	<p>N: Paintworks – large detached industrial building set well back from Stonebridgagate and screened by a high wall and hedge. Area between building and site is predominantly hard and open in character.</p> <p>E: Ripon Fire Station – fairly large detached complex set back from road behind open green landscaping with large tarmac forecourt area.</p> <p>S: terraced rows and courts set flush against the back edge of the pavement. Garden / yard spaces small and well-concealed. No trees.</p> <p>SW: Terraced rows along Allhallowgate set flush against back edge of pavement. However, long narrow plots to rear providing fairly large gardens and some tree cover.</p> <p>Princess Court: Modern estate housing in semi-detached pairs set a short distance from the street. Small front and back gardens, shared driveways between houses little tree cover.</p>
<b>Local Building Design</b>	<p>Paintworks to N: broad low rolled metal sheds. High single storey. Not locally distinctive.</p> <p>Fire Station: modern brick flat roofed one and two storey complex. Brick with some cladding. Not locally distinctive.</p> <p>S &amp; SW: terraced vernacular style brick and render dwellings. Simple gabled forms, a minority of gabled dormers. Brick and render with slate and pantile roofs. Mix of C19th and fairly recent buildings in traditional pastiche. The overall townscape of the area to the S &amp; SW of the site is locally distinctive.</p> <p>Princess Close: Mid C20th estate housing. Brick and concrete tile roofs, boxy gabled forms. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Steep topography of the majority of the site edges limits overall developable areas.</p> <p>Adjacent gasworks site to south and paintworks to north are not ideal neighbours – may prevent housing or would at least require significant</p>

	<p>screening.  Site is clear and relatively flat.  Only townscape impacts are the views of a few neighbours and a small frontage to Stonebridgeway due to topography / existing screening.  Site could be quite densely developed given urban location.  Telegraph pole on site would need moving.  Could provide pedestrian link through site up to Princess Close.</p>
<b>Notes</b>	<p>Cul de sac with pedestrian route linking Stonebridgeway and Princess Close.  Vernacular terraces and yards, mix of building heights, a continuation of the townscape of Stammergate Court.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R16: ASH GROVE INDUSTRIAL ESTATE</b>	
<b>Designations</b>	None
<b>Site Features</b>	<p>Small light industrial estate / site. Single storey shed-like buildings set in large areas of hardstanding, with large area of informal parking (unsurfaced) in N half of site.</p> <p>Trees and hedge limited to boundaries with back gardens of dwellings, fences between and behind hedges. High hedge and tall trees along N edge of site. Small green space by SE corner of site, contains a few trees. Cul-de-sac with vehicle entrance off Ash Grove.</p>
<b>Topography and Views</b>	<p>Site rises in stages from S to N. Buildings on the flat.</p> <p>Limited views into / out of site due to surrounding development and buildings on site.</p>
<b>Landscape Context</b>	Site is part of a predominantly 20 <sup>th</sup> century suburb. Green spaces are limited to front and rear gardens.
<b>Grain of Surrounding Development</b>	Site is surrounded by suburbia. Detached houses and bungalows in tightly packed lines along the street, closing off the street scene. Open plan or low walled front gardens, larger back gardens. Fairly low tree cover due to building density. Terraces at Ash Grove are the exception to this. Very long, narrow gardens to the rear of 5-21 (odd) Ash Grove.
<b>Local Building Design</b>	<p>On site: rendered industrial sheds. Broad gabled forms. Single storey. Corrugated and slate roofs. Not locally distinctive.</p> <p>1-24 Ash Grove: late C19th two storey terraced houses in long rows, but built incrementally. Brick with slate roofs. Simple gabled forms, but slight changes in angles to the terraces, as they follow the line of the street. Some bay windows (most modernised / replaced). Polychrome brickwork to a minority of the houses. Not locally distinctive due to degree of alteration.</p> <p>26-48 Ash Grove: Late C20th brick houses in short terraces. Two storey. Pantile and artificial slate roofs. Simple gabled forms. Some polychrome brickwork. Porches and doorhoods. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	Trees and hedges could be retained with minimal impact on the site yield. These generally screen the site from neighbouring dwellings.
<b>Notes</b>	<p>Two storey brick dwellings with a variety of forms – terraces, semi detached, detached.</p> <p>Central communal open space as the focal point to the site. No public open space in the vicinity of the site.</p> <p>Back gardens of new dwellings should interlock with the gardens that back onto the site.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul> <div style="text-align: right; margin-top: 10px;">  </div>	

<b>SITE REFERENCE: R17: OLD GOODS YARD, HUTTON BANK, RIPON</b>	
<b>Designations</b>	The site is just north of the Ripon Conservation Area.
<b>Site Features</b>	The site was an old railway goods yard and much of the site has been levelled. The land rises naturally to the northeast. The site levels are considerably higher than the road levels in the southern corner. All buildings on the site are suitable for conversion for employment use as warehouses, light industrial and offices. The original goods building (without its poor extension) and the building on Hutton Bank are quite attractive, their reuse should be considered.
<b>Topography and Views</b>	The site is set well above river level and hence is very prominent. Views to the south encompass the City.
<b>Landscape Context</b>	The retaining wall is of stone in parts and brick elsewhere. No trees.
<b>Grain of Surrounding Development</b>	On site the buildings were parallel with the tracks. The new housing development west of the site has a very mixed grain, the meandering access road terminates in a square court, elsewhere there are small front gardens and only a few houses are parallel to the road. Houses are detached, semis, terraced and linked. In contrast, older housing on Ure Bank are in the form of terraces set up on a bank and away from the road and those behind are smaller terraces against the footpath.
<b>Local Building Design</b>	Ure Bank Terraces are generous in scale, are of brick with slate roofs and have a regular rhythm of windows, doors and bays. The terraces on Ure Bank Top are smaller and plainer. The new development has a very different character, heights are less generous, roof pitches are lower, and materials are of lower quality. The exception is a taller, converted building that has an articulated form, steep roofs, and high quality details.
<b>Constraints/Opportunities</b>	Ground levels. Southern corner affects setting of CA.
<b>Notes</b>	Focus building or landscape features to SW corner. Re-use railway buildings where possible. Front buildings to be parallel to Hutton Bank and Ure Bank. Others to relate to any retained buildings. Tree planting within could soften impact of development on this prominent site. Buildings to be large or linked, with generous spaces between. Development should enhance the setting of the conservation area.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R23: RED HOUSE, PALACE ROAD, RIPON</b>	
<b>Designations</b>	Site in Ripon Conservation Area. TPOs on the site.
<b>Site Features</b>	The conservation area is extended this far north of the city in order to protect the trees and the buildings on this site. There are some important individual trees, however as a group they and the main House and Lodge create an area of Arcadian character that particularly contributes to the CA. Red House is a large and generously proportioned Edwardian house in red brick with half timbered panels at high level. It has a steep intricately shaped roof; its projecting eaves and verges are a particular feature. Its lodge is of the same style. The other building on site is of a temporary construction and is un-noteworthy. The gardens south of the house are at a lower level.
<b>Topography and Views</b>	Palace Road rises to the NW. The trees limit the views of and from the buildings.
<b>Landscape Context</b>	See Landscape Architects comments. High front walls on Palace Road are of brick and stone.
<b>Grain of Surrounding Development</b>	This part of the CA is characterised by large houses set back from the road and each other in generous plots. Kings Mead is a meandering road with detached houses and bungalows of various orientations behind small open front gardens.
<b>Local Building Design</b>	The older villas on Palace Road are generous in size and vertically proportioned, they are of red brick with slate roofs. C20 housing is of dark brick, with lower pitched tiled roofs and tends to be vertically proportioned.
<b>Constraints/Opportunities</b>	The existing house, lodge, outbuildings and healthy trees should be retained. Development should not be detrimental to the particular character of the site and conservation area.
<b>Notes</b>	Retained buildings to be converted. Buildings emulating outbuildings may be erected at the north of the site. An apartment block emulating a villa may be erected in the southern part of the site and the remainder of the gardens to remain untouched. New buildings should be designed to positively enhance the site, and existing trees should be protected.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: R32: LAND AT BISHOPTON</b>	
<b>Designations</b>	Within setting of Bishopton Conservation Area
<b>Site Features</b>	Site is agricultural fields with substantial tree lines and clusters of trees around the perimeter of the site, with others dotted within the site. Edge of site 'merges' with wooded banks of River Laver.
<b>Topography and Views</b>	Limited views into site due to surrounding development and woodland.
<b>Landscape Context</b>	Site is a substantial area of farmland between the built up area of Ripon and the woodland lining the River Laver and its banks. The riverbanks are very much a 'green corridor' through the area.
<b>Grain of Surrounding Development</b>	Tightly packed suburban houses very little space between buildings or in front of houses, hard, enclosed streetscape, oppressive.
<b>Local Building Design</b>	Standard mid and late C20th estate housing. Not locally distinctive.
<b>Constraints/Opportunities</b>	As far as the conservation area is concerned, access is the key issue. Access should not be taken from Bishopton in a way which adversely impacts on the conservation area or its setting.  Development should make the most of the woodland fringes to the site, by linking to the existing right of way and not having housing backing on to the woodland. There is scope for a green / landscape corridor through the site linking the woodland pathway with the playing fields / play area to the north with an emphasis on safe movement for pedestrians and cyclists.
<b>Notes</b>	How traffic is kept out of Bishopton is the principal issue. An improved, widened road to improve access, or a road cluttered with deterrents and traffic calming would both significantly undermine the character and appearance of the conservation area and harm the setting of various listed buildings.  An urban village – varied densities, built forms and housing types. Facilities, openspaces landscaping, public transport and community amenities should be an integral feature of development rather than introducing yet more housing remote from essential services and facilities.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R36: LAND AT MALLORIE PARK DRIVE, RIPON</b>	
<b>Designations</b>	Adjoins Ripon Conservation Area to N
<b>Site Features</b>	<p>Site is approximately two thirds of an amateur football ground. The site boundary excludes part of the pitch and the open space along Mallorie Park Drive, which should really be incorporated into the site.</p> <p>Small single storey club buildings in NE corner of site, small spectator stand by N edge of site.</p> <p>Line of substantial trees along N edge of site. Hedge boundary along W edge, fence boundary along N edge, open to S &amp; E.</p> <p>Drive access to E of site shared with football ground to north.</p>
<b>Topography and Views</b>	<p>Site is fairly flat, with higher ground to the N of the site. Glimpses of tree line along N edge of site from Mallorie Park Drive between trees and shrubs dotted along roadside. Good views of trees along N edge of site from Studley Road. Good vistas E &amp; W along Mallorie Park Drive.</p>
<b>Landscape Context</b>	<p>Site is connected with two other sports grounds: a football ground to the N, and a cricket ground to the NW. All are open and grassed with few buildings, but good lines of trees around the perimeters. Collectively they soften the townscape and give it less of an urban character. They are complemented by the substantial grounds to Ripon Spa Hotel (which has even more substantial perimeter tree planting) which itself adjoins Ripon Spa Gardens.</p> <p>To the SW of the site, across Mallorie Park Drive are the wooded and grassed banks of the Skell, which are open to pedestrians.</p> <p>Avenue effect along Mallorie Park Drive due to intermittent lines of trees along roadside.</p>
<b>Grain of Surrounding Development</b>	<p>N &amp; NW: very low density sports grounds. Buildings set well away from the road and accessed by long drives.</p> <p>Mallorie Close, 29-35 Mallorie Park Drive &amp; 26-26a Mallorie Court: tightly spaced detached bungalows standing in the centre of their respective plots. Open plan or low walled front gardens, varying in size from fairly deep to very shallow. Deeper back gardens. Very enclosed streets with very low tree cover.</p> <p>Mallorie Park Drive south side: Two storey houses and bungalows all set back from the road behind walled, fenced or hedged front gardens. Usually very little space between neighbouring dwellings. Deeper back gardens, which tend to be where most of the trees are. Communal open 'green' area of Williamson Gardens contains a few mature trees of townscape value.</p> <p>4-22 Mallorie Park Drive: urban terrace development, but with fairly deep walled front gardens for such a terrace. No trees.</p>
<b>Local Building Design</b>	<p>On site: hut-like clubhouse buildings. Gabled forms with very gently sloped roofs. Render. Not locally distinctive.</p> <p>Mallorie Close, 29-35 Mallorie Park Drive &amp; 26-26a Mallorie Court: predominantly gable-fronted bungalows. Mid-C20th Broad gables with overhanging roofs. Artificial tile roofs. Brick and cladding. Not locally distinctive.</p> <p>Mallorie Park Drive south side: Predominantly first half C20th houses and bungalows. Mix of hipped and gabled roofs, pantiles and red clay tiles. Most houses have projecting feature gables or hips. Brick or brick-and-render with some half timbering. One example is 'Ole English' domestic revival in style with closely spaced timbers. Group not locally distinctive per se, but provides an attractive, varied townscape.</p>

	4-22 Mallorie Park Drive: Late C19th red brick terrace with slate roof. Simple gabled form relieved by well spaced half timbered gables. Cambered window heads, canted bay windows and attractive timberwork to veranda style porches. Locally distinctive.
<b>Constraints/Opportunities</b>	<p>Site should be extended all the way up to Mallorie Park Drive – existing trees would provide attractive landscaping to street frontage.</p> <p>Retain all boundary trees on site.</p> <p>Existing buildings and structure could be cleared without harming townscape.</p> <p>Context provides a range of densities and dwelling types, but a lower building density and two storey development would be the most complementary type of development.</p>
<b>Notes</b>	<p>Low density. Well spaced houses with principal elevations facing onto Mallorie Park Drive to complete existing 'avenue', retaining existing trees along roadside.</p> <p>Rest of site two one-sided 'streets' N street faces north with grove-like view of trees along N edge of site. The rear gardens of these houses would interlock with those behind.</p> <p>Minimise the amount of roadway and paving, conceal cars well, especially along Mallorie Park Drive.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R42a: LAND OFF TOWER ROAD, RIPON</b>	
<b>Designations</b>	TPO'ed trees along N, W E & S edges of site. S & W edges of site border Ripon Conservation Area
<b>Site Features</b>	Site is undeveloped. Lines of mature trees with large, dense canopies virtually surround the site giving it an enclosed character. ROW along E edge of site. Mixture of fences and wall boundaries. Retaining walls topped by railings and fences along S and W edges, making site feel even more enclosed. Falling slope from S edge into site. Narrow gated access from North Road.
<b>Topography and Views</b>	Enclosed nature of site due to trees, retaining walls, boundary features and adjacent buildings significantly limit views into and out of site. Good glimpsed views of North Lodge and Sharow View from ROW and from within main portion of site.
<b>Landscape Context</b>	Site is surrounded by urban development, but there are large gardens at North Lodge and Sharow View. The garden at the latter was formerly the garden to Ripon Workhouse, which has recently been restored with assistance from HBC. Both of these gardens are elevated above the site behind brick retaining walls. The garden at North Lodge contains several large mature trees which complement those on the site.
<b>Grain of Surrounding Development</b>	N & E: fairly dense suburban housing, predominantly semi-detached. Open plan small front gardens, enclosed rear gardens. Low tree cover. Buildings tightly packed with very little space between next door houses. Larger low rise buildings (Police Station, The Orchards) dotted among these dwellings, but little by way of space about the buildings or trees. S: low density 'villa' style development with buildings designed to have good views over their substantial gardens. Good tree cover.
<b>Local Building Design</b>	NW & N: Police station, garages and Tower Road are not locally distinctive buildings. All orangey brick and of standard designs for their time. Station building in particular detracts from the character and appearance of the CA. Tower Road; Mid 20 <sup>th</sup> century brick semi-detached houses with tile rooves. Boxy gabled forms. Of a design found all over the country. Not locally distinctive. BP garage, North Street: standard filling station with high flat canopy. Single storey shop with false hipped slate roof. Not locally distinctive. The Orchards: large brick building with a mix of hipped and gabled roof forms. Broad, gentle roofslopes. Artificial tile roofs. Late C20 <sup>th</sup> . Not locally distinctive. St Wilfrid's Gardens: Boxy brick houses with artificial tile roof late C20 <sup>th</sup> . Simple gabled forms. Not locally distinctive. North Lodge: Large 2/3 storey Victorian 'villa' style house. Brick with hipped slate roofs at various levels. Traditional detailing. Locally distinctive. North Cottage & Fairlee: Small vernacular cottages. Gabled forms with pantile roofs. Locally distinctive.
<b>Constraints/Opportunities</b>	Development would need to retain the TPO-protected trees, and provide a safe distance between trees and buildings which would severely limit the amount of developable land on the site. ROW along E edge of site should be retained. Gypsum is more than likely an issue on this site.
<b>Notes</b>	Only option would be 1-3 large buildings in centre of site with plenty of space about them. Built in the idiom of detached villas with large open spaces afforded to each building and retaining perimeter trees. These

	buildings could contain a few houses or several flats. Care would have to be taken to conceal parking, bin stores etc, particularly in views from Work House garden at Sharow View. Minimal, shared surface roadway to limit the impact of hard surfaces.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	

<b>SITE REFERENCE: R42: LAND OFF TOWER ROAD, RIPON</b>	
<b>Designations</b>	TPO'ed trees along N, W E & S edges of main portion of site. S, W & N edges of site border Ripon Conservation Area
<b>Site Features</b>	Site is undeveloped. Main portion of site is a field, the northern portion (separated by a fence) forms landscaping at Tower Road. Lines of mature trees with large, dense canopies virtually surround the main portion of the site giving it an enclosed character. ROW along E edge of site. Mixture of fences and wall boundaries. Retaining walls topped by railings and fences along S and W edges, making site feel even more enclosed. Falling slope from S edge into site. Fall from S to N between treeline / fence and Tower Road.
<b>Topography and Views</b>	Enclosed nature of site due to trees, retaining walls, boundary features and adjacent buildings significantly limit views into and out of site. Good glimpsed views of North Lodge and Sharow View from Row and from within main portion of site. N portion of site, more open, but separated from main portion of site by dense tree line and undergrowth.
<b>Landscape Context</b>	Site is surrounded by urban development, but there are large gardens at North Lodge and Sharow View. The garden at the latter was formerly the garden to Ripon Workhouse, which has recently been restored with assistance from HBC. Both of these gardens are elevated above the site behind brick retaining walls. The garden at North Lodge contains several large mature trees which complement those on the site.
<b>Grain of Surrounding Development</b>	N & E: fairly dense suburban housing, predominantly semi-detached. Open plan small front gardens, enclosed rear gardens. Low tree cover. Buildings tightly packed with very little space between next door houses. Larger low rise buildings (Police Station, The Orchards) dotted among these dwellings, but little by way of space about the buildings or trees. S: low density 'villa' style development with buildings designed to have good views over their substantial gardens. Good tree cover.
<b>Local Building Design</b>	NW & N: Police station, garages and Tower Road are not locally distinctive buildings. All orangey brick and of standard designs for their time. Station building in particular detracts from the character and appearance of the CA. Tower Road; Mid 20 <sup>th</sup> century brick semi-detached houses with tile roofed. Boxy gabled forms. Of a design found all over the country. Not locally distinctive. BP garage, North Street: standard filling station with high flat canopy. Single storey shop with false hipped slate roof. Not locally distinctive. The Orchards: large brick building with a mix of hipped and gabled roof forms. Broad, gentle roofslopes. Artificial tile roofs. Late C20th. Not locally distinctive. St Wilfrid's Gardens: Boxy brick houses with artificial tile roof late C20th. Simple gabled forms. Not locally distinctive. North Lodge: Large 2/3 storey Victorian 'villa' style house. Brick with hipped slate roofs at various levels. Traditional detailing. Locally distinctive. North Cottage & Fairlee: Small vernacular cottages. Gabled forms with pantile roofs. Locally distinctive.
<b>Constraints/Opportunities</b>	The portion of the site facing Tower Road could not practically be developed for housing due to the proximity of large TPO-protected

	<p>trees, the sloping topography and the proximity to / overlooking from the houses on the north side of Tower Road. As it stands the trees, and sloping land in front create an attractive 'grove' overlooked by the houses at Tower Road. This is an attractive piece of townscape.</p> <p>Development would need to retain the TPO-protected trees, and provide a safe distance, which would limit the amount of developable land on the site.</p> <p>ROW along E edge of site should be retained.</p> <p>Gypsum is likely to be an issue on this site.</p>
<b>Notes</b>	<p>Only option would be 1-3 large buildings in centre of site with plenty of space about them. Built in the idiom of detached villas with large open spaces afforded to each building and retaining perimeter trees. These buildings could contain houses or flats. Care would have to be taken to conceal parking, bin stores etc, particularly in views from Work House garden at Sharow View. Minimal, shared surface roadway to limit the impact of hard surfaces.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R44: RIPON FIRE STATION, STONEBRIDGEGATE</b>	
<b>Designations</b>	Within the setting of Ripon Conservation Area
<b>Site Features</b>	<p>1 and 2 storey brick flat roofed purpose built 1970s fire station. Single storey temporary outbuildings four storey brick tower.</p> <p>Majority of open space in the site is tarmac with minimal landscaping consisting of grassed verges with minimal hedge and tree planting. One decent sized tree in SW corner of site.</p> <p>Near flat site with two vehicle accesses from Stonebridgagate.</p> <p>Low fence boundary to front, high hedge boundary to rear.</p>
<b>Topography and Views</b>	Flat topography. Location of site by junction of Stonebridgagate and Rotary Way makes the site fairly prominent in the street scene of both of these roads. No medium or long distance views to or from the site of note.
<b>Landscape Context</b>	Flat suburban area with little by way of tree cover. Most vegetation is landscaping –low and high hedges, some tree planting along Rotary Way.
<b>Grain of Surrounding Development</b>	<p>S &amp; SE: terraced houses which stand along the back edge of the pavement giving a hard, urban street space. Principal elevations face directly onto the street. Some slight variations in set back. Fairly long rear gardens to most houses, but these have very little by way of tree covers.</p> <p>W large commercial shed in large site. Building obscured from view by high wall and overgrown hedge to street.</p> <p>NE: Ambulance station, single storey in open plan site with turning area and car park in front of building. Low level landscaping to fringes of site.</p> <p>102-130 Stonebridgagate: densely packed semi detached houses in cul de sac. Very little space in front of, behind and between buildings. Reliant on adjacent landscaping for amenity. Crammed looking. Inward facing. No trees.</p>
<b>Local Building Design</b>	<p>On site: various flat-roofed brick and panel buildings which are of no townscape value and are not locally distinctive.</p> <p>Ambulance Station: brick with broad gabled pantile roofs. Some effort to respect local character through form and materials.</p> <p>Lickley Street: Late 19<sup>th</sup> century brick terrace with steeply pitched pantile roof. Vernacular fenestration, small flat roofed dormers to some houses. Locally distinctive.</p> <p>4-24, 40-62 and 21-27 Stonebridgagate: Two storey brick terraces dating from 19<sup>th</sup> century. Simple gabled forms with slate roofs. Vernacular detailing, organic development, with slight variations between detailing of builds. Minority of rendered buildings. Sympathetic modern infill at nos. 4-18. Unsightly blind rendered gables to the ends of terraces.</p> <p>Works, Stonebridgagate: 20<sup>th</sup> century brick and rolled metal commercial shed. Very shallow gabled form with rolled metal roof. Not locally distinctive.</p> <p>102-130 Stonebridgagate: Brick and render semi detached houses with hipped tile roofs. Plain mid 20<sup>th</sup> century houses. Not locally distinctive.</p>
<b>Constraints/Opportunities</b>	<p>Opportunity to clear site and provide development which enhances this well-used gateway into the city and the setting of the conservation area.</p> <p>Location is disposed to higher density housing due to its context.</p> <p>Opportunity to equal or better the quality of recent infill development at</p>

	<p>Stonebridgegate / Allhallowgate. Development should not be out of scale with nearby terraces.</p>
<b>Notes</b>	<p>The aim should be to 'repair' the urban form of Stonebridgegate by providing an attractive, varied active street frontage which respects the gently stepped but tight traditional building line found along this street. Any new housing on this site should be in the same spirit as recent infill development at Stonebridgegate / Allhallowgate. Masses will need to be broken up and the street scene should be lively and urban.</p> <p>The development should be attached to 27 Stonebridgegate and continue the terrace while at the same time rising to provide a strong, higher corner feature overlooking the junction of Stonebirdgegate and Rotary Way.</p> <p>Townhouses, flats or a mixture thereof would be appropriate.</p> <p>Parking and gardens should be to the rear of the building, preferably out of site from Stonebridgegate and Rotary Way.</p>
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	


<b>SITE REFERENCE: R400: LAND AT WHITCLIFFE LANE, RIPON</b>	
<b>Designations</b>	Within setting of Grade II Listed Building: Whitcliffe Hall
<b>Site Features</b>	Farmstead in SW portion of site – farmhouse, and older and more modern farm buildings. W half of site is small pastoral fields, possibly paddocks (fairly recent subdivisions with modern fencing and fairly young hedges). E half of site includes a horse racing /training track. Uncertain whether this is still used or not. Grass course with open arable fields inside the track. High hedges to West Lane and Whitcliffe Lane
<b>Topography and Views</b>	Fairly flat topography. Slight rise between racetrack and pastoral fields. Views into and out of site severely limited by continuous high hedge along West Lane and Whitcliffe Lane. This notwithstanding there are very good views from the farm drive over Ripon and the Minster.
<b>Landscape Context</b>	Agricultural fields with hedge boundaries and trees dotted along boundaries. Substantial blocks of woodland to north of site along banks of the Skell.
<b>Grain of Surrounding Development</b>	NE: densely packed detached houses and bungalows. Very few trees. Small front and back gardens, tight spaces between houses closes street off. Open plan or low walled front gardens.
<b>Local Building Design</b>	On site: brick farmhouse with artificial pantile roof. Simple gabled form. Farm buildings lower and arranged in L-plan courtyard. Gabled forms with steps in roof height between attached buildings. Vernacular. Buildings difficult to see due to distance from the lane and gated access to site. It is likely that some of the older farm buildings are locally distinctive, but the more recent agricultural sheds and buildings are not. E of site: Standard mid and late C20th estate housing. Not locally distinctive.
<b>Constraints/Opportunities</b>	Site could be developed for housing without harming heritage assets or their setting. Scale of site means it should be masterplanned in conjunction with the local planning authority rather than be shaped by commercial considerations alone. Any existing locally distinctive buildings on the site should be converted rather than demolished. Race track is not historic or a notable landscape feature, and is hence not a heritage asset. Development should incorporate attractive vistas and views incorporating the Minster. Impact of housing on the setting of the Minster would have to be assessed.
<b>Notes</b>	An urban village – varied densities, built forms and housing types. Facilities, openspaces landscaping, public transport and community amenities should be an integral feature of development rather than introducing yet more housing remote from essential services and facilities.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Development is unlikely to have a detrimental impact on the historic environment or on local character</li> <li>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</li> <li>● Development of this site would adversely impact on the historic environment and/or local character</li> </ul>	




<b>SITE REFERENCE: R1004: THE WOSELEY CENTRE, HARRISON WAY, RIPON</b>	
<b>Designations</b>	N fringe of site in Ripon CA, SE tip of site in Ripon CA, Ripon CA is across Bondgate Green from site. Within setting of Grade II Listed 10 & 11 Canal Road
<b>Site Features</b>	Most of site is occupied by large industrial buildings which are generally two storeys in height. Most of the rest of the site is hardstanding around these buildings (access, yards etc). N edge of site is the S bank of the River Skell. Manmade bank, but there are self sown trees at the northern tip of the site, and hedges and self-sown trees along the riverbank. Five mature street trees along Firs Avenue. Cluster of four fairly mature trees in the SE corner of the site. Vehicle accesses from Bondgate Green and Firs Avenue. Right of way along north edge of site.
<b>Topography and Views</b>	Flat flood plain. Significant views into and out of site across and along the River Skell and the Ripon Canal. Width of Bondgate Green / Boroughbridge Road makes the site more prominent, particularly its SE corner.
<b>Landscape Context</b>	Both waterways are significant landscape features. Both have verge-like banks of grassland to their north side and are lined with mature trees. Both have rights of way running alongside them. These spaces act as 'green corridors' through what is an urban, industrial part of Ripon and provide a positive contrast and relief to the surrounding development. The openness of these spaces means that there are important views along them, and development adjoining the waterway is prominent in the townscape.
<b>Grain of Surrounding Development</b>	S & SE: large modern industrial sheds standing in large compounds. Buildings set back from the street and present little by way of overlooking or active frontages. Buildings tend to be orientated towards loading areas, yards and so on. No vegetation of note on these sites which are dominated by buildings and hardstanding. W: as above, but traditional buildings on a smaller scale. These are built hard up against the back edge of the pavement and the riverside pathway, but are inward looking. Firs Avenue / Fisher Green: terraced and semi detached houses set back from the street evenly behind small walled front gardens. Little space between buildings, and small gardens, hence few trees. N: houses separated from riverside by low stone wall. Houses set evenly back from the street behind small fenced front gardens. Little space between buildings, hence a fairly hard townscape.
<b>Local Building Design</b>	On site: eastern two third of site contains various brick and rolled metal sheds and offices. Mix of very broad gables and broad monopitches, with flat roofs to the smaller office buildings. Not locally distinctive. Western third of site contains earlier (early C20th) brick sheds with very broad gabled roofs and blind openings. Relate to canal, but not locally distinctive per se. S & SE: Brick and rolled metal sheds with rolled metal roofs. Very broad gabled forms. Modern. Not locally distinctive. 1-7 Firs Avenue: 2 ½ storey brick terraced houses with overhanging slate roofs. Gabled form. Gabled dormers breaking through the eaves, two storey bay windows, porches. Late Victorian. Locally distinctive. Alma Gardens: semi detached brick and brick and render houses with hipped red clay tile roofs. Interwar social housing. Not locally distinctive.

	W: single storey gable-fronted former industrial buildings with broad, gently pitched roofs. Brick. Relate to the canal but not particularly locally distinctive.
<b>Constraints/Opportunities</b>	<p>Most of the site could be cleared and redeveloped without harming the setting of the conservation area and listed buildings.</p> <p>Potential for high density development, making the most of the attractive canalside and riverside views and amenity.</p> <p>Trees in SE corner, E edge and NE corner should be retained.</p> <p>Right of way along riverbank should be retained and improved.</p> <p>Opportunity to provide a range of dwelling types and sizes.</p>
<b>Notes</b>	<p>Large buildings facing canal and river 3-4 storey at most – parking and gardens in centre of site. Industrial character to buildings, reference to the area’s industrial origins through massing, fenestration. Scope to provide a contemporary building.</p> <p>Townhouses on Firs Avenue to complete the street by complementing the terrace on the opposite side. Could extend the existing tree line to give a stronger ‘avenue’ of trees.</p> <p>Suburban houses or small blocks of flats would not be appropriate to this location.</p> <p>Development should take its cue from other successful waterside schemes and new build at historic industrial sites.</p>
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<b>SITE REFERENCE: R1005: LAND OFF NORTH ROAD, RIPON</b>	
<b>Designations</b>	Within Ripon Conservation Area
<b>Site Features</b>	<p>No buildings on site apart from electricity substation building in fenced enclosure adjoining 6 Kensington Mews.</p> <p>Strip of recently planted trees within site, with a further bank of recently planted trees to immediate north of site. Four good, mature street trees in pavement along North Road.</p> <p>Significant undulations on site with short but steeply sloping mound and low lying boggy areas with ponding.</p> <p>Low stone boundary wall with flat copings along North Road, rendered wall to west, low hedge to east. No boundary to north, as site forms part of a larger field.</p> <p>Gated access from North Road at SE corner of site.</p>
<b>Topography and Views</b>	<p>Fairly flat area, but the site contains unusual mounds, dips and hollows which appear to be either manmade or the result of subsidence.</p> <p>These features (and recent planting) limit views across the site, with the only medium distance view being at the E edge of the site, looking north.</p> <p>Front portion of site forms part of vistas along North Road</p>
<b>Landscape Context</b>	<p>The site forms a green 'breathing space' in the development which lines North Road, but its contribution to the street scene is not a strong one, as there are no long distance views through this gap or any townscape features of note such as mature trees.</p> <p>A much stronger contribution is made by the green space across the road which is much larger and contains numerous mature trees. This provides a strong, positive contrast to the built up area along North Road.</p> <p>Loose 'avenue' character to North Road created by lines of trees along street and in some front gardens.</p>
<b>Grain of Surrounding Development</b>	<p>W &amp; E: terraced development facing the road, but slightly set back behind enclosed front gardens.</p> <p>S &amp; SE: large detached dwellings set in fairly generous gardens. Well spaced, buildings loosely orientated to face the road. Front gardens enclosed by low brick walls. Significant tree cover within side and back gardens gives a strongly sylvan character.</p> <p>NW: Palace Road Residential Park – static caravans fairly tightly packed site with limited tree cover. Very open, low fence boundary.</p>
<b>Local Building Design</b>	<p>Kensington Mews: 21<sup>st</sup> century brick terrace of townhouses with integral garages at ground floor. Three storeys. Bright red brick with steeply pitched slate roofs. Mass of terrace broken up by steps in ridge and eaves height, projecting gabled bays and gabled dormers. First floor Juliet balconies, very small brick chimneys. Pays concession to local distinctiveness.</p> <p>Palace Road Residential Park: static caravan homes, single storey very shallow roof pitches, not locally distinctive.</p> <p>44-45 North Road: Rendered early C19th double pile two storey houses with stone slate roofs. Refenestrated with Edwardian style square bay windows to front elevation. Locally distinctive.</p> <p>10 North Road: substantial detached High Victorian house. Overhanging slate roof, bargeboards to gables. Complex footprint. Mellow brick with decorative brick bands. Locally distinctive.</p> <p>Wyken Court &amp; Beech House: 21<sup>st</sup> century three bay houses in the style of modest early Victorian dwellings. Steeply pitched artificial tile roofs. Brick. Symmetrical flat frontages apart from projecting canted</p>

	bay windows. Pays concession to local distinctiveness.
<b>Constraints/Opportunities</b>	<p>Opportunity to develop site in a manner which enhances the character and appearance of the conservation area.</p> <p>Topography / hollows / ponding on site may pose problems.</p> <p>Electricity substation may need to be retained or relocated.</p> <p>Existing street trees to North Road should be retained and protected.</p> <p>Existing stone wall should be retained.</p>
<b>Notes</b>	<p>Terrace or terraces with principal elevation and small front gardens facing North Road. Retain view across site from North Road by E edge of site to keep some semblance of a break in the building line by keeping the longest distance view across the site.</p> <p>Traditional materials 2, 2 ½ or 3 storey, masses and frontages broken up.</p> <p>Avoid putting cars in front of houses.</p> <p>10-12 houses might be more feasible than 14 to give space for cars and gardens commensurate with the sizes of the dwellings.</p>
<b>Likely level of effects, where:</b>	
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<b>SITE REFERENCE: R2000: RIPON POLICE STATION, RIPON</b>	
<b>Designations</b>	Western & NE portions of site within Ripon Conservation Area Within setting of Grade II Listed Buildings at 1-4 North Road (Princess Terrace) and 1 The Crescent TPO'ed trees directly adjoining almost all of S edge of site
<b>Site Features</b>	1 and 2 storey flat roofed 1960s/70s purpose built police station. Row of flat roofed garages to rear. Two storey gabled 1960s / 70s houses at 2 and 5 Tower Road. Various masts, including large freestanding mass at Police Station. No significant trees on site Police station elevated above North Street behind a grassed embankment fronted by a low retaining wall. Fence boundary to rest of site. Right of way through site up police station driveway and onto / along Tower Road.
<b>Topography and Views</b>	Site well enclosed apart from North Street frontage where the open embankment allows views of the police station building. Steeply sloping (S to N) strip of grassed land between S boundary of site and Tower Road. This slope and trees along S edge screen all views south of the site. Site screened to N & E by existing dwellings.
<b>Landscape Context</b>	The context of the site is more urban / suburban, with open spaces limited to front and rear gardens, with the exception of the large communal garden at The Crescent, with the exception of the Crescent, there are very few trees in gardens in the vicinity. To the S of the site is a large field which is bounded on all side by lines of mature trees. This contrasts strongly with the surrounding townscape. Along the S edge of the site the land slopes down to Tower Road and trees form an attractive 'grove' overlooked by the principal elevations of the houses at Tower Road. This creates a very attractive, tranquil street scene.
<b>Grain of Surrounding Development</b>	NW: large terraced houses and large buildings sitting quite tightly in their plots. Principal elevations oriented towards the street behind fairly deep, raised front gardens. N & NE: semi detached and terraced houses set back from street behind gardens – walled to Princess Road, open plan to Tower Road.
<b>Local Building Design</b>	On site: Police station, garages and 2 and 5 Tower Road are not locally distinctive buildings. All orangey brick and of standard designs for their time. Station building in particular detracts from the character and appearance of the CA & setting of the listed buildings. Princess Terrace & North Parade: attractive two and a half storey brick terraced houses with slate roofs. Well detailed, regular rhythm of openings and use of gabled bays and gablets to break up the massing. Locally distinctive. Hambleton Court: born brick flat roofed 1970s three storey block of flats. Leading elevation to North Street is blind and featureless. Not locally distinctive, detracts from conservation area. The Crescent: early Victorian villa style houses in brick with slate roofs. Traditionally detailed. Locally distinctive. BP garage, North Street: standard filling station with high flat canopy. Single storey shop with false hipped slate roof. Not locally distinctive. Tower Road: Mid 20 <sup>th</sup> century brick semi-detached houses with tile roofed. Boxy gabled forms. Of a design found all over the country. Not locally distinctive. Princess Road – terraced and semi-detached 19 <sup>th</sup> century houses. Brick with slate roofs, simple gabled forms, vernacular detailing.

	Locally distinctive.
<b>Constraints/Opportunities</b>	<p>Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts.</p> <p>The portion of the site east of 2 Tower Road could not practically be developed for housing due to the proximity of large TPO-protected trees, the sloping topography and the proximity to / overlooking from the houses on the north side of Tower Road. As it stands the trees, and sloping land in front create an attractive 'grove' overlooked by the houses at Tower Road. This is an attractive piece of townscape.</p> <p>Opportunity to demolish 2 Tower Road the police station, garages and masts and replace them with development which is more appropriate to the context provided by the conservation area and nearby listed buildings.</p> <p>High quality design required as the site is directly adjoined by listed buildings which provide high quality townscape.</p>
<b>Notes</b>	<p>Site should be fronted by a building with presence in the street scene, and an active frontage to North Street. This could be townhouses or flats.</p> <p>The height of the building should be comparable to Princess Terrace (but not significantly higher or lower) and it should have the same set back / building line as Princess Terrace.</p> <p>Parking to the rear, accessed from North Street or via Tower Road, but the access to Princess Road should remain as is.</p> <p>If flats are built, it may be possible to get around 20 dwellings on the site.</p> <p>The area east of 2 Tower Road should be left as is.</p>
<b>Likely level of effects, where:</b>	
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<b>SITE REFERENCE: R3005: THE CATHEDRAL CHOIR SCHOOL, RIPON</b>	
<b>Designations</b>	Eleven TPO Trees in SE portion of site. Rights of Way bordering N, W & E edges of site
<b>Site Features</b>	School site with buildings and areas of hardstanding grouped in SE corner. Mix of brick, timber and corrugated metal buildings. Majority of site is playing fields and pitches, and is hence fairly flat. Landscaped area in front of principal school building contains the TPO Trees. Only other substantial trees within site are dotted along the perimeter. Good broad vehicle access off Whitcliffe Lane Mix of timber post and rail, post and wire and domestic close-boarded fences to site.
<b>Topography and Views</b>	Entire site more or less flat. Slight change in level between playing fields, slight fall along Whitcliffe Lane edge. Good views into/out of site from Whitcliffe Lane and footpaths bordering site. Particularly good views to NE of Minster skyline. Important formal view of front elevation of school from Whitcliffe Lane. Thin belts of woodland to N, E & W of site screen many of the views into and out of the site.
<b>Landscape Context</b>	Area to N, E & W of site is public open space criss-crossed by numerous footpaths. This is the former gravel and sand quarry. Predominantly open and grass spaces with belts of trees on rougher ground. One of these belts of trees follows the W & N boundary of the site and forms an attractive screen. Abrupt edge between fairly densely built suburban houses. Openness and green character of the majority of the site means it reads as part of the open landscape outside of Ripon rather than as part of the built up area. Good visibility in places between former quarry site and school grounds.
<b>Grain of Surrounding Development</b>	S & SE: Dense suburban housing set back from the road by walled or hedge fronted gardens. Deeper rear gardens. Trees tend to be in back rather than front gardens. Small gaps between neighbouring houses, so little sense of openness between neighbouring dwellings.
<b>Local Building Design</b>	On site: Principal school building was originally a pair of Edwardian semi-detached houses. Red brick with yellow brick dressings, tall storeys (2 ½ storey height), hipped slate roof, bay windows, prominent chimneys, polychromy decoration to rear. Locally distinctive. Later extensions to side and rear not locally distinctive. Other school buildings on site are a mix of timber and felt temporary classrooms and cricket pavilion, and brick and corrugated sheet buildings, all mid-to-late 20 <sup>th</sup> century. Broad gabled forms. Not locally distinctive. S & SE: Early/mid and mid/late twentieth century suburban houses. Predominantly two storey. Mix of hipped roofs and gabled roofs. Quite broad, squat built forms. Predominantly red brick with some buff brick and render houses. Mix of slate, artificial tile and concrete pantile roofs. Bay windows or slightly projecting gabled bays to most houses. Not locally distinctive.
<b>Constraints/Opportunities</b>	The landscaped edge to the site provided by the belts of trees is a real asset – this should be enhanced by the landscaping within the site and siting / orientation of buildings. Original school building should be retained and re-used as houses or flats – potential to remove harmful later extensions or replace them with better. Formal space with TPO trees in front of school building should be

	<p>retained as is. It is an important break in the built form along Whitcliffe Lane and provides a setting which is commensurate in scale and maturity with the principal school building.</p> <p>All other buildings on site could be demolished without harming local distinctiveness.</p> <p>Existing access appears sufficient for housing on this site.</p> <p>Scope for a mix of building densities and dwelling types.</p> <p>Opportunity to make use of Minster views.</p> <p>Opportunity to integrate site with surrounding rights of way.</p>
<b>Notes</b>	<p>Higher density at / around principal school building with decreasing building heights and densities towards edge of site.</p> <p>Northern- , western- and easternmost dwellings should face outwards looking at attractive wooded belt to fringes of site.</p>
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