North York Moors National Park

Conservation Area Character Appraisal and Management Plan

Goathland

November 2025

Contents

1. Summary of Significance

Goathland is a village of long-distance moorland views, grassy open spaces of untamed pasture and large verges crossed by ancient stone trods and tracks. These open spaces separate the dispersed former farms that spread between the first village around the church and the mill to the northeast, located by the river. Goathland is set out like a traditional 19th century village, with a corner shop (next to a red telephone box), post office, pub, railway station, village hall, and village school. This combination is evident of its community and are features less seen now in tourist locations.

The character of the buildings in Goathland is a contrasting mix of grand Victorian and Edwardian properties interspersed between rural former farmsteads. The arrival of the Victorian middle classes by train, keen to visit or stay and admire the moorland views and waterfalls rapidly changed the agricultural nature of the historic rural village. This is echoed through the large number of high quality late 19th and early 20th century architecture throughout the village, incorporating a wide range of revival styles, including by the architect Walter Brierley.

The village essentially has two cores, the first being the most historic (which is around the Church) the second being the village green around the shops. The latter was a creation of the late Victorian period, where the village core was moved closer to the station, with hotels and shops being built to serve visitors and residents. To this side, the settlement pattern is much tighter than seen elsewhere in the village.

The vast majority of the buildings of Goathland are stone under a red pantile roof. Stone continues to be the main building type, from the coursed roughly dressed stone of the 18th century to the rockface stone of the high Victorian period. Render appears throughout the village, being introduced in the early 20th century along with brickwork and mock timber gables. This is in contrast to the North York Moors Railway Buildings where the majority are slate (After the 1860s, the arrival of the railway meant that Welsh slate was now easily imported).

Window and door types reflect the contrast of the early agricultural origins of the village to a late Victorian holiday destination. Ranging for Yorkshire Sliding sashes and batten plank doors, to arts and crafts revival styles with panelled doors with fanlight and large cantered bay windows overlooking grand moorland views. Cast iron goods are predominantly cast iron, which is coming rarer in the 21st century.

The most character defining features of the Conservation Area are

- Wide grassy verges and large greens interspersed with stone trods & stone steps
- Dispersed settlement pattern
- Vast Moorland views
- Edwardian shop fronts overlooking the Village Green
- Dry stone and low stone walls with iron railings

- The Holloways
- Evidence of a two-centred village
- Traditional black lampposts
- Sandstone the predominant building material
- Cascading pitched pantile rooflines, some with stone coping and kneelers
- Traditional timber windows and doors, few leaded windows
- Agricultural features such as linear ranges, slit vent windows, dovecot gable ends,
- Isolated position of Abbot's House Farm and the village pound
- Victorian embellishments such as barge boarding, finials, ornate gateposts and wrought iron railings
- Late 19th and early 20th century revivalist styles of buildings, including a concentration of high-quality buildings designed by Brierley
- The traditional red telephone box on the green overlooking the War Memorial

Elements of less significance, but which still make a positive contribution are

- Cast iron street signs
- Mock Tudor gables
- Public seating
- Date stones
- Sheep stoop

2. Conservation Area Boundary

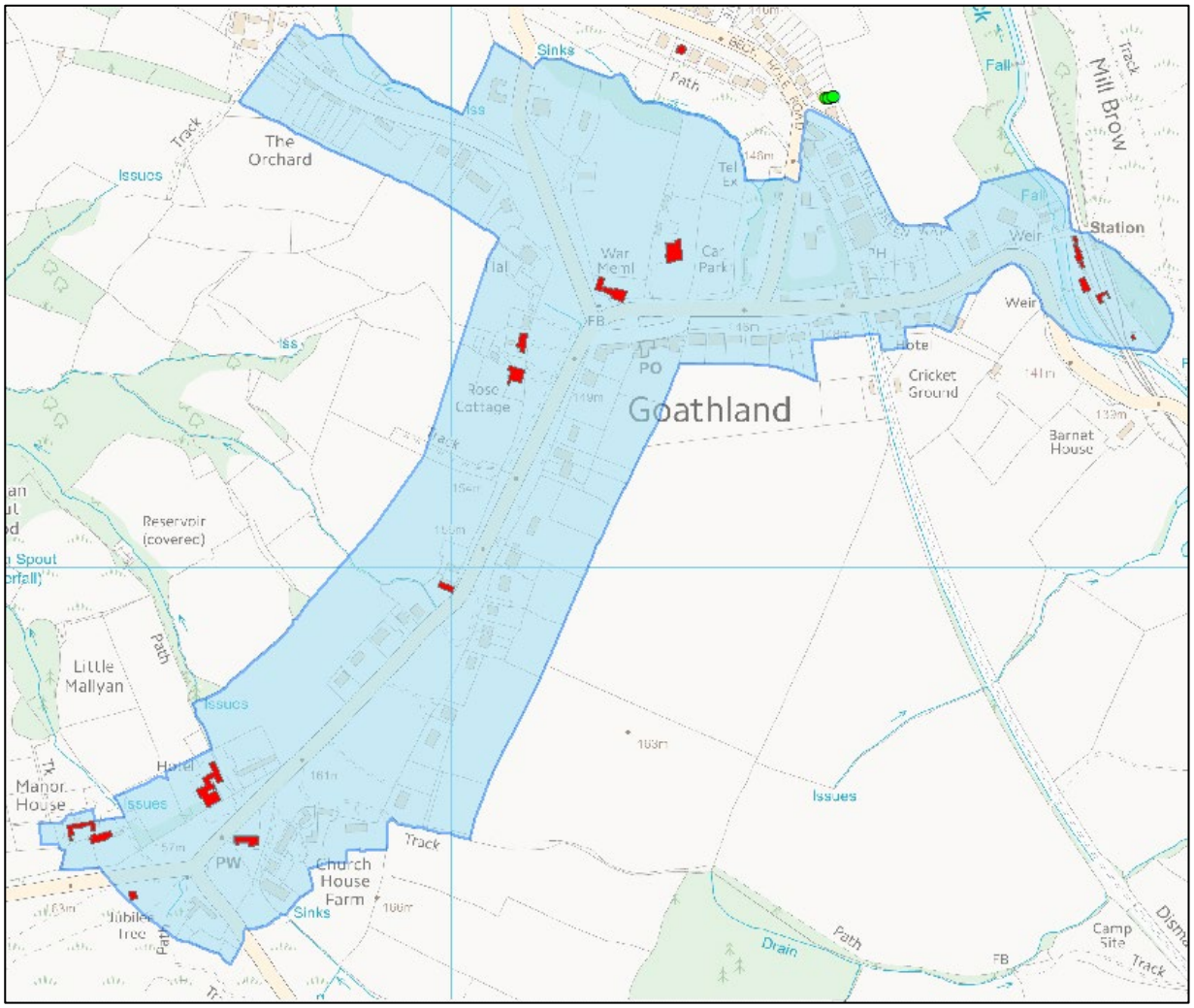

Figure 1 Goathland Conservation Area boundary in blue, listed buildings in red and Tree Protection Orders outside the Conservation Area in green

3. Introduction

The majority of the village of Goathland is a Conservation Area. Conservation Areas were first introduced in England in 1967. These places are protected under the provision of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which defines them as areas 'of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. There are over 9,800 Conservation Areas in England[1] of which 42 are in the North York Moors National Park. Goathland was designated as a Conservation Area in 1993.

Conservation Area designation manages gradual change in an area. Owners of residential properties often consider these controls to be beneficial because they can also sustain and enhance the attractiveness and the value of property within it. These controls include:

- the requirements set out in national and local planning policies for new development to preserve and enhance special characteristics of an area.
- control over demolition of buildings
- control over works to trees
- restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)

This report assesses those features and qualities, which give Goathland its own special interest and which can contribute towards justifying its designation.

It seeks to identify the character defining elements of the Conservation Area and describes the degrees of significance that can be attached to those elements such as the street plan, the open spaces, the vistas and views and the historic buildings. It then goes on to make recommendations on how to conserve and enhance those elements of significance and further recommendations to guide future management decisions and development proposals.

However, no appraisal can ever be entirely comprehensive and the omission of any particular building, feature or space in the village, should not imply that it is of no interest.

Figure 2 . Historic Aerial View of Goathland (the Goathland Hotel is in the background)

4. Location and Context

Goathland is a village and civil parish in the Scarborough district of North Yorkshire, England. Historically part of the North Riding of Yorkshire, it is in the North York Moors National Park due north of Pickering. It has a station on the steam-operated North Yorkshire Moors Railway line. North Yorkshire County Council estimates the population to be 430. Goathland is situated 152m above sea level and lies in a green basin surrounded by thousands of acres of moorland. To the Northwest runs a possible Roman Road[2] now known as Wade's Causeway which continues to be used by the local community. The moorland southwest of the village still retains a number of parallel holloways which are the fossilised remains of ancient tracks leading into the village; they head towards the site of the former church and the Inn. Most of these holloways are immediately outside the Conservation Area, although a small stretch near the village pound is included.

Figure 3 The Village Shops by Ebor Images

The moors are an important context and setting for the village, today they continue to earn income through grouse shooting. The deep forested valleys with picturesque waterfalls are now an important part of the local economy providing stunning scenery and attractive walks for visitors. Surrounding woodland would have been more extensive in medieval times, the woodland today is largely confined to the deep valleys. Much of the immediate landscape around the village has been through a process of improvement resulting in their enclosure and the addition of lime and drainage to create more productive land. In turn, a number of these

[2] The Roman period is about AD 43 to AD 450, however the date of this particular road is uncertain11

fields have been developed in the 19th- 20th centuries. Some 18-19th century field boundaries have been lost as fields have been enlarged, there is very little evidence of ridge and furrow around the village suggesting that it has been mainly pastoral with little arable production.

5. The History of Goathland

The origins of the village of Goathland are from a Hermitage which existed by c.1100 and located on land close to the Eller Beck and its tributaries where fresh water was plentiful. The low-lying position would have created a sheltered environment compared to that found higher on the moors.

The name Goathland first appears on documents dating to c.1110 when it was referred to as Godelandia and by 1252, it was shortened to Gotheland. The meaning is not certain but is possibly either Goda's Land or good land. The latter seems unlikely given the bleak moorland surroundings, but in either case the name is partly Scandinavian. An alternative explanation is that it refers to God's Land and could relate to the hermitage founded to serve the poor in 'Godelane' and referred to in documents dating to between 1109-14[3]. The settlement was not listed in the Domesday Book of 1086, so it appears that its earliest origins must post date 1086 but be before 1114. These early documents also suggest that the surrounding Lordship of Pickering was designated as 'forest' by King Henry in the 12th century[4]; this meant that special rules applied restricting what the land could be used for in order to create a hunting ground suitable for the king and his barons. The Hermitage was made exempt from these rules and allowed to retain their arable and grazing land and to use the forest to source timber, fuel and to graze their stock. The land (and the village) remained in the ownership of the king until Henry III gave it to his son Edmund, the Earl of Lancaster; through him it remained in the ownership of the Duchy of Lancaster (Hollings 1990, 7).

'Goathland is a very small village in the moors with a station on the Pickering Valley line. The houses are all modern and have largely increased of late years owing to the popularity of the district as a holiday resort. A modern farmhouse now represents the 'Abbot's House,' a former possession of Whitby Abbey. There is a Wesleyan chapel, and public elementary schools were built here in 1875. The extreme limit of Goathland parish towards the east is marked by Lilla Cross, a monolith some 7½ ft. high with a roughly cut head of Maltese form. It marks the junction of the townships of Fylingdales, Goathland, Lockton and Allerston[5]."

Historic documents suggest that the brothers at the Hermitage founded a chapel, called 'St. Mary at Godeland' in 1150 – this appears to have survived until 1821 when it was replaced with a new church on the same site. The church was located 1.5km to the west of the Hermitage,

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[3] Page 1923 refers to the documents being addressed to Archbishop Thomas who held that position 1109 to 1114, but other sources put the Hermitage at 1117. The documentation suggests that the Hermitage already existed and so could have lent its name to 'God's Land'

[4] Hollings 196?, Appendix I

[5] 'Parishes: Pickering': A History of the County of York North Riding: Volume 2, ed. William Page (London, 1923), pp. 461-476. British History Online

thus retaining the solitude of the Hermitage, but creating a new village centre. The church remains the focal point of the south end of the dispersed village. The Hermitage was subsequently put under the care of Whitby Abbey as it was struggling financially, it was given more land so that the rent obtained from it could be used to support the brothers.

Figure 4 The present-day church under construction on the right and the 1821 church on the left, shortly to be demolished to provide stone for the church tower

The Hermitage may have been converted into a grange for Whitby Abbey and was partly tenanted and partly farmed directly for the Abbey from as early as 1336 (Hollings 1990, 11). On the 22nd December 1538 Henry Davell, Abbot of Whitby, leased to Robert Cokerell of ' Godland' for eighty-one years at a yearly rent of 20s 'one fermehold in Godland called the Abbot House[6].' Abbot's House farm is now located well outside the Conservation Area.

[6] ibid14

Figure 5 Bank Top Cottage was a crossing keepers' cottage, for the railway which crossed the road at this point. On the left, the Goathland Hotel built 1877 (historic photo courtesy of Eileen Peirson)

The rest of the village evolved from a series of farms cleared from the surrounding forest land so that by the 15th century, the general settlement pattern of Goathland was set and would remain until the late 19th century. This clearance of land from the forest to create the farms resulted BY a reduction in available timber, but increased grazing land released by the Duchy of Lancaster (Hollings 1990, 34). The Dissolution of Whitby Abbey in 1539, only one year after the Abbot's House was rented to Robert Cockerell must have released any other monastic holdings into new tenurial relationships which could result in greater investment in local farms and buildings. However, most farms within the village did not pass into private ownership until 1604 when King James I and VI leased Goteland which then passed through a series of sales resulting in twelve farms being sold to occupying tenants. The farms now in private ownership were Sadler House, Pullen Hill House, Birk House, Goathland House, Goathland Mill, Cow Wath, Thornhill, Partridge Hill, Allan Tofts Farm and Beckhole, while the remaining farms were let to the customary tenants. This triggered greater investment in the farms and buildings leading to greater prosperity for some.

It was also about this time that wool production increased and so a number of houses had looms fitted to allow weaving to take place from home and exported out of the village; fulling mills were built on the Eller Beck and the Murk Beck. However, some intake land between the farms previously common land was now let to the nearby farms.

In 1520, prior to the Dissolution, there were eight households in Goathland and by 1620 the numbers had increased to thirty-seven increasing to forty-three by 1685 (Hollins 1990, 47). These figures suggest greater prosperity generally and an increase in building, but it is worth noting that two of the households in 1685 were excused paying the hearth tax because of poverty. The increase in outright ownership was the start of a shift in the social character of the village with gentlemen farmers, yeomen, craftspeople, small holders, and poorer labourers.

By 1615, the village had three inns. The Wayside Inn replaced the hospitality previously provided by The Hermitage near the Abbot's House, the Chapel Inn (later the Cross Pipes) was located near the church at the south end of the village and the Beckhole Inn (later The Lord Nelson) was located near Beckhole outside the Conservation Area.

Church records show that by 1743 there were 44 families in the village[7] and in that year the Abbot's House was also rebuilt. A house was built on the common near the Chapel for a homeless woman in 1739 and included some land; the house would remain in the ownership of the township specifically for the poor but has since been demolished. The church registers outline the main occupations of Goathland residents from the 18th century onwards.

The majority were farmers or yeomen, but three other industries featured including fuller, bleacher and weaver pointing to the flax or woollen industries. Collier as a profession features occasionally where coal was dug from the surface above Water Ark and taken to Pickering to fuel lime kilns, returning with lime to help improve the agricultural land. This was also part of the process of enclosing the land around the village to improve the regular green rectangular fields that separated the village from the open moorland today.

Other occupations were typical of any pre-industrial villages and included innkeeper, millers, blacksmith, joiner, cooper, shoemaker, tailor and occasionally a school master. At that time there was no official endowed school, but a small school taught by a weaver who instructed the children in the Christian religion.

The combination of one profession alongside another was relatively common[8]. The Swales family were smiths at Goathland from the late 18th to the twentieth centuries; they travelled around farms as far as Ravenscar and they had two forges in the village, one at each end[9].

[7] Hollings undated, 8 and Appendix XIII and Hollins 1990, 48

[8] Hollings undated, 6-7

[9] Hartley and Ingleby 1972, 113 and Hollings 1990, 55

Figure 6 Painting of the village green by local artist William Henderson (1844-1904). Note the turve stacks that appear and a thatched long house to the left (photo courtesy of Eileen Peirson)

A schoolhouse was built in 1808, paid for by public subscription and time in kind by local residents. A piece of common land was enclosed and let out in order to raise money to pay for the Master's salary and some school fees. This school was replaced by another in 1875 and the sun dial moved from the old building to the new one[10]. This is currently outside the Conservation Area.

The present-day church was built in 1896 and replaced an earlier one that stood alongside it dating to 1821. This in turn was a replacement for the chapel that was founded by the Hermitage brothers in the 12th century and was probably located on the site of the 1821 church. The present church was constructed using stone freely given from Mallyan Spout quarry on the condition that the new church was located near its ancient site (there had earlier been proposals to move the church to a more central position). The Duchy of Lancaster donated a piece of common ground next to the existing church for the new one to be built. The older Georgian church was dismantled to provide the stone for the new church tower[11]. The associated vicarage, some distance to the northwest had been built in 1869 and subsequently became known as The Grange. This was more ostentatious than the church with neo-Gothic windows and doorways. The Church of England felt threatened by the growing popularity of non-conformism and was in a flurry of rebuilding and constructing new churches in places that had previously had none in the late 19th century; the Rev. Hare's desire for a new building was

[10] Hollings 1990, 61
[11] http://www.goathlandstmary.com/history.html [accessed 010217]

part of this trend. Goathland's new Primitive Methodist chapel was located in the crossroads to the north and was a small modest building with its gable facing the road. By the 19th century the parish consisted of about 67 houses and the census returns from 1811 started at 270 people, gradually increasing to 381 by 1841. In 1840.

The village population increased significantly from 1841 with the introduction of the railway. The railway was first opened at Goathland as part of the horse drawn Whitby and Pickering Railway of 1836 where it used the Beck Hole incline to negotiate the steep hill. An early two-hole stone sleeper from this incline has since found its way to the centre of the village near the Goathland Hotel and another has been moved to the present day Goathland Station. Bank Top House was the former Crossing Keeper's Cottage and is inside the Conservation Area, but much altered. The original Goathland station was located at the head of the incline (now a listed building), where there are still some York & North Midland cottages, together with a single Whitby & Pickering one. The Northeastern Railway retained the old route (including the incline by Becks Hole) until summer 1868 and today it is now used as a public right of way.

The present-day station and its collection of buildings (originally known as Goathland Mill) is on the deviation line opened by the Northeastern Railway in 1865 to avoid the Beck Hole Incline. They now form a distinctive group of buildings, painted in NER colours, and huddled together in the valley bottom, contrasting with the dispersed pattern of settlement in the rest of the village. The presence of the railway made Goathland more accessible to visitors, particularly from the 1860s; the picturesque Mallyan Spout waterfall being a particularly attractive place to visit. Large hotels were constructed at both ends of the village to accommodate visitors arriving by train or intending to view the Mallyan Waterfall. The Goathland Hotel was built in 1877, and a Hydro was built later for health-conscious visitors. In 1884 water was piped into the village from a new reservoir supplied from three springs above Moss Slack. This was delivered to six standpipes by the roadside until 1900 when water began to be piped into village houses and the school yard. A golf course in 1890 was built on the wide grassy green at the north-west end of the village. Grand Victorian and Edwardian houses sprung up along vacant intakes with all the architectural pretensions fashionable at the time and very fine views of the moors.

6. The 20th Century and now

A number of houses were built in the 20th century in some of the remaining intakes between the farms; these houses could take advantage of the new main electricity supply brought into the village in 1948. Although the railway was axed in 1965 it re-opened six years later as the North York Moors Historic Railway and brought many tourists to the village. A car park was provided from 1966 and public conveniences built. Farmers still retain common rights to graze stock in the fields in the village and up on the moors as they have done for centuries, sheep being a common sight in the centre of the village. Any recent development has been on the smaller scale and mainly of rear extensions to current buildings. In the later part of the 20th century 5 bungalows were built on The Green, which carried on the build line from the village shops to the Goathland Hotel and the rest of the development around the station. In 2006 Memorial Cottages were built opposite from the grade 2* listed St Marys Church. These are of a good design and in materials that reflect and blend in with their historic surroundings.

Figure 7 . The Green towards the Goathland Hotel, photo by RJB Photography

7. Historical Maps

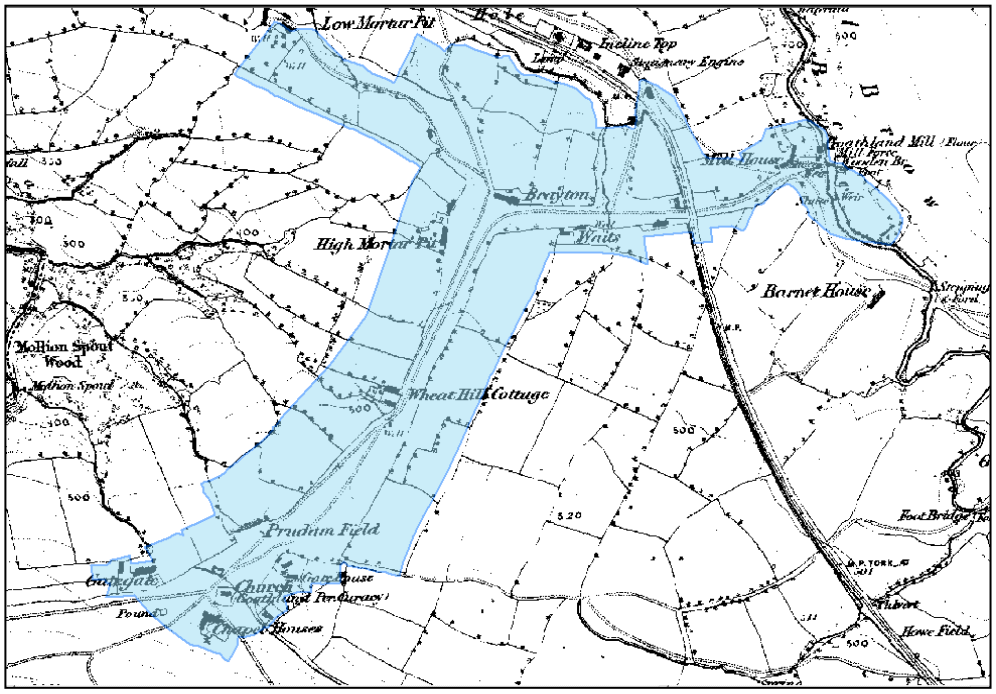

Figure 8 The 1st edition OS map showing the village around 1849

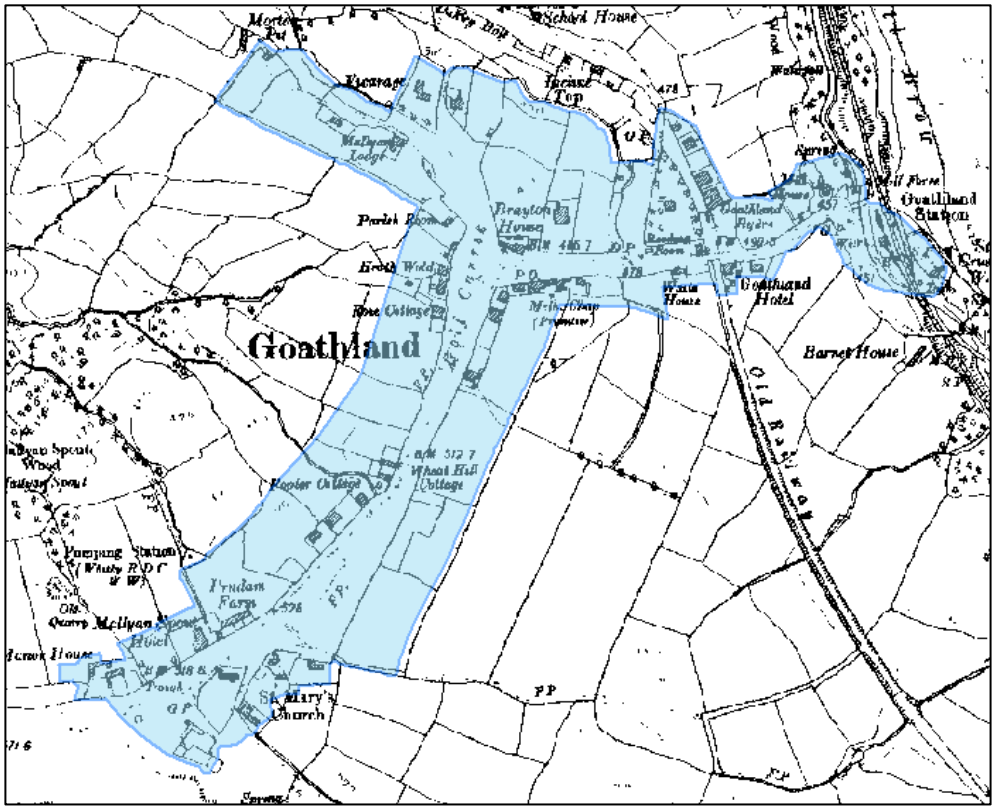

Figure 9 OS map 1892. The village still consisted of a dispersed settlement; the railway evolved from being an active element to an 'Old Railway'

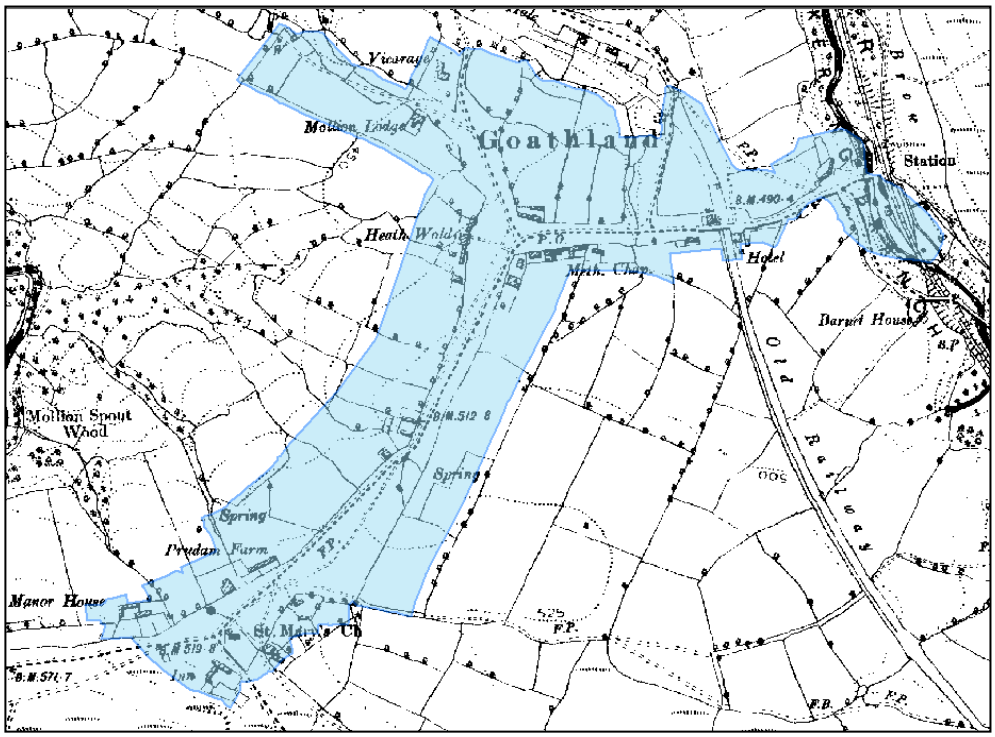

Figure 10 OS map surveyed 1910. Plots were gradually filling along the main road which had also been turned into a golf course. The old railway was also now used as a road with development taking place alongside it

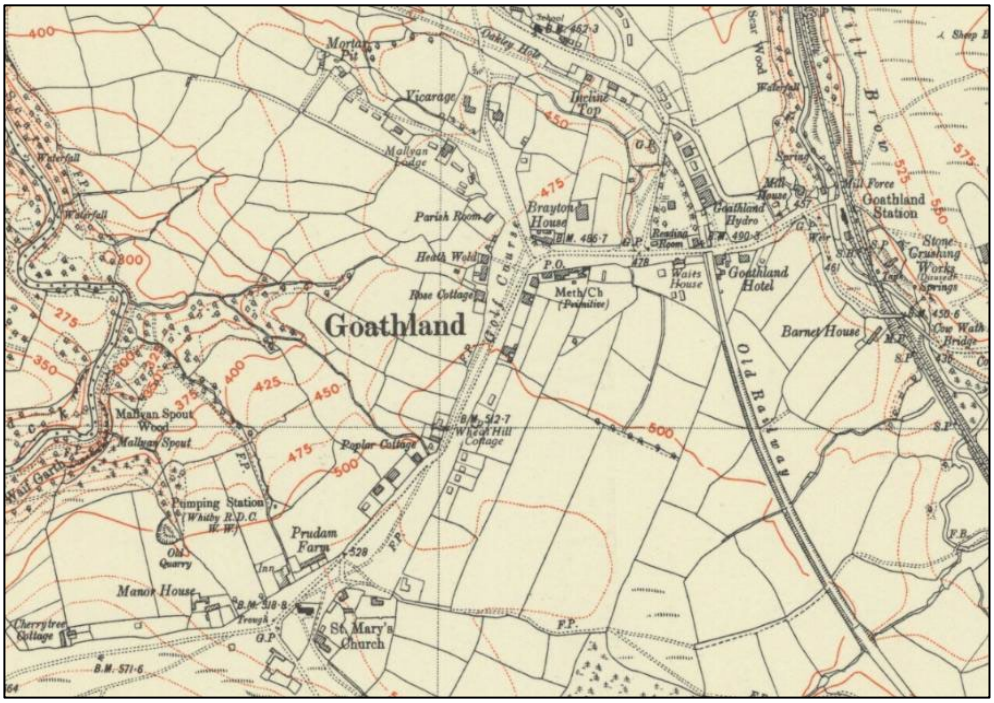

Figure 11 The OS map surveyed in 1950 showing development now beginning to fill the plots between the church and the crossroads at Brayton House

8. Settlement Form, Boundaries and Green Spaces

8.1 Settlement Form

The creation of the Hermitage in the 12th century was responsible for the settlement's origins, but the secular nature of The Hermitage meant that it did not attract development around it. Instead, it evolved into Abbot's House Farm and remains well outside the village and the Conservation Area even today. It played an important role in the founding and possibly the naming of the village and so Abbot's House Farm should be considered part of the village's historic interest and setting, but as a former Hermitage, set apart from the village boundary.

The village of Goathland grew up around the church to the south and the watermill to the northwest, consisting of a few farms scattered along a ridge of drier ground. At the south end, the buildings included the typical village requirements of a church, a farm, a village pound and by the late 19th century an inn and a scattering of farms along the road to the north. The layout of the village does not appear to have been planned but instead has evolved as additional intakes of common land were improved and ultimately developed. The presence of the railway appears to have been responsible for a shift in the village towards the northeast. However, from the late 19th century, much of the new development was designed to fill available intakes and many faced west so that views of the moors could be appreciated from the new villas and bungalows. The 20th century introduced some new styles of layout such as a curved grouping of houses north of the church, but because they were well set back from the road, they have retained the distinctive character of open grassy spaces. The majority of properties are set back form the roadside by large grass verges or open land. With the exception of the village shops around The Green which are back of pavement. The build line follows the gentle

curvature of the road which acts as an almost 'backbone' to the village from the station to the Church.

Considerable Significance

- Separation from the Hermitage site
- Dispersed development with views of the moors
- Clustered buildings around the church and at the station
- Undeveloped intakes
- Open green spaces between and to the front of dwellings
- Central road running through the village

8.2 Green spaces

Pevsner in 1966 described Goathland as a 'Friendly open village with houses along a Green of no special shape'[12]. The role of green spaces is important in defining the character of Goathland. The greens are not 'neatly managed,' but are wide, wind-swept pasture, more agricultural than residential in character. The evolution from dispersed farmsteads to village has been a slow one until the 20th century and consequently, there are many open green spaces of rough pasture between houses and farms, each linked by rough tracks and stone paths that cut across the greens. Twentieth century development sought to fill the gaps between the two ends of historic Goathland, but sufficient open space remains, along with traditional field boundary walls, complete with at least one sheep stoop.

The stone trods that provided a firm surface for travelling through the village away from the roadside are an important part of the village's architectural and historic interest. The grassy surfaces on either side are often boggy and the presence of the stone trods suggests that it was ever thus. The narrow nature of the trods means that no carts could be used along their surface, but they were only suitable for foot traffic or a single pony. The trods have been recently re-exposed along the west side of the main road but are close to disappearing beneath parts of the village green and are almost missing entirely nearer the church greens. It is clear from historic photographs that many have been paved over. Late 19th/ early 20th Century development saw grand village homes built facing the roadside, neatly behind large well-manicured gardens, surrounded by low boundary walls. Spaces between properties ranges from large intakes to sizeable gardens, all adding to the 'open nature' and rural character of Goathland.

[12] Pevsner 1966, 171

Figure 12. Photo of the green spaces at the entrance to Goathland

Considerable significance

- Wide grassy verges and greens
- Un-made tracks and stone trods
- Flags around farms and flags and setts
- Flagstone ‘backbone’ path running from the Church down to the Station.
- Large gardens and off-street parking

No significance

- Tarmac drives

8.3 Boundary Treatments

Figure 13, 14 & 15: A variety of boundary types. Left to right: a dry-stone wall with blocked sheep stoop; ornate iron garden railings on a dwarf stone wall; an ostentatious gate pier at an entrance drive

Boundary treatments are predominantly traditional rural. Stone walls with timber field gates form the boundaries along the main road and act as curtilage around farmsteads. At the former Chapel Houses, the buildings sit straight on to the surrounding moor and along the west side of the main road, a dry-stone wall retains its enclosure form complete with now blocked sheep stoop(s). Elsewhere, post and wire and post and rail fences retain the agricultural character associated with the agricultural nature of the surrounding land. The north end of the village also has some low drystone walls, reinforced with hedging or trees and these too help to reflect a time that this land was pastoral. Some of these walls are almost entirely grassed over and possess a great patina of age.

The Victorian period introduced more ornate style boundaries to the new villas; these were mostly low stone walls topped with ornate wrought ironwork. Substantial stone gateposts were added to entrance points, sometimes with the name of the house carved on to them.

Some 20th century suburban development has made use of brick boundary walls, but these are not characteristic of the village and should be resisted in new development.

Considerable significance

- Dry stone walls (with or without hedges) and mature trees
- Lack of enclosure such as, at Chapel House
- Mortared low stone walls with ornate iron railings or copes
- Stone gateposts (some with names carved on them)

Some significance

- Sheep stoop
- Dressed boulders on gatepost corners (to protect from turning vehicles)
- Post and wire fencing

No significance

- Brick or concrete walls

Opportunities to conserve and enhance

- Tracks across the greens to houses should not be surfaced in urban or suburban materials but retain their un-made appearance. Limestone chips or gravel as dual wheel tracks allow the grass to grow between and offer a potential solution
- Stone trods should be retained and managed to ensure that turf does not grow over them
- Open grassy areas are an essential part of the character of the village (apart from around the railway station) and future development should seek to retain these and the largely dispersed settlement pattern
- Agricultural features such as stoops should be retained in the dry-stone walls
- Stone flags around old farmsteads should be protected and historic gateposts retained
- The use of stone flags as a traditional surfacing material where required to protect the grassy verges, would not detract from the historic character
- The choice of boundary treatments should remain traditional and match those in the village already
- The separation between Abbot's House and the rest of the village should be sustained to reflect the origins of the village as a hermitage

9. Archaeology

As the village has slowly evolved and remained sparsely occupied until the mid-19th century, the potential for buried archaeological remains is highest around the pre 19th century farms and mill and at Abbot's House farm outside the Conservation Area. The site of the former church is also of high archaeological potential but is now under the graveyard. Former field boundaries can be discerned from aerial photographs, but extant ancient field systems are most visible outside the Conservation Area. The Conservation Area is therefore of limited archaeological interest.

Opportunities to conserve and enhance

- In line with National Planning Policy (2012), developments within the Conservation Area may need to be informed by archaeological work and in some cases, further archaeological excavation carried out before or during development
- Similarly, developments affecting historic buildings may need to be informed by a Statement of Significance

10. Vistas and Key Views

In a nutshell: moorland views and backdrop, pantiles within trees, mock Tudor gables.

The surrounding moors play an important role in the character of the village and in the decision of people to come and live here, particularly from the late 19th century. They form a backdrop to almost every internal view in the village and external views looking in. The moors offer a magnificent backdrop to the villas, particularly on the west and north sides of the village and to the church. The development along the east side of the main road during the Victorian and Edwardian period appears to have been chosen for the wide views across open moorland and houses were furnished with large bay windows to help appreciate them. The moors also form a backdrop to views of the station and can be enhanced with the addition of steam from a passing train. The undulating ground means that only the moorland itself dominates the church tower which sits in a basin. Views into the village from the surrounding moorland approaches are predominantly of hedge lined pastures and trees interspersed with red pantile roofs and stark black and white mock Tudor gables from Victorian and Edwardian villas.

The importance of views within the village can be seen in the large number of seats provided where views, mostly of the moors, can be found. The two areas mostly photographed (and therefore valued) by visitors today are the Mallyan Spout waterfall outside the Conservation Area and the station with the combined picturesque qualities of steam trains and cascading waterfalls.

Considerable significance

- Moorland views and backdrop
- Cascading pitched red pantile rooflines nestled within trees
- The church tower dominated by moorland
- Steam trains and waterfalls

Some significance

- Mock Tudor gables

Limited significance

- Public seating of various types

Opportunities to conserve and enhance

- Any future changes within the village need to preserve and enhance the impact of existing views out towards the moorland
- No new building or structure should dominate the church tower
- The positioning of street signs needs to consider the impact on views
- The impact on any of the views shown in figure 15 should be carefully considered in any future development

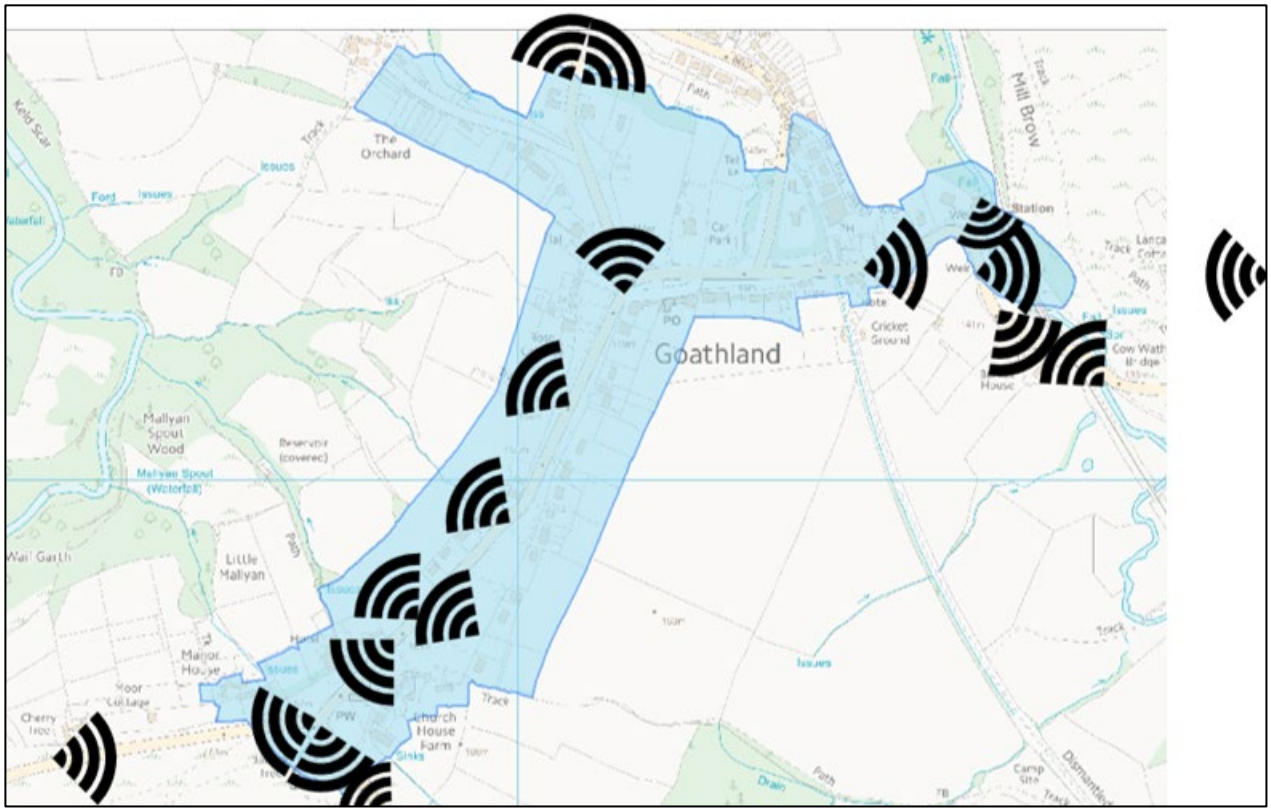

Figure 16. Some of the most significant views towards, from and within the Conservation Area that merit conserving

11. The Buildings of Goathland

In a nutshell: Modest, sturdy dwellings contrasting with Victorian neo-Gothic and mock Tudor villas and bungalows.

There is very little evidence of the form of buildings in Goathland prior to the 19th century. In addition to the Hermitage, there are references to a mill in 1210 for grinding corn and it appears that there was also a church of St. Mary in the 12th century which later sat under the jurisdiction of Pickering parish. The mill remains but is a much later structure nestled in the river valley, while the church has been rebuilt three times. The earliest buildings in Goathland appear to have been made partly of locally sourced timber, usually oak to support the roof and sandstone walls; the Hermitage was given thirty-six trees in 1494 from the surrounding forest for repairs and rebuilding which included three pairs of crucks[13] for a new building which was part of the grange. This was probably single storey and possibly a typical longhouse. Other examples of longhouses have been recorded at Over Mortar Pits built in 1520 and Murk Side[14]. At Thornhill Farm, a cruck possibly dating to 1672 is encased in a later stone building of 1699. The longhouse had domestic accommodation at one end and pigs or cattle under the same roof at the other, separated by a partition wall. A fragmentary inventory dated 1672 for John Pearson of Goathland at Thornhill Farm, documents his house in 1672 as having a hall, kitchen,

[13] Y-shaped timbers used to support the roof internally
[14] Hartley and Ingleby 1972, 11

great and little parlours (possibly a single subdivided room) and two upstairs chambers[15]. Cottages were often made with crucks to support the building but in 1788, William Marshall recorded that oak was no longer used in house building except for door and window lintels, wall plates and some few other purposes (Rural Economy of Yorkshire).

Figure 17. Early 20th century photo of Heathwold House with thatched buildings alongside. Heathwold House was the home of local artist William Henderson in the 1890s (photo courtesy of Eileen Peirson)

Roofing materials would also be locally sourced and in Goathland, heather was used. By the 16th century the church (referred to as a chapel)[16] was falling into disrepair; the records stating that the "chapell lacked some reparacion in thatche…"[17] This suggests that thatch was the common roofing material at least prior to the 16th century and presumably used heather from the surrounding common moorland. Cottages were described by W. Stonehouse in Tom Keld's Hole (1880) in the late 18th century as a "thatched, low-browed, whitewashed" inn formerly near Abbot's House, Goathland, where "the furniture, particularly a richly coloured oak bridewain, had been beeswaxed and rubbed to a high state of polish"[18]. At Thornhill, a photograph dated 1868 shows the building with a thatched roof that has a lower eaves line and

[15] Listed building description 1320/0/1001334
[16] It was later referred to as a 'field church' by which was meant it did not carry the rights of burial which only existed at Pickering church. However, there were practical difficulties in getting the dead to Pickering over the moors and so permission was obtained in 1635 to bury the dead at Goathland chapel, although in reality burials must have had to take place there unofficially prior to that date (Hollings undated, Appendix XI)
[17] Hollings undated, 3-4
[18] Hartley and Ingleby1972, 11

a steeper pitch than the current roof[19] and photographs from the early 20th century show houses in Goathland with their surviving predecessors still standing alongside them.

In addition to heather thatch, rye or wheat straw could be used or a combination. For example, the village poor house built in 1739 was a typical 30 ft. long house, one storey high, and a roof thatched with heather and straw.

From the mid-18th century old whitewashed, thatched houses began to be replaced by two-storied, modest sized, four square, Georgian style farmhouses, most separate from the now extensive farm buildings. Red pantiles were introduced from c.1740 and gradually replaced the heather thatch. These were imported from Whitby, where a tilery was subsequently established. Tiles were also produced near Pickering and later still (1850) from Loftus[20]. Red pantiles remain the distinctive roofing material of Goathland and make a colourful impact on distant views of the village.

Sandstone was obtained from the local quarries including one at Mallyan Spout. The stonework in these older properties was coursed and roughly dressed, or occasionally with a more formal dressing pattern such as herringbone, with the highest quality dressing to the window and door openings. This was distinctively different to later Victorian ways of dressing stonework which could be more ornate with tooled margins, or often with rock face finishes.

Hollings (1990, 36) portrays an evocative image of Goathland in the early 16th century:

"…well defined paths trodden by friends and neighbours linked up the irregularly spaced houses. Except to church and mill there was no great amount of traffic. Of the holdings little could be discerned, their heather thatched roofs so blending into the earth that they were one with it, hummocks sprinkled over the moor. Only rising smoke with its sweet smell of burning wood and turf betrayed them."

New houses of stone were sometimes built alongside the old houses in the mid to late 17th century and then the old houses were turned into barns; this process can be seen at Thorn Hill, Goathland[21] where a domestic house appears to have been converted into agricultural use very quickly, possibly associated with the decline in fortune of the Pearson family[22]. This house is over a kilometre southeast of the Conservation Area, but this process of converting domestic buildings into agricultural use almost certainly took place in the village too.

The building stock in Goathland has a long tradition of being modest and without architectural pretensions. In 1664 only one house in Goathland was assessed as having more than one hearth; this was a house belonging to a gentleman who had two hearths[23]. The church built in 1821 was also modest with plain elevations and Pevsner (1966) described the present church

[19] Listed building description 1320/0/10013
[20] Hartley and Ingleby1972, 6-736
[21] Hartley and Ingleby1972, 4, 82
[22] Listed building description 1320/0/10013
[23] Thirsk 1984, 7437

as ‘Pleasant and unassuming’. The architect who designed the church specifically sought to design the building to reflect the moorland environment:

"The qualities of simplicity, breadth and sturdiness were felt to be especially required for such a bleak moorland situation and were aimed at in the design".

(Mr Walter H Brierley, Architect, York writing of his design for St. Mary’s)

Figure 18. Agricultural architectural features. Left: slit vent windows reflect earlier use for livestock. Centre: a 1740 rebuilding of an earlier cruck longhouse with cross passage. Right: dovecots survive in some gable ends

Despite the replacement of locally sourced materials with some brought in from wider afield, a few examples of low whitewashed cottages and heather thatched roofs survived until the early 20th century, such as Tom Keld’s Cottage at Over Mortar Pitt House which was built around 1520 and last used in the 1920s. No thatched buildings survive today and so they are no longer defining characteristics of the village. The farm at Brereton Corner does survive however, although it has been subdivided to form two houses. This is a fine stone farmhouse which probably was a rebuilding of an earlier (pre-1740) cruck constructed long house with a typical cross passage. It has stone mullioned windows and a later catslide roof (with a kneeler halfway up); the original roof pitch sufficiently steep to have had a thatch roof. The building has a prominent position on the crossroads and makes a significant contribution to the townscape’s historic character. It is justifiably listed at Grade II* but the extent of survival of the pre-1740 structure is probably far greater than the listing suggests and merits more detailed study.

Figure 19. Typical stone cottages, formerly known as Chapel Houses (c.1855) and the Cross Pipes Inn (c.1909) – Photo by Ebor Images

Other fragmentary remains or earlier buildings survive at Manor House, predominantly 18th century, but a date stone of 1668 found in the garden hints at an earlier building on the site. An unlisted collection of buildings, formerly the Cross Pipes Inn (in the mid-19th century), but retaining a number of architectural features that may be earlier, may merit listing. Sitting in a prominent cross roads location with no boundaries and featuring blocked openings and redundant architectural features plus distinctive 19thcentury mullioned windows (referencing Tudor window design), cascading levels of pitched red pantile roof to the rear with water tabling, it makes a strong contribution to the historic character of the village, although one of the buildings has suffered from modern window and door detailing and a consequent loss of historic character. The use of flags for surfacing in the immediate environs also contributes towards the interest as do the outbuildings which retain agricultural character.

The majority of buildings in Goathland are 19th and 20th century, however. By the mid-19th century, the few buildings that existed were predominantly farmsteads at Prudam Field, Wheat Hill Cottage, High Mortar Pit (now Rose Cottage?), Brayton, and Waites. Some agricultural character survives in the form of long ranges of buildings originally consisting of farmhouse and outbuildings, sometimes with slit vent windows and dovecotes in gable ends.

The Church, Manor House, Village Pound, and the inn were located at the south end, and at the north, there was a small cluster of development based around the Mill, the Railway and a Primitive Methodist Chapel built in 1861. As buildings were updated, extended, or replaced, local materials would be recycled. For example, the village Poor House had been rebuilt in 1799[24] but burnt down later. When the parish church was demolished to make way for a new

[24] Hollings 1990, 50

one finished in 1821, building materials not reused in the new church were recycled to rebuild the Poor House. Out of the salvaged materials, the overseer John Collinson managed to scrape together enough stone and funds to build three houses for the poor. When the 1821 Church was replaced with a larger one, its stone was used to make the new church tower. Before the railway brought in new building materials, it always made good economic sense to reuse stone that had already been quarried and dressed. Consequently, some of the herringbone patterned stonework from the 1821 church also found its way to Nesfield and Mulgrave Cottages designed by W. H. Brierley (who designed the church) for Mr M. McEacharn[25] but herringbone marked stonework can be seen in other places, such as the boundary wall at the mill.

Figure 20. Nesfield and Mulgrave Cottages designed by Brierley c.1896

The opening of the railway in 1836 not only encouraged more building, but it made possible the importation of building materials from elsewhere and an influx of building designs that came from national ideas of what the fashionable house should look like. However, it was not until the railway was extended to its present position in 1864, that the real impact on the building type was felt. As the village became the focus of day trips and longer stays, there was a demand for more buildings to provide hospitality, or retirement and second homes. This led to a distinctive shift in architectural styles, especially along the north end of the village resulting in tall Victorian buildings ornamented with bargeboards and finials and sometimes referencing earlier architectural styles such as Tudor and Gothic; the village's modest architectural character was gradually diminished, but the architect who designed the new St. Mary's Church in 1898 still strove for simplicity. The new station had a coal and lime depot to deliver fuel to the Victorian homes that no longer used peat and the limestone was required for new building as well as agricultural improvements.

The railway was also responsible for the creation of railway style Victorian architecture such as Moor Crossing built as cottages for railway workers who manned the gates at the level crossing, Incline Cottages and, the present-day Victorian station designed by Thomas Prosser. While the core of the village was around the church prior to the railway, the village shifted its core to the north end where the chapel has now been converted into a tearoom and sits alongside a series of small shops. The village war memorial sitting within a green space creates

[25] Information from listed building description, LB 32757740

the impression of the village centre, but the farm at Brayton, sitting in a prominent position on the crossroads, still exudes agricultural and historic character.

Walter Henry Brierley (1862–1926) was a York architect who practised in the city for 40 years. He joined the firm James Demaine when he came to York – this company had been established by the renowned 18th century architect John Carr who designed over 200 building mostly in Yorkshire and the northeast. Brierley took over the practice in 1899 and by then he was referred to as "the Yorkshire Lutyens". He is also credited with being a leading exponent of the "Wrenaissance" style - incorporating elements of Christopher Wren. Brierley's works include civic buildings, churches, schools, and private houses and are located mainly in York, North Yorkshire, and the north of England. He was responsible for over 300 buildings between 1885 and the time of his death in 1926. Goathland is particularly rich in Brierley's work, and his architectural styles make a significant contribution to the Conservation Area. He enjoyed bringing together different styles such as Jacobean, Queen Anne, Vernacular, and neo-Georgian, but his work was predominantly Arts and Crafts[26] and good examples of all of his styles are to be found throughout the Conservation Area.

Buildings in Goathland by Brierley include:

- Church of St. Mary 1894-96. Listed Grade II*
- Nesfield and Mulgrave Cottages. Listed Grade II. Two houses. c.1896 (with later alteration and extension) for Mr M McEacharn. Herringbonetooled sandstone re-used from parish church of 1821, replaced 1894-96 by Church of St. Mary
- Brereton Lodge. Listed Grade II. Shooting lodge, now house. C.1902 for W. Brooke
- The Mallyan Spout Hotel. Listed Grade II. Date d 1892; part demolished, rebuilt, and extended c.1935. By Demaine and Brierley for M.D McEacharn

The Borthwick Institute in York holds an archive of the Atkinson Brierley architectural practice, a practice that lives on as Brierley Groom, the oldest architectural firm in the UK having continuously practised since 1750.

One of the most distinctive styles in the village is the late 19th and early 20th century Arts and Crafts buildings of which there are many. This was particularly popular with Walter Brierley an architect who appears to have designed a number of the buildings (see insert above) but was also continued along the Orchards where another house dating to 1897 was built for a German classical pianist Christian Gotlieb Padel and a later row of cottages built in 1921 each with a plot including an orchard. These houses stand out because of simple detail referencing earlier styles and the use of reproduction mullion and transom windows, handmade iron door furnishings, and leaded glass.

The twentieth century has done much to dilute the agricultural character and has introduced a variety of materials and suburban styles of housing, not all of which make a positive contribution. However, the early 20th century semi-detached houses on Mill Green Way,

[26] This was a movement which reacted against mass production and industrialisation and instead used traditional craftsmanship and revived medieval architectural styles.

mostly built by 1914, developed north of the Hydro, retain some fine Edwardian features and create a homely scene of varied roof lines, and a combination of white render and red brick, all topped with red pantiles and each with a view across a pasture field. Many traditional windows have been lost, but a few oriel windows on the gables cling on and half glazed early to mid-20th century timber doors help to conserve historic character. Elsewhere, the mid-20th century developments have often resulted in a loss of local distinctiveness.

Considerable significance

- Pitched roofs and red pantiles, cascading rooflines, and chimney stacks
- Predominant materials in sandstone and timber (also cast iron near the station)
- Farmhouses and outbuildings
- Dovecotes and slit vent windows
- Traditional window and door types
- Victorian and Edwardian villas and the contribution by Brierley
- Railway buildings

Limited significance

- Recycled building materials

Opportunities to conserve and enhance

- All new development should remain modest in scale and retain the dispersed settlement pattern of the village
- Sandstone, timber, and red pantile are the characteristic building materials which should be reinforced in all new development
- Pitched roofs are characteristic and flat roofs would be a negative feature
- The removal of permitted development rights (an Article 4 Direction) would help to conserve and enhance the special interest of the Conservation Area by restricting the use of plastic windows and doors and modern roofing materials
- Further research could take place into the contribution by Walter Brierley of the distinctive architectural style of the village

12. The little details

In a nutshell…fingerposts and gateposts, memorial to war loss and seats with memorials. Railway heritage revived and forgotten. Traditional lampposts and stone trods. Date stones and guard stones, sheep stoop and sheep grazing, dovecots, and weathervanes.

Historic and architectural interest is derived from small features that individually might make little impact, but collectively, contribute considerably to the character of a village. These are the sorts of things that add local distinctiveness and texture to the built environment and, often, a sense of connection with history – these can all too easily be overlooked, replaced, 'improved' or ignored, adding to a subtle sanitisation and erosion of local distinctiveness. These are the sorts of things we do not always notice until they are gone.

Figure 21. Maintaining the stone trods is an ongoing task; this photo dating to the 1960's (photo courtesy of Eileen Peirson)

One of the most prominent features is the war memorial near the shops which is based on the Lilla Cross which is located 5 miles away[27]. This has taken on the appearance, at a distance, of a market cross, set within a wide grassy, but boggy area. Traditional cast iron fingerposts also contribute towards the historic character of the village as do the plentiful stone trods across the wide grassy spaces. These grassy spaces are also endowed with many public seats of various designs and ages and often fixed with a commemorative plaque to late residents who previously enjoyed the views.

Much less visible is a scattering of other minor structures. A stone trough and another repaired in concrete adjacent are to be found near the car park and an abandoned two-hole stone sleeper complete with chair[28] near the Goathland Hotel is an unappreciated testament to the world's early railway technology. Throughout the village, several crudely dressed redundant stone gateposts are evidence of former agricultural land use.

[27] The Lilla Cross was allegedly a Bronze Age monolith turned into a Christian cross to commemorate the death of a 7th century thane, Lilla, who died trying to save the life of King Edwin (Peirson undated, 6)

Figure 22: Traditional cast iron finger post and The Goathland Village War Memorial, photo by Mark Bulmer

Only a few buildings have date stones, and a few have ball finials added to their gates and boundaries. Victorian rooflines were endowed with detailing such as finials and barge boarding. They also introduced stone pillars with the names of their houses engraved on them and intricate iron railings that survived the depredations of the Second World War.

The railway area has a far greater number of minor features that reinforce the station's historic connections with the Northeastern Railway, and this is considered in more detail in the Railway Character Area.

Considerable significance

- War memorial
- Bargeboards and finials
- Gateposts and NER bollards
- Two-hole sleeper stone
- Cast iron signage at railway station

Some significance

- Date stones
- Horse troughs
- Traditional style lampposts

- Cast iron fingerposts

Limited significance

- Public seating
- Wall mounted lamps

Opportunities to conserve and enhance

- The loss of minor historic features can cause harm to the historic interest of a Conservation Area and so they should be actively managed
- Victorian public seating was designed so that the iron elements could be reused when the timber elements became worn out. This sustainable approach to long term management should be adopted on Victorian seating
- Redundant gateposts have become characteristic and should be preserved
- Traditional street lighting and finger posts should be retained, but the lampposts are needing new paintwork
- The stone sleeper and chair are vulnerable to theft and could perhaps be better located near the railway where it can be included in interpretation
- The diverse range of designs of public seating is not harmful and any attempt to harmonise designs should be resisted

13. Character areas

13.1 St Mary's Character Area

This character area consists of a cluster of buildings around the church representing the historic core of the village. The planform is of no particular layout and has simply evolved over time around two farms, one of which has been an inn. Consequently, there is an attractive higgledy piggledy quality to this area with pretty pitched pantile roofs of varying sizes and orientations enhanced with kneelers and water tabling. Views into this character area are of red pantile roofs (some with weathervanes) shrouded by trees and stone wall boundaries, grassy spaces, and grazing sheep, all with a backdrop of the moors.

Views of the church tower are shrouded by trees, and it is set within a pretty tree and stone wall-lined graveyard on the site of the former church. The church sits within a sheltered basin and so the moors form a backdrop to it and dominate it.

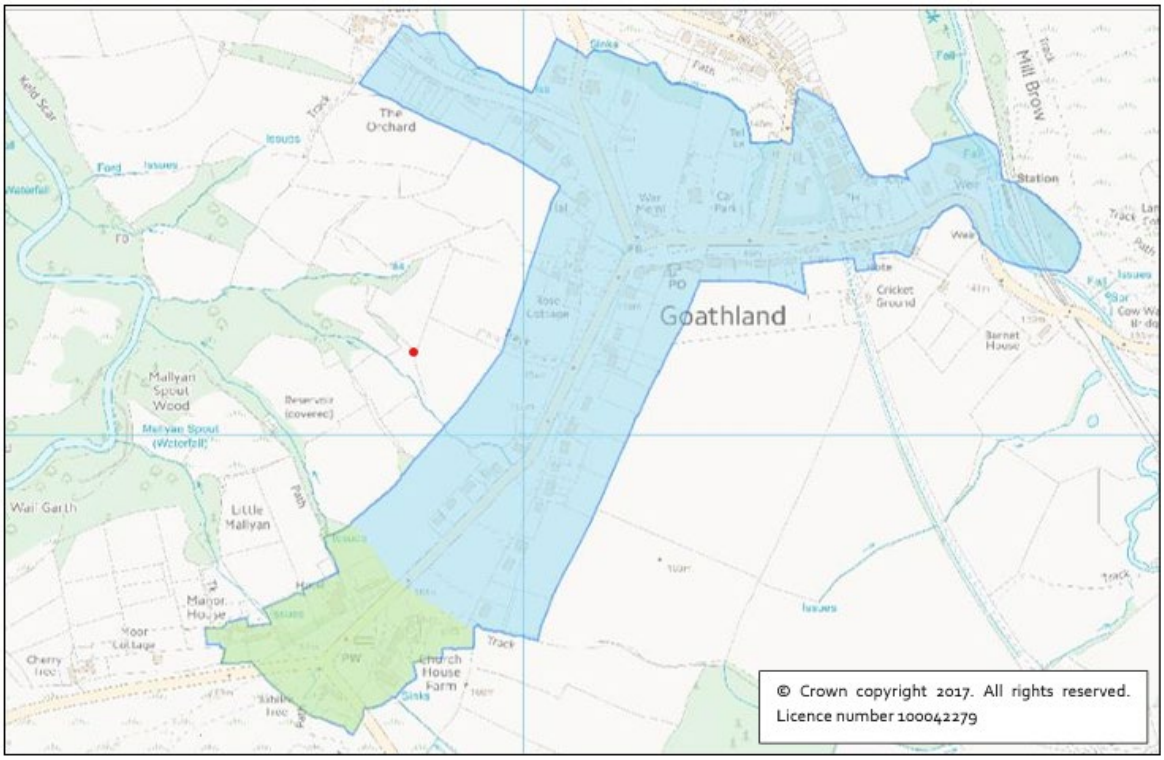

Figure 23. St. Mary's Character Area (pale green)

The stone walls of the square village pinfold sit on the village edge and boundaries are predominantly 18th century enclosure stone walls with one retaining a sheep stoop. Wide open grassy spaces are grazed by sheep and crossed with un-made tracks and stone trods. Ancient holloways approach the village from the west and head towards the church and the former Cross Pipes Inn.

The building character is predominantly modest – a modest church, modest farm buildings, modest houses but there is a splash of Victorian (neo-Elizabethan) grandeur in the hotel. Traditional small windows, multi pane sashes, Yorkshire sliding sashes and Victorian style four pane sashes contribute to the historic and agricultural character as do vent windows and dovecots which contribute towards the agricultural character.

Buried archaeological remains are most likely to survive around the former Cross Pipes Inn, Church House Farm, and the site of the former church in the graveyard next to the present day one. It is also clear that the building fabric at the Cross Pipes Inn and Church House farm has evidence of earlier alterations and buildings.

13.1.1 Windows

Figure 12 Example of window styles

13.1.2 Doors

Figure 13 Example of door styles

13.1.3 The little details

Figure 14 Example of other details

Considerable significance

- Cascading red pitched pantile roofs
- Sandstone as the predominant building material
- Moorland views
- Wide grass verges, open spaces
- Stone trods and un-made tracks
- Stone boundaries
- Farm buildings, outbuildings, dovecote, gate posts
- Separation of pound and Hermitage site from village
- Traditional window types – sliding sashes, multi pane, Yorkshire and 4/4; Tudor revival mullion windows, arts, and crafts lead casements
- Agricultural door types including batten and plank and stable door. Domestic doorways in neo-Gothic and neo-Tudor styles and four panels
- Holloways leading to church and inn

Some significance

- Cast iron fingerposts
- Trees in the churchyard

Limited significance

- Public Seating

Opportunities to conserve and enhance St. Mary's Character Area

- Views of the surrounding moorland should be retained without obstruction
- The church tower should remain the tallest visible building in this character area
- Wide grass verges and characteristic open fields between buildings should be retained so that the dispersed character of the plan form is conserved
- The loss of traditional stone boundaries and green verges should be resisted
- Unmade tracks should be retained to conserve the agricultural character
- Modern surface materials should be avoided
- Stone trods have become overgrown and are now missing from places – they could be re-exposed
- Limit street signs, road markings, bins, and street furniture to reduce clutter, especially around the junctions, however, retain the use of traditional cast iron finger posts
- The use of characteristic boundary treatments of stone can help new developments fit in
- New development should avoid curving street patterns but continue in clusters with varied roof lines and respect the essential character of the village with open grassy spaces
- Buildings should retain their modest agricultural character through the use of small windows and retention of agricultural details such as vent windows, dovecotes, stone gateposts, and stable doors
- Roofs should use red pantiles and be pitched; the traditional building material is stone and timber
- Trees can be used around buildings to provide shelter
- A small number of modern plastic windows detract from historic and architectural interest.
- The pinfold should be retained, and future changes should preserve the space between the pinfold and the village – it was designed to be apart from the village.
- The holloways should be conserved; they are an important part of the Conservation Area's setting.

13.2 Intakes and Infill Character Area (includes proposed extension to Conservation Area at Orchard Farm)

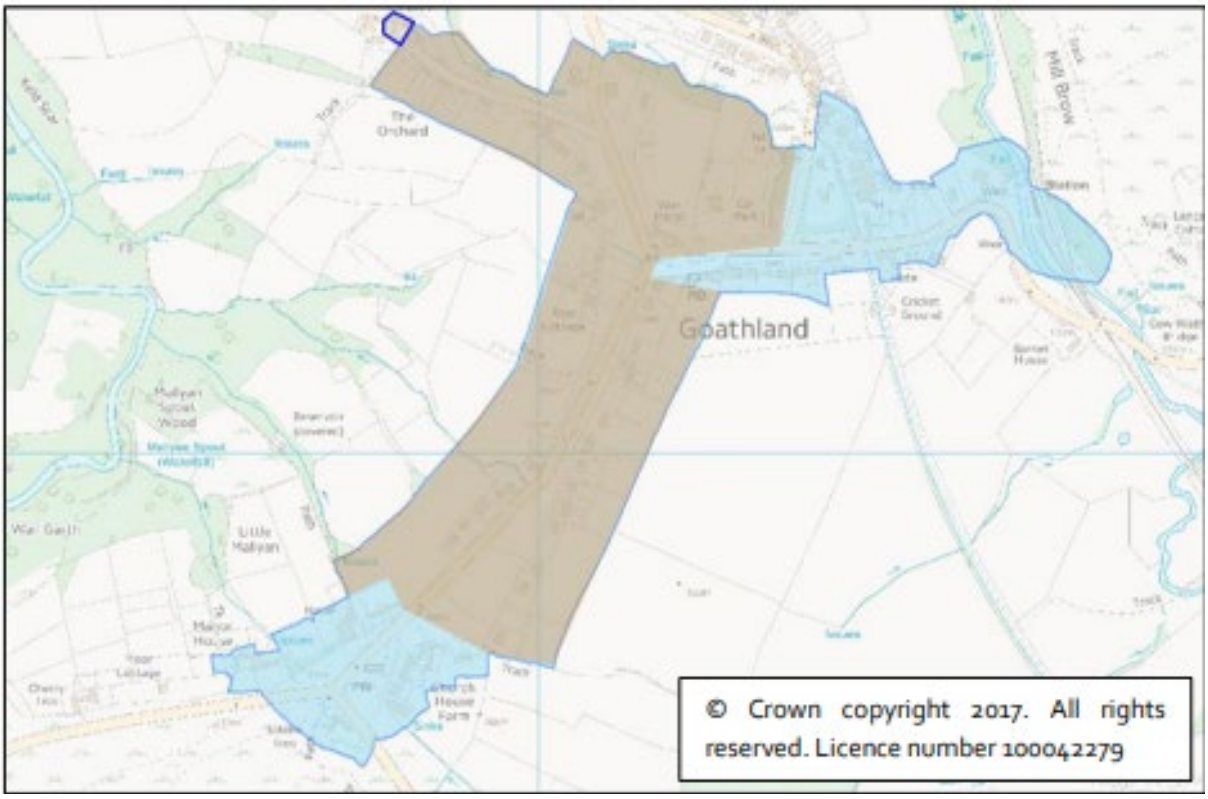

Figure 24. The Intakes and Infill Character Area (brown and proposed extension brown with blue outline)

This character area consists of a few pre-19th century farms set within areas of intake which have subsequently been developed in the 19th and 20th centuries. The building character is therefore more mixed reflecting architectural styles that encompass 17th century elements at Brereton House with its massive external chimney stack and catslide roof; agricultural character such as the slit vented gable end of Wheat Hill; 19th century cottages and large villas, often designed to revive medieval and Tudor building traditions with neo Gothic arches and Tudor doorways, and 20th century semi-detached houses and bungalows.

The previous modest building character of the village was diminished with the construction of the more ostentatious Victorian and Edwardian villas which conveyed wealth and status as Goathland opened up to a new appreciative audience. However, the mix of building styles has led to a creeping suburban character to the area which conflicts with the rural open spaces. Many of the 20th century houses have failed to reflect either local vernacular building styles or the revived historical architectural styles of the Victorian and Edwardian era development and a range of modern building materials have been introduced from brick to cement render and plastic windows. While the building character is mixed, the unifying character of this area is that many of the intakes, particularly on the west side of the main road remain as grassy open spaces and wide grassy verges with stone trods have survived the later development. Sheep graze the intakes and stone field walls, some with gappy hedges atop, and redundant gateposts provide historic interest. The visitors' car park has made use of an intake east of

Brereton Lodge; the boundary of the car park is formed by moss-covered dry-stone walls with mature trees growing on top. The Victorian and Edwardian development of this area has also introduced fine stone gateposts, often with the name of the villa carved on to them and ornate wrought iron railings.

13.2.1 Windows

Figure 15 Examples of different window styles

There are vast views from the villas on the east side of the main road across to the moors in the west and many of the houses have been designed to take advantage of these views from large bay windows. There are a wide range of window types here from the pretty arched windows and fanlight of Goathland House, to the pointed arched windows of Mallyan Lodge and the Grange. Arts and Crafts make a significant contribution here too with revivalist window and door designs and ironmongery.

13.2.2 Doors

Figure 16 Examples of different door styles

13.2.3 The little details

Figure 17 Example of other details

Considerable significance

- Moorland views
- Intakes, pastureland, and sheep between houses
- Stone boundaries with or without hedges
- Greens and verges with stone trods and un-made tracks
- Old stone gateposts
- Farmhouses, former farm buildings
- Chimney stacks, weathervanes, pitched roofs, mostly pantiles and Welsh slate
- Dormers with finials and bargeboards
- Influence of Walter Brierley
- Neo Tudor and neo-Gothic windows and multi pane sashes, Arts and Crafts
- Ostentatious doors with large iron hinges (usually Arts and Crafts)
- Dwarf walls with iron rails

Some significance

- Date stones Cast iron fingerposts Dovecotes

No significance or negative impact

- Suburban character
- Buildings lacking local distinctiveness
- Plastic windows
- Tarmac drives
- Cementitious pointing including ribbon pointing

Limited significance

- Public seating

Opportunities to conserve and enhance

- New development should avoid curving street patterns
- Wide grass verges and characteristic open fields between buildings should be retained so that the dispersed character of the plan form is conserved
- Views towards the west across moorland should be retained
- The loss of traditional stone boundaries and green verges should be resisted. Where sheep stoops survive, they should be retained as well as unmade tracks

- Stone trods can be used where firmer surfaces are required. The stone trods on Darnholme Lane are loosening in places and are under appreciated features covered in mud and grass
- The use of characteristic boundary treatments can help new developments fit in
- Trees can be used around buildings to provide shelter or to hide them from view
- The use of further suburban housing styles should be avoided
- The removal of cementitious pointing on historic buildings, as this is damaging
- Existing pantiles should be re-used where possible. When replacing pantiles artificial and unconvincing pre-weathered varieties should be avoided as natural materials should weather naturally to acquire historic patina over time

13.3 Victorian & Edwardian Village Character Area

This character area takes its distinctiveness from the Victorian and Edwardian expansion of Goathland brought about by the growth of the railway in the 1860s and is a present-day honeypot for day visitors. The construction of a series of shops and the hotel was to serve the visitors arriving by railway and the construction of the Primitive Methodists' Chapel and Reading Room to serve the spiritual and educational needs of the growing population. It is particularly rich in Victorian and Edwardian villas with ostentatious designs that countered the earlier agricultural simplicity of the buildings.

The area has continued to be popular and so the density of buildings is higher here than in other parts of the village (excluding the railway area) and the mix of architectural styles includes Victorian neo-Gothic, Edwardian and mid-20th century bungalows and semi-detached houses. It has undergone rapid change in more recent decades and consequently it has more modern replacements of windows and roofing materials and these can detract from the historic character of the village.

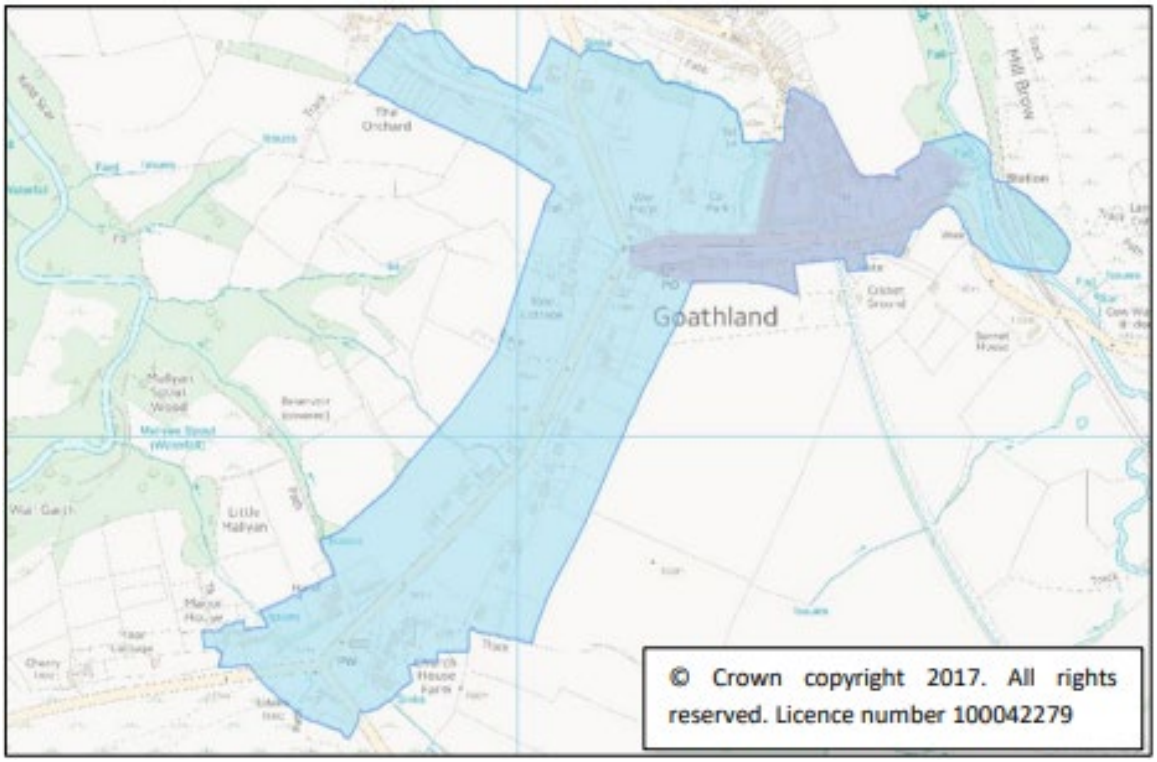

Figure 25. The Victorian & Edwardian Village character area (in purple)

The earliest building appears to be Waites House, a farm which looks 18th century with later additions, but may have earlier fabric within; its windows are typical Victorian style replacement four pane sashes.

The Victorian buildings are furnished with the fashions of the time including painted bargeboards to steeply pitched roofs, dormer windows, finials and as with the rest of the village, splashes of brightly painted mock Tudor gables which continued in popularity in Edwardian times and sit in prominent positions in views of the village. Ornate wrought iron window railings still survive on shop fronts, and the wall fixed lanterns contribute towards historic character. A few more ostentatious houses have grand stone gate posts; in one case, an old field boundary gatepost sits alongside the later Victorian one. Rustic wooden gates on Mill Green Way including a garden gate into the Hydro, fit in well with the character of this quiet back lane. The Reading Room and Methodist Chapel are modest. The Reading Room is a tiny brick building of 1894 and a modest batten plank door set within a later porch with barge boarding. The building has been refenestrated and re reroofed, both in modern materials and so it has lost some of its historic charm. The chapel sits gable end to the street front with historic window detailing and a ball finial that draws the eye upwards.

While the majority of Victorian buildings were constructed in stone, the Edwardian period generated a number of rendered properties such as the sprawling Inn on the Moor and the row of semi-detached villas to the rear on Mill Green Way built in the first few decades of the 20th century with the last house not constructed until about 1950. Here the mock Tudor theme and some Arts and Crafts continues but historic photographs show that these houses were originally pebble dashed in natural browns, not the bright white of today. The plate glass windows to the shop fronts are also Edwardian at their earliest, although some are clearly

modern replacements. Scripps Funeral Services/Aidensfield Garage has another type of historic charm; playing to the popularity of the Heartbeat television series, it sits firmly within the 1960s. The late 20th century saw development making some attempt at reintroducing stone as the main building materials, but as the design of the bungalows failed to reflect any other aspect of the village's historic character, they have instead introduced a suburban style that lacks local distinctiveness.

To the far end of the Character Area the mill has much more ancient origins and clings to the side of the river which once provided the power to grind local cereals. It is now much altered and has lost some historic interest through enlargement, replacement windows, doors, and reroofing, but still retains some historic and architectural interest.

As with other parts of the village, although the building style is mixed and represents several phases in architectural fashions, it is the wide grass verges and green spaces that unify the whole. Here some stone trods survive (there are none on Mill Green Way) but are gradually disappearing below the turf.

They have been supplemented with wider stone paving more suited to the large number of visitors in places (and has removed stone trods), but the number of visitors is so high that where there are no wide pavements, the grassy verges and green are being eroded. The cast iron finger posts and traditional streetlights also help to unify the area and the parked cars from the 1960s prolong the popularity of the former television series Heartbeat.

13.3.1 Windows

Figure 18 Examples of different window styles

The chapel, now a tearoom, has an attractive arched window over the door to shine light on the congregation and externally to draw the eye upwards to the ball finial that sits atop the gable end. A more pointed arch sits at first floor level of the Provisions' Merchants, but this looks like a later addition. The Goathland Hotel also has distinctive round arched windows and door, but some have been replaced in plastic with a loss of historic character. The Edwardian impact is greatest with the shop fronts, although many have been re-fenestrated in plain picture windows of the late 20th century. The early 20thcentury houses on Mill Green Way had an attractive mix of windows including oriel and bays, but only a few original ones survive.

13.3.2 Doors

Figure 19 Examples of different door styles

The Victorian and later development of this area has influenced traditional door design, so while the simple batten and plank doors do exist, there are more urban and popular types such as the typical Victorian four panelled door and the mid-20th century doors with the top third glazed and the bottom two thirds panelled.

13.3.3 The little details

Figure 20 Example of other details

Considerable significance

- Wide verges and greens with Stone trods
- Former farm buildings in stone and red pantile
- Varied roof lines
- Victorian civic and commercial buildings – chapel, school, reading room
- Edwardian shop fronts
- Traditional windows, 2 over 2 pane sashes, arched windows, window iron railings, landscaped side hung casements, oriel windows
- Coursed, roughly dressed sandstone to pre-1860s buildings; rock-face and margined sandstone to post 1860s buildings (up to 20th century)

Some significance

- Old field boundaries, rustic gates, and walls
- Mock Tudor gables
- Date stones
- Cast iron fingerposts
- Traditional streetlights
- Wall hung lights
- Horse troughs

Limited significance

- Association with Heartbeat TV series

No significance or negative impact

- Plastic window replacements
- Buildings that lack local distinctiveness

Opportunities to conserve and enhance

- New development should avoid curving street patterns
- Styles of housing can reference Victorian and Edwardian architecture and range from single storey (with dormers if required) to two storeys (with dormers in some locations). Rooflines should be broken
- Where agricultural character survives, it should be retained and can also be referenced in new development
- Wide grass verges which now function as a village green, should be retained
- The grass verges are being eroded by large visitor numbers, especially where there are no stone pavements
- The loss of traditional stone boundaries should be resisted, un-made tracks retained
- Stone trods are not being actively maintained and are becoming grown over
- The use of characteristic boundary treatments can help new developments fit in
- Trees can be used around buildings to provide shelter or to hide them from view
- The use of further suburban housing styles should be avoided
- Stone is the main building material, although other materials can be used if limited to short distance views. The dressing details of the stone are important to help new development fit in
- There is a wealth of interesting window types; this could be reflected in new development where high quality window design could enhance the architectural interest

14. Recommendations for future management

14.1 Recommended boundary changes

The Conservation Area Appraisal process is designed to review the boundaries of the Conservation Area. This will be done in consultation with the local community, but a minor extension is proposed at the Orchards.

Proposed extension - The Orchards

This is a small addition to the Conservation Area which currently stops short of the farm now known as Orchard Farm, but which is on the site of, and includes buildings from, Low Mortar Pit Farm. The farmhouse is on Ordnance Survey maps from the mid-19th century but is clearly much older being in a style typical of the early to mid-18th century. The farmhouse encapsulates much that is typical of the architectural interest of the Conservation Area including its origins as a series of dispersed farmsteads and the architectural style of pitched pantile roofs of varying heights, stone water tabling, chimney stacks, and stone construction.

14.2 Conserving and Enhancing Significance

The Conservation Area Appraisal has identified what the architectural and historical interest of the Conservation Area is and how that contributes towards its significance. This process has flagged up a number of features which merit conservation and enhancement and which should be taken into consideration in any management decisions in the future.

14.3 New Development

- New building stock should remain sympathetic in scale and retain the dispersed settlement pattern.
- Sandstone, timber, and pantile are the predominant building materials, although the use of more modern materials may be appropriate in development in more discreet locations and in a subservient style.
- Pitched roofs are characteristic and flat roofs would be a negative feature.
- Tracks across the greens to houses should not be surfaced in urban materials but retain their rural appearance. Limestone chips or gravel as dual wheel tracks allow the grass to grow between and offer a potential solution.
- The use of stone flags as a traditional surfacing material is always encouraged.
- Boundary Treatments should remain rural/agricultural or of a plainer form; stone gate posts, dry stone walls, low stone walls with iron railings, timber picket fences and 5 bar gates.
- Any future changes within the village need to consider the impact on existing views out towards the moorland and any key views throughout the Conservation Area.
- Red pantile should be considered for future roofing materials (excluding the station) so that views into the village continue to be a mix of green trees and red roofs.

- No new building or structure should dominate the church tower.
- The impact on any of the key views should be carefully considered in any future development.

14.4 Settlement Form and Character of Spaces

- Stone trods should be retained and managed to ensure that turf does not grow over them.
- Open grassy areas are an essential part of the character of the village and contribute towards the dispersed settlement pattern. Any future development should seek to retain this feature.
- Agricultural features such as sheep stoops should be retained in dry stone walls.
- Stone flags around farmsteads should be protected and historic gateposts retained.
- The separation between Abbot's House and the rest of the village should be sustained to reflect the origins of the village as a hermitage.
- Victorian public seating was designed so that the iron elements could be reused when the timber elements became worn out. This sustainable approach to long term management should be adopted on Victorian seating.
- Redundant gateposts have become characteristic and should be preserved.
- Traditional street lighting and finger posts should be retained and repaired.
- The stone sleeper and chair are vulnerable to theft and could perhaps be better located near the railway where it can be included in interpretation.

14.5 Conserving and Enhancing the Archaeology of the Conservation Area

- In line with National Planning Policy (2012), developments within the Conservation Area may need to be informed by archaeological work and in some cases, further archaeological excavation carried out before or during development.
- Similarly, developments affecting historic buildings may need to be informed by a Statement of Significance.

15. Management Recommendations for the Character Areas

15.1 St. Mary's Character Area

- Views of the surrounding moorland should be retained without obstruction.
- The church tower should remain the tallest visible building in this character area.
- Wide grass verges and characteristic open fields between buildings should be retained so that the dispersed character of the plan form is conserved.
- The loss of traditional stone boundaries and green verges should be resisted.

- Unmade tracks should be retained in order to conserve the agricultural character. Modern surface materials should be avoided.
- Stone trods have become overgrown and are now missing from places – they should be re-exposed.
- Limit street signs, road markings, bins, and street furniture to reduce clutter, especially around the junctions, however, retain the use of traditional cast iron finger posts.
- The use of characteristic boundary treatments in stone can help new developments fit in.
- New development should avoid curving street patterns but continue in clusters with varied roof lines and respect the essential character of the village with open grassy spaces.
- Buildings should retain their modest agricultural character through the use of small windows and retention of agricultural details such as vent windows, dovecotes, stone gateposts, and stable doors.
- Roofs should use red pantiles and be pitched; the traditional building material is stone.
- Trees can be used around buildings to provide shelter.
- Modern plastic windows and doors detract from the historic character of the village.
- The pinfold should be retained, and future changes should preserve the space between the pinfold and the village.
- The holloways should be conserved and considered to be an important part of the Conservation Area's setting.

15.2 Intakes and Infill Character Area (includes proposed extension to include the Orchards)

- New development should avoid curving street patterns.
- Wide grass verges and characteristic open fields between buildings should be retained so that the dispersed character of the plan form is conserved.
- Views towards the west across moorland should be retained.
- The loss of traditional stone boundaries and green verges should be resisted. Where sheep stoops survive, they should be retained.
- Unmade tracks should be retained in order to conserve the agricultural character.
- Stone trods can be used where firmer surfaces are required. The stone trods on Darnholme Lane are loosening in places and are under appreciated features.
- The use of characteristic boundary treatments can help new developments fit in.
- Trees can be used around buildings to provide shelter or to hide them from view.
- The use of further suburban housing styles should be avoided.

- Some historic buildings have been repointed in the mid-20th century in cementitious ribbon pointing; this is damaging to the stonework, and advice should be available to homeowners on appropriate pointing methods and materials.
- Some replacement new pantiles are smoother and more uniform in shape than traditional pantiles; traditional pantiles should be reused to help new one's blend in and/or new handmade pantiles used. Artificial and pre-weathered varieties should be avoided as natural materials should weather naturally to acquire patina over time.

15.3 Victorian and Edwardian Village Character Area

- New development should avoid curving street patterns.
- Development can reference Victorian/Edwardian architecture and range from single storey to two storeys (with dormers in some locations). Rooflines should be broken.
- Where agricultural character survives, it should be retained and enhanced.
- Wide grass verges which now function as a village green, should be retained.
- The grass verges are being eroded by large visitor numbers, especially where there are no stone pavements; The loss of traditional stone boundaries should be resisted.
- Unmade tracks should be retained in order to conserve the agricultural character.
- Stone trods should be actively maintained.
- The use of characteristic boundary treatments can help new developments fit in.
- Trees should be used around buildings to add to the rural nature of the village.
- The use of further suburban housing styles should be avoided.
- Stone is the predominant building material. The dressing details of the stone are important to help new development fit in.
- There is a wealth of interesting window types; this could be reflected in new development where high quality window design could enhance the architectural interest.

16. Conclusion

Goathland is a distinct village of vast moorland views and large expanses of grassy untamed pasture crossed by ancient stone trods and tracks. It has its origins in a medieval hamlet and later dispersed farmsteads. This dispersed agricultural settlement pattern started to change in the 1860s as more intakes were filled with villas and bungalows constructed by the Victorian middle classes arriving by train and keen to visit or stay and admire the moorland views and waterfalls. This created a new village core closer to the station where hotels and shops developed to serve visitors and residents. There is a large number of high-quality late 19th and early 20th century architecture throughout the village, incorporating a wide range of revival styles, Collectively, this settlement pattern and building types of the village tell the story of how Goathland evolved by representing its earlier agricultural origins and its later popularity with the Victorian and Edwardian middle classes.

All new development must conform to the character and setting of the Conservation Area. Inappropriate development can erode at the special character of the Conservation Area and can spoil its setting and special significance, as well as creating a detrimental effect to key views and buildings. Any infill development must take into account the scale, massing, and proportion of buildings in the area, paying special attention to local character and its vernacular features. Development should be mindful of this while at the same time addressing contemporary issues such as sustainability.

Spaces between buildings are also important, especially with views onto the open moorland surrounding playing such a significant factor in the Goathland Conservation Area. All of these criteria are essential in retaining the character of the area. Failure to ensure that these characteristics are upheld can result in development that will have a detrimental effect on the character and setting of the conservation area.

To protect and further enhance the character and setting of the Conservation Area development should:

- New developed must be sensitive to the character of the conservation area and its vernacular architectural features.
- Adhere to the scale and massing of neighbouring properties.
- Respect the moorland setting and large grass verges, as well as the lie of the Land and its Geography. Whilst also respecting the key views.
- Use high quality building materials and methods suitable for existing positive buildings.
- Blend into the form of existing development and routes through and around the Conservation Area.
- Look for Opportunities for enhancement of key views and open spaces in the Conservation Area as well as creating new views which can add to the setting.
- Resist the loss of traditional windows and doors to be replaced with plastic.

It is also recommended that the Conservation Area boundary be extended to include Orchard Farm which has many of the distinctive architectural features associated with the rest of the Conservation Area.

17. Appendix and Acknowledgements

National Planning Policy Framework

The Town and Country planning (Development Management Procedure) (England) Order 2015

Planning (Listed Buildings & Conservation Areas) Act 1990 (69, 70, 71 & 72)

Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management (2019)

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Archaeo-Environment Ltd for North York Moors National Park Authority.

18. Management Overview

18.1 Development Management

The Local Planning Authority are dedicated to managing Conservation Areas in accordance with the above detailed Planning Policy and Legislation. Development in a Conservation Area is controlled under the requirements of the General Permitted Developments Orders, Town and Country Planning Act 1990, Town and County Planning (Control of Advertisements) Regulations 2007 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Advise on development within a conservation area is available on the Authority's website. It is also recommended to submit a 'pre-planning application' to determine if planning permission is needed and any constraints upon development, before submitting an application. Planning

Enquiries can be sent to planning@northyorkmoors.org.uk

18.2 Archaeology

Developments on a small and large scale have the potential to impact upon archaeological remains. Any application for development will be subject to meeting archaeological requirements in the submission, determination, and post-decision periods. The Authority's Historic Environment Records and their specialist archaeological advice team can be found on the North York Moors National Park Authority Website.

18.3 Nature Conservation and Wildlife

The Authority will determine applications for development in accordance with the Hedgerow Regulations 1997, The Conservation of Habitats and Species Regulations 2017, section 15 of the NPPF (Conserving and enhancing the natural environment).

18.4 Trees

Trees in the Conservation Area are protected by the designation where they have a stem diameter greater than 75mm (3 inches) when measured at 1.5 metres (5 feet) above ground level. Anyone wishing to prune or remove a tree must seek the necessary permissions from the Authority. Enquiries can be sent to conservation@northyorkmoors.org.uk

18.5 Building Conservation

The building Conservation team provide specialist advise on development to listed buildings and within Conservation Area. General enquiries can be sent to building@northyorkmoors.org.uk and applications for specialist pre-application advice can be submitted via the Authority's website. Information on Conservation Areas www.northyorkmoors.org.uk

Figure 21 Photo of Goathland Station, credit Oliver Sherratt