



1 VOYAGE LTD

**Heritage Impact Assessment
for
Land off Enterpen, Hutton Rudby**

**Proposed Land Allocation for Residential Development
and Associated Infrastructure**

24.5.2018





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1 Introduction

- 1.1 1 Voyage undertook this Heritage Impact Assessment (HIA) of the proposed site allocation of land off Enterpen, Hutton Rudby during April and May 2018 on behalf of Rudby Parish Council. The Neighbourhood Plan provisionally selected this site as one of a number of preferred sites needed to meet the seventy homes target set for the Neighbourhood Plan by Hambleton District Council. The site selection meeting minutes, for Enterpen state that, “potential impacts on heritage, biodiversity and views are the main concerns.” The Steering Group therefore commissioned this HIA to satisfy the requirements of Historic England and to help inform a decision about whether to reject Enterpen on heritage grounds or to retain it as one of the preferred sites.
- 1.2 In line with these requirements, this document provides an assessment of the contribution the proposed site makes towards the significance of relevant heritage assets within the parish of Rudby. It also highlights potential harm that could be caused to this significance if the site were to be developed to provide residential accommodation and associated infrastructure.
- 1.3 This report assesses the heritage impact of the proposed development upon both designated and non-designated, above ground heritage assets due to a change to their settings.
- 1.4 Documentary and cartographic materials were consulted in order to provide a summary of the historical development and significance of the site, which was also visited on a dry, overcast day in April 2018.
- 1.5 This report finds that, due to the location and scale of development proposed and the requirement for a new access to the site, harm would be caused to the significance of the relevant heritage assets. This report therefore recommends that this site should not be approved within the neighbourhood plan for housing allocation.
- 1.6 Should this advice be discounted, suggestions for mitigation of harm of development are made. It should be recognised, however, that these suggestions would do little to offset the harm that would be caused through the development of this site.

2 National Heritage Planning Context

- 2.1 The desirability of preserving listed buildings and their settings is enshrined within Section 66(1) of 1. the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which states, *‘In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting’*. Similarly, paragraph 128 of the National Planning Policy Framework (NPPF) states that, *‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting...’*.
- 2.2 Historic England’s, ‘Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets’ states at Para 9 that, *‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its*

importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

- 2.3 In Annex 2 of the NPPF 'significance' is defined as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 2.4 The Annex further defines setting as, *'the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance, or may be neutral'*.
- 2.5 Historic England's, 'Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets' adds that, *'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.'*
- 2.6 The documents clarifies that, *'The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.'*
- 2.7 This advice note advocates a five-step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting.
- Step 1: identify which heritage assets and their settings are affected (i.e. the relevant heritage assets);
 - Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the relevant heritage asset(s);
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - Step 4: explore ways to maximise enhancement and avoid or minimise harm.
 - Step 5: make and document the decision and monitor outcomes
- 2.8 Step 5 falls outside the scope of this report and as such this document adopts the first four-stages as a framework within which to assess the impact of the proposed development on the significance of relevant heritage assets.
- 2.9 Finally, the NPPF states at para. 134 that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.'* It also concludes at para. 137 that, *'Proposals that preserve those elements of the setting that make a positive contribution to...the significance of the asset should be treated favourably.'*

3 Local Heritage Planning Context

- 3.1 Hambleton District Council's **Local Development Framework** (LDF) was adopted in 2010. A partial plan review was carried out by the Council between 2013 and 2014. Building on this work, the Council is currently preparing a new **Local Plan** for the period to 2035. The

assessment of the site off Enterpen forms part of the process of allocating sites to satisfy housing requirements that will be delivered through the new Local Plan.

- 3.2 From a planning policy perspective, however, the LDF remains current. Relevant objectives and policies within the **Core Strategy** include:
- 3.3 **Strategic Objective 1** which seeks to ensure that development is sustainable by *'supporting development that promotes and encourages local distinctiveness and character and protect[s] townscape, the setting of settlements, and historic and cultural features. This will deliver development that is sustainable and does not harm Hambleton's valuable man-made assets.'* This Objective stipulates that, *'Developments must be located, designed, serviced and accessed in ways that contribute to the overall appearance and distinctiveness of the area.'*
- 3.4 **Strategic Objective 8** which seeks *'to protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character; - careful planning for and design of the nature and type of development will help to secure the sustainability of the District and maintain and enhance the distinctive character of Hambleton, a main contributor to a high quality of life for its communities'*
- 3.5 **Strategic Objective 12** which seeks to *'promote high quality design of new developments in order to create attractive and safe places in which to live, work and play. - good design is a key element in achieving sustainable development. Design should enhance and protect local distinctiveness and visual quality, and enhance the quality of life, not least by ensuring public safety which is clearly a major public priority reflected in the Community Plan.'*
- 3.6 **Policy CP1** states that applications for development will be assessed against *'..the community's ... built environment ... Development that would significantly harm the built environment will not be permitted.'* It concludes that, *'Development should utilise previously developed land ("brownfield" land), where that land is in a sustainable location, in preference to greenfield sites.'*
- 3.7 The Core Strategy also states that, *'Hambleton's assets are considerable. Their importance is recognised in Strategic Objectives 8 and 9. They make a major contribution to the District in many ways, for example in terms of their cultural value; their significance for providing a local identity to the District; their value for tourism; and their general contribution to the quality of life. A diverse range exists, the main elements of which can be identified as... the character of settlements and their immediate environments; ... buildings, structures and areas of townscape, historic and architectural merit, listed buildings and conservation areas....'*
- 3.8 **Policy CP16** supports this stipulating that, *'Development ... will not be supported which has a detrimental impact upon the interests of a ... man-made asset; is inconsistent with the principles of an asset's proper management; is contrary to the necessary control of development within nationally or locally designated areas. Any necessary mitigating or compensatory measures must be provided to address potential harmful implications of development.'*

- 3.9 **Policy CP17** requires development to *'respect and enhance the local context and its special qualities, including its urban design, landscape, social activities and historic environment, ...'*
- 3.10 **Policy DP28** which relates to conservation is also relevant. This states that, *'the historic heritage will be ensured by: i. preserving and enhancing Listed Buildings; ii. identifying, protecting and enhancing Conservation Areas; iii. protecting and preserving Historic Battlefields and Historic Parks and Gardens; iv. protecting and preserving any other built or landscape feature or use which contributes to the heritage of the District. Development within or affecting the feature or its setting should seek to preserve or enhance all aspects that contribute to its character and appearance, in accordance with the national legislation that designates the feature, and in the case of a Conservation Area, any appraisal produced for that Area. Permission will be granted, where this is consistent with the conservation of the feature, for its interpretation and public enjoyment, and developments refused which could prejudice its restoration. Particularly important considerations will include the position and massing of new development in relation to the particular feature, and the materials and design utilised.'*
- 3.11 There is no Conservation Area Appraisal in place for Hutton Rudby but a **Village Design Statement (VDS)** for the settlement was produced in 1999 and adopted by Hambleton District Council as a Supplementary Planning Document. This document is therefore a material consideration in the determination of any application for development which might affect the special architectural and historic interest of Hutton Rudby Conservation Area and was recently treated as such in the consideration of a recent planning decision (18/00576/FUL).
- 3.12 As the site falls within the Parish of Rudby it therefore sits within the area being considered by the Rudby Neighbourhood Plan Steering Group in its preparation of the Rudby Neighbourhood Plan.

4 Historical Context

- 4.1 There has been human activity in the area of Hutton Rudby in some form since the Stone Age. Stone Age tools have been found in North End and there is evidence of both Iron Age and Roman activity in the area.
- 4.2 The Dictionary of British Place Names identifies that the settlement is recorded as Hoton de Ruddeby in 1310. There is some discrepancy between various texts as to the exact meaning of the settlement name but it is generally accepted that the name is derived from Angle and Norse words respectively with Hutton meaning, variously settlement on a hill, farmstead or woodland clearing and Rudby deriving from words such as 'Rothi or Rudi' being a person's name i.e. the founder of the settlement.
- 4.3 As the place name suggests, agriculture has traditionally been the economic mainstay of the village. Following the ravages of William the Conqueror, who, following many uprisings in the north, ordered vast tracts of land to be destroyed, most local inhabitants fled south or sold themselves into slavery. The Domesday Book accordingly records Hutton and Rudby as being 'waste' with hardly any inhabitants or active farming.

- 4.4 William's new Norman lords, the Meynills, built a church which remains the oldest surviving building in the village and each of the medieval townships of Hutton and Rudby developed a Manor House. Peace and prosperity gradually returned and the settlement seen today began to take shape.
- 4.5 For hundreds of years the local economy was based on agriculture with supporting trades such as blacksmithing, hooping, milling, cheesemaking and carpentry. Cloth had always been made for local use but from about 1700 an increase in the spinning and weaving of flax into linen for sale developed. Spinning was generally carried out inside the home whilst weavers worked in out-buildings near their houses. Cloth was taken by mule to market all over the north east and by 1831 the village had more weavers per capita than any other village in the North Riding of Yorkshire (North Yorkshire History Blogspot). The importance of this industry continued well into the nineteenth century. Large quantities of flax were imported from the Baltic through ports at Yarm and Stockton although much was grown locally in the surrounding fields. In 1834 a power-driven spinning mill was established alongside the Hutton corn mill, beside the bridge over the Leven. This became the centre of the village weaving industry, and for over 70 years sailcloth was made here, first by water and later by steam-power.
- 4.6 In the heyday of smuggling between 1750 and 1830, many people in Hutton Rudby were engaged in the illicit trade of distributing smuggled goods throughout the countryside. According to the North Yorkshire History Blogspot the village was so notorious for its smugglers and that no one would give Hutton Rudby women work as servants, and they were fond of quoting the rhyme, 'Hutton, Rudby and Enterpen, Far more rogues than honest men'. The counter-image is that Hutton had one of the largest populations of Methodists in the area which was commented upon by Wesley who visited Hutton Rudby a dozen times between 1759 and 1790. He wrote that the Methodist society here was "the largest in these parts and the most alive to God".
- 4.7 Since the middle of the twentieth century the village has evolved economically and is now largely a dormitory settlement providing housing for those who work beyond the settlement in Teesside but who prefer to live in a rural village and commute to work.
- 4.8 Today the village of Hutton retains its classic medieval plan with the growth of the settlement centred on the village green which would probably have originally been utilised collectively for the safe keeping of animals at night. Development follows the settlement's arterial communication routes in a pattern of ribbon development with later infill located between or beyond these routes. Hutton and Rudby, originally two villages separated by the River Leven, have now agglomerated to form one larger settlement.

5 Location of Application Site and General Character

- 5.1 The application site S/073/003 constitutes an asymmetric parcel of land which lies to the south-east of Hutton Rudby (Fig 2 below). It forms part of submission S/073/011 and combines a roughly rectangular area of land, which lies beyond Enterpen Farm, and two additional parcels of land. One of these currently forms a side garden to Highfield House and is known locally as Flagpole Field. The other parcel of land consists of a side garden, orchard, yard and modern agricultural building which all serve Enterpen Farm. Both these additional parcels front onto Enterpen. The extensive hatched area to the south is excluded from this proposal.



Fig 2 Proposed site (S/073/003)

- 5.2 Whilst the two smaller, parcels of land lie within the existing development limits, sit within the existing grain of the settlement and would, on plan, appear to be obvious infill sites (Fig 3 below), the rectangular area represents a distinct projection into open countryside. The topography of the site rises as one travels from north to south.



Fig 3 VDS highlighted development limits

- 5.3 The rectangular part of the site combines several discrete areas of land used respectively as garden, paddock, utilities provision, improved arable land and vehicular storage to form one larger site. These discrete areas are divided by a range of rural boundary treatments which include indigenous hedging, timber gates and fencing. Given the range of uses that the site currently supports and the range of boundaries that separate these uses, the site does not have one distinct character.
- 5.4 The overall site contains two substantial agricultural sheds constructed on a linear footprint that project at a perpendicular angle to the grain of the settlement and obscure views to the

north of open countryside including the iconic silhouette of Roseberry Topping. This is particularly true in views from the Village Hall boundary and from the approach to Linden Grange (Fig 4 below).



Fig 4 Large agricultural sheds block views east of Roseberry Topping and Cleveland Hills

- 5.5 Despite this the green walls and lighter colour of the roof help the buildings blend into the tone and colourscape of the background landscape especially in long or partially concealed views (Fig 5 below). They also read as temporary, agricultural structures synonymous with farming.



Fig 5 From Village Hall: Green walls and light roof of sheds help buildings blend with landscape

- 5.6 A number of smaller, more temporary structures including lightweight sheds, several greenhouses, a portacabin, sign posts, timber pylons, street lights and hard standing are also accommodated by the site (Fig 6 below). These structures create visual clutter but there is a temporary character to this area of the site which lessens the visual harm caused. Structures are generally blank with few windows and constructed of low-status, muted design and materials. This ensures that they do not compete visually with the adjacent historic buildings located along Enterpen.



Fig 6 Temporary structures and vehicular storage create visual clutter

5.7 Accesses from the farmyard to the site and from the large sheds to the paddock are ungated and this combined with the rough worn grass which is used for vehicular access and parking creates a weak, un-boundaried landscape character in the area immediately beyond the farm yard (Fig 7 below). This is exacerbated by the encroachment of temporary structures into the paddock.



Fig 7 Lack of gates, worn grass and temporary structures create weak landscape character

5.8 Notwithstanding the above, the paddock and arable land are both of high landscape quality (Figs 8 and 9 below) and provide attractive views into the historic core of the conservation area and of Highfield, a non-designated heritage asset. The mature tree on the boundary between the paddock and Flagpole Field and the charming white painted gate add to the quality of these views. The views of Highfield set within its mature gardens and the organic roofscape of the conservation area enhance an appreciation of the conservation area and therefore contribute towards its significance.



Fig 8 View from paddock towards the historic core of the conservation area



Fig 9 View across the arable field towards the paddock, conservation area and Highfield

5.9 The view of the site from the footpath leading from Sexhow Lane to the east is also attractive. The hedge here has been unmanaged, possibly an attempt to screen the site, although the unpruned plants have bolted creating substantial gaps which afford views into the site from the foot path on the approach towards the conservation area (Fig 10 below).



Fig 10 View from footpath into site

5.10 Views into the site will be afforded for at least half the year while the hedge is not in leaf and possibly year-round due to the significant gapping in the hedge. The large agricultural sheds beyond Enterpen Farm and the white garage associated with 5 Poplar Avenue are visually jarring in views from this footpath and read as projecting beyond the building line (Fig 11 below) which is defined by a mature tree line. Of the two types of structure the sheds

are less conspicuous; partly due to their colouring and distance and partly as they are agricultural buildings which one would expect to see in open countryside. Their mass and the reflective qualities of the roofing material are regrettable, however.



Fig 11 Garage to 5 Poplar Avenue and Enterpen sheds erode building line and undermine rural setting of conservation area

- 5.11 Highfield side garden is an attractive open space formed of rising ground which creates an important green breathing space within the conservation area (Fig 12 below).



Fig 12 Highfield side garden and vehicular access both contribute to the status of Highfield.

- 5.12 The mature trees are not successful in blocking views of the Cleveland Hills beyond and will, at some point, reach the end of their natural life and be removed thus enhancing these views. Notwithstanding this the view of the Cleveland Hills is currently even more prominent further along Enterpen (Fig 13 below). There is an extant planning approval (16/01771/FUL) for a single dwelling on this site. The approval incorporates a green buffer zone intended to conceal conifers to the east of the site. It would be regrettable for this approval to be implemented for two reasons: i) it would erode a high quality, open, green space that contributes to the character of both the conservation area and the setting of a non-designated heritage asset and ii) the green buffer zone would mature and conceal locally distinctive views of the Cleveland Hills. The rising topography would render any development on the garden, paddock or field beyond dominant in views from Enterpen and would block high quality views of the landscape beyond. It is recognised, however, that the Neighbourhood Plan has no control over whether this scheme is implemented.



Fig 13 View from Enterpen across Flagpole Field towards the Cleveland Hills

- 5.13 The side garden to Enterpen Farm also contributes towards the character of the conservation area and enhances the settings of both the Grade II listed Enterpen Farm and No. 41 Enterpen through the provision of an attractive, historic green space (Fig 14 below).



Fig 14 Side garden: glimpses of sky and hills through the orchard reinforce open character of site

- 5.14 The open lawn (Fig 15 below), once the site of Enterpen pond, orchard and traditional picket fencing create an attractive, rural foil with a strong visual boundary typical of historic streetscapes although the non-indigenous conifers detract from the site's rural character. Glimpses of sky through the orchard (Fig 14 above) create an awareness of undeveloped land beyond the farm which contributes to the rural character of the site and to the rural setting of No. Enterpen. The orchard is currently used to house a model railway with an associated structure used as a ticket office. The paraphernalia associated with the railway and the adjacent Norther Powergrid transformer add visual clutter and undermine the traditional rural character of the orchard whilst sound from the transformer creates aural pollution. Views south of the Cleveland Hills are afforded through the site, however (Fig 16 below), and these enhance the character of the conservation area and reinforce its local distinctiveness and landscape connection. It is recognised that for six months of the year when the orchard is in full leaf these views will be obscured although during this time the orchard is likely to look most attractive and therefore contribute the most to the character of the conservation area and the setting of adjacent listed buildings.



Fig 15 Side garden to Enterpen Farm with attractive boundary treatment



Fig 16 Enterpen orchard with model railway and views south towards Cleveland Hills

- 5.15 The yard area, also included in the proposed site, has a modern surface and is bounded by historic, curtilage listed farm buildings to the east, modern agricultural sheds to the south, an outbuilding currently used as a station-cum-ticket office for the orchard railway to the west and the Enterpen access to the north. The yard is an irregular shape and the access to the fields in the south-east corner is unbounded which weakens it visually. Although the yard itself has little architectural merit and the surfacing is modern, it is an historic space that is synonymous with farming. It affords views of, and inter-visibility between, the historic farm buildings with which it shares a relationship (Figs 17 and 18 below) for as an historic farm yard it would have facilitated the movement of animals, crops and farm equipment associated with both the listed buildings and the agricultural land beyond. The ability to appreciate the majority of the out-buildings from this space increases one's understanding of how each building contributed towards the function of the farm thus contributing towards the significance of the listed buildings. The yard leads directly to the fields to the south reinforcing the connection of both the listed farm and the conservation area with the rural land to the south.



Fig 17 Yard to Enterpen Farm bounded to the east by curtilage listed outbuildings



Fig 18 Historic space with views of, and inter-visibility between, listed structures and field access

6 Relevant Heritage Assets

- 6.1 There are no designated heritage assets located within the site boundary.
- 6.2 There are, however, numerous listed buildings within the settlement of Hutton Rudby which also contains a conservation area.
- 6.3 The majority of the listed structures contained within Hutton Rudby constitute residential, commercial or civic structures dating from the Norman period onwards. The inter-relationship of these structures and the layered historical development that they represent magnifies the contribution they make to the architectural and historic character of the village. The curtilages of these village-centric listed structures vary depending on the status of the building but generally they are quite tightly drawn in reflection of their village location. The settings of these listed buildings are often nested, extending beyond the confines of their specific curtilage with many settings overlapping. Generally, however, the setting of individual listed structures is confined to the extent of the historic core of the town.
- 6.4 There is a psychological awareness that these village-based, heritage assets are located within a broader rural context however. This is largely derived from one's experience of

- arrival within the village which is only possible via rural footpath or country lane. Views out into this rural context from the conservation area and the scale, design, age and materials of the majority of buildings within the village also underpin an awareness of this rural context.
- 6.5 Context should not be confused with setting however. The broader landscape only becomes significant to the setting of a listed structure if the function of that asset related to the landscape in some way or there is a sensory inter-relationship between the asset and the landscape context which enhances an understanding or appreciation of the significance of that asset.
- 6.6 Those listed buildings which do have a sensory and functional interrelationship with this landscape context include those which were tied to the surrounding land through function; namely Enterpen Farm and those that can be seen from the surrounding area or see into it; whether by design or not. These include Linden Grange and 41 Enterpen.
- 6.7 Similarly, whilst most listed structures within Hutton Rudby do not have a rural setting, the historic village, and therefore the conservation area of Hutton Rudby, does. The origins and success of the town's growth are a direct result of its location in an area favourable towards agriculture. This rural setting was linked to economic security and provided the means to support the growth of the village.
- 6.8 In light of the above, it is considered that the proposed development site falls within the setting of the following designated heritage assets which will be referred to within this report as 'relevant heritage assets'; Enterpen Farm, Linden Grange, No. 41 Enterpen, and Hutton Rudby Conservation Area. Relevant list descriptions are located at Appendix 1. It is also considered that the site falls within the setting of non-designated heritage assets which include the Village Hall, which was constructed in 1927, and Highfield.
- 6.9 Whilst setting itself is neither a heritage asset nor a heritage designation it can contribute towards the significance of a heritage asset. The contribution that the development site makes towards the setting and significance of these relevant heritage assets is therefore the primary consideration of this report.

7 Significance of Relevant Heritage Assets

7.1 Enterpen Farm



Fig 19 Enterpen Farm (Copyright North Yorkshire History Blogspot)

- 7.2 Enterpen Farm and attached stable (Fig 20 below) is a Grade II listed, eighteenth century building. It was home of the Chapman family who tenanted the farm for several generations

from the end of the 18th century. It is set back from Enterpen behind a charming front garden and the side garden to the south, which forms part of the proposed allocation site, was once the site of Enterpen Pond. Painted timber gates open onto the historic farmyard access which in turn leads directly into agricultural land beyond the farm. The gable of one of the modern agricultural sheds is visible through this access. From Enterpen, the gable and mass of this structure are subservient to the listed farm and the building reads as a temporary, agricultural structure appropriate to the setting of a farm. Although the building blocks views of the farmland and hills beyond it forms a psychological connection with them as one associates buildings of this nature with agricultural activity and rural landscapes.



Fig 20 Enterpen Farm and attached stable with side garden and extant access from Enterpen

7.3 At the time of construction and for a substantial period, thereafter, Enterpen Farm was surrounded by farmland on all sides except to the north where it faced onto the road and the eighteenth-century cottages beyond. The fact that the road and farm both share the same name suggests that at the time of the farm's construction Enterpen Farm was the only and or principal building on this road. The historic mapping at Fig 21 below shows that even at the turn of the twentieth century, approximately two hundred years after Enterpen Farm was constructed, Enterpen Farm was still very closely connected with the surrounding agricultural land that supported it. It also shows the side garden to be an historic feature of the settlement. Enterpen was constructed at the height of the linen boom in the village and it is likely that the surrounding agricultural land was used to grow flax that would have been processed in the farm buildings. Regardless of the validity of this assumption, what is evident is that the farm was closely linked to the adjacent farm land and that the land and farmhouse shared a symbiotic relationship that enhances the listed buildings significance. Infill development along Enterpen has, over time, undermined the relationship between Enterpen Farm and the surrounding agricultural land to the point that the only connection between the listed building and its farmland is via the site's south-eastern boundary. Severing the farm completely from the adjacent farmland by developing the adjacent farmland or the historic yard and side garden would isolate the farm from the land that once supported it and gave it purpose thus severely undermining its significance.



Fig 21 1898 OS Series Mapping of Northallerton (copyright Ordnance Survey)

7.4 Linden Grange

7.5 Linden Grange is a mid-eighteenth century, Grade II listed building formerly known as, and listed as, Linden Grove. It is a high-status dwelling finished in colour washed roughcast with a long, private drive accessed off Belbrough Lane, an extension of Enterpen. The 1952 OS map shown in Fig 22 below shows this tree lined drive, the use of trees to define the house's extensive boundary and the parkland setting created around the house. Other high status, dwellings in the village displayed status and affluence through the size, materials and detailing of buildings or through the incorporation of sizeable gardens. Such houses generally, however conformed to local tradition and were sited along and fronting communication routes with only a relatively modest garden to separate them from the road. The calculated siting of Linden Grange, which is located at considerable distance from the road and facing away from the road towards the open countryside, shirks this pattern of development. Linden Grange's inter-relationship with the wider rural area was the result of a deliberate act on the part of its creators. Its siting generates an emphatic statement of status and provides attractive rural views from the dwelling over the dwelling's parkland setting towards the countryside beyond which incorporates the proposed development site (Fig 23 below). Mapping at Figures 21 and 22 demonstrate that Linden Grange historically shared a high degree of inter-visibility with Enterpen Farm and the historic settlement beyond.

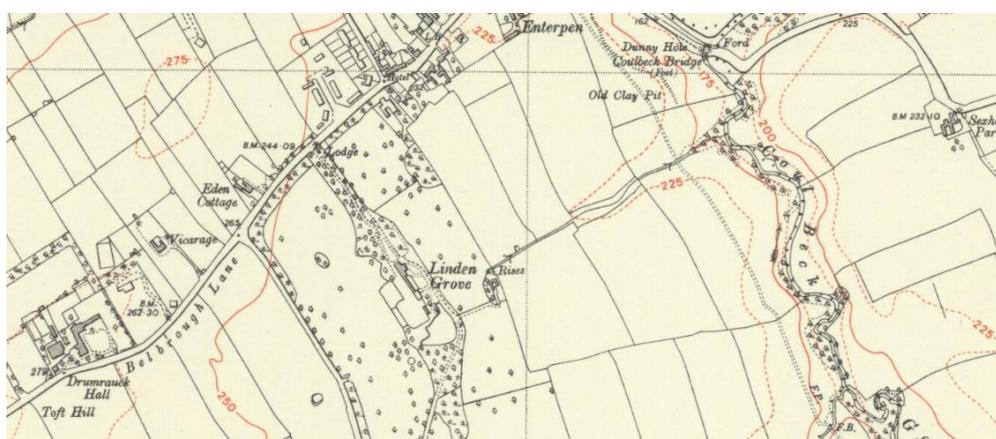


Fig 22 1952 OS Series Yorkshire XLII NW (copyright Ordnance Survey)



Fig 23 View towards the proposed site from Linden Grange

- 7.6 Later phases of infill development along Belbrough Lane and particularly Linden Close/Crescent have undermined the status of Linden Grove by encroaching upon this high status, open parkland, replacing the high-status tree lined perimeter, crowding the entrance to the dwelling and blocking views towards it from both Belbrough Lane and Station Lane. This harm makes what remains of the listed building's original setting more valuable and therefore more sensitive to change.
- 7.7 Given that Linden Grange's principal elevation faces north, views out of and towards this elevation are most important in terms of contributing towards the listed building's significance. As one approaches Linden Grange along its drive and leaves the gardens of the infill development along Belbrough Lane behind one is aware of the projection of the Linden Close development to the south which allows for only a small stretch of parkland to separate it from Linden Grange. By contrast one is struck by an increasing sense of openness to the north with views afforded across the parkland of both agricultural land and the Cleveland Hills.
- 7.8 From the drive the large agricultural sheds block views of Roseberry Topping which is regrettable and the wire-scape is a visual detractor. The sheds, however, read as low-density agricultural structures synonymous with modern farming and as such, whilst they constitute visual clutter, they better conserve the agricultural character of the view than non-agricultural structures would. The open garden to the front of Linden Grange and estate fencing are designed to provide a seamless visual and emotional connection with the parkland and rural setting beyond. From here there is a clear development line marked by hedging and trees that defines the eastern limits of the settlement. The agricultural sheds clearly project beyond and therefore undermine this line. It is possible to see the roofscape of the historic core of Hutton beyond the proposed development site. Whilst these are distant views they constitute the only visual link with the historic settlement to which Linden Grange was related and provide an insight into the degree of separation, and therefore relationship, with the historic settlement that Linden Grange sought to achieve.
- 7.9 No. 41 Enterpen**
- 7.10 No 41. Enterpen is a Grade II listed, eighteenth century brick dwelling. It forms part of a row of houses that face Enterpen Farm and its entrance and side garden. The 1898 OS map at Fig 21 above demonstrates the long standing visual interrelationship that No. 41 and Enterpen Farm have shared. It is likely that the row of cottages of which No. 41 forms a part was originally constructed to house workers employed by Enterpen Farm. Regardless, both the cottage, Enterpen Farm and Linden Grove formed part of a phase of the village's eighteenth-

century development and as such each shares a nested setting associated with this phase of development. No. 41 has also shared an inter-visibility with the Farm and its side garden since construction. The rural character of the side garden, agricultural activity in the farm yard and views of the wider landscape through the yard and side garden have historically formed part of the rural, agricultural setting of this cottage which contributes to its significance as a rural dwelling, even more so if the terrace was originally constructed to house farm workers supplying labour to the farm.

7.11 Hutton Rudby Conservation Area

- 7.12 Hutton Rudby Conservation Area, the boundary to which can be seen at Appendix 2, was designated in October 1990 and encompasses the historic core of Hutton and the undeveloped banks of the River Leven which separate Hutton and Rudby. There is no adopted Conservation Area Appraisal for Hutton Rudby but the Village Design Statement (VDS) provides a comprehensive analysis of the village's architectural and historic character which results in its local distinctiveness.

The economic development of the village and survival of the local residents was intrinsically linked to the surrounding agricultural land which supplied both food and flax to support the burgeoning linen industry with which the village became synonymous. This rural setting contributes towards the significance of the conservation area. The VDS makes reference to the dominance of *'the backdrop of the North York Moors National Park'*. The importance of this connection with the rural landscape and the wider natural setting of the conservation area is further recognised by the VDS which goes on to add, *'From the upper slopes of the Green and other vantage points, views of the hills, woods and the surrounding agricultural fields confirm the rural environment.'*

- 7.13 The settlement itself has a classic medieval plan with radial, streets centred on the village green. Architecture is of a domestic scale which renders roofscapes, gables and chimneys dominant visual features. Despite the village's medieval origins, the low height of most buildings and the presence of generous areas of open, green space prevents the streetscape from feeling enclosed or oppressive. Views of gardens, trees and the countryside beyond the settlement reinforce the importance of its agricultural setting and combine with the patina of aged materials to help visually soften the streetscape. The VDS highlights the importance of green spaces stating that, *'a more subtle, but still important, contribution to the rural character of the village comes from the verges and many small grassed areas which occur both inside and outside the Conservation Area.'* The development of Flagpole Field and the loss of the side garden to Enterpen to create a new vehicular access with associated kerbing, hard landscaping, signage and lighting would lead to the loss of two important green spaces including an area of orchard which is now relatively rare within the conservation area thus undermining the distinctive character of this part of the conservation area.
- 7.14 The architectural character of the conservation area is organic. The village is an unplanned settlement and, until the mid-twentieth century, it developed at a relatively slow rate with buildings constructed on a site-by-site basis by individual owners. The result is a charming and varied street-scene of domestic proportions with an irregular roofscape. Predominant building materials include brick, render and some river cobble with clay pantiles which have replaced thatch. Stone and slate exist but these are exceptions and are generally used on high status dwellings as a demonstration of wealth. Historic development is predominantly pavement edge and terraced with the exception of higher status and/ or later developments

particularly those of the nineteenth century and later. There is little erosion of traditional materials with relatively few plastic windows and doors although no Article 4 Direction is in place which demonstrates the value placed by local residents on the historic environment. The result is a high quality, visually varied and rich streetscape.

- 7.15 The application site is located off Enterpen which falls within the conservation area with the majority of the application site also lying within the conservation area boundary. Development along Enterpen dates predominantly from the eighteenth and nineteenth centuries with a mixture of pavement edge cottages and larger, high status dwellings. The VDS highlights a number of unlisted buildings on Enterpen as being of particular architectural merit including Highfield House, a non-designated heritage asset identified by this report as being a relevant heritage asset.
- 7.16 Enterpen Farm and No 41 Enterpen are both relevant heritage assets which date to the eighteenth century. Enterpen Hall and adjoining stables, now Enterpen House, were built in the late 1870s whilst Highfield, whose side garden is known locally as the 'Flagpole Field', was built at the end of the 19th century by Henry Chapman of Enterpen Farm. When Henry retired from farming he moved into Highfield. Although no longer owned by the Chapmans, Enterpen Farm and Highfield are still within the ownership of a single family and therefore continue to share an agricultural connection.
- 7.17 These substantial properties set back from the road behind mature gardens and often containing side gardens contribute greatly to the architectural and historic character of the conservation area. The VDS states that, *'The overall impression of Enterpen is one of tree-graced spaciousness enhanced by views to the southwest, between the properties, of the Cleveland Hills.'*
- 7.18 Some of the best views into the wider landscape from within the conservation area are indeed those afforded from Enterpen across 'Flagpole Field' (Fig 13 above and Figs 24 and 25 below). High-quality views of the landscape from this point strengthen one's understanding of the village as a rural settlement which developed as a result of the surrounding, high-quality agricultural land. The connection between the village and the agricultural land which supported its economic growth is also more easily appreciated from this vantage point. As such the rural landscape visible in views from Enterpen across the 'Flagpole Field' forms part of the setting of the conservation area as it contributes towards an understanding of the conservation area's development and significance. High quality views of the Cleveland Hills with their locally distinctive outline also contribute strongly to a sense of place, rooting the village within its wider setting just beyond the North York Moors National Park. The VDS accordingly includes this view in the list at Appendix 4 of Landscape Features of Community

Importance.



Fig 24 View from Enterpen across Highfield side garden to Cleveland Hills



Fig 25 Further view from Enterpen across Highfield side garden to Cleveland Hills

7.19 As a designated landscape, views into the National Park, should also be considered when determining which sites are suitable for development within Hutton Rudby. Views from the edge of the conservation area behind Enterpen Farm and Highfield towards the National Park have high landscape value (Fig 26 below)



Fig 26 View south towards the National Park from the proposed site

7.20 Much of the poorer quality, twentieth century residential development is screened from views out of the conservation area by historic development. Where rural views are afforded on the approach to Hutton Rudby, these reinforce one's understanding of the village's relationship with the countryside and contribute towards an understanding of its significance. This contribution is lesser, however, than the contribution made by views from Enterpen and the land to the south of Enterpen of the surrounding landscape. From these positions the connection between historic buildings, and most importantly village farms, such as Enterpen Farmhouse, and the adjacent agricultural land can best be appreciated.

7.21 Highfield

Highfield is a non-designated, heritage asset. Its significance lies in its high quality, nineteenth century architecture and the contribution its side garden, and the views across this, contribute to both its setting and the character of the conservation area. The proposed development site incorporates Highfield's sizeable side garden which currently facilitates the presence of a semi-circular drive to the house. Both the side garden and the arcing driveway are appropriate to, and enhance, the status of this non-designated heritage asset (Fig 13 above). The edge of village location which affords open views of the hills to the south is also appropriate to the status of the dwelling and combines with the side garden to create an open, expansive setting. The development of the side garden and/ or the paddock to the rear would therefore significantly undermine the status of Highfield and its associated significance, especially if the buildings themselves were densely sited and low status.

7.22 Village Hall

The Village Hall is also a non-designated heritage asset. Built in 1927 and extended in 2004 the buildings sits in extensive grounds that provide recreational facilities to the local community. The Village Hall's significance lies in its distinctly Art-Deco architecture and the vernacular use of red brick and clay tile. Its location at the boundary to the conservation area means that it contributes to the architectural and historic character of this designated heritage asset. The application site is only visible from the rear perimeter of the Village Hall (Figs 4 and 5 above) and in these views the agricultural sheds currently dominate, largely screened by the hall's boundary hedge. Despite the availability of views towards the application site it is considered that the site contributes little to enhancing one's understanding of the Village Hall beyond the fact that it is a civic structure serving a rural village community.

8 Contribution of Site to Significance of Relevant Heritage Assets

8.1 This report considers that there is a qualitative hierarchy of views of, through and out of the proposed site with immediate views across Flagpole Field contributing the most to the significance of the conservation area and best facilitating an understanding and appreciation of the architectural and historic interest of the heritage assets although views from the footpath, Linden Grange and the rear of Highfield and Enterpen across the site all also contribute to the significance of the relevant heritage assets as do views back from the site into the conservation area.

- 8.2 Para 11 of Historic England's, 'Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets' states that, '*Views which contribute more to understanding the significance of a heritage asset include:*
- a. *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset*
 - b. *those where town- or village-scape reveals views with unplanned or unintended beauty*
 - c. *those with historical associations, including viewing points and the topography of battlefields*
 - d. *those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected*
 - e. *those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.'*
- 8.3 Of these a and b are most relevant. The location of Linden Grange was designed to confer on the building increased status as a result of views towards the application site and hills and as such definition 'a' is relevant to Linden Grange. The contribution that views from, towards and through the site make towards the significance of the relevant heritage assets can otherwise be summarised by definition 'b' with the unintentional facilitation of views of nearby heritage assets and far-reaching views of the surrounding landscape which were not intended to provide beauty or facilitate our understanding of relevant heritage assets but which do.
- 8.4 It should be recognised, however, that it is not just views and inter-visibility between heritage assets and the site that increase significance but also physical access and sensory experience. As such whilst there is no inter-visibility between the rectangular part of the site and Enterpen Farm, the direct, physical connection between the two reinforces the significance of Enterpen Farm as an historic structure associated with agricultural production. The rural setting also contributes aurally to the setting of Enterpen, No 41 Enterpen and Highfield. Low levels of activity and the tranquillity afforded by the undeveloped application site contribute to the qualitative value of the setting of these heritage assets.
- 8.5 Historic England's Guidance on assessing significance, 'Conservation Principles', states that the significance of a heritage asset is defined by its constituent values including the value added by an asset's setting. It is these values that determine a site's relative sensitivity to development. Value can be Evidential, Historical, Aesthetic or Communal.
- 8.6 Part of the application site has clearly been intensively farmed and, as arable farmland, has been regularly ploughed. The paddock, gardens, yard and land used for storage have not been ploughed out and are located at relatively close proximity to the historic core. It is therefore considered that there is some potential for archaeological remains to survive within the site which may contribute Evidential value towards the significance of the relevant heritage assets.
- 8.7 The significance of the relevant heritage assets is primarily formed from Historical Illustrative value. The buildings and the Conservation Area all connect people and activities of the past with the present. Each relevant heritage asset also visibly illustrates regionally distinctive, vernacular building techniques and all illustrate both the intentions of their creators and

how previous generations existed. This Illustrative value helps aid our interpretation of the past by acting as a tangible link with, and providing insights into, past communities and their activities. This Historical Illustrative Value is reinforced by the site which provides an insight into the physical connection and close proximity of the historic core and the surrounding agricultural land on which the initial success and later economic wealth of the village was founded. This visible and physical relationship increases our understanding of the significance of the relevant heritage assets.

- 8.8 Highfield also contains Historical Associative value as it is known that it was built by Henry Chapman of Enterpen Farm.
- 8.9 Linden Grange, Highfield and the Village Hall further contain Aesthetic Design Value as they were specifically designed with consideration of the visual impact of the structures' appearance and/ or their visual interaction with the surrounding landscape and not just with function in mind.
- 8.10 Part of the significance of each heritage asset is also formed from Aesthetic Fortuitous Value which is derived from the incidental, visual interaction of each asset with its immediate and wider setting. As highlighted above, some of the views highlighted in this assessment qualify under paragraph 11 of Historic England's Advice in Planning Note 3: The Setting of Heritage Assets as '*views which contribute more to understanding the significance of a heritage asset*'.
- 8.11 The contribution the application site makes towards the above values and the significance of the relevant heritage assets is therefore through low to medium Evidential Value, a strong contribution to Historical Illustrative value and a strong contribution to Aesthetic Fortuitous Value through the provision of views across agricultural land towards the Cleveland Hills and back towards the historic core from the site and from Linden Grange. Development of the site may harm Evidential value and will block important views to and from the surrounding landscape thus undermining Aesthetic Fortuitous value. It will also sever both the direct connection between the historic streetscape of this part of the Conservation Area and the adjacent agricultural land and Enterpen Farm, No 41 Enterpen and Highfield form their undeveloped agricultural setting thus undermining Historical Illustrative value. Finally increased traffic flow, general levels of activity, lighting infrastructure and kerbing associated with a new vehicular access and light and aural pollution will all undermine the qualitative value of the rural setting to the relevant heritage assets.

9 Potential for Mitigation and Recommendations

- 9.1 There are no measures that would fully offset the harm to the setting of the relevant heritage assets that would result from the development of this site.
- 9.2 This report recognises however that, despite recommendations made in this report that the site should not be included within the Local Plan as an allocated site for development, a decision may be made to approve all or some of the site for development.
- 9.3 The VDS highlights issues with previous, largescale residential developments which include ubiquitous, suburban architecture, vehicular domination and the extensive scope of developments of detached, unbounded dwellings which create blocks of disparate architecture which do not blend with the historic street-scene. Several of these issues have also been highlighted within this report as issues which undermine the character of heritage

assets or views towards or away from such assets; especially in terms of Linden Grange. If all or part of the site is approved for development, it would seem a great shame to repeat previous errors thus further eroding the character of Hutton Rudby.

- 9.4 The following suggestions would all help mitigate harm caused by any proposed development, wherever it is within the village, and represent best practise considerations in any approach to good design; use of vernacular materials and architectural detailing, site specific architecture which takes into consideration scale, massing, urban grain and prevalent building forms; the development of an organic urban edge with open space and a tree belt interface (where appropriate) to soften views of the modern urban extension from public views and help blend the urban/rural edge; the provision of open space for recreation and the creation of meeting points and points of connection to surrounding areas.
- 9.5 It is clear that, given this specific site's sensitivities, the design of any proposed residential development would require careful attention to try to minimise the harm that would be caused to the character of the conservation area and the setting of the nearby heritage assets. Scale and density should be consistent with, and appropriate to, that of existing residential development within the area i.e. low density, linear development. Traditional building materials would absorb light and form a muted palette that would blend with the wider landscape. The inclusion of indigenous screening and green buffers within the scheme would effectively conceal the scheme in long views of the site from the surrounding countryside but would also block views of the historic core. Appropriate landscaping and thoughtfully designed architecture with soft, natural boundaries rather than ubiquitous development with mixed, suburban, fenced boundaries would be preferable and appropriate conditions controlling boundary treatments should be attached to any approval to maintain control over the appearance of the urban edge.
- 9.6 Policy BG3 of the VDS states that, *in any major development imaginative groupings of dwellings, for example around a central green or courtyard or in cul-de-sacs should be a prime aim. Layouts with long, straight roads or rectangular grid patterns should be avoided.* This report disagrees with the suggestion that cul-de-sac layouts would be appropriate or sympathetic with the historic street-scene. Linear development would in fact be more appropriate given the medieval street-plan and the linear grain of the historic environment which has developed along access routes in a pattern of ribbon development.
- 9.7 Appropriate archaeological pre-conditions would also help mitigate potential harm to the Evidential Value that the site contributes to the significance of relevant heritage assets. This would be achieved through the gathering and recording of evidence from the site that might contribute to an understanding of the relevant heritage assets.
- 9.8 It is also strongly recommended that some physical connection be maintained between Enterpen Farm and the agricultural land beyond be this via a foot path or access track.
- 9.9 Finally it is strongly recommended that Flagpole Field and the adjacent paddock be designated as some form of important green or open space to help highlight the important contribution that they make to designated heritage assets. The retention of these spaces as undeveloped land would help mitigate harm but this recommendation stands regardless of whether the site at Enterpen is put forward in the Neighbourhood Plan for development.
- 9.10 The NPPF states at paragraph 77 that, *'Local Green Spaces should only be used where the green space is in reasonably close proximity to the community it serves, where the green*

area is demonstrably special to a local community and holds particular significance for example because of its beauty [and] historic significance, and where the area concerned is local in character and not an extensive tract of land.' Hambleton District Council's 'Local Green Spaces Recommendations Report' (March 2017) echoes the requirements of the NPPF.

- 9.10 It is considered that Flaggpole Field satisfies the three criteria for Local Green Spaces laid out in the NPPF and that its particular significance lies in the contribution it makes towards the character of the conservation area by providing beautiful, locally distinctive views that reinforce a sense of place and connect the historic settlement with its rural setting. It should be noted, however, that such a designation would not preclude all types of development and that small-scale village infill and limited affordable housing would meet the criteria within the NPPF for exceptional development that can be supported on Local Green Spaces. An assessment of any application should however consider the special qualities of the site as outlined above and seek to conserve these. As such a designation might offer more in terms of awareness raising than wholesale protection. Hambleton District Council's 'Local Green Spaces Recommendations Report' states that, *"A green space within a site with extant planning permission (within the red line) cannot be designated until the development is complete"*. This is not specified within the NPPF and is beyond the specialism of the author. It would be worth investigating whether such a designation could be made if the approval expires without development commencing.
- 9.11 A further option would be to commission a Conservation Area Character Assessment and Management Plan of Hutton Rudby which would be helpful in informing future management of the conservation area and its setting. It would be possible to identify green and open areas which are considered important to the character of the conservation area within such a document. If adopted as a Supplementary Planning Document such an assessment would become a material consideration in the assessment of any future planning application. It is believed that spaces with extant, unimplemented permissions can be highlighted as important open or green spaces in such a document but the Neighbourhood Plan Group may wish to take further advice on this.

10 Conclusion

10.1 Direct Impacts of Proposed Development on Significance of Heritage Assets

- 10.2 There would be no direct impacts of the development of this site on any above ground heritage asset although the potential for archaeological harm and associated harm to the Evidential Value that the site contributes to nearby heritage assets should be considered.

10.3 Indirect Impacts of Proposed Development on Significance of Heritage Assets

- 10.4 There would, however be significant harm caused to the setting of all relevant heritage assets other than the Village Hall through the development of this site which would in turn undermine the significance of these assets. In terms of the NPPF the harm caused to the significance of the heritage assets would be less than substantial but this is not to say that the harm is acceptable. Harm would also be caused to several heritage assets compounding the level of harm. The NPPF is clear that any harm caused to the significance of a heritage asset should be justified through the provision of public benefits. There would be public benefit in providing land allocation for the requisite number of new dwellings. The Neighbourhood Plan

should demonstrate, however, that these dwellings cannot be less harmfully supplied through adoption of a different site or range of sites before adopting the site off Enterpen.

- 10.5 Given the above, it is considered that the application fails to comply with both the national and the local policy and guidance identified in Sections 2 and 3 of this report. As such this report recommends that site S/073/003 should not be adopted within the Neighbourhood Plan as an appropriate location for future residential development.

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Appendix 1: List Descriptions

Enterpen Farmhouse and attached stable

II

Farmhouse and stable. C18. Red brick in Flemish bond with grey headers; rendered returns; stone and brick return stable wall. Pantiled roof with stone copings and kneelers, brick chimneys. Hearth-passage plan, but both ends of equal height and status. 2 storeys, 4 windows. In second bay a 6-panel door, top glazed with trompe l'oeil window above. Other windows 3-light C19 1-bar casements. Keyed extended lintels; to all openings. Brick dentilled eaves cornice. Set-back 1-storey, 2-bay left extension with 16-pane sashes. Right 1-storey stable has hit-and-miss window. Right return of stable shows stonework to eaves, brick above (perhaps once a lean-to) and wagon entrance with boarded door and segmental brick arch. Later 1-storey rear extensions are not of special interest.

No 41 Enterpen

II

House, one of a terrace, C18. Red brick with pantiled roof, brick stacks. 2 storeys, 2 bays. At left a 4-panel door paired with the door of No 43, within the facade of No 41. C19 3-light wood-mullioned casements, those on ground floor under flat brick arches with keystones. First floor band; stepped eaves courses; end chimneys.

Linden Grange, Belbrough Lane

II

Linden Grange (formerly listed as Linden Grove 23.6.66 - II House, mid C18 with C19 alterations. Colour-washed roughcast. Pantiled roof with stone trim. Double span. 2 storeys and attics, 4 bays. At left a C19 door under cornice hood. 2 full-height canted bays in centre have sashes in wood architraves. Flanking single sashes in flush wood architraves. Roof has gable copings and kneelers; end and 2 ridge stacks on front span. Small attic windows in gable ends.

Appendix 2: Hutton Rudby Conservation Area Boundary



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