



**North York Moors
National Park**

Botton Village, Danby

Historic Area Assessment

Front cover

Honey Bee Hall from the road



Botton Village, North York Moors

Historic Area Assessment

Acknowledgements

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Images

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Contents

1.0 Introduction	4
1.1 Location and Population	5
1.2 Geological Landscape	6
2.0 Origins and Development of the Settlement	7
2.1 Early Occupation	7
2.2 Ancient Manor of Danby, 1100-1656	8
2.3 Quaker Community, 1656-1851	9
2.4 Vernacular Farmsteads, 1780-1830	10
2.5 The Macmillan Family, 1898-1955	11
2.6 The Philosophy of Camphill	14
2.7 Takeover by the Camphill Trust, 1955-1960	15
2.8 Consolidation of Botton, 1962-1967	16
2.9 Expansion of Botton, 1968-1987	17
2.10 Modernisation of Botton, 1987-2000	20
2.11 Recent Developments, 2000-2021	21
3.0 Character Areas	21
3.1 Character Area 1: Botton Hall and the Village Centre	23
3.2 Character Area 2: Botton Farm	38
3.3 Character Area 3: Falcon Farm	44
3.4 Character Area 4: High Farm	46
3.5 Character Area 5: Honey Bee Nest	52
3.6 Character Area 6: Stormy Hall and Nook House	58
3.7 Character Area Summary	62
4.0 Detailed Architectural Assessment	63
4.1 Architectural Character	67
4.2 Wider Landscape	87
4.3 Key Views and Vistas	94
5.0 Heritage and Conservation	95
5.1 Conservation Issues and Pressures	95
5.2 Development Management	96
5.3 Heritage Protection	98
6.0 Significance and Distinctiveness	100

1.0 Introduction

This document details a Historic Area Assessment of Botton Village, in the Danby Dale. Botton is a widely dispersed settlement with buildings from different periods in a variety of architectural styles. It comprises a unique built environment, centred around Botton Hall, which includes traditional farmhouses, agricultural buildings, workshops, a church, and community facilities. It is set in a rich natural environment of agricultural land, gardens, planted woodland and footpaths, created over many decades by the original owners and the Camphill community. Architecturally, there is a mix of traditional buildings and modern structures which follow the internationally recognised principles of **Rudolf Steiner's unique architectural style. The settlement is managed by Camphill Village Trust and Esk Valley Camphill Community, registered charities that provide care, support, and housing to people with learning and other disabilities. The community facilities and residential houses are spread across eight neighbourhood areas, originally centred around established dwellings or farmsteads. Residents receive support to participate in the life of the community which provides opportunities for work, social interaction, education, training, and cultural and leisure activities.**

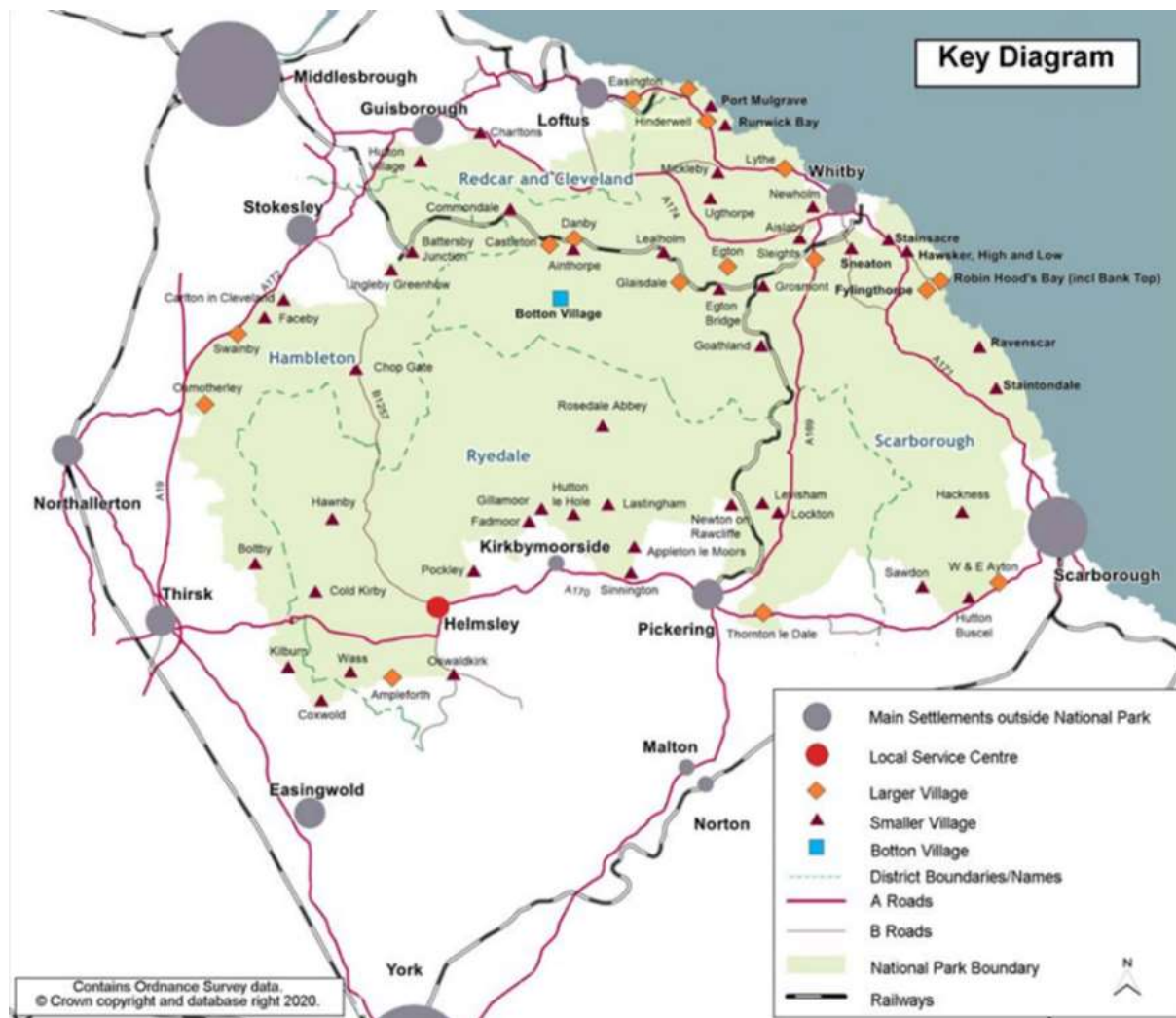
What is a Historic Area Assessment?

A Historic Area Assessment (HAA) provides a comprehensive assessment of the development and distinctive features of the historic built environment. This HAA is a level-3 (detailed) assessment, based on archival research and fieldwork. It helps determine the character of the area, outline its significance, and highlight issues and opportunities for the future management of the historic environment. By improving the understanding of the unique character of the area, better informed decisions can be made by the relevant planning and conservation bodies with principles for future development, as noted in the North York Moors National Park Authority Local Plan.

Planning Policy Context

This assessment adheres to Government policy set out in the National Planning Policy Framework Section 16 'Conserving and enhancing the historic environment', which advises local planning authorities to assess the significance of heritage assets and the contribution they make to their environment. This document is based on guidelines issued by the Government's adviser on the historic environment, Historic England, in 'Understanding Place Historic Area Assessments', which defines the assessment as a practical tool to understand and explain the heritage interest of an area. However, no appraisal can ever be entirely comprehensive and the omission of any particular building, feature or space in the area, should not imply that it is of no interest.

1.1 Location and Population



Map of the North York Moors

Botton is a widely dispersed settlement nestled in the southern end of the Danby Dale in the Esk Valley, approximately four miles south of Castleton and 19 miles west of Whitby. The settlement consists of eight neighbourhoods, originally centred around established dwellings or farmsteads set within 600 acres of agricultural land, gardens and planted woodland. The dispersed form of the settlement gives each neighbourhood a different character, with unique combinations of traditional vernacular buildings and modern Steiner architecture associated with the Camphill movement. These are connected by a network of roads, former farm tracks and pathways and enjoy exceptional views over the Danby Dale. The isolated location of the village offered refuge from mainstream society, initially for the Quakers and later the Camphill community. This allowed residents to follow alternative living practices away from the suspicions of townsfolk. Botton remains a small community of under 100 people, with support workers travelling in from nearby towns. The HAA boundary encapsulates the eight neighbourhoods and contains approximately 42 buildings within its scope. This includes a Grade II Listed Building and eight further proposed non designated heritage assets.



Aerial map of Botton, showing HAA boundary

1.2 Geological Landscape

Botton lies within Upper Eskdale, in the centre of the North York Moors National Park. Whilst one would expect the valley to be a narrow 'V' shaped valley cut by rivers over time, Eskdale is broad and flat. This unusual topography is a result of the last ice age when glaciers cut the 'U' shaped valley into the sandstone/mudstone/ironstone. The ice sheets pushed in from the North Sea but were not thick enough to cover the higher ground of the moors. This topography lends itself to agriculture on lower slopes and woodland on upper slopes. In its wider physical setting, the valley is surrounded by heather moorland with main roads connecting the upland valleys to larger settlements. This topography is suitable for a mixture of agricultural land, gardens and planted woodland. This has suited the Botton community with its focus on agricultural self-sufficiency through biodynamic farming and forestry over the last half century.



Looking down on Botton from the Blakey Ridge

2.0 Origins and Development of the Settlement

2.1 Early Occupation

The earliest surviving evidence for activity in the area is an Iron Age Quern Stone comprising a top stone with two hand holes on a bucket shaped base which was ploughed up in 1963 near Falcon Farm. Used for hand grinding grain into flour, this indicates the presence of early domestic occupation. Additionally, there is a large prehistoric triangular standing stone located near Rock House, with further standing stones nearby at Danby Rigg. These may have acted as markers within the landscape or used for ritual functions. There are further signs of ritual activity at Danby Rigg with buried and earthwork remains of a prehistoric burial mound located between Botton and Raven Hill. Recognised as a Scheduled Monument, the Wolf Pit consists of a 35m diameter mound surrounded by barrows that have been later infilled on slightly sloping ground. The site is one of many round barrows found in prominent locations on the moors. Excavations elsewhere have identified a wide range of burial rites from simple scatters of cremated material to coffin inhumations and cremations contained in urns typically dating to the Bronze Age, with a small number of grave goods.

2.2 Ancient Manor of Danby, 1100-1656

In the early twelfth century Robert de Brus was given swathes of lands and manors in Yorkshire and Dumfriesshire in exchange for his support of Henry I at the battle of Tinchebray in 1106. This established the Brus family with successive strongholds at Castleton, Skelton, Annan, and Lochmaben. By 1271 the town of Yarm and the Manors of Danby, Brotton and Skinninggrove were passed on to Marmaduke de Thwenge II, as part of his wife Lucia de Brus' inheritance from her brother Peter de Brus III. Around 1295 this

passed on to William Latimer, as part of his wife Lucy Thwenge's inheritance (granddaughter of Marmaduke de Thwenge II and Lucia de Brus). In roughly 1381 this passed on to John Neville, 3rd Lord Neville of Raby as part of his wife Elizabeth Latimer's inheritance (great-granddaughter of William Latimer and Lucy Thwenge). The Manor of Danby passed through the Neville family for seven successive generations through the maternal line to Henry Danvers, first Earl of Danby who sold the land to five freeholders. In 1656 these freeholders sold the land to various purchasers. Notably, the manor, lordship and some land were purchased by John Dawnay, later Viscount Downe, whose descendants remain Lord of the Manor and prominent local landowner. This tradition of inter-marital inheritance passed Danby Dale, and therefore Botton, through many of the great medieval families.

Whilst there is little evidence for contemporary activity at Botton, medieval agriculture was dictated by the viability of cultivation. The landform at Botton is increasingly sloped with height up the valley sides, which is best suited to a mix of arable farming on the lower slopes and pastoral farming on the upper slopes and forestry on the mid slopes. This requires less intense activity than hay making or communal farming, allowing for dispersed settlements without a core focus. It is likely the area was cultivated by tenant farmers who lived in dispersed groups of houses and farmsteads across the valley. Additionally, there are some remnants of medieval slag heaps in the area, near the present reed bed sewage system and behind Honey Bee Nest Farm. This indicates the presence of a minor rural community that was shaped by the surrounding landscape.



St Hilda's Church Entrance



St Hilda's Church

This scattered agricultural community was served by the church of St Hilda. There has probably been a church on the site since the twelfth century, and later rebuilt in the early thirteenth century. The tower and porch were added in the fourteenth century, reusing some older burial slabs. Within the churchyard there remains evidence of a one-metre-tall medieval cross set on a square base and three medieval graves buried with contemporary pottery and a long cross silver penny. To explain its isolated location, it has been suggested the church was once surrounded by a village that migrated following enclosures in 1656. However, at present, there is no archaeological evidence to support this theory.

2.3 Quaker Community, 1656-1851

The 1656 sale of land to various purchasers resulted in piecemeal land ownership within Upper Eskdale. Amongst these, many local Quakers purchased the freehold of their farms and tenements. The Religious Society of Friends was established in the second half of the 17th century, during the aftermath of the English Civil War. They believed that **there is "God in every person"** (i.e., an inward light) which they seek to 'meet' in all people, as all humans are equal and deserving of equal treatment and respect. Early Quakers preached no need for churches, rituals, holy days, or sacraments, to practice religion. Instead, they believed religion should be lived and acted out every day. These ideas were radical when the established church held great political power, and many early Quakers were imprisoned and oppressed. As such, the isolation of the valley provided refuge from the suspicions of townsfolk where they were ostracised for their beliefs.

In 1656 Quakers John and Euphemia Hartas bought Thatch House, which had been previously tenanted by several generations of the Hartas family. Originally, Thatch House was likely a cruck-framed Yorkshire longhouse, built to accommodate the family and cattle under one roof. Descendant George Hartas purchased Honey Bee Nest in 1716. During this time, they drained the marshy land, erected stone walling from the local scattered stone and built the first farmstead in the Dale. As fortunes increased the buildings were substantially rebuilt to improve and increase the accommodation. These were adapted to changing requirements, but centuries of rebuilding make it difficult to ascertain original layouts. In 1770 William Hartas built Crag House and the family moved out of Thatch House. By this time many branches of the Hartas family were living in the area and much of the west side of Danby Dale was purchased and farmed by Quaker families. Nearby Nook House, Lumley House, and Blackmires (now West-Cliff) were also associated with Quakers. A Quaker meeting house in an outbuilding at Blackmires served these properties and it was also visited by founder George Fox whenever he passed through the area. One of the adjacent fields became a Quaker burial ground with unmarked graves, contrary to the grandiose tombs of contemporary parish churches. Over time descendants moved and the group dwindled, but by 1851 there were still 5 to 6 Quaker families in the area.

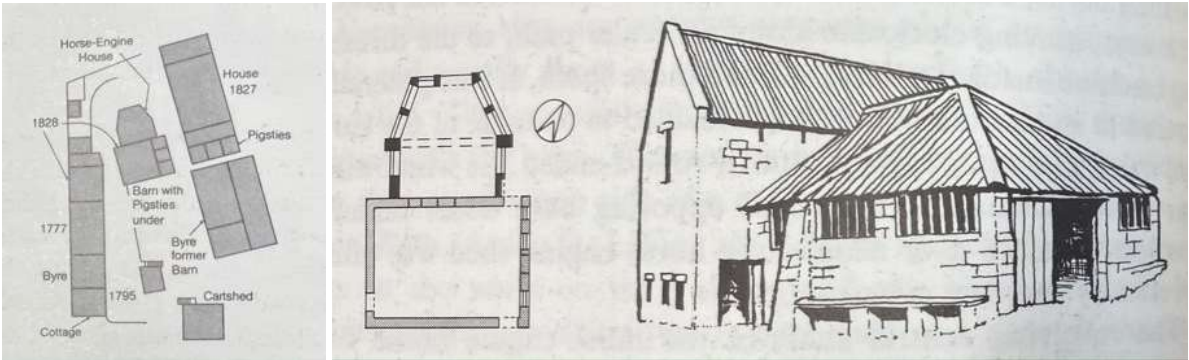


Honey Bee Nest c.1814

2.4 Vernacular Farmsteads, 1780-1830

By this time the Yorkshire longhouses had developed into small successful farmsteads and were consolidated with vernacular farmhouses. Stormy Hall, Botton Farm, Nook House, and High Farm were rebuilt between 1780 and 1830 using the local building materials in the local vernacular architecture. This reflects a trend of increased building activity across the North York Moors at the end of the 1700s which declined after c.1860. These developments were stimulated by the agricultural prosperity of the Napoleonic wars whereby rising grain prices and rents inspired a spirit of improvement. These farmsteads consisted of a limited number of buildings which served a different specialised function connected with the business of running the farm. In this area farms were arranged with a few blocks of two or three units which have been gradually rebuilt around an irregular shaped yard. Although the original outbuildings were lost in rebuilding, some features have been reused and survive today.

As working farm buildings, they have since been continually developed which prevents precise dating of buildings and complicates establishing a detailed chronology of development.



Plan of Stormy Hall Farm

Stormy Hall is a particularly good example of this gradual evolution. The farmstead was rebuilt in multiple phases with seven different inscribed dates. This includes a secondary house used as a one-bedroom labourer’s cottage built in 1795, with a mullioned window indicating the inferior status of the house. The barn is positioned on sloping land, creating space for three pigsties on the lower storey under the barn. Pigsties were commonly attached to the farmhouse for convenience and this mixed barn function is very unusual. Additionally, the polygonal horse-engine house is relatively rare within the North York Moors, although the interior follows this shape and is not semi-circular like finer examples in the area.

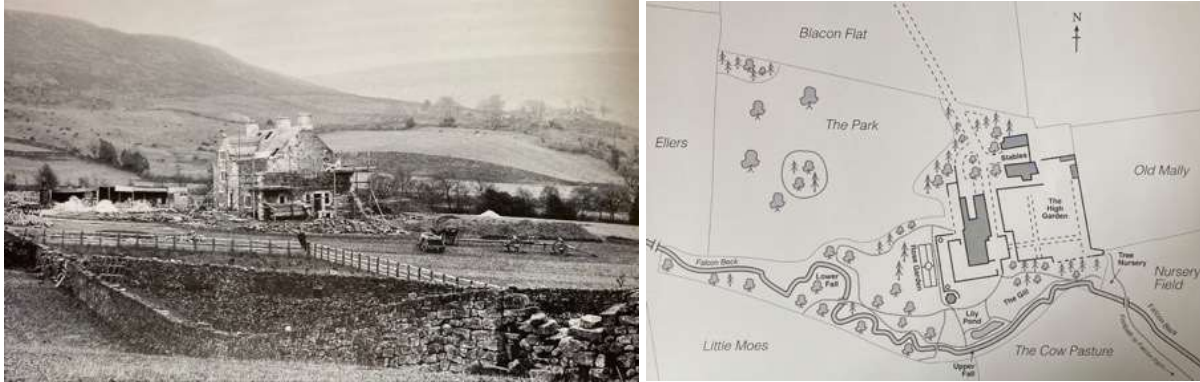
2.5 The MacMillan Family, 1898-1955



George Macmillan in front of Falcon Farm and Macmillan family picnic 1935

In 1888 George Arthur Macmillan, of the publishing family, along with his wife Marjorie and their three young children leased Botton Grove Farm from Lord Downe. They had spent time in Whitby and Danby since 1874 and had fallen in love with the area. The house was renovated with a new elegant staircase and attic bedrooms. For 12 years this became their second home for spring and summer holidays. The family grew attached to

the area and by the mid-1890s George had plans to build their own country house if they could find a suitable site. In the late 1890s George started purchasing various farms in the Danby Dale. At this time the land ownership was a 'jigsaw puzzle' with odd fields belonging to unexpected farms and thousand-year leaseholds confusing matters.



Map of Botton Hall and Botton Hall during building 1899



Botton Hall in snow 1900 and Botton Hall 1904

By 1898 the house was in the planning phase, an appropriate building site had been found, the architect WJ Moscrop of Darlington was chosen to design the house and building contractor R Harland of Whitby had been employed. Building of Botton Hall began in May 1899, with further extensions in 1904 and 1908 to enlarge the staff quarters and create a new dining room. The stables were also built in 1899, with two ranges of outbuildings to contain the stables, coach house, hayloft, and cart sheds. After which a carriage driveway was laid connecting the house to the public road, where a lodge and possibly some entrance gates were built. In 1905 the walls were built to the front of the house, creating a walled 'High Garden' with formal beds and paths.

Around a third of the walled garden was devoted to flowers, with the remaining area dedicated to growing fruit and vegetables. This supplied Botton Hall and their London house with a weekly hamper sent by train, any surplus produce was sent to the village shop. On the opposite side of the house there were two terraces with a formal rose garden, below which there was a summerhouse used for afternoon tea in the summer months. By the 1920s the estate was maturing, and the Macmillan family were settled at Botton.

At this time the Botton Hall Estate consisted of seven farms: Botton Farm, Falcon Farm, High Farm, Dalehead, Stormy Hall, Nook House, and Honey Bee Nest. Nearby Blackmires farm was not acquired until after George's death. He reorganised the land to resolve the 'jigsaw puzzle' of land ownership and made Falcon Farm 'Home Farm'. This meant that Falcon Farm was allocated to provide produce for Botton Hall and its boundary was altered to absorb some fields from Botton Farm. This increased the farmland to 70 acres, making it more viable as 'Home Farm'. A new cow byre was built for the first herd of Jersey bulls in the district, with a date stone that reads 'GAM 1904'. Local people did not believe they would 'do' well so high in the northern hills, yet they thrived, producing rich milk and butter that was widely celebrated. New outbuildings were also erected at Stormy Hall, High Farm, and Botton Farm, and a new 3 stall stable was built at Nook House. The Macmillans invested in forestry, with three new plantations: Old Mally, Crosby Intake, and one above Honey Bee Nest. These transformed the view around the dale and enhanced the landscape, with smaller plantings dotted around the fields.



Map of the Macmillan farms and Falcon Farm

In 1936 George died, having been seriously ill and living at Botton since the previous autumn. The estate was passed to his son Will who made improvements to the land at Falcon Farm, erected new buildings at Falcon Farm, Stormy Hall and High Farm, and built roads connecting Honey Bee Nest and Nook House to the lower dale. These improvements were halted by the outbreak of the Second World War in 1939, leading Will and his sister Helen to make Botton their permanent home. Old Mally and Honey Bee Nest Plantations were felled in 1940-2 to contribute to the war effort, but these were soon replanted. In 1954 Will and Helen both died within a few weeks of each other, and **Will's executors were put in touch with the Camphill Village Trust who were looking for somewhere to set up a new community village.** Will's eldest son Alister had joined the original Camphill School in 1940 and the Macmillans had seen first-hand how this had benefited Alister. So, in 1955 Botton Hall, Falcon Farm, Botton Farm and High Farm were sold to Camphill, whilst the remaining estate farms were sold to their tenants.

2.6 The Philosophy of Camphill

Karl König, an Austrian paediatrician and a follower of the Anthroposophical Christian philosophy of Rudolf Steiner, had founded the Camphill schools in Aberdeen. This provided education for children with learning disabilities seen as physical manifestations that masked the undamaged spirit of the child. As the children grew older there was increasing demand to continue treatment by applying it to adult life, with a working community where adults with learning disabilities could actively contribute to a community giving them the opportunity to develop further and have a purposeful life.



Botton Hall 1956 and Botton Hall kitchen

2.7 Takeover by the Camphill Trust, 1955-1960

When the first villagers moved to Botton there was no mains electricity, water, or sewage system and some of the buildings had fallen into a state of disrepair. Yet the initial group of 30 people who set Botton up saw this as an opportunity to create a new community where those with learning disabilities could live and work alongside workers. At first the community were solely reliant on donations and income from selling produce. The Hall contained the bulk of accommodation, the only baths, space for worship in an attic room, a new library room, kindergarden, village store in the cellar, and a workshop to make candles, mend clothes and create dolls. Whilst Falcon Farm contained the only laundry facilities and all the farming equipment. Within 2 years the population had doubled so the community expanded into High Farm and purchased the adjoining smallholding of Dalehead.



Steam roller to build village roads 1958 and pruning in the walled garden

By 1958 the group required public infrastructure. Mains electricity was finally installed, and a steam roller was donated to lay paths and roads. The community also began an intensive programme of additional tree planting, and Rock House was built near the edge of the village to provide independent accommodation for single co-workers in the forestry and land department. In 1960 Botton School was opened in temporary barracks near the top car park, this had 3 sections and was run by co-workers led by a school master. The community was rapidly expanding, and two new small houses called Tour and Amber were built near the former Macmillan entrance lodge. Within 5 years the Botton estate had grown into a community village where workers did not receive wages, but all worked for the benefit of the community, with their needs met by each other.

2.8 Consolidation of Botton, 1962-1967



Glass engraving workshop and Doll Shop 1968

The introduction of mains electricity in 1958 meant that powered machines could be used in new wood, glass and metalworking workshops which expanded Botton's commercial production. The workshops focused on creating high quality objects comparable to commercial goods, with generated income being a secondary goal. Workshop teams were responsible for selling their own products, but as production increased a dedicated sales and marketing team was created, known as Central Sales. This focused on selling goods and creating job opportunities as the workshops received government funding for employing residents. At this time disabled people were often sent off to institutions and deemed incapable of neurotypical employment. Botton disproved this, demonstrating that residents were not only capable of working but benefited from having a purpose and social interaction.



Tourmalin 1965 and Gean

By 1964 the population had grown to 150. To accommodate the growing community, two new houses named Gean and Rowan were built at High Farm in 1963. These were built cheaply with brick covered in pebbledash, and internal plywood walls. The exterior design was more in line with continental architecture than the surrounding vernacular farmsteads and stands out in the area. In 1965 a prefabricated house named Tourmalin was built behind the site of the Community Centre as a home for Carl Konig's family, with space to host visitors giving lectures and courses at Botton. Yet there was nowhere large enough for the entire community to gather.

With large donations and successful fundraising, the Community Centre was built in 1966 as a centre for the village. The building was designed by Architect Gabor Talló as a striking piece of Steiner architecture, with varying storeys and roof heights that stood out in the wider landscape. This also provided the space for adult education with courses in the arts. The developments in this period mark a consolidation of Botton's community who were starting to engage in their own building projects, rather than just living in former Macmillan estate buildings. By this time three neighbourhood areas were starting to emerge around established dwellings or farmsteads: North (Botton Farm, Amber and Tour, and the Lodge); Centre (Botton Hall, the Community Centre and Tourmalin, and Falcon Farm); and South (High Farm and Dalehead, Gean and Rowan).



Building the Community Centre 1965 and the new Community Centre 1966

2.9 Expansion of Botton, 1968-1987

There was growing demand for people wanting to join Botton so Honey Bee Nest Farm was purchased in 1968. This increased Botton's agricultural land, and the associated farmhouse became the centre for a fourth neighbourhood area named Deep South. In the early 1970s this neighbourhood was developed with a residential house called Castle House and a special therapeutic house named Trefoil which was partially financed by the Joseph Rowntree Trust to treat those with greater needs through artistic and musical activities.

Around this time the neighbourhoods were starting to develop their own identities and getting together for their own social events, dancing, storytelling and drama. This decentralisation required a covered space capable of hosting the whole neighbourhood, initially this was in the larger houses until purpose-built neighbourhood halls were built. High Farm was first to receive such a space in 1974 called Ashwood which provided for social gatherings. The main Community Centre was extended shortly after in 1976, with a larger foyer, vestry, and chapel.



Trefoil and Festival in front of the extended Community Centre, 1976

By this time Botton had a population of nearly 250 people creating a large workforce which dramatically increased Botton's commercial production capability. To capitalise on this, they bought the smallholding of Rodger's House near Botton Farm 1969 and converted the outbuildings into a new creamery and bakery with bigger production facilities. A new doll workshop named Sherwood was built at High Farm with two large craft spaces. The wood workshop was reopened with a specialist saw gifted from Switzerland. The Camphill Press was given its own space in a temporary hut, a food centre to use surplus produce was created in a temporary hut at Falcon Farm, and a purpose-built health centre was built in Hall North.

This ongoing development continued through the 1980s motivated by a youth training scheme and a community programme for the longer term unemployed which gave local people a year of training and employment working in the farm and maintenance teams. This opened up the community to outsiders and made Botton one of the largest employers in the Eskdale Valley, with the additional presence of third- and fourth-year students from the Ringwood-Botton Eurythmy School, and the introduction of regular open days.



Sherwood 1990 and Whitby Community Project team 1984

Throughout the 1980s there was a lengthy waiting list to join Botton, leading the community to purchase the two remaining former Macmillan Farms Nook House and Stormy Hall when they finally came up for sale in 1985 and 1987. These required significant fund-raising schemes and were renovated at great cost. Thirty years after Botton was founded, the original village population was aging and required a restful home for retired residents with care facilities. This was opened in 1985 near Botton Hall and was named after Dr Thomas Weihs who co-founded the Camphill movement. This was registered as a care home and was looked after by nurses, allowing residents to remain at Botton to the end of their lives.



Renovation work at Nook House 1986 and opening of Thomas Weihs House 1984

2.10 Modernisation of Botton, 1987-2000



The food centre shortly before opening 1986 and the present School

Botton was benefiting from continuous fundraising and was thriving financially, with the ability to erect modern purpose-built facilities. A new food processing centre was built in the village centre in 1987, with two wings dedicated as a creamery and food processing area. In addition, the school had around half its students travelling in from the surrounding area and required a larger space than was available at Tour. The present school building was built in 1990 with a large school hall and classrooms spread across two storeys designed by the in-house Camphill Architects. During the holidays and after-school hours the building was used for adult education. The Community Centre was also renovated with a large frontispiece creating a large entrance and additional meeting rooms. This transformed the building's external appearance with curved roof forms and wooden cladding, which was more in keeping with more recent building projects. In addition, a purpose-built Chapel was built near the Community Centre to provide a dedicated space for worship.



The remodelled Community Centre and the Chapel 1998

The Registered Homes Act 1984 (amended 1991, 1992) meant that Botton was required to be registered as a care home and many of the houses required refurbishing to adhere to specific rules regarding room size, single room occupation, and fire safety. A further 45 bed spaces were needed to increase the number of single bedrooms and offset the loss of substandard size bedrooms. Almost all the buildings were heavily altered or extended throughout this period, and a new house called Lusmore was built in 1990. Initially this was used to rehouse families whilst their homes were renovated before use

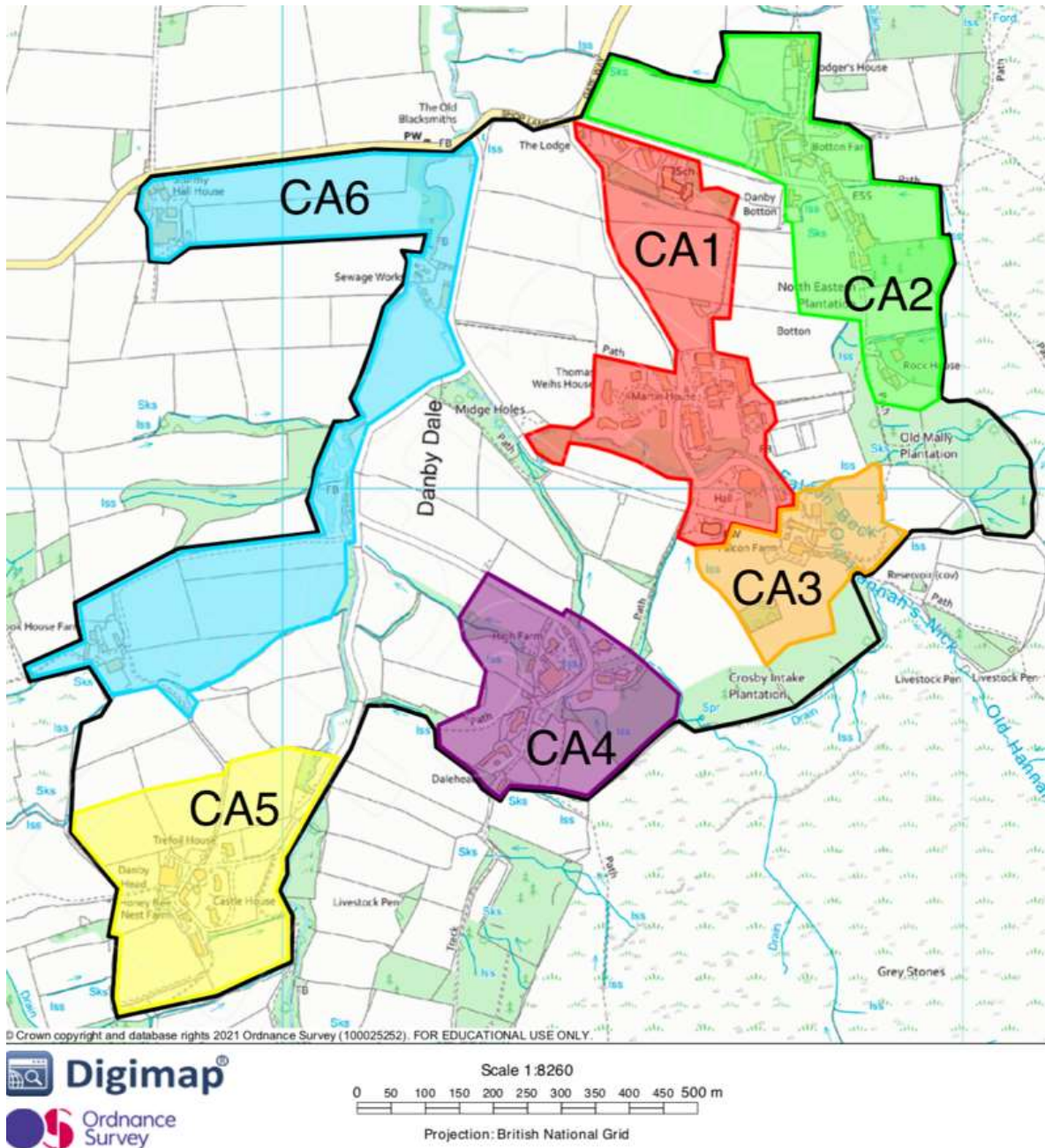
as a permanent residential home. Additionally, many of the outbuildings were converted to create new houses or annexes, to provide independent living accommodation.

2.11 Recent Developments, 2000-2021

There were a further 21 refurbishment and extension projects between 1998 and 2014 funded by donations to the value of £12m. With changing management focus shifted to independent living accommodation, Camphill Village Trust (CVT) is no longer a member of the Association of Camphill Communities and does not follow the same principles of communal living or Steiner architecture. This has created a disjointed relationship between the original Camphill community and current management as an ordinary residential care home. Many of the houses are now run under the 'Shared Lives' scheme, whereby trained carers open their homes to provide support either long or short term to adults with disabilities or mental health needs. This limits the number of people who could live in a Shared Lives setting at any one time to no more than three, which makes the 12 - 14 bedroom houses overly large for their current requirement.

3.0 Character Areas

According to the Historic England Understanding Place guidance, 'character in the historic environment is a subtle compound of many different ingredients. These ingredients incorporate the physical appearance (the type, scale, style and materials of buildings), as well as the wider landscape (topography, the street pattern, vistas, open and enclosed spaces, and street surfaces). For the purposes of defining this character, the Botton area has been divided into six-character areas by the author based on the eight neighbourhoods identified in the North York Moors Local Plan. As a dispersed settlement, these six-character areas are spread across the southern end of the Danby Dale and originally centred around established dwellings or farmsteads, connected by a network of former farm tracks and pathways.



Map dividing Botton's character areas

These six character areas within the HAA are:

Character Area 1 (CA1): Botton Hall and the Community Centres

Character Area 2 (CA2): Botton Farm

Character Area 3 (CA3): Falcon Farm

Character Area 4 (CA4): High Farm

Character Area 5 (CA5): Honey Bee Nest

Character Area 6 (CA6): Stormy Hall and Nook House

3.1 Character Area 1: Botton Hall and the Village Centre

Character Area 1 encompasses the former entrance lodge, hall, stables, and gardens of the Macmillan estate. This is considered to be the village centre as it is the area most commonly visited by the wider public and contains important public buildings belonging to the Camphill community. This area is positioned near the centre of the Botton study area, displaying unique Steiner architecture alongside the traditional vernacular of the former estate. The boundary follows the trackways and pathways that connect community facilities in this area.

The Macmillan Estate



Botton Hall during building 1899 and West Front shortly after building 1900

Botton Hall

Botton Hall was built in 1899, as a sporting lodge for George Macmillan and his family. The building was designed by architect WJ Moscrop. The hall was designed over three storeys with a large central block and a transverse north wing for the kitchen and domestic offices. By 1904 the house was extended with a lean-to beside the front entrance. Known as the 'gun room' this was used as a utility space and connected the kitchen quarters to the entrance without going through the front hall. In 1908 the house was further extended with a two-storey flat-roofed extension containing a new dining room and an additional north wing containing a new kitchen, sculleries, and staff accommodation. Internally the hall was decorated with oak panelling, moulded plaster ceilings, and an ornamental breast piece which proudly displayed the Macmillan family arms and motto.



Botton Hall with the new gun room 1905 and the 2-storey flat extension 1908

In 1955 the hall, along with Falcon and Botton Farm, were sold to the Camphill community. This provided them with a base to establish a unique community where

workers, house parents and villagers with various learning disabilities could live to the principles of anthroposophy. When the community first moved into Botton Hall the facilities were sparse with little furniture. They created a library, worship room, a workshop for mending clothes and making dolls, a village store in the cellar, and a candle making workshop to provide light. Within 2 years the population doubled, and the hall was finally connected to mains electricity in 1958.



Botton Hall 1956 & Bedroom in Hall South 1950s

In the 1960s the hall was divided into two households, Hall North and Hall South. Hall North was home to the village switchboard. In the mid-1970s Hall South became home to **Botton's health centre, with more space and 2 bathrooms. This began in Rowan by co-worker Alma Stroud who washed feet in a basin on the floor, assisted bathing and hair washing, and gave first aid along with homeopathic and anthroposophical remedies. Later donations allowed for a purpose-built health centre to be created in Hall North, providing a place for Danby's doctor to hold a regular clinic. By 1984 Hall North was also home to the village computers, the Community Programme Office, and one of the largest families.**



Office entrance and Rear elevation of Botton Hall

As a central hub, the hall was dramatically remodelled and extended in 1993 and again in 1999. These extensions replicated the same herringbone stonework, with dormer windows and two new conservatories to create further 'airy' living spaces. Botton Hall is a multifunctional building, with intermingled living, meeting and office spaces.

The Stables

The stables were built in the early 1900s, following the hall. On the right were the stables, coach house, hayloft, with living accommodation above. On the left was a cart shed, general stores, with staff quarters above. These were linked with a large stone wall that created an enclosed courtyard. Also located within the stables was the generator that provided central heating and electric lighting to the main house, this was so loud that using electricity was banned so it wouldn't prevent staff from sleeping. With the rise of the motor car, the stables were converted into garages and a flat named Iona was created above the right stable to accommodate the chauffeur and his family.



The Post Office and the Coffee Corner

After Camphill moved in, mains electricity was installed, and the generator was sold in 1958. In the 1960s the stables became a hub for the community's post office, bookshop and glass engraving workshop. By 1981 this had expanded to include a coffee bar and gift shop. This conversion replicated typical shop layout, creating different workshops with shop front style windows. Although this was not sympathetic to the building with modern tiles and painted brickwork. In 1992 the stables were fully refurbished, with a new entrance facility on the back of the left stables to provide enlarged facilities for the coffee shop. The Iona flat was also renovated, with new stone mullioned windows and a dormer overlooking the walled garden.



Modern extensions to the stables



Front and rear elevations of the first floor Iona flat above the stables

The Lodge



Front and rear elevations of the Lodge

The lodge was built shortly after the hall in the early 1900s, once a carriage drive had been laid from the main house across three fields to an appropriate entrance point. It reflected the materials and architecture of the hall, indicating what was to come. It is possible there were originally a pair of gates beside the lodge. The lodge was home to **Macmillan's gamekeeper and his wife**, reflecting the hall's primary use as a sporting estate. Despite its small size, the first dozen workers who joined the Camphill community in the 1950s lived in the lodge. The building was subsequently extended to create more bedrooms.

Public Buildings



Tour and Botton School classroom 1964

Botton School



The Present School

The 'Steiner' education school began in the 1960s for the children of co-workers in a series of temporary buildings. The school grew along with the community and soon required purpose-built facilities. This was moved to Tour House in the 1970s, with additional units around the playground to create more classrooms. By the mid-1980s around half the pupils were from the surrounding area. To improve the facilities a purpose-built school was erected besides Tour in 1990. The building was designed by the Camphill architects to reflect Steiner architecture. The building is designed on a curve, with large windows and natural materials. Internally the building covers two storeys and has a large gymnasium with minstrel's gallery. Notably the outdoor fencing, interior banisters are not straight, instead they are curved to reflect Steiner architecture as seen at Honey Bee Nest. This was used as a school during term time and then as community college out-of-hours and during the holidays. In 2002 an extension block was added besides the tennis block to create more classrooms.

The Village Store



Community library, formerly the village shop



Present Village Shop

The village store was initially intended to serve the Camphill community, set up by particular works to give the villagers greater independence. In the 1960s this was located in a small functional building positioned by the carpark. This was a simple structure covered in dark stained wooden shiplap boarding with a cedar shingle roof. This was later converted into offices and presently operates as the community library.

As the village expanded a second village store was built in 2003. This was designed by the Camphill Architects to serve the community and sell Botton's products to external visitors. A balcony extension to the front of the shop was granted planning permission in 2017 although this proved 'controversial' with the local community and was never built.

Eurythmy studio

By the 1980s Botton had itself set up as a centre for Eurythmy, offering a 4-year course in conjunction with the Ringwood community. In 1981 a purpose built Eurythmy studio was erected. This offered a large studio for practice, a changing room, office, and toilets. This was designed with unusually configured walls, with a large central window, and slanting roofs at varied heights. The studio enjoyed a specially designed softwood spring floor, complemented with a wooden ceiling added later and occasional exhibitions were given. There were plans to create a second studio in 2003 but numbers dropped, and this was never developed.



Eurythmy Studio and Eurythmy training

Food processing centre

The food processing workshop began in 1975 to make use of the excess vegetables from the farms and gardens. By 1984 the workshop was producing 120lbs of jam every week, along with 80 bottles of pressed fruit juice and 30 jars of home-roasted peanut butter. The workshop could not increase production hygienically without an improved workshop. This pressure was further highlighted by the decision by Botton's farmers to concentrate on milk production in 1980. Within two years the milk production increased from 14,000 gallons to 23,000 gallons. The former creamery at Falcon Farm could not deal with such high levels of production. To resolve these problems a new creamery and food processing centre was erected near Botton Hall in 1984.



Building work 1985, the food centre shortly before opening 1986 and production inside the creamery 1987

This was built from donations and help from Botton's community programme workers. This provided a year of work for the longer-term unemployed working in the village or as part of the farming and maintenance team. They worked on all the estate and renovation work, as well as repairing the village's houses and workshops. Building work was delayed by deep snowdrifts and the creamery was finally opened in 1987. The functional building was clad in wooden boards with varied roof forms and covered in red clay pantiles. One wing was dedicated to the creamery with a large central space, 2 cold rooms, and 3 stores. Whilst the other wing was dedicated to the food processing area with a large central space, 2 food stores, a cold room, and a freezer room. Both workshops shared a main entrance with toilets and a boiler room, with storage and office spaces above. However, by 2011 the food procession centre had declined, and part of the creamery was converted to create 2 flats and office space.



Food processing centre

Joan of Arc Community Centre



Building the Community Centre 1965 and the new Community Centre 1966

By 1964 the Botton community had grown to around 150 people and required its own centre for larger gatherings. The building was designed by Architect Gabor Talló (who had joined Botton in 1958) as a striking piece of Steiner architecture. Externally the building was designed with varying storey and roof heights that stood out in the landscape. Internally the building was arranged threefold with a theatre, an area for worship, and a communal space. The foundation stone was laid in 1966 providing a centre for the community's social life.



Festival in front of the extended community centre 1976

In the 1970s the building adopted a new use as a centre for adult education, this was a mini university where Botton's community could enrol in a variety of courses with an artistic aspect. With the village population approaching 250 people, the centre building was at its limit and required enlarging. The building was extended in 1975-6 with a new single storey extension entrance, altar and anterooms. This was designed by Camphill architects with contrasting forms and alpine plaster walls to match the existing building.



Joan of Arc Community Centre

The Community Centre further expanded in 1996, with 2 large extensions that doubled the internal space. This created a double foyer, a larger stage, raked operable seating, and enhanced the ancillary facilities available to host a variety of events which could appeal to a wider public audience. The alpine plaster walls were replaced with tanatone lapped boarding and the roof was replaced with darker felt tiles and cedar shingles. These alterations aimed to establish a visual connection between the Community Centre and the Chapel recently built nearby. This dramatically remodelled the building to create a flexible and spiritual space that reflected the community's needs.



Internal portico and theatre in the Joan of Arc Community Centre

The Chapel



Play for Holy Tuesday and beating the bounds on Palm Sunday

The Christian faith and its festivals lie at the heart of the Camphill community, and therefore Botton. The village originally gathered for worship in Botton Hall and then the

Community Centre, devoting creative energy to the four main festivals of Christmas, Easter, St Johns, and Michaelmas.



Chapel 1998 and Chapel 2022

In 1991 the Chapel was built to provide a new central space for worship. This was positioned beside the Community Centre and was designed by the Camphill architects. Externally the building was clad in rough sawn boards with a satin finish over a natural stone coursed base course. Internally the building was creatively designed with sinuous-curving walls, that take a cue from organic forms. Light is critical with large windows, of chamfered form and deep internal mullions enabling light to filter, in a calming and ethereal manner, within the space and towards the altar, which itself has naturalistic images within the plasterwork (now removed).



Looking across the nave to the altar and the altar

Accommodation

Amber and Tour

Amber and Tour were two of the first houses to be built in the late 1950s. Notably they are a rare example of pebbledash in Botton. Amber was privately financed and built by a Whitby company as a small residential house. Dark coloured wooden boarding was added later to make it more in keeping with surrounding buildings. A further dormer and

bedroom extension was added in 1990 and 1995, providing additional accommodation for Camphill volunteers. An external porch was also added in 2009. At present the building is unoccupied.



Tour was built for 2 brothers who required care. It later came into community use and the associated outbuilding was used as a weavery run by the house parents. In the 1970s the building took on a new role as the community school. The school had grown out of its temporary barracks and required a more permanent solution. The large living room and the former weavery provided suitable space for use as classrooms. The school continued to grow as the community expanded, requiring further space. This was resolved in 1990 when the present school was built. After this Tour was renovated and extended to improve the living accommodation with 3 further bedrooms. The design was influenced by the recent design of Sherwood, with wooden boarding on the first-floor level above the pebbledash on the ground floor. At present the building is currently unoccupied.

Tourmalin

Tourmalin was built in 1965 to act as a more permanent base for Carl König's wife Mathilde Maasberg and their family. The house was a prefabricated design from a catalogue designed to accommodate a small family with a separate guest room for visitors giving lectures and courses at Botton. After the Königs moved to South Africa in the 1970s, Tourmalin came into use as a family house. The building was extended in 1991 and 1994 to enlarge the space available with a ground floor extension to provide a new laundry, sitting room and entrance porch. The house was also remodelled with 2 dormer windows and a later bay window with the aim to make it more in keeping with the surrounding area. In 2009 the house was further expanded with an annexe to provide independent accommodation.



Karl König on a visit to Botton in the 1950s

Martin House

Martin House was built in 1965 and named after the house martins which had nested under the eaves before residents moved in. In 1991-2 the house had a new entrance lobby, coal and vegetables stores, the kitchen was extended, a new laundry and walk-in larder was added, and a new fitted kitchen from a competition was donated by Mrs Manners. The building was further extended in 2006 to improve the cramped social spaces and reduce the number of villagers sharing rooms, whilst being developed in an energy efficient way.



Merlin

Merlin was built in 1965 by the Hogg family to be closer to their son and was named in homage to Peter Hogg's former career as a magician. It was run for many years as a guest house for people visiting relatives in the village. The house is prefabricated with a functional design that stands out in Botton and is currently in a poor condition and unoccupied.



Thomas Weihs

The Thomas Weihs House was built in 1983-5 to cater for the aging population in Botton, named after Dr Thomas Weihs who co-founded the Camphill movement. It provided a restful home for retired residents, with a quiet wing for those needing constant care. It was designed with a central wing for living spaces, with 12 bedrooms spread between the two wings and the first floor. In 1994 a further conservatory was added to the rear of the building.



Opening of Thomas Weihs House 1984 and Thomas Weihs House in 2022

St Brides and Hazeldene

Hazeldene was built in 1986 by a parent who wanted to be near her son who was a resident in Botton. The building was split between a 2-bedroom self-contained unit named after its patron, and a therapeutic centre named St Brides. This facility had 2 large rooms used for curative eurythmy and art therapy, with a sensory space that used flashing lights and music. It was designed to be in keeping with the surrounding buildings in dark brick and red tile, featuring varied angled roof forms and a particularly unique corner window.



St Brides and Hazeldene

Linden

Linden was planned in 1990 as an extension to Thomas Weihs House to provide additional care for the elderly of Botton. It was positioned within a cluster of houses and

was deliberately designed to fit within the surrounding landscape and is screened by trees. The ground floor contained the main living spaces and a corridor of 7 bedrooms, with a further 5 bedrooms on the basement level to reflect the grassed sloping site. It was designed by Camphill Architects to fit with neighbouring Hazeldene, with similar natural materials and curved forms. A further first floor conservatory was added in 1995.



3.2 Character Area 2: Botton Farm

Character Area 2 includes all the buildings formerly associated with Botton Farm and the later Camphill workshops, as well as Rock House. This area is positioned north-east of Botton Hall, with buildings organised in a linear pattern that follows the road. The boundary runs behind the buildings to include the fields and woodland immediately attached to these work spaces. This area is of local importance as it contains buildings associated with the agriculture and forestry of the Camphill community.



Old Botton Farmhouse and Annexe featuring 'GAM' datestone

Botton Farm

Like many of the surrounding vernacular farmsteads, Botton Farm likely dates from the early 1800s. Originally Old Botton Farmhouse was arranged over two storeys, with three bays coursed in herringbone-tooled sandstone under a red clay pantile roof. The **keystones in the lintels indicate particular investment in the building's fabric. Behind the farmhouse lies a courtyard of smaller outbuildings used for storage and livestock. These agricultural buildings were subject to alterations by the Macmillan family around 1900, leaving a date stone that reads 'GAM 1901' on the former parlour. The farm was also reduced in size, with several fields given to Falcon Farm which became Home Farm.**

In 1960 Old Botton Farmhouse was damaged by fire, by this time the Camphill community were in residence and the building was subsequently rebuilt with an additional storey to provide further accommodation. This expansion is visible from the exterior of the building with larger sandstone blocks indicating the raised height. Around this time there were also numerous additions of smaller unsympathetic extensions to the building and modern agricultural barns.



Converting the barns to create New Botton Farmhouse

The introduction of the Registered Homes Act 1884 (amended 1991, 1992) meant Botton was required to create 45 bed spaces to increase the number of single bedrooms and offset the loss of substandard size bedrooms. In response, the outbuildings behind Botton Farm were converted in 1994-9 to create New Botton Farmhouse, providing a new residential house with 12 bedrooms. In 1997 the adjoining parlour and cow byres were also converted to form an Annexe. Old Botton Farm House was similarly refurbished in 2002 to provide 12 bedrooms and improved living space.

Wood workshop

Thanks to the generosity of local industry a modest workshop was set up in 1972 with lathes and wood working machinery. This largely lay idle until Ernst Nef, a swiss woodworker, and his family joined Botton in 1973. Having invested in the local forestry, Botton had a good supply of wood that piled up through the year. Every year they hired a saw from Sandsend to cut the wood to supply the community. Struggling to purchase an appropriate saw for Botton, Nef's family gifted a saw to the community in 1979. As community resources expanded, the wood workshop was developed with workshops, dust extractor and silo, timber sheds, offices, and storage added in 1992-6. This provided

Botton Historic Area Assessment

meaningful work for residents who gained new skills and actively contributed to the community and its finances. It is understood that the saw and associated tools are currently up for auction at the time of drafting this report.



Wood workshop and sheds

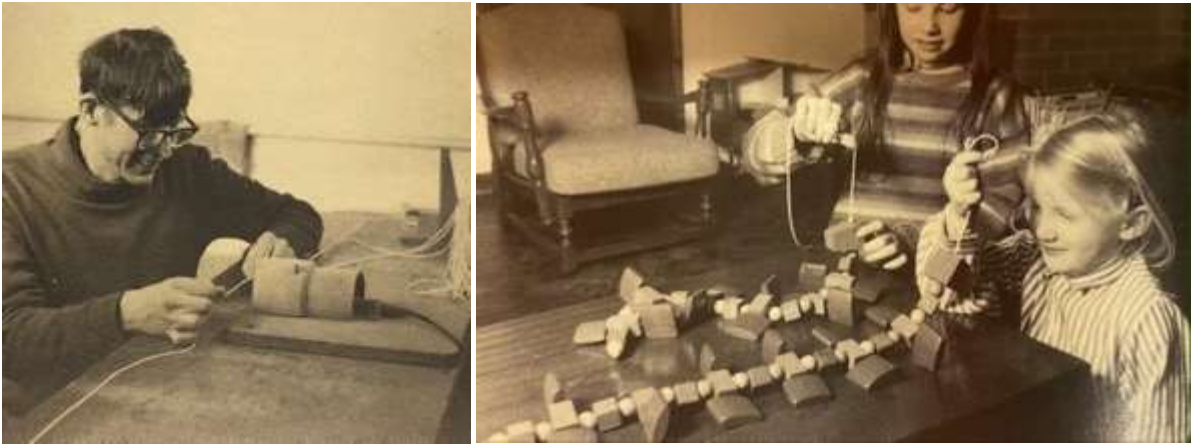
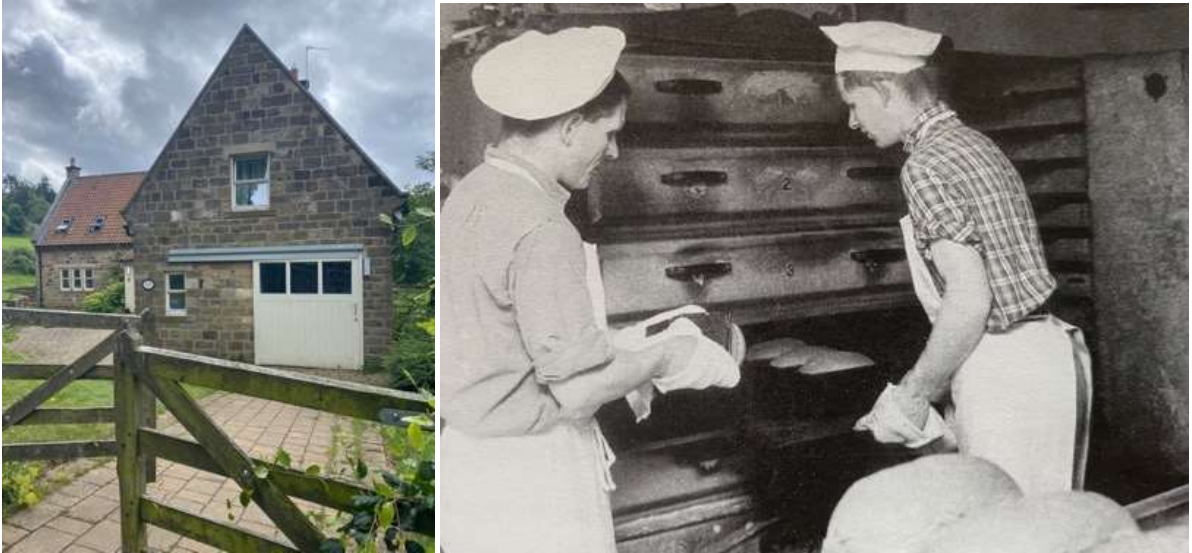


Photo series showing the development of the popular Millipede wooden toy made in Botton's wood workshop 1989



The Cottage now and the Bakery in 1964

Creamery, bakery, and Rodger's House

From the beginning, having a bakery to serve Botton was important to provide fresh and nutritious food for the community. At one time this was located in the Cottage which operated so successfully that a purpose-built bakery was required. The donation of an

oven from a Newcastle based company in 1973 provided a new impetus for an established bakery and in 1975 the cow byre behind Rodger's House was converted into a small-scale bakery for Botton. After which the Cottage returned to residential use and was extended in 2009 to provide further annexe accommodation.



The Bakery and the Bakery in action

This provided fresh baked produce for the local community as part of the philosophy of self-sufficiency. Increasingly, produce was sold outside the community raising funds for Botton. This provided meaningful work for residents who gained new skills and actively contributed to the community. In 1984 the bakery was extended to 3,000 square feet, providing enlarged premises to facilitate commercial production that extended beyond Botton. At this time 60% of Botton's produce was sold outside the village to 11 shops and a Saturday market stall in a local town.



Rodger's House
Botton Historic Area Assessment

There is little evidence for the building of Rodger's House although it is likely to be contemporaneous with the main farmstead. Rodger's House operated as a smallholding that was purchased by the Camphill community in 1960 and then rebuilt with additional dormer windows to adhere to fire regulations in 1978. It was further altered in 2004 with extensions to provide further bedrooms and a conservatory for occupants. Due to its proximity to the bakery, Rodger's House has long been home to the village's baker.

By 1972 Botton's milk supply was steady enough to allow for continual manufacture, so the outbuilding adjoining Rodger's House was converted into a small-scale creamery. This provided dairy products for local residents. However, in 1978 the creamery was closed for two years. In 1980 Botton's farmers decided to concentrate on milk production and increased the dairy cows, so the creamery was reopened. Within two years the milk output increased from 14,000 gallons to 23,000 gallons. To assist with this, a new creamery and food processing centre was erected near Botton Hall in 1984-7, leaving the redundant building to be converted into residential flats in 1999.

Rock House

Built in 1958, Rock House is one of the first Camphill new building projects at Botton. A young co-worker employed Steiner architect Laurence Bayes to design a house on the edge of the village for single co-workers in the forestry and land departments. The house was built around a rock in the field and constructed using an unusual combination of a stone base with shiplap wooden boarding above, with a cedar shingles roof. Internally the house was organised as 5 bedsits over multiple levels with shared bedrooms and a downstairs garage. The surrounding area was extensively planted to protect it from strong winds across the valley and today is partially hidden by surrounding vegetation. The building has since been rearranged with additional windows in 1996 but retains its unique architecture.



Rock house early 1960s and obscured view of Rock House today

With the growth of Botton's Eurhythmy training centre, independent accommodation was required for third and fourth year Eurythmy students. In 1988, three linked bungalows named Oak, Ash & Thorn were erected near Rock House for students with a shared laundry. These are built in natural materials to reflect the surrounding environment and feature large windows to celebrate the wider landscape.

3.3 Character Area 3: Falcon Farm

Character Area 3 encompasses Falcon Farm and the surrounding fields. This area is positioned south-east of Botton Hall, in close proximity to the village centre. The boundary runs along the fields that surround Falcon Farm. This area is significant as the former home farm for the Macmillan estate.

Falcon Farm

Falcon Farm likely dates from the early 1800s and was owned by prominent local landowner Viscount Downe. At this time Falcon Farm was relatively small, merely comprising a farmhouse, large outbuilding and an old cottage called Red House, with a small amount of land. The farmhouse consisted of a two-storey central block with a smaller single storey wing to the south coursed in herringbone-tooled sandstone under a red pantile roof. In the early 1900s George Macmillan altered the farm boundary to take in fields from Botton Farm. This increased the land to 70 acres, making it more viable as 'Home Farm'. Falcon Farm was allocated to provide produce for Botton Hall. As such the Macmillan's invested in the agricultural buildings and erected a new cow byre with a date stone that reads 'GAM 1904'. This cow byre became home to the first herd of Jersey bulls in the district. Local people did not believe they would 'do' so high in the northern hills, yet they thrived, producing rich milk and butter that was widely celebrated.



Falcon Farmyard



Macmillan cow byre at Falcon Farm

When Camphill took over in 1955, Falcon operated as the only wash house for the whole community which indicates the dire state of the surrounding buildings at the time. Until the Joan of Arc Community Centre was built 1964, Falcon Farm was relatively detached from the village centre. This allowed the farm to retain its agricultural use and setting, whilst also acting as the village's laundry through to the 1970s. In 1988 the Macmillan cow byre was converted into a tea kitchen and offices. The former byre was further converted in 1995 to provide bunk accommodation for student farm workers during the summer harvesting season.

This shifting use indicates changing agricultural priorities and increased numbers of farm workers, becoming an important employer within the wider community. Meanwhile the former food centre, positioned at the east of Macmillan's cow byre, was converted to a meat store and preparation room in 1993. This is now leased to a local company, indicating increasing commercialisation of Botton's industry.



Modern agricultural facilities at Falcon Farm

More recently in 2007 Falcon Farmhouse was internally rearranged and extended to provide single bedrooms and improved lighting and ventilation. Yet the farmstead has retained its agricultural link, with its own livestock cared for by residents. This gives residents the opportunity to undertake meaningful work and gain new skills whilst actively contributing to the community.



Falcon Farmhouse and signs on the pigsties at Falcon Farm

3.4 Character Area 4: High Farm

Character Area 4 features all the buildings in the vicinity of High Farm. This area is positioned south-west of Botton Hall, with a sense of independence from the village centre. The boundary runs along the fields that surround High Farm. This area is notable as a removed neighbourhood with more traditional vernacular buildings.

High Farm

There is little evidence for the early life of High Farm, but it likely dates from the early 1800s like much of the surrounding farmsteads. By the 1850s the farm had been well developed and contained a group of various outbuildings. This area was first to be acquired by George Macmillan in the 1890s, although there is some confusion between the present farmsteads and the historic farms that were referred to as 'High' and 'Low' Farm. The Botton community purchased High Farm in 1955. A 'stop-gap' 6-bedroom extension was added to the rear of the building in the 1960s to provide further bedrooms to accommodate 12 people. This was unsympathetic to the building featuring a flat felt roof and was considered cold by residents being on an exposed corner of the house.



Tea break at High Farm



High Farmhouse

By 1990 the house required renovation to bring it up to contemporary standards of comfort, resolve the lack of bathroom facilities and adhere to fire safety regulations. **Lusmore**, built in 1990, provided the space for High Farm's occupants to temporarily move out during renovations in 1994. This included a new porch, internal rearrangement to create larger living spaces to better accommodate the household of 14 and an extension to the rear with some larger bedrooms. These followed vernacular styles with matching stone and pantile roofs, but the use of natural materials and varied angles seeks to incorporate principles of Steiner architecture on a modest scale. In 2002 the existing implement shed, hay barn and dairy were demolished and replaced with modern agricultural barns and a dilapidated wood store was converted into a residential flat.



Piet's Place and High Farm barns

Gean and Rowan

Both houses were built in 1963 with funds raised by friends and parents of Botton. Brick and wood were used for the external building structure, but internally they were built cheaply with plywood walls. The design is also unusual for Botton, with external chimneys and various angles that presents a more continental appearance. These were simultaneously extended with additional living rooms in 1979. At present one of these buildings is tenanted and the other remains unoccupied.



Gean



Rowan

Sherwood

Sherwood was built in 1969 with two large open spaces to accommodate the doll shop. This was one of the earliest activities at Botton when workers created 2 large dolls named Jack and Jill alongside mending clothes. These proved popular and were sold to the wider community, at one time these were created for a company who required dolls which could sit and had comb-able hair. The building was remodelled in 1991, with an external entrance lobby and loft conversion. This dramatically altered the external facade with a stone base and wooden boarding, new windows, contrasting roof heights and an unusual external chimney. More recently Sherwood has taken on a new use as the Avalon office.



Sherwood 1990



Ashwood

By the 1970s this area had grown into a small neighbourhood that was removed from central Botton and required its own community centre. In 1974 Ashwood was built to provide a space for residents to meet and practice eurhythmy. This was further expanded in 1978 with the addition of a kindergarten space built by a parent. The nursery was attended by children of house parents and workers before they joined school. The building has some impressive Steiner features with a unique Botton door and an

Botton Historic Area Assessment

exceptional corner window, the shape of which is very unusual and not seen elsewhere in Botton. More recently this building has fallen out of use and is currently in a state of disrepair.



Lusmore

One of the more recent additions, Lusmore was built in 1990 with voluntary donations. This was positioned between High Farm and Dalehead to complete the cluster of homes and bring together the south neighbourhood. At this time Botton was thriving financially and the building was planned for 14 people with larger living rooms and bedrooms than previous houses. The house was collaboratively designed by Camphill architect Mike Gilbert and the Botton Community, with up to 100 people attending meetings to discuss plans.



Camphill Architect Mike Gilbert and building Lusmore 1992

Work began in 1992 to level the site, large boulders were removed, and a retaining terrace was created. In an attempt to be sympathetic to the surrounding environment the building incorporated stone reclaimed from a derelict Bradford mill, stained timber cladding, timber windows and pantile roofing. Lusmore was initially used to rehouse the families from High Farm and Dalehead whilst the buildings were renovated.



Lusmore and Lusmore bedroom 1994

Dalehead

There is little evidence for the early years of Dalehead. The smallholding fell vacant after the sale of the Macmillan estate to the Botton community in 1955 and was purchased soon after. The house was extended to create more bedrooms as a family house. By 1990 the living spaces were too small for its 12 residents. The building of Lusmore in 1990 provided the space for High Farm's occupants to temporarily move out whilst it was renovated in 1993. This replaced the previous extension and created more bedrooms. The design featured multiple extensions at different angles and dormer windows, the use of which are unusual for vernacular buildings in the National Park but are in keeping with Botton's architecture.



Weavery

The weavery was one of the early workshops established by the Botton community. It faced a decline and restarted in the early 1980s. In 1982 the building was altered to provide further internal space to alleviate cramped workstations and enable a further 4 people to be employed. Until Lusmore was built in 1990, the weavery was removed from the rest of the south neighbourhood giving greater independence to the workers who transported themselves and gained new skills whilst contributing to the community and its finances. By 1991, fourteen people were employed producing cardigans, jumpers, soft toys, and shoulder bags for sale. In 1991 the first floor was converted into residential accommodation, creating a 2-bedroom flat. The weavery is currently used.



Weavery 1986



Weavery

3.5 Character Area 5: Honey Bee Nest

Character Area 5 includes all the buildings in the vicinity of Honey Bee Nest. This area is further south-west of Botton Hall and has a sense of detachment from the village centre. The boundary runs along the fields that surround Honey Bee Nest. This area is valuable as a historic Quaker farm that has been significantly developed by the Camphill Trust.

Honey Bee Nest Farm

Honey Bee Nest was purchased by the Hartas family in 1716, a large Quaker family who had lived nearby at Thatch House before 1656. During this time they drained the land, erected the stone walling and built the farmstead. The farmhouse consisted of a two-storey central block coursed in herringbone-tooled sandstone under a red clay pantile roof, surrounded by a selection of outbuildings that were similarly constructed.



Honey Bee Nest Farm 1850s and Honey Bee Nest barns now

In the early 1800s the farm passed on to George Baker until he moved to York, at which point the farm was let and eventually sold. The leasehold was acquired by John Hansell, whilst the freehold belonged to William Wilson whose heirs sold the farm to George Macmillan in 1911. Macmillan had enquired about the farm as early as 1896 but the confusing thousand-year leases and high asking price resulted in lengthy negotiations. **During Macmillan's time a large plantation was developed behind Honey Bee Nest on many acres of marginal land which enhanced the wider view.** In 1955 the farm was sold, rather than being acquired by the new Camphill community.



Renovation of Honey Bee Nest Farmhouse 1985

Honey Bee Nest was finally purchased by the Botton community in the 1968/73 period. By 1983 plans were developed to rebuild the farmhouse to improve the facilities and relieve the lengthy waiting list for Botton. This included internal rearrangements of the staircase to enlarge the living spaces, a new kitchen, bathrooms on each floor, an extension to create new bedrooms, relaying the floors, reroofing, and a damp course to prevent rising damp. This was completed in 1985 in two phases to allow residents to remain as long as possible, before moving into a complex of portacabins outside the candle workshop. The house was further extended in 2011 by converting an adjoining outbuilding to provide overflow accommodation, this was designed in a sympathetic manner with matching lintels, gutters and herringbone hand tooling using a chisel. Since then the house has remained unoccupied.



Honey Bee Nest Farm

Castle House

Castle House was built in the 1970s to provide further residential accommodation and expand the deep south neighbourhood. The building featured varied angles and unique windows associated with Steiner architecture, however the building was refaced in 1995 with natural materials to better reflect the architecture of nearby Trefoil and the wider village. Weathered stonework was applied to the ground floor storey, with dark stained softwood boarding above.



Castle House



Candle Shop 1988 and Candle Shop now

During this time a former farm building was used as the village garage. In 1994 this was converted into a crafts shop which focused on candle making. This gave villagers the opportunity to gain new skills, fundraise for the community and undertake meaningful work. Initially the workspace operated on a seasonal basis, taking on workers who were unsuited to outdoor winter work. As demand grew 6 candelmakers were employed, creating more than 8,000 candles that were advertised in Camphill catalogues and sold to customers further afield.

Trefoil

Positioned away from the central village and with merely two neighbours, Trefoil was built in 1972 as a special therapeutic house. This was partially financed by the Joseph Rowntree Trust and aimed to treat those with greater needs through artistic and musical activities led by German house parents who were artists. The house is designed according to Steiner principles with varied angles, natural materials, and many windows which enjoy views across the valley. Internally the building comprises larger living spaces on the ground floor, and a corridor of small bedrooms upstairs. By 1974 Trefoil shifted to use as a village house. At present the building is unoccupied.



Trefoil



Interior of Trefoil

Camphill Press

In 1972 Botton's printing was organised through the central sales department. With 2 enthusiastic workers and the donation of a flat pack shed, the community was able to develop its own printing press at Honey Bee Nest in 1976. In 1990 this was replaced with a permanent dwelling double the size of the previous press structure. The building was designed according to Steiner architecture with a stone base, wooden shiplap boarding, multiple windows, angled dormers, and a wooden roof.



The temporary Camphill Press



Building the present Camphill Press and the present Camphill Press

Bracken

To provide further residential accommodation and relieve the lengthy waiting list for Botton, Bracken was built slowly between 1979 and 1981. The build ran out of money leaving only the outer shell while the community continued fundraising.



Bracken

Honey Bee Nest Hall

By the 1990s Honey Bee Nest was a well-established neighbourhood, removed from the village centre. In 1993 the area was completed with its own community facility. Honey Bee Nest Hall was designed to be sympathetic with its neighbours and has visible structural vaulting beams, a stone base and wooden boarding. Internally the building provided a large 2 storey room with a minstrels gallery, a downstairs practice area, and some changing rooms. This allowed residents to gather and practice eurythmy. At present the building is unoccupied, with plans to be leased to the Esk Valley Community Trust.



Honey Bee Nest Hall



Interior of Honey Bee Nest Hall

3.6 Character Area 6: Stormy Hall and Nook House

Character Area 6 focuses on Stormy Hall and Nook House, and associated outbuildings. This area is positioned west of Botton Hall and encompasses two separate farmsteads. The boundary runs behind the houses, along the fields and down to the road. This area is special as the buildings were acquired by the Camphill Trust around the same time, with much of their original features, to create a completely new neighbourhood. Notably Stormy Hall and its outbuildings (cottages, barns, stables, and engine house) are Grade II listed, which means they are of national importance.

Nook House

It is likely the first building on this site was a Yorkshire longhouse, built to accommodate the family and cattle under one roof. The building has since been heavily altered and operates as a hostel, but the attraction of this site is understandable. Its high position within the valley means the site enjoys wide views across the valley, as well as its own freshwater spring.



The spring at Nook House and Nook House outbuildings



Nook House and Nook House barns

Nook House and its agricultural outbuildings were likely built in the 1790s. The Farmhouse was arranged over two storeys, with three bays coursed in herringbone-tooled sandstone under a red pantile roof. Positioned on the upper slopes of the valley, Nook was removed from the surrounding area and accessed from a separate road behind the house on to the moor top road. The road is now overgrown.



Macmillan stables at Nook House

The agricultural facilities were improved by the Macmillan's around 1900, concrete floors and windows were installed according to contemporary ideals of agricultural improvement. A new stable block with 3 boxes was built, featuring a pigeon/dove coup also seen at the contemporaneous cow byre at Falcon Farm. In the mid-1930s a new road was provided by the council, connecting Nook House to the surrounding area lower in the valley. In 1955 Nook Farm was sold to its tenants, rather than the new Camphill community during which few repairs were done. In 1985 the Camphill community bought it and the house was later sympathetically modernised (in terms of a fusion of both vernacular and Steiner traditions) with works including removing wallpaper hiding internal windows and replacing an original stone mantelpiece which had been removed.



Renovation of Nook House 1987

When the Camphill Trust bought Nook Farm in 1985 (in a dire state), under Ernst Nef, the workshop master, the building was renovated in 1987-8. This facilitated a new neighbourhood to help relieve the lengthy waiting list for Botton. Additionally, the Dutch barn to the front of the house was lowered by 4ft so it would no longer obscure the views across the valley. In 1995 the house was altered to provide further living space with bedrooms in the second storey attic. The external extension was built at contrasting angles using natural materials which demonstrates principles of Steiner architecture on a modest scale.



Nook House extension and Nook House vegetable garden

Stormy Hall

In 1719 the farm was owned by widower Dorothy Norton, but surviving information for the farmstead is patchy. Inscriptions of 'HD 1788 BM' on Stormy Hall and '1795' 'W MD' on the adjoining cottage suggest the farmstead was built in the 1780s, around the same time as Nook House. At some point the farm passed to the Dale family. In 1827 the house was rebuilt, leaving a date stone and the initials 'M and HD' on a door lintel. The main farmhouse was arranged over two storeys, with three bays coursed in herringbone tooled sandstone under a red pantile roof. The threshing barn was also built in the early 1800s, with a wheelhouse (horse engine/gingang) and basement pigsties at east end. The barn was arranged over two storeys with five irregular bays and also features the

local herringbone-tooled sandstone. The adjoining horse-engine mill house is unusual for the area and retains its red pantile roof.



Stormy Hall and the Wheelhouse

John Dale passed the farm to his son Joseph in 1884, who left it to his son John in 1907 who left to farm in Teesdale. The farm was temporarily under the supervision of his brother-in-law Frank Rudsale before it was sold to George Macmillan in 1921. Yet **John Dale retained his local connection being Macmillan's bailiff until 1955**, meaning he ran the day-to-day supervision of the estate. Whilst Frank Rudsale became the tenant of Stormy Hall, and in 1955 Stormy Hall was sold to its occupiers, rather than being acquired by the new Camphill community. Frank and later his son John kept the farm lands, walls and drainage in superb condition.



Stormy Hall 1987

Stormy Hall was acquired by the Camphill Trust in 1987. The community were keen to purchase the 91-acre farm as it covered some of the best agricultural land in the dale and the large farmhouse was suitable as a 10-bedroom neighbourhood house. This improved the agricultural land quality holdings of Botton overall compared to owning solely marginal farming land previously and increased the accommodation available to further relieve the lengthy waiting list for Botton. The land was particularly suitable for organic farming, this supplied produce for the village as part of the philosophy of self-sufficiency and provided meaningful work for residents who gained new skills whilst actively contributing to the community. In recent years it was also the basis of a small commercial seed producing enterprise.



Geese at Stormy Hall 1994 and Stormy Hall

To further increase the space available, the attic space was converted to create bedrooms in 1988 and by 1991 there were 14 people living at Stormy Hall. In 1990 the House and associated outbuilding were awarded Grade II listing status, which means they are of special national interest. Usually such a building would not be permitted some of its present unsympathetic external alterations, however these were granted planning permission in the time between being assessed for listing and being listed.

3.7 Character Area Summary

CA1 is the nucleus of the village with the highest significance, providing accommodation, communal public buildings, gardens, and striking Steiner inspired architecture alongside the vernacular Botton Hall which became the central hub from which the village grew.

CA2, CA3 and CA4 mostly comprise of agricultural holdings, with farms, workshops, operational spaces, forests and working accommodation. These areas have become key to facilitating work within and outside of the village and have largely retained their traditional agricultural setting despite changes of use. Only a few houses have been built in these areas which reflect both local materials and the obscurities of Steiner principles.

CA5 is more detached from the village but is historically and communally important in its own right having been a Quaker farm since at least 1656, prior to being developed by the Camphill Trust. This area also has some of the more modern buildings including Trefoil and Honey Bee Nest Hall which provide a community facility, enabling CA5 to be a more independent neighbourhood but also able to host wider community events.

CA6 is similarly detached from the center of the village but is equally significant as it comprises two of the last properties to be acquired by the Camphill community, yet they are two of the older vernacular farmsteads. Both farmsteads were largely untouched and exhibit many traditional features with Stormy Hall deemed of particular interest and therefore nationally Listed. This area facilitates another branch of neighbourhood with additional accommodation and is a significant example of the combination between historic vernacular buildings of the area and the influence of the Camphill community, without which some of buildings may have fallen into disrepair.

4.0 Detailed Architectural Assessment

4.1 Architectural Character

The buildings of Botton can largely be separated into three categories: vernacular architecture which has been adapted to Botton's needs; Steiner architecture reflecting the Camphill community; and minor functional buildings. This is a unique combination that is not seen elsewhere in the National Park. This section seeks to identify the materials and styles present in the village in order to inform the positive management of future development.

Vernacular Architecture

Much of the historic farmsteads were built or rebuilt in the early 1800s. These share a similar design and are built from local building materials, sandstone with a red clay pantile roof. These are typical of the North York Moors, although Botton has been subject to a more relaxed planning approach which has allowed alterations to reflect the Steiner influences. This has allowed the buildings to be rearranged or extended or altered to facilitate large household community living. These renovations often feature sympathetic extensions, additional windows, altered windows, dormers, a conservatory, and a Steiner designed entrance door.

Steiner Architecture

The traditional buildings from the Macmillan period have been punctuated by modern developments erected by Camphill. These have been designed according to the principles of Steiner architecture which rejects the constraints of traditional architecture. In particular, right-angled construction, dark living rooms, small room sizes and use of traditional stone/pantile construction materials. Instead, natural building materials are used to create sculptural forms that draw the eye. These buildings are designed with open spaces and lots of windows. This provides natural light and views. This seeks to create peaceful spaces that reflect the energies of the surrounding landscape.

Local Materials and Detailing

Walling Materials

The historic farmstead buildings typically date from the early 1800s and are built from sandstone which is recognisable by its grainy texture and honey-coloured tones that **weather over time. As a softer stone it can be worked using a method known as 'tooling'** whereby a craftsman uses hand tools (typically a mallet and chisel) to create a distinctive surface finish/dressing. Many of the Macmillan estate buildings feature a herringbone pattern. This is an intricate and labour-intensive finish which indicates the high status of the buildings and their occupiers. Although some stonework is plain, particularly around windows other stones have markings which suggests they were taken from elsewhere. Many modern extensions to these buildings have copied the herringbone pattern, which can be identified by more defined clean lines from modern powered tooling equipment. It

is also notable that the traditional lime mortars have been largely replaced with harder cement, which can damage the historic buildings over time through differential erosion.



Outbuilding behind the stables and the Stables at Botton Hall

The majority of early Camphill buildings built between the late-1950s and the early-1960s are finished in pebbledash. This was popular after the Second World War as a way to cover up cheap bricks when materials were in short supply and houses needed to be built quickly. They were made from pebbles dredged up from the sea which were then hand thrown onto wet sand and cement. It requires little or no maintenance and is fairly indestructible, which is popular for buildings in exposed or coastal areas. Pebbledash therefore reflects contemporary fashions and Botton’s financial struggles in the early years, and the contrast with traditional sandstone would have been appreciated.



Gean and Tour



The temporary Camphill Press and Merlin

Merlin is a remaining example of a prefabricated building at Botton. In the 1960s there were at least 4 prefabricated buildings used to house the Camphill Press, wood workshop, the school, and the Hogg’s guest house. These became popular after the

Second World War to replace destroyed buildings as they were cheap, quick, and efficient. Typically, they were made of a fixed set of large panels that were transported to site and erected in position. By the end of the 1950s, the design evolved by integrating window and door frames, pipes and wiring, and different finishing materials for the walls and floor coverings. The first 3 huts were second hand donations and were assembled by volunteers, whilst Merlin was probably selected from a catalogue of designs when it was built in 1965. They were intended to have a short lifespan and contradict ideals of Steiner architecture, yet this provides an insight into how the community were once reliant on community donations and sometimes created pragmatic solutions depending on economic conditions at the time.



Rock House and Tourmalin

Many of the buildings in Botton are clad with wooden boards as part of the Steiner focus on using natural building materials to create buildings that reflect the energies of the surrounding landscape. This began in 1958 with the building of Rock House and has since evolved with more recent buildings combining timber cladding with local sandstone so that Botton’s buildings seek to create a fused architectural style in keeping with elements of the local vernacular architectural style. These are designed with a local sandstone plinth base at ground floor level with wooden cladding above. This combined approach is also popular for modern extensions or alterations as a way to make the older buildings more ‘Botton-esque’.



Lusmore and High Farmhouse

There are few brick buildings in the village, this is in part because it is neither traditional for the historic properties of the North York Moors or embraced by Steiner architecture which focuses on natural materials. The first was Ashwood built as a community hall in Botton Historic Area Assessment

High Farm in 1974, whilst the remaining brick buildings were built in the 1980s behind Botton Hall. These are fairly typical single storey buildings with varying brick colours arranged in a running bond stack pattern and flush mortar. Brick is predominantly made of clay, which is pressed into a mould, dried, and fired. The natural red colour indicates the presence of iron in the clay, but this can be altered by adding other substances. Brick was likely chosen for these functional buildings as it is highly durable and low maintenance.



Ashwood, St Brides and Hazeldene and Thomas Weihs House



Stormy Hall barn and engine house, Nook House barn and Lusmore

Roofing Materials

The historic farm buildings at Falcon Farm, Botton Farm, High Farm, Honey Bee Nest, Nook House, and Stormy Hall are covered in red clay pantiles that are typical of the North York Moors. These were first imported from the Netherlands to nearby Whitby (often being used as ballast) in the early seventeenth century and distributed throughout the district, and later manufactured in Whitby for a short period. They were handmade with a mixture of clay, rolled out, cut, moulded and then fired. There is some colour variation depending on the clay and any aggregates, temperature and time in the kiln, and subsequent weathering. These were laid in a regular course and held in place by a series of timber battens and lugs moulded into the upper edge of the pantiles. More recent buildings in these neighbourhoods have been built with modern machine-made red clay tiles to remain in keeping with the area.



The stables and Botton Hall

In contrast the roof of Botton Hall and the associated stables are covered with rosemary plain tiles with 2-3 rows of decorative scalloped patterned tiles. These are individual club shaped tiles that were likely sourced from the building contractor R Harland of Whitby and handmade locally. These were laid in a regular course with each tile lapping two others leaving approximately four inches exposed. These were sometimes fixed in place with wooden pegs, lime mortar, or simply friction from moulded in lugs. This extra decorative detail required more workmanship to create and install, which was therefore more expensive and signifies the building's high status. Modern extensions to these buildings have emulated this scalloped pattern.



Bracken and Trefoil

Many of the residential buildings built in the 1970-80s are covered in darker modern concrete tiles. These are made with a mortar mix and sand which is placed in a mould, cured, coated, and then dried. These became popular after the Second World War as they are hard wearing, have a lifespan of 35-50 years, and are cost effective. These concrete tiles were likely chosen as they are more durable than clay tiles which can become dislodged, chipped, and cracked by falling debris.



Tourmalin and Sherwood

Some of the most recent buildings in Botton are covered in cedar shingles which are becoming increasingly popular as an environmentally friendly alternative to traditional roof tiles. This modern trend reflects the long-standing Steiner focus on using natural building materials to create buildings that reflect the energies of the surrounding landscape. The shingles are cut into a uniform size and thickness, shaped, treated, and attached to battens. They are a good insulator with low carbon emissions, have a lifespan of 50 years, and contain naturally occurring oils which make them resistant to decay and insect attacks. This is particularly noteworthy as there are few examples of wooden shingles in the North York Moors as it is not part of the local vernacular.

Roof Forms and Dormers



Old Botton Farmhouse and Cow byre at Falcon Farm

Most of the former agricultural buildings have traditional long, clean, unbroken roof profiles which is typical of the North York Moors. Normally any modern roof alterations or additions are avoided as a highly visible element of the building, although Botton has been subject to a more relaxed planning approach which has allowed for the addition of roof lights where necessary to create additional space. These are a 'conservation style' which sit flush within the roof slope to create the least disturbance.



Stormy Hall and Botton Farm

There are two single storey polygon shaped wheelhouses or 'gin gangs' in Botton. These were built around 1795 to 1830 and were used to drive farm machinery. Within the gin gang, a team of two or four horses walked in a circle, rotating a central post which powered the threshing machine in the adjoining barn. These buildings had sharply pitched roofs to allow the horse and stable/work hand to stay dry while they rotated the gin which was positioned underneath the point of the roof. With the advent of portable steam-threshers as 'up-to-date' machinery, wheel houses gradually became redundant and became prone to demolition. These are notable as there are few structurally sound examples surviving in the North York Moors.



Trefoil

Many of the modern Steiner buildings in Botton have deliberately pronounced roof forms, with overhangs used as architectural devices. This stands out against the traditional vernacular buildings which tend to be fairly flush with simple guttering. This reflects the rejection of traditional architectural constraints and right angles in Steiner architecture, but also serves a functional purpose by throwing water further from the more vulnerable timber wall areas. The overhang at 'Trefoil' is particularly noteworthy as it creates a shutter light which reduces the light to create a calmer environment. This was deliberately designed to reflect its intended use as a special therapeutic house treating those with greater needs through artistic and musical activities.



Honey Bee Hall and Martin House

Some of the more recent Steiner buildings are designed with various roof forms and pitches. Each storey or wing has a separate roof which has been designed in a different style. At Honey Bee Hall the roof over the main hall is an off-centre pavilion roof that splits in two as it spirals downwards creating a raised monitor window with a shed roof below that has a protruding overhang to create a semi-circular external porch over the front entrance. This is a very unusual design which provides further light and ventilation into the main hall. Martin House has a slightly lower double pitch mansard roof creating a valley that continues to the ground floor level, with a single storey lean to at the rear. This divides the roof into contrasting sculptural pieces that draw the eye.



Joan of Arc Community Centre and the Chapel

The more recent remodelling of the Joan of Arc Community Centre features a concave roof over the semi-circular portico that projects outwards and creates an external porch. The height of the roof also lowers around the portico which helps to emphasise the front entrance. Whilst the Chapel features a slightly convex roof that curves to the rear with an additional single storey lean-to, and at the front inverts itself to create a double gable with a central gable that features a semi-circular window. This creates unusual, shaped roof forms that vary height to maximise the internal light. No two roofs in Botton are exactly the same, which creates heightened aesthetic interest and reflects the expressive nature of Steiner architecture.

Verges and Eaves Detailing

The historic buildings in Botton have traditional steep pitched eaves with stone water tabling to contain and throw-off water and protect the stone beneath which is typical of the North York Moors. Some of the higher status buildings also have kneelers which provide a visual end stop to the water tabling with some architectural decoration.



Lodge, Nook House and Falcon Farm



Tour, Geanand Rowan

Many of the more recent Camphill buildings reject this traditional building style and have overhanging eaves with a deep projection at the ridge height. This adds aesthetic interest, shadowing and has a functional purpose as it throws water further away from the building and provides shade. This has also been used at single storey height to create external porches over the main entrance. This is unusual for the area and demonstrates how the buildings have been designed cohesively with the community.



Honey Bee Hall and the School

Chimneys

Most of the historic buildings in Botton have stone chimneys which are internally located/constructed, with the exception of the Lodge which is a smaller building and has a central chimney piece. These are functional features which add strength and verticality to the roofscape and are typical of the North York Moors.



Lodge, Nook House and Dalehead



St Brides and Hazeldene and Bracken



Sherwood, Gean and Rowan

Whilst some of the more recent brick buildings have brick chimneys. These are placed centrally or located externally depending on the arrangement of the internal space. This is only typical of buildings of this period, and unusual for the North York Moors.

External chimneys are more prominent in the buildings at High Farm. Sherwood, Gean, and Rowan all feature are clad in pebbledash and dominate the roofscape. These are part of the more continental design approach and add aesthetic contrasting interest to the buildings.



The chimney at Tour is fairly typical in size design, but it is particularly unusual as it has been placed at a jaunty angle to the building and roof pitch. This reflects the rejection of right angles in Steiner architecture and is also worthy of recognition.

Windows

Having been consistently occupied by the Camphill community for the last 65 years, most of the buildings have been redeveloped and repurposed. Very few of the historic windows or frames have survived. These tend to be in the agricultural buildings that haven't been brought into residential or commercial use and modernised by Camphill.



Botton Farm, Falcon Farm and Nook House

Most of the windows in Botton are modern but sit in historic openings. Botton Hall, the Stables, Lodge, and High Farmhouse are decorated with mullion windows, in keeping with the arts and crafts style. There are also some new openings that copy the same design which can be identified by the lack of weathering on the stonework.



Botton Hall



Old Botton Farmhouse and Stormy Hall

Old Botton Farmhouse and Stormy Hall Farmhouse feature 16 pane vertical sliding sash windows. These are replacements of the historic windows but retain a similar design. This organisation of '8 over 8' panes was common for larger windows in the Georgian period. This used 'crown glass' which was made by spinning hot glass on a punty rod compared to modern 'float glass'. The presence of these large windows, despite the high tax on windows between 1696 and 1851, indicates the high status of these farmhouses and their occupants. The historic glass was often thin and light to reduce the tax burden, with narrow glazing bars to allow a less interrupted view of the surrounding landscape.



Nook House and Honey Bee Nest Farmhouse



Rowan and Gean

The remaining windows largely feature two over two panes, which were common in the Victorian period. These are replacements of the historic windows but retain a similar design. This used 'cylinder plate glass' which was mouth blown, scored, reheated, rolled, and then cooled. This production method combined with the end of the window tax enabled economical manufacturing of larger and heavier panes of glass.



Lusmore and Stables

Of the more recent buildings some have square single pane windows. These have frosted screens where necessary for privacy and open outwards. These are fairly standard designs with right angles that go against the principles of Steiner architecture and are unexpected for Botton.



Village Shop, Honey Bee Hall and Martin House



Bracken, Trefoil and Honey Bee Hall

Most of the more recent buildings have trapezoid shaped windows with multiple panes to create sculptural shapes. Over time the design has evolved so the windows correspond to the shape of the building and slanted roofs. This creates a cohesive design with aesthetic interest. Whilst these may not be particularly practical, this shape is an important part of Botton's character and should be retained for historical character reasons.



Nook House, Sherwood and the Chapel

There are also a number of curved windows in Botton. These vary in appearance according to the style of the building. Those at Nook House are more traditional starburst and breadbox shaped windows to remain sympathetic to the surrounding historic farmstead. Whilst at Sherwood the arched window is surrounded by 4 smaller

curved panes, and the Chapel has a 2 pane quarter circle window that is reminiscent of a historic fanlight. These twists on traditional designs create more expressive shapes that are in keeping with Steiner architecture.



Ashwood, Joan of Arc Community Centre and St Brides and Hazeldene

One of the most striking features in Botton are these corner windows. The base of the window frame curves downwards creating an artistic shape that adds aesthetic interest and demonstrates impressive workmanship. The large size provides much natural light inside the building and the top panes open outwards to provide ventilation. They have been positioned on the edge of the buildings to enjoy wide views of the surrounding landscape.



Rock House and The Goetheanum

There are a few larger windows with custom designs in Botton. The oldest of these is a segmented clip trapezoid window at Rock House. This is the same style as the central window at the Goetheanum in Dornach.



This inspired the School design which features a 2 storey bay window with the unusual fenestration mirrored around the vertical, and a reverse half eyebrow window made up of 5 trapezoid panes of varying sizes and positioned at varying heights. These window shapes are unique to Botton and contribute to its alternative character.

Dormers

There are also many dormer windows present in Botton. Historically these were limited to Botton Hall and the associated stables as part of the arts and crafts design. These are large projecting dormers that enjoy wide views over the surrounding landscape. Modern extensions to these buildings have emulated this design.



Dormers at Botton Hall



Dormers at Rodger's House, High Farmhouse and Dalehead

As the Camphill community required further bedrooms they started to extend into the roof space as a convenient way of creating more accommodation with dormer windows

to provide natural light. These tend to be fairly traditional catslide style dormers that are positioned entirely within the roof slope to be least obstructive.



Dormers at Amber and Lusmore

Whilst the dormers on the modern buildings have a more unique ‘eyebrow’ design, reflecting the Steiner rejection of right angles. This cumulative number of dormers is very unusual inland within the North York Moors and reflects the more relaxed planning approach in Botton to accommodate Steiner architectural influence.

Doors

There are not many historic doors remaining in Botton, those which survive are associated with agricultural buildings that haven’t been converted into residential or commercial use and modernised by Camphill. These are timber doors (some stable type) with vertical boarding and external strap hinges. It is likely that the omnipresent red paint was the former Macmillan estate colour.



Traditional doors at Dalehead, Falcon Farm and High Farm



Doors at Botton Hall, High Farm, Nook House and Sherwood

Many of the historic buildings and extensions have farm-style timber doors with visible panelling or vertical boarding and transparent upper panels (to reflect stable door proportions). This is a fairly traditional design which provides further light inside the buildings and allows expansive views of the rural surroundings. This reflects the communal nature of the village where privacy is not a major concern.



Doors at High Farm, Gean , Thomas Weihs House, Bracken and Stables



Doors at School, Eurythmy Studio and Dalehead



Doors at Village Shop, Lusmore, Ashwood and Stables

The external doors of the more recent buildings are timber doors with vertical boarding with irregular trapezoid shaped statement glazing. This creative use of sculptural shapes in the door frames adds aesthetic value to the building.



Doors at Chapel and Joan of Arc Community Centre

The doors of the Joan of Arc Community Centre and the Chapel are further highlighted with glazed surround with glazing bars arranged to create an elliptical motif. This extended use of transparent glass creates an open and inviting portico which reflects its use as a public building at the heart of the Botton community.

Boundary Treatments

Few of the buildings in Botton are surrounded by traditional stone boundary walls. Most of these signify the historic field boundaries associated with the farmsteads and pre-date the Camphill community. The more recent stone walls were built as safety measures where the residential houses lead onto the main roads around the village.



Dry stone walls at Dalehead and Lusmore



Dry stone wall at Stormy Hall and metal gateway at Tour



Formal mortared wall at Lodge and dry stone at Rodger's House



Dry stone walls at Martin House and Amber



Rock House, Honey Bee Nest and Village Centre



School and Trefoil

There are some wooden fences which are typically used to act as a barrier between the public highway and agricultural stock in fields or act as pedestrian safety barriers where there is a significant drop. This is mostly traditional timber 4 bar fences, with few examples of picket fencing around the residential driveways. There is also an unusually shaped fence at the School which is internally replicated around the minstrels gallery in the main hall.



Village Centre and Tourmalin

There are several hedges in Botton which act as natural screens. These are sometimes used to screen modern developments including the car park beside the Village Shop and to create boundaries around the few buildings that were built as private homes including Tourmalin and Merlin.



Honey Bee Nest and Village Centre

Surprisingly, there are few stone curbs reflecting its communal use and atmosphere. This is very unusual and adds to the communal value of the village.

Gates

There are very few gates in Botton, reflecting the lack of boundary walls. Those at the Lodge and Tour are black cast iron and feature sculptural shapes that reflect Steiner design.



Lodge and Tour

The remaining gates are predominantly wooden. Dalehead has a traditional farm style gate with 5 linked bars. Whilst the gates at Trefoil, Amber, Sherwood, and Gean are a mix of arched or pointed-top picket fence gates, which is common in villages across the North York Moors.



Dalehead, Martin House and Trefoil



Gates at Tour, Banisters inside Honey Bee Hall and School fencing

Noteworthy Shapes

Upon analysing the buildings, there is repeated use of this key shape in gates, banisters and fencing. This is a notable Steiner ‘cricket bat’ shape which adds to the character of the area. These fixtures should be retained, and there is potential to further use this shape elsewhere to reinforce Botton’s distinctiveness.

4.2 Wider Landscape

Signage

As a dispersed settlement there are signs dotted around to help visitors find their way around. These are traditional black and white cast iron fingerpost signs which are discreet and complement the rural landscape. Their retention would assist local distinctiveness.

There are a couple of modern signs which are positioned beside bushes or trees and offer interpretation of Botton’s history and landscape. There are a few modern highway signs located at the road junctions. Any future signs should be limited to those necessary to avoid visual clutter.



Lodge, Village Centre and near Reedbed Sewage System



Village Centre Sign and Sign Near Reedbed Sewage System



Modern Highways Sign near Wesleyan Chapel

Lighting

There is minimal street lighting which adds to the rural character of the village. The pedestrian lighting examples which exist are discreetly designed with a small light fitting attached to a wooden post and blend in with the rural surroundings (See light pollution section below).



Botton Farm, Village Centre and Rodger's House

Footpaths

There is an unusually large network of pathways around Botton. For safety reasons these paths have been improved with stone slabs, gravel, handrails, and grass verges separating them from the road. These connect the eight neighbourhoods and allow residents to move around the village independently.



Dalehead, Honey Bee Nest, Village Centre and towards the Village Centre

Green Spaces

The walled garden behind Botton Hall was built shortly after the house in 1905 by the Macmillan family. The area was organised with formal beds and paths dedicated to flowers, fruit and vegetables for both Botton Hall and their London home. The Camphill community has continued to use this space in a similar way. Within the garden there is a stone sundial that was installed in 1900 in memory of Alister Macmillan who died from

appendicitis aged 10, and a tall timber bell tower that is used by the Camphill workers to signify break time.



Walled Garden



Joan of Arc Community Centre and Festival in front of the Community Centre 1976

The most striking green space associated with the Camphill community is the slightly sloping large oval of grass in front of the Joan of Arc Community Centre. This is used as a large social space used for open days and festivals. This is partially enclosed with a fence and adjoins the gill (the small ravine to the side of Botton Hall). This has important communal value as an undeveloped open space.



Old Botton Farmhouse

Most of the residential houses have their own small gardens and vegetable patches. This space is used by the family groups to socialise, provide a natural screening, and grow a small amount of crops. Of these, Old Botton Farm has the most prominent front garden which is clearly defined with a boundary fence.



Memorial Garden

Between the village centre and Botton Farm there is a garden of remembrance to commemorate members in a peaceful setting. Initially this was enclosed with a timber wooden fence, before being developed in 1989 with a dry stone wall and a pieta sculpture. This is a place of reflection with exceptional views across the valley and has important communal value.

Trees

There are many mature trees around Botton, some architectural and some forestry stands, thanks to the major planting programmes of both the Macmillan family and the Camphill community. Some of these have particular aesthetic value, such as the prominent large deciduous tree outside Old Botton Farmhouse. Whilst the tree is on the verge besides the main entrance to the village centre, it has historic interest as the Highway Authority wanted to remove the tree to create a clear line of sight across the junction. The community opposed losing the natural asset and offered the parcel of land to the council in order to save the tree. It is considered 'dead or dying' but this historic action demonstrates Botton's attitude towards the natural environment.



Botton Farm and Lodge

Features

There are some notable features in the study area, including a hexagonal stone summerhouse with conical plain tiled roof built in the early 1990s by the Macmillan family for afternoon tea in the summer months. This is now enclosed by trees but once enjoyed wide beautiful views over the lower gardens and wider valley. Behind the Stables there is an unusual drinking well nestled in the boundary wall dating from the Victorian period.

A traditional post and telephone box have been installed more recently near Botton Hall. These features within a rural village give the residents a feeling of independence. They retain their traditional red paint and add to the aesthetic appearance of the centre.



Summerhouse and Drinking fountain



Post Box and Telephone box



Praying Man, Pieta and Mozaic

There are 3 prominent sculptures associated with the Camphill community. The praying man is enclosed by bushes on a hill overlooking the Community Centre near Falcon Farm. This is constructed of concrete and has a modernist design which combines Camphill's Christian philosophy with Steiner design. Between the village centre and Botton Farm there is a memorial garden with a stone 'pieta' sculpted by Dr Thomas Weihs built in 1989. This is also concrete and provides a sculptural centrepiece to the peaceful cemetery. There is a larger sculpture on the entrance to the car park in the village centre, this consists of 14 leaf shaped concrete pieces decorated with multi-coloured mosaics. This use of decorative concrete is important in Steiner architecture as it has a fluidity which can create expressive forms and imitates the rock forms of the surrounding landscape. This was inspired by the Goetheanum in Dornach, the international headquarters of the Anthroposophical Society, which is celebrated as the first use of cast concrete within visible architecture and is considered a masterpiece of modern architecture.

4.3 Key Views and Vistas

As a dispersed settlement nestled in the Danby Dale, most of Botton has attractive views over the surrounding valley. Rock House and Nook House are positioned on opposite sides of the valley and enjoy elevated positions with views towards the village centre, over the eight neighbourhoods, and across the wider landscape.

This position highlights the natural landscape, the extent of planting, and the dispersed nature of the settlement with scatterings of vernacular farmsteads. This is a typical rural view in the North York Moors which has aesthetic appeal.



View from Nook House



View from Rock House



View from Dalehead

In the centre of these two spots is Dalehead, which enjoys views up the valley towards the farmsteads. This vantage point best illustrates how the farmsteads sit within the Danby Dale. In particular, the view of Nook House shows how the farmhouse was built into the landscape, with sloping agricultural fields below, and steep crags behind.

5.0 Heritage and Conservation

5.1 Conservation Issues and Pressures

A range of issues that may detract from the special character of Botton Village has emerged through informal discussions, research and site visits. The following sub-headings are summaries of the main issues that relate to conservation.

Condition

Many of the buildings in Botton are currently unoccupied. Neglect of these buildings undermines their aesthetic significance and the community atmosphere. This can also create problems of damp, decay, pests, or attract anti-social behaviour. These buildings ideally need to be brought back into use in order to be secured for the longer term.

Dilution of the Steiner Architecture

The unusual sculptural forms of Steiner architecture gives Botton a unique aesthetic appearance. The addition of ordinary buildings or replacement of present buildings could dilute the character of Botton. As such, any changes to existing buildings or new developments should ideally reflect the principles of Steiner architecture (see Development Management section below).

Traffic Management and Car Parking

The volume and speed of traffic travelling through Botton is a noted local concern. Current roads largely follow the historic network of farm tracks around the valley. Historically Botton was more focused on moving around the settlement by foot, allowing for a network of relatively narrow private roads. The current management arrangements with support workers travelling in from nearby towns has increased the volume of traffic and car parking on the narrow roads, dedicated car parking in the core central parking areas could reduce the impact of such additional parking.

Light Pollution

As a dispersed settlement Botton has external pedestrian post lighting to assist those travelling between the neighbourhoods in the dark. However, the North York Moors Local Plan (July 2020) includes 'Policy ENV4 - Dark Night Skies' which aims to reduce light pollution in open countryside. This states that 'in Open Countryside, proposals that involve external lighting will only be permitted where it can be demonstrated that the lighting is essential for safety or security reasons and the lighting details meet or exceed any lighting guidelines adopted by the Authority'. Within Botton, any lighting needs to be dark night skies compliant which can be achieved with assistance from the Authority. For example, there could be downlighters of a minimal colour temperature, set at a lower pedestrian level and operated on a sensor to minimise the duration of light pollution.

5.2 Development Management

Changes to Existing Buildings

Botton Village is currently managed as a residential care home environment under the 'Shared Lives' scheme, whereby trained carers open their homes to provide support either long or short term to adults with disabilities or mental health needs. This limits the number of people who could live in a Shared Lives setting at any one time to no more than three which makes the large 12-14 bedroom houses oversize for their needs. Recent developments have been focused on converting these buildings to create smaller residential flats. The current Camphill Village Trust (CVT) is a registered charity which runs a number of Camphill communities in the UK including Berith and Camphill Partnership, Botton Village, The Croft, Delrow, Larchfield, Oaklands Park, The Grange, Taurus Crafts and Camphill St Albans. CVT is no longer a member of the Association of Camphill Communities and does not follow the same principles of communal living or Steiner architecture. This disjointed relationship between the original Camphill community and current management as an ordinary care home creates a need for changes to existing buildings. These buildings will likely need to be adapted to remain viable but hopefully without altering the unique architectural character of Botton.

It is likely the buildings of Botton will require renovations or alterations in the future in line with changing management and care requirements. At present the North York Moors Local Plan (July 2020) states 'that works to improve buildings used for living accommodation, including their conversion or change of use to create new self-contained dwellings for supported residents, will be permitted within any of the eight neighbourhoods. Proposals for the improvement of other existing buildings, including their conversion or change of use will be permitted within any of the eight neighbourhoods provided they comply with planning policy requirements. All development should respect the existing character of the neighbourhood and its landscape setting. Development that would be incompatible with the on-going care and support provided for residents at Botton will not be permitted'.

This policy seeks to encourage the reuse, extension or alteration of existing appropriate buildings in response to changing legislative requirements covering social care. It would be respectful of the historical significance of Botton if any future improvements were

designed with reference to principles of Steiner architecture. Removing or replacing the Steiner features with ordinary ones would dilute the aesthetic significance of Botton.

New Developments

The recently adopted North York Moors Local Plan (July 2020) states that ‘any new developments in Botton must demonstrate that the need cannot be met through the reuse, extension or alteration of an existing appropriate building or facility. Any new community facilities should be located in the village centre or Falcon neighbourhoods, reinforcing their position at the centre of the community. All development should respect the existing character of the neighbourhood and its landscape setting. Development that would be incompatible with the on-going care and support provided for residents at Botton will not be permitted’.

This policy of locating all new developments in the village centre is locally contested as Botton is a dispersed settlement, with community centres in each neighbourhood. The author considers that allowing new developments in the outer neighbourhoods would erode the historic landscape pattern of dispersed farmsteads. Notwithstanding, any developments in any neighbourhood, should be designed with reference to principles of Steiner architecture where appropriate. Erecting ordinary buildings in this area would dilute the aesthetic significance of Botton.

5.3 Heritage Protection

Potential Conservation Area Appraisal

Having discussed the matter with NYM Development Management staff, at present it is unclear whether the residential dwellings in Botton are classed as ‘residential use’ or ‘residential institutional use’. If they are assessed as ‘residential institutional use’ there are no permitted development rights and planning permission would be required to replace the windows, doors, or roof coverings with different versions facing public views. However, if they are residential dwellings there are permitted development rights for the residential occupiers to replace the windows, doors, or roof coverings without planning permission. If so, the unique character of Botton that is identified in this Historic Area Assessment could be significantly diluted unless protected through designation as a Conservation Area with an Article 4 direction. This has implications for both the Local Planning Authority and local residents as it would remove permitted development rights and involve greater planning control but ensure that the uniquely designed Steiner windows and doors facing the public highway are protected from unsympathetic alteration.

Listed Buildings

Within this area are four Grade II listed buildings within the study area associated with Stormy Hall (Stormy Hall and Cottage, Shepherd’s Cottage, Barn and Engine House, and Stables). This means they are of special national interest warranting effort to preserve them. Over 90% of all listed buildings are in this grade. Some of the present external alterations would not have been permitted given the Listed status, however these were granted planning permission in the time between the site listing assessment and listing

confirmation. The remaining historic farmsteads in the area are interesting but are not nationally recognised.

In the author's opinion, the most likely candidate for future listing is the Community Chapel built in 1991. This is a rare example of a Steiner designed place of worship and has unique character. The building has a high level of intactness without any subsequent alterations, and even retains its original lectern and candleholders. It also has important group value as a place of worship within an institutional landscape. At present there are only 3 Grade II Listed Buildings of Steiner architecture: Rudolf Steiner House in London, a meeting space for the Anthroposophical Society; 75 Fairdene Road in Croydon, a domestic house; and a school block for disabled children St Christopher's School in Bristol. Most Steiner organisations operate from non-Steiner buildings. Listing of the Chapel is considered justified in the **author's view as a rare example of a purpose-built Steiner chapel** and presents an opportunity to enrich the diversity of buildings that are recognised.

Local Heritage List

There are further buildings in Botton which are noteworthy as non-designated heritage assets. These could also be recognised in a local heritage list compiled by the North York Moors National Park Authority. The following buildings are nominated:

Joan of Arc Community Centre in CA1 for aesthetic, historic and communal significance. Rebuilt as the community expanded, this was a central hub for the village and adult education. It was designed and later remodelled to adapt to changing needs according to Steiner principles.

Chapel in CA1 for aesthetic and communal significance. Erected as a community place of worship within an institutional landscape and rare example of a purpose built Steiner Chapel with a high level of intactness.

Tourmalin in CA1 for historical significance. Built for the family of Dr Carl König, the house is associated with one of the founding members of Camphill.

The School in CA1 for aesthetic significance. This was built in 1990 as a purpose built educational facility for both children and adults. The design follows the principles of Steiner architecture and features a unique mirrored bay window, unusual, shaped fixtures and fittings, and lots of natural light.

Eurythmy Studio in CA1 for communal significance. This is a purpose built space for the art of Eurythmy, a performance art that communicates speech or music through body movements. The practice room features an expensive softwood spring floor matched with a wooden ceiling and a large Steiner shaped external window.

Rock House in CA2 for aesthetic significance. This is one of the first Steiner buildings erected at Botton in 1958. It features an angled window inspired by the Goetheanum, vertical wooden boarding, and a stone base course that later became the dominant style in the area.

Gean and Rowan in CA4 for aesthetic significance. These buildings feature overhanging eaves with a deep projection at the ridge height and external chimneys that are rare within the district and reflect continental influences.

Honey Bee Nest Hall in CA5 for aesthetic and communal significance. Designed as a community centre according to Steiner principles with varied angles and roof forms, unusually shaped banisters, and minstrels' gallery.

6.0 Significance and Distinctiveness

Historic Significance

Botton Village has important historic value as the first Camphill Village Trust development. This pioneered an alternative approach where those with learning difficulties would live and work as part of an extended community. This rejected the contemporary belief that they were incapable and should be sent off to institutions. Instead, residents actively participated in the community through family house groups, social activities, education, and work. The population continued to grow with residents and workers eager to join the idealistic community. This proved successful and inspired the creation of further Camphill villages across the world. As such, Botton provides **evidence of Camphill's philosophy and development which transformed how those with learning differences are treated.**

Aesthetic Significance

The modern buildings erected by the Camphill community reflect principles of Steiner architecture. This rejects traditional building styles including avoiding right angles, using decorative concrete and expressive sculptural forms. This creates unique buildings designed with natural building materials to reflect the surrounding landscape and designed to take advantage of daylight and bucolic views. With notable repeated use of doors with trapezoid glazing, unusually shaped windows, varied roof forms, and cricket bat style details. This has led to the design of buildings which are distinctive from other settlements in the North York Moors.

Communal Significance

The area has high communal value as a Camphill village. This has established a strong collective identity based on the pioneering treatment of those with learning differences. This created a cohesive village community working together to support each other, according to Camphill and Christian philosophies. The development of the built environment provides evidence for an alternative way of life, interspersed with community halls, workshops and large family group houses. Whilst the management of Botton has since changed direction, this approach remains in local memory.

Principles for Future Development

To remain sympathetic to the architectural character of Botton Village, it is recommended that future developments should:

- Be compatible with the on-going care and support provided for residents through work, social interaction, education, training, and cultural and leisure activities.
- Retain the atmosphere of a dispersed settlement with neighbourhoods spread across the valley.
- Reflect principles of Steiner architecture with varied roof forms, sculptural shaped windows and doors, provision of natural light, and combination of natural building materials.

Opportunities for Funding

Where development is being considered within Botton, it is advised to consult this document and enquire with the local Authority to understand the impact on the significance of the area. Where possible, significant features should always be maintained or enhanced and occasionally there are possibilities of a grant from the local Authority or other heritage bodies towards assistance in reinstating or enhancing lost architectural features. These grants aim to preserve and enrich the special character of the building and overall appearance of the area in line with the characteristics identified in the area appraisal.