

**LAND ADJACENT TO MANOR FARM
CATTERICK VILLAGE**

OUTLINE APPLICATION FOR 10 DWELLINGS

PALLET HILL SAND AND GRAVEL CO LTD

HERITAGE STATEMENT

APRIL 2016

**DAVIS PLANNING
PARTNERSHIP**

CHARTERED TOWN PLANNERS

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**Land adjacent to Manor Farm, Catterick Village
Pallett Hill Sand and Gravel Co Ltd**

Proposed 10 new dwellings with access and associated car parking and landscaping. Outline application with all matters apart from access reserved.

Heritage Statement

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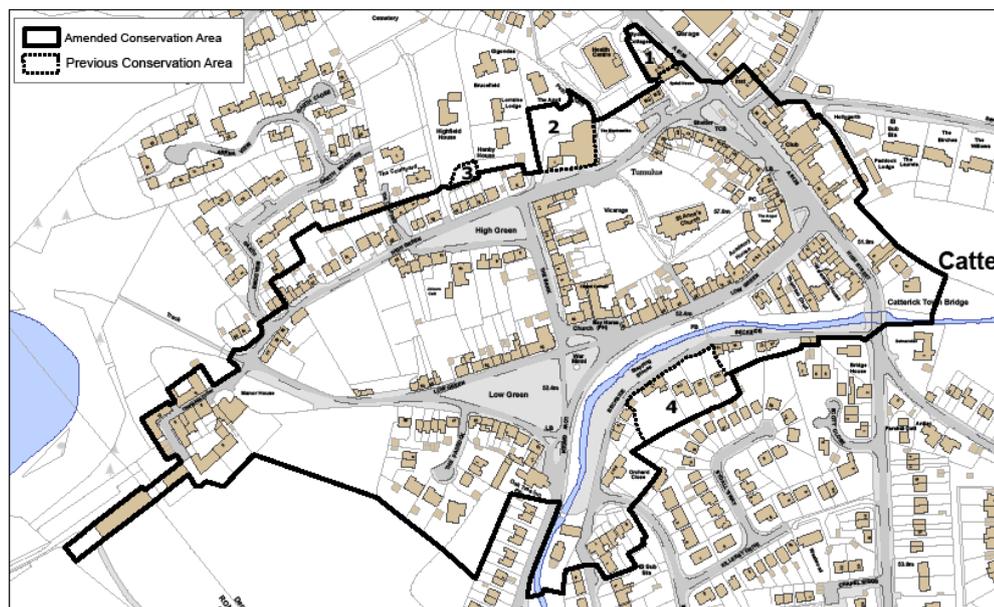
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1. The site and Catterick Village Conservation Area

1.1 The 0.53 hectare site is adjacent to the boundary of Catterick Village Conservation Area and this assessment examines the impact of the proposal on the Conservation Area and how the proposal can contribute to conservation and heritage assets in the locality.

1.2 The Conservation Area boundary runs from the start of the slope to the old Manor House Bridge, along the north side of the long converted barns at Chapman's Court, to the west and north of No 10



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Catterick Village
Conservation Area



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Chapman's Court and north and east of No 11, along the boundary wall with the access to Chapman's Court and Manor House, across the gateway to the application site, around the front garden walls to 49-53 High Green and eastwards towards the village centre.

1.3 The application site abuts the boundary with the Conservation Area at the rear of Chapman's Court and the access gateway.

1.4 Views into the site from the Conservation Area are limited by the development east and west of the access road and are confined to views from the access road itself and the rear garden of No 10 Chapman's Court.

1.5 The contribution that historic areas make to the perception of the quality of life and the environment in which we live is a valid consideration in determining planning applications and the impact of new development on historic Conservation Areas requires assessment as part of any submission. They are a link to the past that can give us a sense of permanence, continuity and stability and they have the reassurance of the familiar which can provide a point of reference in such a rapidly changing world. The way building traditions and settlement patterns survive and adapt over time is unique to each area in England. This local distinctiveness must provide a catalyst for appropriate regeneration and new developments and inspire well designed developments which bring economic and social benefits to communities.

1.6 Change is inevitable; however, it is not necessarily always harmful and can often be beneficial. This application seeks to promote change in a way that conserves and enhances the historic area of Catterick Conservation Area.

2. Catterick Village Conservation Area

2.1 The Catterick Village Conservation Area Appraisal and Management Plan was adopted by Richmondshire District Council as supplementary planning guidance in 2008. The boundary of the Conservation Area was amended in 2010 and is shown in the Plan in Section 1. Catterick Village was designated a Conservation Area in 1977 in connection with the preparation of a non-statutory Village Plan. Catterick Village takes its name from the Roman Cataractonium, an archaeological and a nationally historically important site of which extensive remains were revealed during the re-routing of the old A1 and in current works on the A1(M) upgrading.

2.2 The village straddles the original alignment of the old A1, and until the construction of the first bypass, it acted as a major service point for the travelling public. Additional influences on the growth of the village included the development of Marne Barracks to the south, nearby mineral processing at Pallet Hill Farm, mineral extraction at Bridge Farm and its ease of access to major employment centres in nearby towns and villages. The current upgrading of the A1 to motorway with the new Catterick Central grade separated interchange to the north west of the village will dramatically change traffic patterns and travel patterns in the village and benefit the quiet ambience and residential amenity of the whole village.



2.3 The Conservation Area focuses on the historic core of the village which comprises three main elements, High Street, High Green and Low Green. The wide High Street, (the old A1), is basically linear in form with buildings fronting directly onto the street. The south west side sweeps back at the entrance to both High and Low Green bringing interest and relief to otherwise straight building lines.

The sweep into High Green creates an attractive triangular tree filled space, and the cobbled frontage opposite adds to the quality of the floorscape.

2.4 High Green, with the elevated Church of St. Anne, represents the only significant change in levels, and although focused upon a central triangular green, buildings are arranged more spaciouly than the tight terraces found elsewhere in the village. The Bank, particularly at its northern end, forms an attractive link to Low Green, an area dominated by the vast village green and the tree-lined Brough Beck. Terraces of cottages around Low Green create a strong sense of enclosure which in combination with the wide expanse of village green, produces an area of exceptionally high visual quality. The conservation area does not extend into the landscape setting as the historic core is enveloped by C20th development, except at the south end of Low Green where it includes prominent open paddocks which provide an attractive backdrop to the scene.



2.5 Archaeology is not known to be a major issue within Catterick Village except in relation to the tumulus at the entrance to High Green from the High Street. The characteristic pattern of development is terraces, generally fronting directly onto the street. The scale of buildings varies considerably, including three storey houses in the High Street and Low Green, which add to the overall texture of the streetscape. Simple vernacular styles predominate, characterised by restrained detailing, with the sum of the whole being more important than the quality of individual buildings. Typically buildings incorporate sliding sash windows and solid doors, though evidence of earlier mullion windows exists in some rear facades. An essential characteristic is the widespread use of render on important and prominent buildings which include the former County Hotel, Academy House and 41a and 43 High Street, illustrating not only the high regard paid to render as an external finish, but also the lack of fine quality local stone. Where stone is exposed, this tends to be mainly cobble, sometimes dressed to give the appearance of squared

stone. Roof coverings are very mixed, though the traditional pantiles and Welsh slates remain prominent.

2.6 Notwithstanding the major contribution of open space and the trees within those areas, the appraisal says that the quality of some of the hard surfacing in the High Street and Low Green could be enhanced through the use of natural paving materials such as cobbles. This would complement the stone walls which provide important links between building groups, for example at The Bank. It says that Catterick Village has suffered its fair share of perhaps well intentioned, though in practice damaging change. It says that coupled with visually intrusive overhead wires, there is considerable scope for enhancement.

2.7 The document appraises the history and the component parts and of the Conservation Area and makes valuable recommendations as to its management and future development management decisions for the area. It appraises the use of external materials in buildings and local vernacular building styles through the history of the Core of the village which is now the Conservation Area.

2.8 The 2008 appraisal looks in detail at five separate physical areas of the Conservation Area. The part which directly affects the proposal site is the western end of the Conservation Area.

2.9 The 2008 appraisal says:-

“The Western End of the Village

The west of the village has no single clearly defined character to unify it. At the far western end the large predominantly Victorian farmstead has been converted into housing but still retains the appearance of a farm. This building group provides a useful visual stop to the village and to views along the approach roads. The stone walls flanking the road from Low Green are important to the linear character of this part of the conservation area and reveal the open fields to the south. This is a very attractive part of the village which survives substantially unaltered. Heading west from High Green the road is flanked to the south by a high stone wall and to the north by small houses of varying ages. The range of sizes, designs and ages give a rich grain to the boundary. Glimpses through the houses reveal buildings and gardens in the back-land but screening is adequate to prevent the visual intrusion of the new development to the north. On the south side of High Green the main facades of the houses face south away from the public façade. Set within the western part of the village is a large open field

currently being grazed. This is an important feature in the village as it maintains the open character of the urban area. It is flanked on all sides by stone walls that enclose it most thoroughly and from the majority of locations hide it from view. Although not a visually prominent feature its scale and location are important in defining the character of this large part of the village."



2.10 The Plan sets out design advice as follows:-

"Design Guidance

The designation of a conservation area is not intended to prevent change, especially that which would enhance the character of the area and ensure Catterick's continued economic vitality. The general design guidance for any work requiring planning permission in the conservation area is that the character and appearance of the area should be preserved or enhanced. In particular

- The design and materials should accord with those traditionally used.*
- New buildings should reflect the simple forms of the existing historic buildings in the village.*
- The siting of new developments should be carefully considered to ensure that it complements the existing grain of the conservation area.*
- No new developments should obstruct identified views of importance.*

- *The immediate and long term impact of any new development on existing trees must be carefully considered.*
- *New planting should respect important views through the conservation area. "*

2.11 It says:-

“Development

The opportunity for development within the conservation area is fairly restricted. Those open areas that have been identified generally have a positive contribution to the character of the area the exception to this being the neglected buildings, land and sites identified above. The larger open areas in public ownership, principally The Greens and the church yard, are not likely to be subject to development pressure however some other open spaces may attract the attentions of developers. In these cases a robust assessment of the value of the open space should be made including its contribution to the character of the conservation area. If it is found that its contribution is important development should be resisted. All proposed development should have regard to the special character identified in this appraisal. Although each proposal will be treated on its merits attention needs to be paid to the accumulative effect of issues such as parking, services etc on the character of the conservation area. “

2.12 The appraisal of architectural styles and materials and the character of the western end of the Conservation area and the design guidance have been key in defining the brief for the indicative layout for the site and the proposal as set out as an outline application sets the brief for development on the site having a special regard for the local character as identified in the appraisal.

3. Context for Site Design relating to Conservation and Heritage Assets

3.1 The application in considering and preparing an indicative layout took into consideration the following aspects of the proposed development of the site which will impact on the character and identity of Catterick Conservation Area. The relationship of the site to the Conservation Area is shown on the Location Plan in Appendix A. The following aspects and criteria formed the brief for the current proposal:-

- the relationship of the conservation area to its setting and the effect of that setting on the area. This influenced the design and dictated that an open area of land be retained at the site entrance to protect the setting of the Conservation Area ,,
- the still-visible effects/impact of the area's historic development on its plan form, character and architectural style and social/historic associations. Again this influenced the design to set back built form from the High Green frontage and to present a traditional building form in views into the site from the Conservation Area
- how the places within it are experienced by the people who live and work there and visitors to the area (including both daily and seasonal variations and future use given the new traffic assignments following the opening of the A1(M) and Catterick Central Junction). The latter will considerably re-assign vehicular traffic which presently uses Tunstall Road Bridge for access to destinations to the west to Catterick Central Junction, thus decreasing vehicular traffic on High and Low Green to the benefit of the Conservation Area and new residents. Residents of the Conservation Area and the proposed site, if permitted, will all benefit from this. Residents of the proposed housing area will also find that their route through the Conservation Area to facilities on the High Street and bus routes is facilitated by the reduction in traffic as will be their amenity
- architectural quality and built form, open spaces, green areas, parks and gardens, and trees, These have been a major influence on site design. The indicative layout reflects the pattern of open space in the Conservation Area and the built form and architectural style of existing development
- designated and other heritage assets, their intrinsic importance and the contribution they make to the townscape, local

distinctiveness and the sense of place which make the area unique. The proposal seeks to enhance the setting of heritage assets in the village by extending appropriate development into backland in a manner when viewed from the Conservation Area makes a positive enhancement to the heritage assets and their setting.

4. The Indicative Layout and its Impact on Conservation Issues

4.1 The Indicative Layout is included in Appendix B. The design is examined in the Design and Access Statement which accompanies this application.

4.2 Manor Ho use stands to the south, to the west of this is the residential complex of converted farm buildings known as Chapman's Court. These dwellings are generally conversions of traditionally built former farm buildings constructed from traditional local materials, stone and brick, with pitched pantile or slate roofs. Manor House and Chapman's Court are within Conservation Area as are the terraced properties of 38-44 High Green opposite the site entrance, which are rendered with slate roofs and which stand hard onto the road.



4.3 Nos 49 – 53 High Green are outside the Conservation Area as are the housing areas to the east at Garth Meadows and Arena View.

4.4 Existing views from within the Conservation Area of peripheral modern backland development detract from the ambience and character of the historic area. Thus this application proposes that views into the site from High Green and by users of the bridleway will comprise initially that of an open green area and with an end stop of Plot 5 which will be stone built with a pitched slate roof and of traditional style design with vertical emphasis windows and simple elevations.

4.5 The “Home Zone” in the central part of the development will be a sensitively designed and landscaped open area overlooked by properties to encourage mixed use by residents and bridleway uses in cars, on cycles, as pedestrians and on horses. The speed bump at the entrance will slow vehicles within the site and the 20 mph speed restriction on High Green will be continued into the site to ensure that traffic speeds are low.

4.6 The open space from the entrance to the site along the centre of the development is designed to achieve three aims:-

- extend the green area of the western part of the Conservation area into the entrance to the site to provide a setting for this part of the Conservation Area,
- to provide a focal point for the modest development to provide an outlook for the proposed new dwellings and a heart and focus for the proposed new dwellings. This area should be accessible to all to encourage social cohesion and inclusion
- to provide a green and pleasant setting for the bridleway.

4.7 As such the development as proposed in its entirety sets out to enhance and compliment the character and appearance of the Conservation Area and its setting.

4.8 The layout, building design and landscaping as set out in the application should have a positive impact on the Conservations Area and its setting and have a positives contribution to make to the social, economic and functional life of the village.

4.9 The proposed new dwellings will take heed of dominant local architectural styles, the prevalent types and periods of buildings, their status (i.e. nationally designated or locally listed) and essential characteristics, and their relationship to the topography, street pattern and/or the skyline. The detailed design and style of the new buildings will draw on the best features of individual buildings or groups that contribute positively to the character or appearance of the area and those that are distinctive.



4.10 The detailing of design will again draw from the pallet set by the range of traditional roofing, walling and surface materials in the area which is characteristic of the local vernacular. It will take accord of the materials and the textures and colours and the ways in which they have been used in the Conservation Area. The open space on the site may include reference to surviving historic surfaces in the village as identified in the Conservation Area Appraisal and historic or unusual street features which contribute to the character its special interest.

Appendix A Location Plan

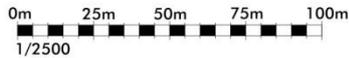
Land Adjacent to Manor Farm Catterick Village
Heritage Statement



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A4



Site area : 0.53 ha

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**PALLET HILL FARM CATTERICK
LAND ADJACENT TO MANOR FARM
LOCATION**

Scale	1:2500 (at A4)
Date	October 2015
Drawing No	15.70.001
Rev	00

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Appendix B

Indicative Layout



LEGEND

Type	Floor area	Bedrooms	Persons	No
A	139 sq m	4	7	2
B	97 sq m	3	5	1
C	133 sq m	4	6	1
D	106 sq m	4	6	2
E	71 sq m	2	4	1
F	94 sq m	3	5	1
G	68 sq m	2	4	2
Total				10
Site Area	0.53 ha			

Client	Pallett Hill Sand and Gravel Company Limited		
Project	Land adjacent to Manor Farm Catterick		
Title	HOUSING DEVELOPMENT INDICATIVE LAYOUT		
Date	January 2016		
Scale	1 : 500 (at A3)		
Drawing no	09.34.15	Revision	03
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