

East and West Ayton Conservation Area Appraisal and Management Plan



Adopted June 2014

This document has been produced by the
North York Moors National Park Authority
and Scarborough Borough Council



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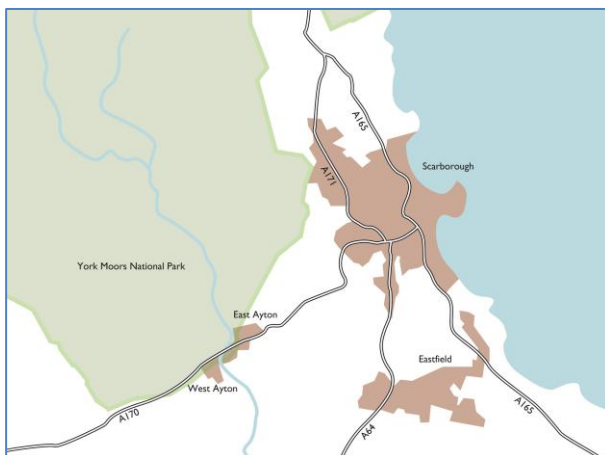
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I INTRODUCTION

- 1.01 A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, (the character or appearance of which) is desirable to preserve or enhance. Section 69 of the Act requires Local Planning Authorities to identify and designate Conservation Areas within their geographical boundaries and to formulate, in conjunction with the public, proposals for their preservation and enhancement (Sections 71 and 72 of the Act). The Act also places a duty upon Local Planning Authorities to review the extent of the Conservation Areas.
- 1.02 East Ayton and West Ayton are two villages located on either side of the River Derwent, to the west of Scarborough (see Map 1). The East & West Ayton Conservation Area was designated in March 1995. The majority of the Conservation Area lies in the administrative area of the North York Moors National Park Authority but a small section at the southern end of the designated area is under the control of Scarborough Borough Council (see Map 6).
- 1.03 This report contains an assessment of the Conservation Area and is in five sections. The first section (Chapters 1 - 4) sets the scene by analysing the history and baseline factors of the designated area. The second section (Chapter 5) reviews the extent of the Conservation Area and explains the reasons for the proposed alterations to the boundary of the designated area. The third section describes the character of the designated area, including any proposed additions (Chapter 6). The fourth section describes the issues and pressures identified within the Conservation Area (Chapter 7). The final section (Chapter 8) discusses measures that could be introduced within the designated area in order to preserve or enhance its character or appearance.
- 1.04 The assessment is based on fieldwork in April 2013. It should be noted that the scope of the visual inspection was limited to the buildings and areas that were visible from the public footpaths and highways.



Map 1 Context Map

2 LOCATION AND CONTEXT

- 2.01 The East & West Ayton Conservation Area lies approximately 8 kilometers to the south-west of Scarborough. The Conservation Area is bisected along the east/west axis by the A170 - a major vehicular route between Scarborough and Pickering. The village of Hutton Buscel lies two kilometers to the west.
- 2.02 The villages of East Ayton and West Ayton are separated by the River Derwent and the Conservation Area includes the historic core of both settlements (see Photos 1 & 2). As noted above the designated area crosses local authority administrative boundaries.

- 2.03 The designated area follows the alignment of the River Derwent and includes the areas surrounding Ayton Castle to north and Low Hall to the south. To the west, the designated area extends to Cockrah Road and to the east; it extends along Main Street up to and including the Church of John the Baptist.
- 2.04 The population of the parish of West Ayton identified in the 2011 Census was 881 and in East Ayton the population was 1678.



Photo 1 View of the River Derwent



Photo 2 Aerial image of East & West Ayton

3 TOPOGRAPHY & LANDSCAPE SETTING

3.01 East and West Ayton occupy an area of land on the east and west banks of the River Derwent. The A170 bisects the villages in an east/west direction. The villages lie towards the foot of the gentle southern slopes of the Tabular Hills. The River Derwent cuts through this higher ground to create a small valley between the high ground that surrounds Ayton Castle to the west and Castlegate to the east (see Photo 3).



Photo 3: View west across the River Derwent from Castlegate

3.02 To the south-west and north-east are late twentieth century residential suburbs, with many of the bungalow style houses set in small gardens (see Photo 2), whilst to the north- and south-east are large expanses of agricultural land (see Photo 4). Immediately to the north of the designated area on the high ground above Ayton Castle is the West Ayton Caravan Club site and on the lower ground following the line of the river is a dense woodland belt (see Photo 2).



Photo 4: View north-west towards agricultural land off Pickering Road

Geology

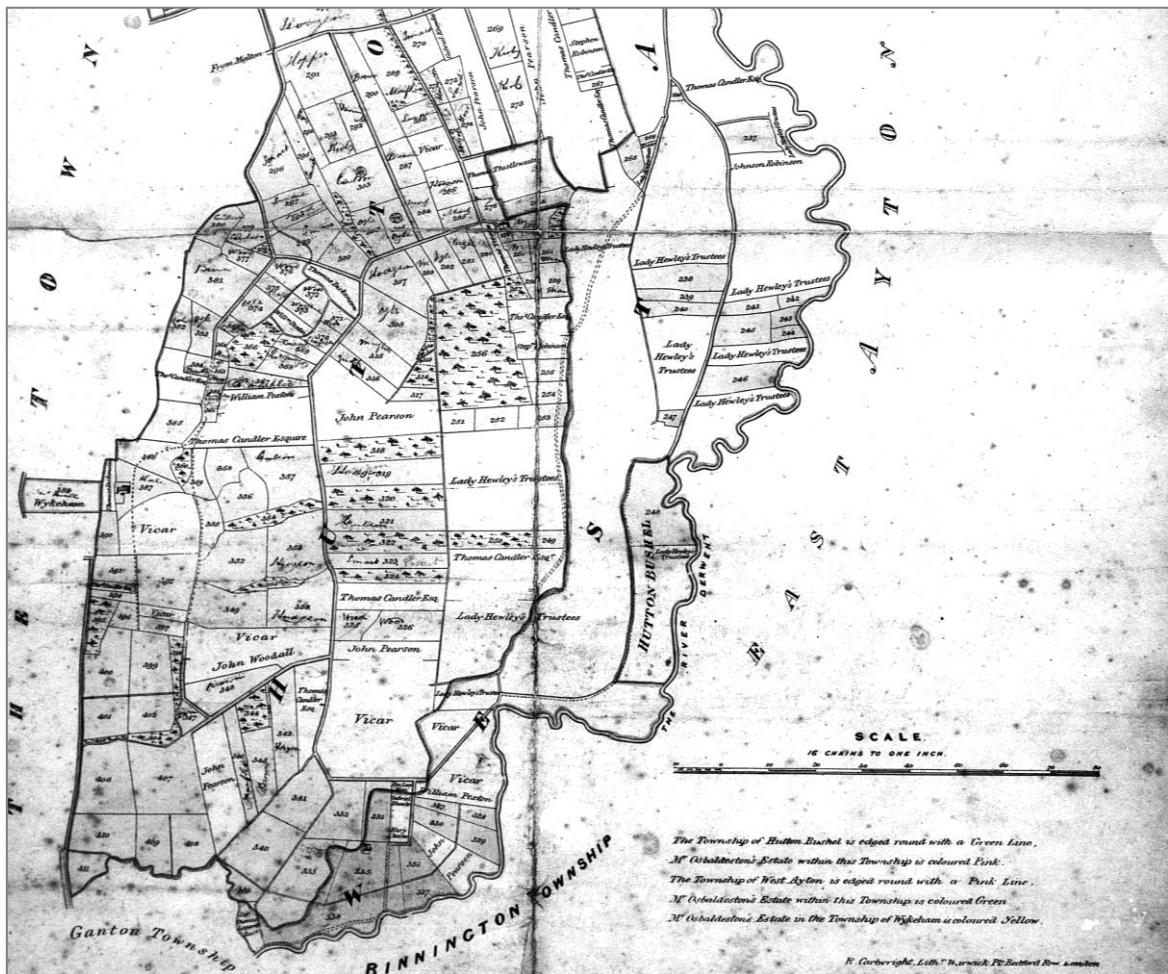
- 3.03 Most of the North York Moors consists of middle Jurassic sandstone with some cappings of gritstone on the highest ground. In the south these rocks are overlaid with oolitic and shelly Corallian limestone. Ice action in the last glaciation deepened existing valleys and determined the line of the water courses. The Forge Valley was cut by meltwater from ice in Eskdale gouging channels as it flowed southwards.
- 3.04 Immediately to the north of the designated area, there were limestone quarries at Spikers Hill (1.5km to north of West Ayton) and Betton Farm (1km to the north-east of East Ayton) and the quarry at Spikers Hill was operated until recently for aggregates extraction. In the surrounding areas, there were a number of other sandstone and limestone quarries which have now ceased operation including: Fieldstone quarries (Malton oolite and Coral Rag); Whetstone Quarry (lower calcareous grit); Hackness (Kellaways Rock); Cockhollow (Kellaways Rock); High Deepdale (lower calcareous grit); Spring House (lower calcareous grit); Pierstone (Scarborough limestone); Sandsprunt (sandstone)
- 3.05 Within the Conservation Area, there is evidence of the use of both limestone and sandstone as a building material. Examples include the coursed limestone rubble evident in the buildings along Main Street, the sandstone ashlar of Ayton Castle and the coursed sandstone rubble used at Yedmandale Terrace.

4 HISTORICAL DEVELOPMENT

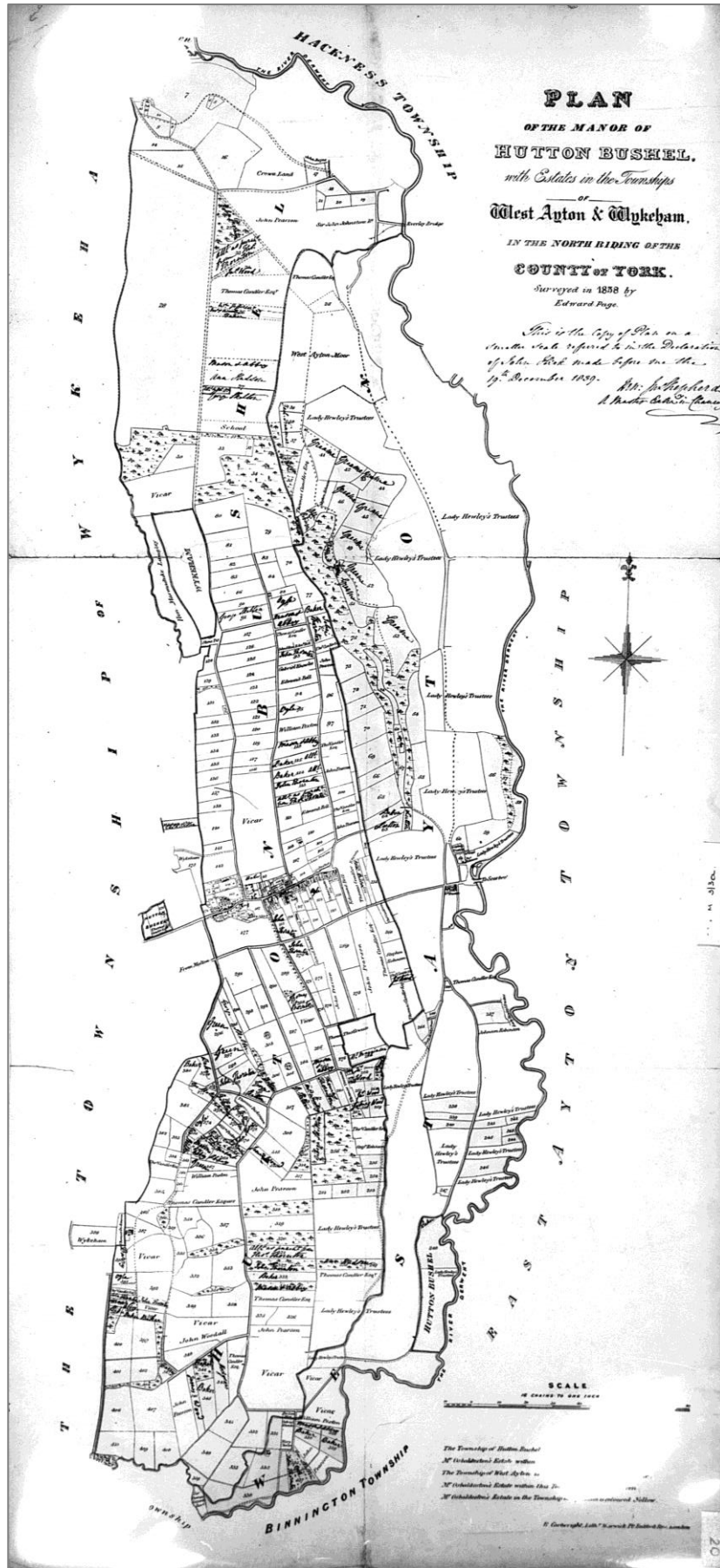
- 4.01 In 1086 West "Atun" was recorded in the Domesday book as being owned by Gilbert son of Lagi. The ownership passed to Gilbert's grandson who then took the name Aton. Gilbert de Aton was a benefactor to the Priory of Malton and his son Sir William Aton founded a chantry in the Chapel of St John the Baptist in 1383. Prior to the Roman conquest East Ayton was split into three manors owned separately by Blacre, Ghilander and Torbrand. East "Atun" was recorded in the Domesday book as being owned by William De Percy.
- 4.02 Sir William Aton married Isabel Percy and their daughter married Sir Ralf Eure, to whom is attributed the construction of Ayton castle in the late fourteenth century.
- 4.03 In 1657, three quarters of the manor of West Ayton was acquired by Robert Woolrich who in turn passed the estate to his daughter Dame Sarah Hewley upon his death in c.1662. Her husband Sir John Hewley, also purchased lands in West Ayton. Dame Sarah Hewley set up a charity in 1704 to provide money for the religious poor and for the education of ministers for the church. In 1710 Lady Hewley died leaving her estate in hands of the trustees for her charity (see Maps 2 & 3). Further land was bought by the Charity in the mid-nineteenth century and it was not until the mid-twentieth century that the trustees of Lady Hewley's charity sold approximately 1395 acres of the West Ayton estate in June 1951.
- 4.04 East Ayton remained in the ownership of the De Percy family and was passed down through the generations, until 1912 when the majority of the East Ayton estate was sold by auction, primarily to the tenants of the time.
- 4.05 The early agricultural settlements of East and West Ayton developed in this location due to the intersection of the River Derwent and the vehicular route linking Pickering and Scarborough. The earliest surviving structures are the Norman church of St John the Baptist in East Ayton and the remains of the fourteenth century Ayton Castle located in West Ayton.
- 4.06 During the thirteenth and fourteenth centuries the main industry of the villages and the surrounding areas was the production of wool which was transported to the docks of Hull. Evidence of this can be seen in the remains of the East Ayton Fulling Mill which was located on the banks of the River Derwent close to Ayton Castle. In addition there is evidence of an ancient iron forge formerly

located in East Ayton (exact location unknown) but was recorded as being a Chapel of Ease in 1840. This forge led to the name of Forge Valley given to the valley through which the River Derwent flows between the two villages.

4.07 The First Edition Ordnance Survey Map (of 1854) illustrates the general street pattern that exists today. Within East Ayton, a large number of the buildings now within the designated area were extant and The Lodge, St Johns Church, the Primitive Methodist Church, the Pinfold and Ayton Bridge are identified. To the north of the Lodge was a gravel pit and a limestone quarry, whilst at the southern end of the village, Derwent Villa, Low Mill and the mill race are evident. The core of the settlement in West Ayton is evident with the ruins of the Castle, High Mill and Low House to the north of the Pickering Road. A Wesleyan Chapel, the public house and Low Hall lie to the south of the settlement and a number of buildings, one of which is Beech Tree House, are also illustrated at the Pickering Road/Garth End Road junction (see Map 5 & Photo 5).



Map 2: Extract from I 797 Hutton Buscel Enclosure Map
(Source: County Record Office ZDS V 3/2 MIC 1476)



Map 3: 1838 plan of the Manor of Hutton Buschel
 (Source: County Record Office ZDS M3/3 MIC 1509)



Photo 5: Early buildings on Garth End Road

- 4.08 By 1893 the major development in the area was the arrival of the railway. The Forge Valley Railway ran from Scarborough to Pickering and had six station stops (see Map 4). Forge Valley Station was located in West Ayton and the line opened in 1882. The 1893 Ordnance Survey Map (see Map 5) illustrates the line of railway and identifies the station and the goods shed. Also by this time two schools had been built: in East Ayton on Moor Lane and in West Ayton to the north of the village on Yedmandale Road.
- 4.09 By 1912 the Ordnance Survey Map shows, there had been limited infill development along Main Street (see Map 5). In West Ayton, new housing had been constructed on the land between the Pickering Road and railway. Other examples of house building in this era are evident along Garth End Road and Hall Garth Lane where there are examples of late nineteenth century semi-detached villas (see Photo. 6). Also by this date Manor Croft at the north end of Cockrah Road had been constructed.



Photo 6: Semi-detached housing on Garth End Road

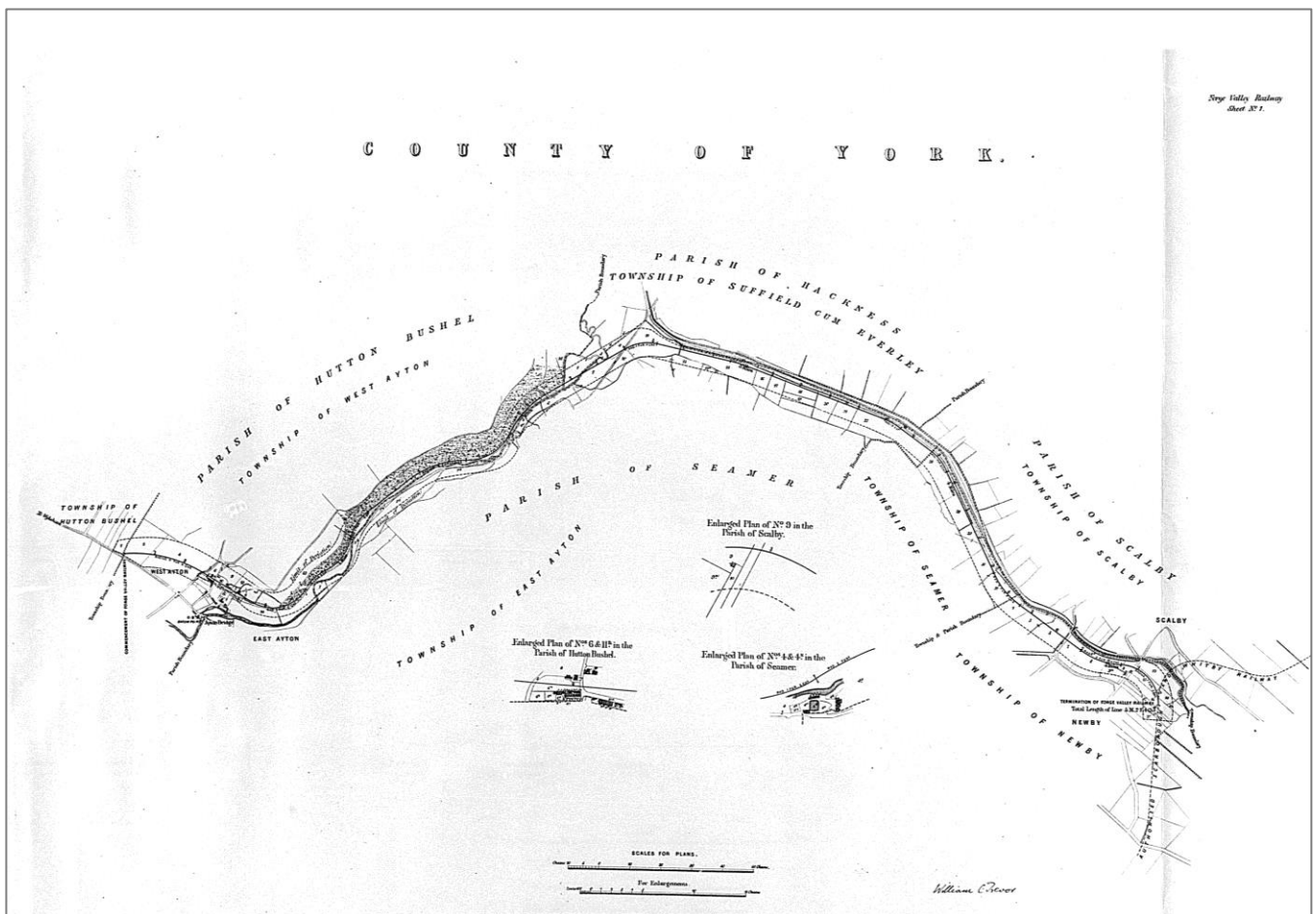
- 4.10 During the twentieth century, small housing developments continued within West Ayton at Dreakon

Fold (see Photo. 7), Wilkinson's Close and at Mill Lane/Yedmandale Road. In addition, some infill development also occurred along the line of the railway following its closure in the 1960s. In West Ayton, the local library and a new Methodist church were built on the south side of the A170 close to Ayton Bridge.



Photo 7: View of Dreakon Fold

4.11 A second road bridge across the River Derwent was constructed in 1962 and the A170 was widened.



Map 4: Forge Valley Railway Plan
Source: County Record Office (QDP {M}) 190 MIC 2794/124

5 CONSERVATION AREA BOUNDARY

- 5.01 One of the purposes of an appraisal is to review the Conservation Area boundaries to establish whether changes would be appropriate. The extent of the existing designated area has been reviewed and areas around the existing Conservation Area have been studied to ascertain whether any new areas should be included or existing areas excluded.

Existing boundary

- 5.02 The designated area is focused around the course of the River Derwent and includes the land surrounding Ayton Castle to the north and Low Hall to the south. To the west the designated area extends to Cockrah Road and to the east it includes Main Street up to and including the Church of John the Baptist. The conservation area boundary as designated in 1995 is illustrated on Map 6.

Proposed minor alterations

- 5.03 A number of minor alterations to the designated area have been proposed to reflect features on the ground, such as boundary walls or fences and to include the grass verges adjacent to the highway. These minor alterations are noted below and are annotated on Map 6.

East Ayton

- Inclusion of grass verge along the northern side of Castle Lane
- Amend boundary to reflect curtilage fence at Torlauder, Castle Lane, by deletion of small section of garden
- Inclusion of outbuildings and curtilage to the rear of Nos. 34/36 Castlegate
- Amend boundary to front of No. 18 Castlegate, to omit forecourt
- Amend boundary on Carr Lane to include the Grade II listed village pound
- Inclusion of grass verges at the western end of Carr Lane
- Amend boundary to follow footpath at southern end of Wilsons Lane
- Amend boundary at Low Mill Farm to follow the perimeter of the modern sheds

West Ayton

- Amend the boundary to include all of the Scheduled Ancient Monument at the north-west and north-east corners of Ayton Castle
- Inclusion of grass verge on the east side of Garth End Road adjacent to Low Hall.

Proposed deletions

- 5.04 Within the Conservation Area it is proposed to remove only one property from the designated area. No. 24 Castlegate is a modern chalet-style house with the first floor set within the large roof area. This form of building, together with the random pattern of stonework, is uncharacteristic of the designated area and as result it is considered appropriate for the building to be removed from the Conservation Area.

Proposed additions

- 5.05 A number of areas are being put forward for inclusion in the Conservation Area:

East Ayton

- East Ayton Lodge area
- East Ayton Community Primary School area
- High House

- Petrol filling station, Main Street
- No. 1 Main Street and boundary walls
- Nos. 44-48 Carr Lane

West Ayton

- Castle Rise area
- Cockrah Road area
- Former railway station area & Beech Lane
- Northern parts of Garth End Road, Wilkinson's Close & Chapel Garth.

5.06 The next paragraphs consider the areas proposed for inclusion in East Ayton in more detail.

East Ayton Lodge Area

5.07 The current boundary of the designated area includes the former garden area and conservatory of East Ayton Lodge (country house hotel). The Lodge and associated outbuildings is noted on the 1854 Ordnance Survey map and although it has been altered and extended, the historic form of the building is still evident. It is an impressive, two-storey building with a pitched pantile covered roof and brick chimneys, and a range of outbuildings to the west and north. The east range of the main building has a painted render finish but the south range (and associated outbuildings) is stone. In view of its architectural form, materials and age, it has similar characteristics to other buildings in the Conservation Area and is considered to be a group of buildings that makes a positive contribution (see Photo 9), particularly in terms of its relationship with its gardens and historic curtilage fronting the building which are within the existing Conservation Area.



Photo 9: View of East Ayton Lodge

5.08 To the east of East Ayton Lodge on Moor Lane is large detached house, with generous gardens, named Lonsdale Farm. This is a two-storey house with stone walls, timber sliding sash windows and a pitched tiled roof with overhanging eaves and brick chimney stacks (see Photo 10). The building was constructed in the mid-nineteenth century and its form, materials and age share characteristics with other historic buildings in the Conservation Area. It is considered to be a positive building architecturally and historically and therefore worthy of inclusion within the designated area.

5.09 To the north of the Lodge on the west side of Moor Lane is a small L-shaped barn that is constructed of stone under a hipped pantile roof. Although, recently re-furbished, the barn is of a similar date to and has a historic relationship with the surrounding buildings that are proposed to be included within the designated area. As a result of its historic interest it is considered appropriate to include the barn within the Conservation Area.



Photo 10: View of Lonsdale Farm

Community Primary School Area

- 5.10 The primary school and former Headmaster's House is located on the east side of Moor Lane immediately to the north of St John the Baptist Church. The older sections of the school that face on to Moor Lane are constructed in red brick under a pitched slate roof (see Photo. 11). Although recently extended to the rear, the earlier buildings are considered to be positive buildings within the Conservation Area and given the historic and social association of the school to East Ayton it is considered appropriate to include the whole school grounds and the adjoining former Headmaster's House in the designated area.



Photo 11: View of the Primary School

High House

- 5.11 High House is located to the east of St John the Baptist Church at the junction of Seamer Road and Racecourse Road. It is a large detached house constructed in stone under a pitched pantile roof with brick chimney stacks and stone kneelers to the gable ends. It also has substantial outbuildings that form part of the boundary wall along Racecourse Road. In view of its age, form and materials the building makes a positive contribution to the character of the area and therefore it is proposed to include the building within the designated area.

Petrol Filling Station area

- 5.12 This area contains the recently refurbished petrol filling station which now incorporates a convenience store and the Post Office (see Photo.12). The shop and Post Office have been designed in a contemporary style using natural materials. To the west is Walkers Fish Restaurant and this building has also been recently refurbished. The 1930s-era Walkers building which fronts Main Street makes a positive contribution to the architectural character of the Conservation Area as it displays the characteristic detailing of the period that complements other buildings of that era. Whilst the flat-roofed extensions to the rear and the filling station forecourt detract from the appearance of the Conservation Area, given their central location and prominence it is considered logical to include them in the extended boundary in order to seek to ensure that future change and development respects and enhances the streetscape.



Photo 12: View of the Petrol Filling Station

No. 1 Main Street and adjoining shops

- 5.13 No. 1 Main Street and adjoining shops are located on the south side of Main Street at the junction with Carr Lane. No. 1 is a large 1920s-era house with an L-shaped plan with a gable onto the street. It is constructed in red brick with a pitched slate roof with projecting eaves and chimney stacks. It is considered to make a positive contribution to the appearance of the Conservation Area, and forms part of the setting of St John the Baptist Church which it faces across Main Street. In order to include this building within the designated area it is necessary to include the adjoining single storey shop units to the west. Whilst this range lacks any special interest, inclusion would help to secure a high quality replacement building which strengthened the street line in the event of any future redevelopment.

5.14 It is also proposed to include within the Conservation Area the stone boundary walls of the two bungalows bordering Seamer Road and Carr Lane, in recognition of their contribution to strengthening the street line at this gateway to Main Street and the Conservation Area.

No's 44 - 48 Carr Lane

5.15 No's 44 - 48 Carr Lane form a row of stone and pantile cottages which are evident on the 1854 Ordnance Survey map, and retain their historic character particularly to the northern elevation facing the Derwent. The Conservation Area boundary currently runs in front of the cottages, but they make a positive contribution to the historic and architectural character and appearance of the important riverside area.

5.16 The next paragraphs detail the areas proposed for inclusion in West Ayton.

Castle Rise area

5.17 To the north of Castle Rise and to the east of Yedmandale Road are a number houses and garden areas that sit adjacent to the open ground around Ayton Castle, several of which are of townscape and historic interest. Manor Croft at the top of Yedmandale Road is a landmark building that can be seen from the A170 on the approach into West Ayton (see Photo. 13). Although not all the houses within this area are of townscape interest the open ground/garden areas are of importance and contribute to the character of the Conservation Area. This extension of the Conservation Area boundary will also ensure that the whole of the scheduled monument is included in the designated area.



Photo 13: View of Manor Croft

Cockrah Road

5.18 It is proposed to extend the designated area to include the grass verge and stone wall on the western side of Cockrah Road, as these relate to the historic street pattern of the settlement and contribute to the character and appearance of the road.

Former Railway Station Area & Beech Lane

5.19 The former railway station and goods yard is located off the west side of Garth End Road. The main station building is constructed in brick with stone dressings, under pitched slate roofs with brick chimney stacks. It has projecting eaves, with timber barge boards and finials on the gable ends. The station retains the original platform and railway track at lower level. The goods shed is a simple brick structure with blind recessed panels, large arched openings in the east and west gable ends and a

pitched slate roof with fascia boards. Whilst the station buildings and the associated outbuildings have been altered and extended to some degree they are considered to be typical of a railway station ensemble of the 1880s in form, architectural detailing and layout, and to make a significant and much-valued contribution to the heritage of the village, being important surviving evidence for the development of East and West Ayton during the late nineteenth and early twentieth centuries (see Photo 14). Although not considered nationally significant by English Heritage when they were assessed for listing, they were recognized as being locally important and attractive historic buildings. As a result it is considered appropriate to include the former station site within the designated area with the aspiration that it will be preserved and enhanced during the wider redevelopment of the former County Highways depot site.



Photo 14: View of the former railway station

- 5.20 Beech Lane is located to the north of the station area and on the south side of Pickering Road. This area consists of a variety of large detached and semi-detached houses set in substantial gardens. Interestingly, these houses are designed with their rear elevations facing on to Pickering Road and their front elevations facing onto the large garden areas that face towards the former railway line (see Photo. 15). Whilst there has been some infill development which is not of architectural interest, the majority of the buildings are of historic and townscape interest. They have a different architectural character to the rest of the designated area, similar to the railway station, and are generally constructed of brick with projecting eaves, timber barge boards, often with render and half timbering and a slate or tiled pitched roof. This area was developed as result of the arrival of the railway and it is therefore considered to be of historic significance to the development of East and West Ayton and worthy of inclusion within the designated area.
- 5.21 This area also includes a short avenue of mature trees along the edge of the former railway line which is an important feature of the locality, giving the area a verdant, wooded and mature character.



Photo 15: View of semi-detached houses on Beech Lane

Northern parts of Garth End Road, Wilkinson's Close & Chapel Garth

- 5.22 In order to sensibly include the former station area and Beech Lane within the designated area it is logical to include the central area of West Ayton that is currently excluded from the designated area.
- 5.23 This includes the northern section of Garth End Road which contains a number of houses that are of townscape and historic interest. On the east side No's 1, 6, 7 & 11 are of historic and townscape interest. Whilst on the west side No's 2 and Beech Tree House, 4, 6, 8 and 14 are also of historic and townscape interest.



Photo 16: No.1 Garth End Road

- 5.24 Hall Garth Lane contains a number of houses that are of townscape and historic interest. This area also includes the single storey flat roofed library building and a car park. Immediately to the east of the car park is a grassed area planted with trees and this landscaped area makes a positive contribution to the appearance of the area (see Photo 17).



Photo 17: Views of trees adjacent to the library car park

- 5.25 Chapel Garth is short terrace of houses constructed in the mid-twentieth century. Immediately to the north is the Ayton Methodist Church that was also constructed during the mid-twentieth century on the site of an earlier chapel. To the south is the Bowling Green which is considered to be an important social and landscape feature worthy of inclusion within the Conservation Area.

6 CHARACTER

- 6.01 This section considers the general character of the whole of the Conservation Area.

Form

- 6.02 The character of the different areas of the Conservation Area varies substantially depending on the predominant period of development and the location. Main Street, the east side of Castlegate, Yedmandale Road and the west side of Hall Garth Lane have a more dense, urban character with pavement-edge development; whilst the west side of Castlegate, Mill Lane/High Mill and Carr Lane have more pastoral, open, landscape characters that have a close relationship to the natural landscape, whether on the periphery of the settlements or along the riverbanks. By contrast, areas and buildings that developed following the coming of the railway during the late nineteenth/early twentieth centuries often have a generously-spaced, verdant Edwardian-suburban character.



Photo 19: View east along Main Street

6.03 The seventeenth and eighteenth century buildings within the designated area generally take the form of short terraces of cottages that sit at the back edge of the pavement or have a small front garden set behind a low stone wall. These buildings are typically simple in form with pitched roofs that have the ridge parallel to the street, with chimneys. Some of the seventeenth century buildings are one-and-a-half storey in height, but the predominant building height across the designated area is two storeys. In addition, there are a number of large houses set in generous gardens. Examples include The Elms on Cockrah Road and Derwent House on Carr Lane (see Maps 7 & 9 and Photo 20); this low density development is a contrast to the historic core of the designated area.



Photo 20: View of The Elms, Cockrah Road

6.04 The late nineteenth and early twentieth century buildings within the designated area are predominantly two or two-and-a-half-storeys in height and are detached or semi-detached buildings that sit in larger gardens that are often set back from the highway. These later buildings often have gabled elements with half-timbering and render, bay windows, projecting eaves and wooden barge boards, creating a distinctive stylistic phase of building within the designated area (see Photos 24 & 26).

Use

6.05 The predominant use of the buildings within the designated area is residential, but there are also a number of commercial buildings, community buildings and educational uses. The non-residential uses are predominantly located along the A170, with the greatest concentration situated in East Ayton (see Map 8). Examples include the petrol filling station and convenience store, the barbers shop and the fish restaurant (see Photo. 12). Within West Ayton, on the south side of the A170, is the local library - a valuable community resource, the Methodist Church, an office use and the Ye Olde Forge Valley Inn Public House (see Photos 19 & 21).

6.06 Other uses are located away from the centre of the designated area such as the hotel at East Ayton Lodge, the primary school on Moor Lane and the storage use at the former railway station in West Ayton.



Photo 21: View of Ye Olde Forge Inn

Qualities of the Buildings

- 6.07 Within the Conservation Area there are 21 Listed Buildings and structures (see Map 6 and Appendix A). There are also a number of un-listed buildings that are considered to make a positive contribution to the character of the designated area (see Map 6).
- 6.08 The Grade I Listed Ayton Castle is a ruined peel tower that dates from the fourteenth century. The castle sits on the high ground within the designated area and is a prominent feature. The area below the castle and the surrounding open ground is a Scheduled Ancient Monument (see Map 6 and Appendix B). The Church of John the Baptist, located at the eastern end of the designated area is a Grade II* Listed Building with some elements dating back to the twelfth century (see Photo 22 and Appendix A).



Photo 22: View of The Church of Saint John the Baptist

6.09 The remaining Listed Buildings and structures are Grade II Listed and of particular interest is Ayton Bridge which was designed by John Carr and built in 1776 (see Photo 23).



Photo 23: View of the Bridge

Local materials and details

6.10 Within the designated area the predominant materials for the earlier buildings are local stone for the external facades and either red clay pantiles or grey slate for the roof coverings (see Photo 19). Depending on the status and age of the building, the walls are either rubble or coursed stone, sometimes whitewashed or rendered. The chimney stacks are stone or brick, some with a render finish. However, there are examples on some of the late nineteenth or early twentieth century buildings within the designated area of the use of red brick, render or half timbering (see Photo 24).



Photo 24: View of C20 buildings on Main Street

6.11 Typical details on the eighteenth century buildings include stone kneelers, heads and cills, pointed verges or coped gables, timber vertical or horizontal sash windows and cast iron rainwater goods (see Photo 25).



Photo 25: Buildings on east side of Castlegate

- 6.12 The nineteenth and early twentieth century buildings often have more elaborate detailing such as decorative timber barge and fascia boards, dormer windows, bay windows and casement windows (see Photo 26).



Photo 26: C20 buildings south end of Hall Garth Lane

- 6.13 Within the designated area the garden walls are generally low and constructed of coursed stone or rubble often with curved half-moon stone copings. The larger houses have high stone walls, such as Derwent House or low stone or brick walls topped with metal railings such as those at High House along the Mill Lane frontage (see Photo 27). The fields, paddocks and other open spaces are enclosed by metal estate railings, hedgerows or stone walls.



Photo 27: Boundary wall along Hall Garth Lane

- 6.14 Only a limited amount of historic floorscape and street furniture remains visible within the designated area. Remnants of some stone flags and cobbles are visible on the east side of Castlegate and two redundant metal street lamp columns are located on Wilsons Lane and Hall Garth Lane which are of historic interest (see Photo 28).



Photo 28: Historic lamp posts

- 6.15 There are a number of historic ginnels, often with un-made surfaces, within the designated area that provide pedestrian access. The nature of these features is that they are narrow enclosed passages – bounded by walls, fences and/or buildings which channel the view (see Photo 29).



Photo 29: View of ginnel on Beech Lane

Landmarks

- 6.16 Within the Conservation Area there are a number of buildings that serve as local landmarks. These include the former railway station, the former Methodist Chapel on Main Street, the Church of John the Baptist, Manor Croft on Cockrah Road and Ayton Castle (see Map 9 & Photo. 30).



Photo 30: View of the former Ebenezer Chapel

Spaces and views

- 6.17 Within the designated area there are a variety of open spaces, some of which are accessible to the public (see Map 9). The largest space is the unmaintained grass field that surrounds Ayton Castle

which is accessible via a public footpath that traverses across the area (see Photo 31). Other pockets of open space, which are more formal maintained grassed areas, are located adjacent to the mill race associated with High Mill on Mill Lane, to the south of Ayton Bridge and at the end of Hall Garth Lane. These areas also contain significant groups of trees that are positive features within the designated area. Many trees in the Conservation Area are memorials to historic events, commemorations and former residents of the villages and these are annotated, where known, on Map 9. In addition, the sound of the flowing water and wildlife together with the relative tranquility associated with the river add to overall ambience of these areas (see Photo 1).



Photo 31: View showing fields surrounding Ayton Castle

- 6.18 Other public areas of green space are limited to the maintained grass verges adjacent to the highways and pavements. Many streets in West Ayton have grass verges, which help to soften the appearance of the area (see Map 9). Of particular importance is the grass verge on the north side of the A170 in West Ayton which softens the impact of the main road through the designated area and provides an area of seating (see Photo 32).



Photo 32: Views of the grass verge

- 6.19 There are also a number of areas of open spaces which although not accessible to the public, contribute to the character and appearance of the Conservation Area. Examples include the paddock areas to the rear of Derwent Mills, the open ground to the south of East Ayton Lodge; the paddocks to the north and south of The Elms and the paddock to the south of the junction of Yedmandale Road and Cockrah Road (see Map 9 & Photo 33).



Photo 33: Paddock areas around the River Derwent

- 6.20 Within the designated area the majority of the houses have small front and rear gardens. However, there are a number of house that have significant garden areas that are of importance to the appearance of the Conservation Area (see Map 9). The properties on Castlegate utilise the east bank of the river as garden space which enhances the openness around the river. Other important garden areas include the garden area to High Hall, which sits adjacent to the open spaces on Mill Lane and gardens to the house that sit to immediately to the west of the grounds of Ayton Castle (See Map 9 and Photo 34). Many of these important garden areas also have significant trees that contribute to the character of the area (see Map 9).



Photo 34: Garden areas to the west of Ayton Castle

- 6.21 Within the designated area there are many short and medium distance views along the highway that are framed by the buildings on either side to create sense of enclosure (see Map 9).
- 6.22 There are a number of short distance views across the open ground that surrounds the River Derwent to the south Ayton Bridge. In addition, there are medium distance views from the higher ground on Castlegate across the valley to Ayton Castle (see Map 9 & Photo 3)
- 6.23 The key views out of the designated area are from the high ground at the northern end of the designated area (see Map 9). Long distance panoramic views are possible from the top of Cockrah Road looking south across the designated area and beyond (see photo 35). Similar long distance panoramic views are also possible from the grounds of Ayton Castle (see Photo 36). Medium distance views in to the designated area generally restricted along the highway network. However, from the west it is possible to view the higher ground of the designated area.



Photo 35: Views south from Cockrah Road



Photo 36: Views south from Ayton Castle

See Map 9 (Spatial Analysis) for tree locations

List of all important trees within the Parish of West Ayton. January, 2014.			
Map	Location	Identification	Species
Ref No			
1	Hall Garth Lane, Weir side	Riby Memorial Trees, Donated by Family	Two Flowering Thorn
2	Hall Garth Lane, Weir side	Queen Mothers 100th Birthday.	One Oak, Planted by West Ayton PC.
3	Garth End Road	Winston Churchill Memorial Trees	Mixture of Lime and Cherry.
4	Pickering Rd, opp' F V Hotel	Olive Morley Memorial Tree. 1979	Maple
5	Pickering Rd, opp' Library	Nathan Brown Memorial Tree. 1982	Maple
6	Pickering Rd, opp' F V Hotel	Planted by WAPC, 2006	Wild Cherry
7	Central Reservation, Main Rd.	Barber Trees x 12.Original planted 1919	Various species, Replanted 1989.
8	Pickering Rd,West of Bus Shelter	Planted by WAPC, 2006	Flowering Thorn
9	Pickering Rd,West of Bus Shelter	Mr & Mrs M Sleightholme, Memorial Tree	Flowering Thorn
10	Pickering Rd,West of Cockrah Rd.	3 Trees, unknown origin as of April 2014.	Maple, with possibly two sycamore.
11	Cross Rds near Manor Croft.	Millennium Tree, planted by WAPC, 2000	Yew Tree grown from specific stock.
12	Cross Rds near Manor Croft.	Queen Elizabeth 2, Silver Jubilee, 1977	Oak Tree, planted by West Ayton PC.
13	Ayton Castle, {Print dated 1797.}	Tree is over 200 years old.	Sycamore, consider TPO application.
14	Mill Lane Triangle	Queen Victoria Diamond Jubilee, 1897	Sycamore
15	Yedmondale Rd from Pickering Rd	Original tree destroyed, replaced in 1980's	Alder with TPO
16	Mill Lane Green, Riverside.	Queen Elizabeth 2, Golden Jubilee, 2002	Two Walnut Trees, planted by WAPC.
17	Mill Lane Green, Riverside.	Queen Elizabeth 2, Golden Jubilee, 2002	One Rowan Tree, planted by WAPC
18	Mill Lane corner, Pickering Rd	History unknown at present date	Sycamore
19	New Bridge,Tenter Garth Embank'	Celebrate opening of new Methodist Chple'	Sycamore x two. 1969.
20	Tenter Garth. Riverside.	Commemorate 100 yrs of Parish Councils	New Oak, [Replacement]. 2014
21	Tenter Garth. Riverside.	Commemorate Q E 2, Diamond Jubilee	New Oak, [Replacement]. 2014
22	Tenter Garth.Paddock.	Legacy from Stephen Taylor,Candler House.	*Selection of Trees, planted 1976
23	Chapel Garth / Library corner	C Beswick Memorial Tree. [Replacement]	Maple, donated by Family
24	Candler House Garden	TPO	Sycamore
25	Low Hall Field	TPO	Two Sycamores
26*	Conyers Ing.	TPO *	One Beech Tree.
27*	The Elms	TPO *	One Sycamore, One Horse Chestnut.
28*	Leamington House, Yedmon' Rd	TPO *	One Beech Tree.
29*	43 Pickering Road.	TPO *	One Sycamore.
30*	West Acre's Close.	TPO *	One Sycamore.
31*	Corner of Hewley Dr' / Garth End Rd.	Womens Fellowship, Queens Silver Jb' 1977	Replacement, April 2014.
* signifies photo not yet taken for folder.			
As of April, 2014, I am still researching details associated with some of the above information.			
When confirmation is available I will up date the file			
Mick Almond, April 2014			

7 ISSUES & PRESSURES

- 7.01 Within the designated area and those areas proposed for designation it is noticeable that many of the buildings have suffered from a level of attrition over the years. Many buildings have had their timber windows replaced with modern uPVC windows, which lack the detailing of traditional joinery and have a bright white appearance that is very different to a traditional painted finish. In other instances, inappropriate dormers have been constructed and Velux-type windows inserted; principal facades rendered with modern materials; and traditional roofing materials replaced with imported or manufactured materials such as concrete or artificially-weathered tiles.



Photo 37: Traditional buildings with modern uPVC windows, doors and dormers

- 7.02 Another widespread issue is the use of cement based “strap” or “ribbon” pointing, which is a modern-style of pointing that projects in front of the surface of the masonry and appears highly prominent as well as causing stone erosion. Many of these alterations will pre-date the designation of the Conservation Area in 1995 or the confirmation of the Article 4 Direction in 2006, and therefore such have been beyond the scope of planning control. It is necessary that the erosion of traditional materials and details is halted and reversed if the architectural and historic character and appearance of the Conservation is to be preserved and enhanced.
- 7.03 The stone boundary walls are an important feature in the area but a number of them appear to be neglected and in very poor condition.



Photo 38: Collapsed section of stone boundary wall

- 7.04 The A170 runs through the heart of the designated area and is a busy vehicular route. The widening of Pickering Road to accommodate the second bridge across the River Derwent has had a detrimental impact on the designated area. In particular the dominance of highway and central reservation in West Ayton is considered to be a negative issue and provides the opportunity for some enhancement of this area.



Photo 39: View of A170 looking east

- 7.04 The pressure for on-street parking has in some places resulted in the erosion/damage to the grass verges.

8 MANAGEMENT PLAN

- 8.01 The proposed management plan for the East & West Ayton Conservation Area should be read in conjunction with the appraisal of the designated area, set out in Chapters 2 to 7. The recommendations are intended to preserve the character or appearance of the Conservation Area, assist in managing change without compromising the historic environment and make proposals for its enhancement.

National Policy and Guidance

- 8.02 The National Planning Policy Framework (NPPF) came into effect in March 2012. The relevant policies of the NPPF are:-

Policy 17:- Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (inter alia):

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*

Policies 56-68:- Requiring good design

Policies 126-141:- Conserving and enhancing the historic environment

Policy 169:- *Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record*

- 8.03 Draft National Planning Policy Guidance as at February 2014 is currently being prepared by Government. This will replace that within the Companion Guide to Planning Policy Statement 5 (PPS5) and applicants and developers should have regard to this guidance.
<http://planningguidance.planningportal.gov.uk/>

Core Strategy & Development Policies

- 8.04 The North York Moors National Park Authority adopted the Core Strategy and Development Policies in November 2008. Within this document Chapter 7 contains policies relevant to the protection and enhancement of the historic environment and the Development Policies pertinent to the East and West Ayton Conservation Area are noted below.

<i>DP 3</i>	<i>Design</i>
<i>DP4</i>	<i>Conservation Areas</i>
<i>DP5</i>	<i>Listed Buildings</i>
<i>DP7</i>	<i>Archaeological Assets</i>

- 8.05 Scarborough Borough Local Plan, adopted in April 1999, provides a number of policies on Conservation Areas. Work is underway to replace the Local Plan, and new policies relevant to Conservation Areas will be prepared, but the following Local Plan policies relevant to the conservation area will be 'saved' for the time being :-

<i>E1</i>	<i>Protection of open countryside</i>
<i>E6</i>	<i>Protection of Open Space</i>
<i>E12</i>	<i>Design of New Development</i>
<i>E14</i>	<i>Extensions and Alterations</i>
<i>E23</i>	<i>Detailing in Conservation Areas</i>
<i>E27</i>	<i>The Protection of Significant Views</i>
<i>E34</i>	<i>Security Shutters</i>
<i>E39</i>	<i>Development affecting Hedgerows and Trees</i>
<i>H3</i>	<i>Small Scale/Infill Housing Development</i>
<i>H12</i>	<i>Conversion and Sub-Division of Buildings for Residential Use</i>
<i>H17</i>	<i>The Conversion of Rural Buildings to Residential Use</i>
<i>S14</i>	<i>Shop Fronts</i>

Guidance

- 8.06 In addition to the formal policy framework, a North York Moors National Park Authority Design Guide Supplementary Planning Document has also been prepared, which is also of relevance to the East and West Ayton Conservation Area.

The Design Guide contains five parts as noted below:

<i>Part 1:</i>	<i>General Principles</i>
<i>Part 2:</i>	<i>Extensions and Alterations to Dwellings</i>
<i>Part 3:</i>	<i>Trees and Landscape</i>
<i>Part 4:</i>	<i>The Re-use of traditional Rural Buildings</i>
<i>Part 5:</i>	<i>New Agricultural Buildings</i>

8.07 Scarborough Council publishes the following policy and guidance leaflets which are also of relevance to development within the Conservation Area:

Period Doors
Sash Windows
Listed Buildings
Architectural Ironwork
Window Replacement Policy
Shop front Policy and design Guidance
Shop fronts, Adverts and Signs
Shop front Security

8.08 English Heritage publishes a wide range of guidance related to conserving historic buildings, including on such subjects as energy efficiency, appropriate repairs and maintenance and alterations, which will be of relevance when carrying out works to historic buildings in Conservation Areas. Further information is available at <http://www.english-heritage.org.uk/your-home/>.

8.09 Further guidance on aspects of conservation of historic buildings and areas can be obtained from the *Inform Guides* produced by Historic Scotland, available from www.historic-scotland.gov.uk; from the Technical Advice publications produced by CADW, available from cadw.wales.gov.uk/historicenvironment; and from the Society for the Protection of Ancient Buildings www.spab.org.uk.

Article 4 Direction

8.10 An Article 4(2) Direction was made on 9 August 2006 which removed permitted development rights for householders within that part of East and West Ayton Conservation Area within the North York Moors National Park as noted below. This Direction did not apply to the part of the Conservation Area outside of the National Park, administered by Scarborough Borough Council.

Owners of dwelling houses need to apply for Planning Permission to carry out any of the following work on an elevation fronting a highway¹, water way or open space² in an area with an Article 4 (2) Direction and on any elevation in areas with an Article 4 (1) Direction.

¹ A highway is defined as any public right of way.

² Open spaces include gap sites, large gardens or orchards, fields, greens or commons and spaces at the entrance of the Conservation Area.

1. *The construction, alteration or demolition of a chimney.*
2. *Any other changes to a roof including changes to the design, materials or profile e.g. changing pantiles to concrete tiles, installing roof lights or solar panels, changing a slate roof with diminishing courses to a plain slate roof.*
3. *The installation of a satellite dish or satellite aerial on a roof, chimney or wall.*
4. *The construction of a porch or other extension.*
5. *The rendering or painting of previously non-rendered and unpainted elevations e.g. painting brick, stone or timber walls, rendering brick or stone walls.*
6. *The alteration of guttering or rainwater goods and the installation of fascia boards e.g. loss of gutter spikes and hoppers change from cast iron to plastic.*

7. *Alterations to the appearance style and method of opening of doors and windows e.g. changing sliding sash windows to top hung, mock sash windows, changing timber doors/windows to plastic, changing the profile of reveals or cills, increasing the width or altering the profile of glazing bars, removing paint and staining windows and doors, painting untreated doors and window.*
8. *The erection, alteration or removal of a wall, fence or gate.*

Permission is not required for maintenance work, like for like repairs or like for like replacement. Planning Applications for work controlled by an Article 4 Direction are free of charge.

- 8.11 In view of the proposed alterations to the boundary of the Conservation Area, it is recommended that the Article 4 Direction is extended to cover the whole of the designated area. This is considered necessary to bring under planning control small-scale changes that erode the architectural and historic character of historic buildings and cumulatively harm the character and appearance of the Conservation Area but which are currently categorized as 'permitted development' under the General Permitted Development Order.

Enhancement Schemes

- 8.12 Within the Conservation Area there is the opportunity for a number of enhancement projects to improve the appearance of the Conservation Area. Three potential projects are identified below:
1. Land to the south and west of the library (including the car park), between Chapel Garth and Hall Garth Lane. This area retains part of the historic orchard shown on old mapping. The car parks to the public house and library could be enhanced by a scheme of planting and surfacing to soften their appearance and restore something of the historic orchard character of the site.
 2. Highway works (including works to damaged grass verges) and reinstatement of historic surfaces. Hard surfacing in public areas tends to be tarmac and concrete. Higher quality and more traditional surface treatments would be desirable when opportunities arise to complement the historic streetscape.
 3. The Petrol Station site occupies a highly prominent position in Main Street. Along with the Spar store, it provides a valued local service, but the site is incongruous in the context of the historic streetscape because of its open character and the size and form of the petrol canopy. It occupies a site which historic ordnance survey maps show was formerly developed to the street edge, and it would be desirable, should opportunity arise, to strengthen the roadside boundary either with appropriate walling, hedging or tree-planting, and reduce the prominence of the canopy in the event of any future replacement.

Former Railway Station

- 8.13 The former railway station site in Garth End Road encompasses the original station and goods shed buildings, platform and track, with the crossing keeper's cottage adjacent (in separate ownership). The station site is part of the former County Highways depot, but is now disused and awaiting redevelopment. It is important that any scheme that includes the former station respects the established character and historic structures on the site, retaining the historic structures as an 'anchor' for redevelopment to ensure that the local railway heritage remains legible and new development achieves a 'sense of place'. Inclusion of the site within the Conservation Area will ensure that control over demolition of structures rests with the Local Planning Authority, and allows the heritage value of the assets to be given due consideration in the determination of any scheme of development for the site. Recognition of the heritage value of the site through designation presents an opportunity to design a development scheme in a manner that preserves and enhances significance via repair, refurbishment and sympathetic alteration of site assets. The setting of retained heritage assets will also be enhanced by sensitive redevelopment of the rest of the site, which is currently in a neglected condition.

Reinstatement and Restoration of Architectural Details and Features

- 8.13 Many of the buildings within the Conservation Area have lost their original style of doors, windows and other architectural features. A number of buildings have also been repointed or rendered with an inappropriate cement based mortar which is excessively hard for the soft local stone and exacerbates stone erosion. In many areas, the historic stone boundary walls are also in poor condition and in some cases have been replaced with modern timber boarded fencing. As a result the character of the buildings has been eroded, together with that of the wider area.
- 8.14 As proposals come forward for alterations and extensions to these buildings there may be an opportunity to encourage the reinstatement of such features and the replacement of inappropriate modern materials such as cement and render with traditional and compatible materials such as lime mortar. In order to encourage the reinstatement or repair of original features, it is recommended that the Local Planning Authority seeks and maintains grant assistance for works to reinstate or repair original features.

Open Space and Tree Strategy

- 8.15 Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a Conservation Area must give six weeks' notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to make a tree preservation order.
- 8.16 Trees make an important contribution to the character and appearance of the Conservation Area and to its setting. The Local Planning Authority will assess trees proposed for removal or other treatment and where the authority considers the works would have a harmful effect on the character or appearance of the area and are not justified it will serve a tree preservation order. Many trees in the Conservation Area are memorials to historic events, commemorations and former residents of the villages, and these are annotated, where known, on Map 9.
- 8.17 There are open spaces on the east and west banks of the River Derwent which contributes to the character of the area. The land around the mill race, to the north of the bridge contributes to the setting of both the Grade II listed Mill and the Grade II listed Ayton Bridge and should be maintained as public open space. To the south of the bridge, there are publically accessible areas on both sides of the river. These areas are also used for informal recreation and provide an important visual connection between East and West Ayton, which should be retained.

Enforcement & Remediation Strategy

- 8.18 Work that is carried out without the necessary planning permissions may be subject to enforcement action by the Local Planning Authority. It is therefore strongly advisable to consult the Local Planning Authority prior to carrying out any work which may affect the character and/or appearance of the Conservation Area. Permission may be required for works involving development, construction, landscaping, works to a Listed Building, works to demolish or alter buildings or works to trees.

APPENDIX A

Listed Buildings

Current listing descriptions for existing Listed Buildings in East and West Ayton are reproduced below. The National List is subject to change when buildings are listed or de-listed, and list descriptions are also occasionally altered in response to reassessments and new information. Up-to-date information can be obtained from the Local Planning Authority or by searching the National List for England database on the English Heritage website or via the following link:

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

It should be noted that the list descriptions are used to describe the building and identify principle features noted at the time of listing. It is not a description of what is subject to listed building control: listing protects the whole building, internally and externally, not just parts of the building, and Listed Building Consent is required for works that affect the character of the building as one of special architectural and historic interest irrespective of whether the parts of the building affected are mentioned in the list description.

East Ayton:

Ayton Bridge, Grade II

Bridge. 1775. By John Carr. Sandstone ashlar. Four arches, the central ones being wider and taller, with voussoirs. Pilaster buttresses rise into the parapet where they form embrasures. Continuous band beneath plain parapet with cambered coping, which terminates at each end in cylindrical piers with domed caps. Reference: York Georgian Society The Works in Architecture of John Carr, 1973.

Carr Lane, Derwent House, Grade II

House. Early C19 with C20 porch. Dressed sandstone with finely milled ashlar dressings; slate roof; rendered stacks. Central stairhall plan, 2 rooms deep, with rear service wing; porch to front added. Two-storey, 3-window front with quoins. Central part-glazed and panelled door with overlight, beneath scroll-bracketed cornice, within enclosed porch. 16-pane sashes with stone sills throughout, that at first floor centre in architrave. Remaining windows have quoined surrounds and heavy lintels. Moulded timber eaves cornice. Hipped roof with end stacks piercing roof pitch. Interior: panelled window shutters throughout ground floor. C20 porch to front not of special interest.

Carr Lane, Village Pound, Grade II

Village pound. Probably C18, upper course rebuilt c1980. Limestone rubble. Square enclosure with one rounded corner formed by wall approximately 1.5 metres high.

Castlegate, No. 8 and 10, Grade II

Pair of houses. Late C18 with later alterations. Coursed rubble sandstone; pantile roof; brick stacks. 2-storey front, each house of two bays. C20 doors to centre left and centre right both flanked by two ground floor windows. No 8 has C20 windows in original openings; No 10 has 2-light, large-pane, horizontal sliding sashes. All openings have tripartite wedge lintels with raised keyblock. End left and centre stacks. Included for group value.

Castlegate, No.12, Grade II

House. Late C17 with later alteration and extension. Originally cruck- framed encased in limestone rubble, now replaced by rendered blocks to front; pantile roof; rebuilt brick stacks. 2-cell, end-passage plan; rear outshut added. 1 1/2-storey front. End left C20 glazed door. 3-light casement with glazing bars to right and

2-light, small-pane, horizontal sliding sash at end right. Small rectangular fixed light window to first floor over door; two 2-light, small pane, horizontal sliding sashes to right. Coped gables and shaped kneeler at left. Centre left and end right stacks. Interior: one pair of full crucks remains between the two rooms. Timber studding survives in the partition wall subdividing the ground floor inner room, and in the walling between the two upper rooms. Chamfered beams throughout the ground floor. Hearthbeam to outer room and brick firehood to first floor room above. A 'set-pot' survives in the passage wall behind the hearth. Spice cupboard with drawer to left of the hearth. North Yorkshire and Cleveland Vernacular Buildings Study Group Report No H858, A Cruck- Framed Cottage, Hill Crest, 12 Castlegate, East Ayton, N. Yorkshire, 1980.

Castlegate, No. 34, Grade II

House. Late C18 with later alteration. Coursed rubble, whitewashed; pantile roof; brick stacks. Central stairhall plan, 2 rooms deep. 2- storey, 3-window front. Off-centre, half-glazed C20 door approached by stone steps. 4-pane sashes throughout. All openings have tripartite keyed lintels. Coped gables and shaped kneelers. End stacks.

Main Street, Ebenezer Methodist Chapel, Grade II

Methodist Chapel. 1842 on datestone. Coursed squared sandstone, with sandstone ashlar dressings; slate roof; brick stack. Square on plan. 2- storey, 3-bay front. Ashlar angle pilaster strips, forming quoins on return fronts. Central panelled double doors beneath Gothick-glazed fanlight. Full height Gothick-glazed round-headed windows with stone sills on either side. All openings have quoined surrounds and semicircular archivolt. Rectangular recessed date panel over door. Return fronts: two sashes with margin lights and heavy lintels to ground floor; two round-headed Gothick- glazed sashes with margin lights and archivolt to first floor. Single brick stack pierces hipped roof at rear.

Main Street, No.3 Church Farmhouse, Grade II

House. Late C18 with later alteration. Herringbone-tooled sandstone to front, rubble to gable end; C20 pantile roof; brick stacks. Central staircase plan, 1 1/2 rooms deep with rear service wing. 2-storey, 3-window front. Central 4-panel door with overlight. 4-pane sashes with stone sills throughout. All openings have tripartite lintels with raised keyblocks, broken by inserted windows. End stacks.

Main Street, No.4 Old Weavers Cottage, Grade II

House. Early C18. Coursed sandstone; pantile roof; brick stacks. 3-cell, hearth-passage plan. II storey, 3-window front. C20 part-glazed door to right of centre. C20 fixed light window with glazing bars at end right; two 2-light horizontal sliding sashes with glazing bars to left. 2- and 3-light small pane horizontal sliding sashes to first floor. All ground floor openings have thin timber lintels. End and centre stacks.

Main Street, No.43

Cottage. Late C18 with later alteration. Coursed limestone rubble with brick dressings; pantile roof; brick stacks, one rebuilt. 1 1/2 storey, 2- window front. Left of centre board door with flat arch flanked by 2-light large pane horizontal sliding sashes. Two similar windows to first floor. Ground floor windows have thin timber lintels, with brick flat arch to that on left. Rear: single storey outshut with catslide roof.

Main Street, Church of Saint John the Baptist, Grade II*

Church. Early C12 nave and chancel arch; C12 tower with rebuilt upper stages; C13 chancel altered in C15 and partly rebuilt C18; C15 windows and buttresses to nave; south porch of 1634 (on datestone); C19 vestry. Sandstone rubble, with rebuilding in sandstone ashlar; pantile roof, with slate roofs to porch and vestry. West tower, partly built in nave; south porch; chancel and north vestry. 3-stage embattled tower has a single lancet to lowest stage to west, and four lancet bell openings to upper stage. Gabled porch with flat-

headed opening contains a C12 round-arched doorway of a single order with beakhead moulding. Two C15 2-light flat-arched windows to right and one to left. Two similar windows, rebuilt, to chancel, flank a blocked priest's door. C13 lancet to right. C18 Venetian window in heavy plain surround to east end. "So openings to north side but there is a blocked door to the right of the vestry. Coped gables and plain kneelers. Interior: Early C12 semicircular chamfered chancel arch with plain imposts. Tower arch has stepped imposts but was probably altered to the present crude ogee in C15. C12 tub font has moulded arcade in shallow relief of semicircular arches on columns with capitals and bases.

West Ayton

Ayton Castle, Grade I

Pele tower, ruined. Late C14. Sandstone ashlar. Rectangular, 2-cell plan 21 metres by 13.5 metres. Originally 3 storeys, on a chamfered plinth, each storey off-set with a chamfered string course. Pointed doorway flanked by square-headed window openings with chamfered quoined surrounds. Upper machicolation survives to east corner only. Interior: both ground floor rooms have depressed pointed tunnel vaults supported on chamfered transverse ribs. The surviving windows are deeply splayed. Staircases rise within the walls, to the left of the entrance, and from the inner room. Very rare building type in this part of Northern England. Scheduled Ancient Monument, No 144. The Victoria County History of the Counties of England: Yorkshire, North Riding, Vol II, p 441. F Rimington and J Rutter "Ayton Castle, its History and Excavation", Scarborough Archaeological Society Research Report Number 5, 1967.

Cockrah Road, The Elms, Grade II

House. C18, altered and extended in 1837 (on datestone); further alterations in C20. Coursed sandstone with concrete slate roof. Originally central entry plan, 1½ rooms deep, later extended to the left and rear to form double-pile plan; lean-to extension to right added and raised later. 2-storey, 5-window front, with quoins to the front only. Left of centre 6-panel door beneath patterned overlight, with scroll-bracketed cornice on panelled pilasters. Three 16-pane sashes with stone sills and heavy lintels to right and one to the left. Five similar windows to first floor. Rear: radial-glazed staircase window with archivolt. Gable walls: radial-glazed attic windows with archivolts to light attic passage. Coped gables and shaped kneelers. End and left of centre stacks. Interior: open string straight staircase with moulded handrail, wreathed at foot, turned balusters and shaped cheekpieces. Ceilings to ground and first floor rooms to left have moulded plaster coving. The lean-to extension to right, partly raised c.1900, was probably a trap-shed, and has a wide blocked opening to the ground floor.

Garth End Road, Chandler House, Grade II

Formerly a later extension to Low Hall (q.v.), now house. c.1790 with later alteration. For Captain Candler of Scarborough. Rose brick in garden wall bond, now rendered to front; stone dressings; pantile roof. 2-storey, 2-window front. C20 copy of original 6-panel door to left, with radial-glazing fanlight and open-pedimented doorcase on fluted Ionic pilasters with rosettes to the friezes, and ball mouldings in place of dentils. Semi-circular bay to right with three curved 12-pane sashes. 16-pane sashes to first floor with stone sills and raised key wedge lintels. Coped gables and shaped kneelers. End right stack. Interior: open string straight staircase with moulded handrail, wreathed at foot around a reeded circular newel, reeded, squared balusters and shaped cheekpieces. 6-panel doors in reeded architraves to ground floor. Moulded plaster cornice to hall and stairs ceiling.

Garth End Road, Low Hall, Grade II

House. Late C17 with later alteration and extension. Rendered, with pantile roof and rebuilt brick stacks. 2-cell, central-entry plan with rear service range added. 2-storey, symmetrical 3-window front. C20 central part-glazed, gabled porch contains 4-panel door in stone basket-arched chamfered doorway. Later open-pedimented doorcase on fluted pilasters with ball mouldings in place of dentils. C20 fenestration. Rear: C20

fenestration with a single surviving 16-pane sash to first floor right. Interior: closed string straight staircase with splat balusters. Front and back harr-hung plank doors in deeply splayed openings with timber bolts and lock boxes. Ground floor room to left has a spine beam with ovolo moulding. A carved spice cupboard door has been re-used in a cupboard to the left of the window. First floor room to left has a fine early C19 fireplace with detached fluted Ionic columns and entablature. In the attic a C19 boxed bed survives at the head of the stairs, and the firehood in the room to the left.

Hall Garth Lane, No.18 Burton House , Grade II

House. Early C19 with later extension. Coursed sandstone with concrete tile roof and one brick and one stone stack. Central stairhall plan, 1 1/2 rooms deep with rear service wing; lean-to extension to left added. 2- storey, symmetrical 3-window front. Central 4-panel door beneath overlight in Doric doorcase of attached fluted columns and entablature. Sashes with glazing bars, stone sills and heavy lintels throughout. Coped gables and end stacks. Extension to left not of special interest.

Mill Lane, High Mill, Grade II

Watermill. c1800 with earlier origins. Coursed rubble sandstone, with hammered stone dressings; slate roof. 3-storey, 3-window central block flanked by 2-storey pent wings, with further (rebuilt) single storey lean-to to-left. Irregular quoins. Central board stable door beneath divided overlight to 3-storey block. Wide cart opening with heavy timber lintel to wing on left and similar opening to lean-to. Wing to right originally housed the undershot mill wheel. Pivoting windows throughout, some replacements and some retaining original iron glazing bars. All openings have heavy lintels and quoined jambs. The central second floor opening is blocked by a recessed panel carved with the Hewlay arms. Coped gables and end left stack. Interior: cast iron fluted columns with caps and bases support floor beams to all upper floors. Iron brackets survive as strengthening members to the roof trusses.

Yedmandale Road, High Hall, Grade II

House. 1784-86, with later alteration. For Thomas Candler. Red brick in Flemish bond on stone plinth; clay pantile roof, with slate roofs to stable wings. Central staircase, double-depth plan, with traphouse and stable wings to left and right. Garden front: 2-storey, symmetrical 3- window front. Central 6-panel door beneath radial fanlight within pedimented doorcase on brackets and panelled jambs, flanked by 3-window bows. 16-pane sashes with stone sills and flat arches of gauged brick to first floor. Coved timber eaves course. Street front: 2-storeys and attic, 4-window front, flanked by 1 storey projecting stable wings. C20 weatherboarded gabled porch to right of centre. Segmental coach arch to right, linked to stable block. C20 double garage doors to former traphouse to left, with lifting door over. C20 attic dormer. Ground floor windows have segmental brick arches; those to first floor have wedge lintels of gauged brick. Coped gables, plain kneelers and end stacks to both ranges of double span roof. Interior: in the ground floor rooms to front range, bay window panelling survives together with 6 panel doors and architraves. In the ground floor rear rooms C18 doors have H-L hinges. In the attic, C18 fireplaces survive to the rear range, and there is a box bed to the front room on the left.

Yedmandale Road, No's 1 to 5 Yedmandale Terrace, Grade II

Terrace of 5 houses. 1830-40 with some older fabric. Coursed sandstone rubble with ashlar dressings: slate roof; brick stacks. Single fronted double depth houses. Two-storey front, with 2 first floor windows to each house, single window front to No 5. Quoins at end left and to the projecting corners of No 5. The quoins show signs of heightening and alteration suggesting a re-roofing of the terrace. Four-panel doors with divided overlight, with doorcase of panelled pilasters and entablature to NO 4. 16 pane sashes with stone sills to ground floor, and to first floor alternating with 12 pane sashes over doors. No 5 has a 16 pane sash above a modern casement. All openings have heavy lintels. Centre and left and right of centre stacks to hipped roof. Entrance to No 4 from rear.

APPENDIX B

Scheduled Ancient Monuments

The surviving ruins and earthworks at Ayton Castle are well preserved. A wide range of archaeological remains of the medieval complex survive and offer important scope for the study of medieval domestic life. The fortified house retains important evidence of architectural detail. It is built in a style more characteristic of that further north and thus demonstrates the development and influence of different architectural styles throughout the region. The monument offers important information about the development of a high status domestic complex over four hundred years.

The monument includes the remains of the medieval manorial centre and later fortified house complex at Ayton Castle and is situated on south facing, rising ground to the north of the River Derwent. Included in the scheduling are the standing ruins of a fortified house and the earthwork remains of buildings which all lie within a courtyard, a series of wide terraces on the slope above the tower and, in a field to the south, the earthwork remains of a set of fishponds. Further slight earthworks and buried archaeological remains extend into the field to the west of the ruins.

The ruins of the fortified house are the only standing remains of the complex and are Listed Grade I. It is a rectangular three storey, stone built tower only standing to its full height at the south east corner. The vaulted basement is intact but no other floors or ceilings survive. Many architectural details such as windows, doorways, stairs and roof and floor supports survive, which provide evidence of the original internal arrangements. It was built in the style of a tower house, a type of defensible house characteristic of the borderlands of Scotland and England.

The tower and remains of associated and earlier buildings stand in an almost square enclosure or courtyard, measuring 120m east to west by 110m north to south which is defined by the earthwork remains of a curtain wall. Surrounding the tower are the earthwork remains of the medieval manorial complex. These include at least six rectangular buildings, four of which were attached to the inside of the enclosure wall. These structures have been identified as a hall, service annexe, kitchen range, dovecote and two possible gatehouses. Further earthworks associated with the manor and the fortified house also lie within the enclosure; their precise function is not yet fully understood.

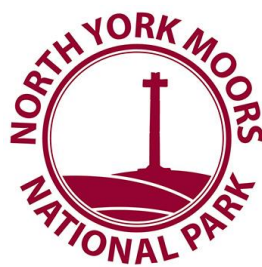
On the hillside above the enclosure there are three terraces cut into the natural slope. These represent garden or agricultural terraces. At the north east of the terraces a trackway is cut into the steep wooded hillside to the north.

The earthworks of the fishpond complex form a set of linear ponds aligned parallel to the river. The main pond measures 70m long and is between 5m and 15m wide. A subsidiary pond lies to the west of the main pond. The whole complex is fed by water channelled through a leat which extends for over 100m to the north. At the north edge of the field containing the fishponds a stone revetted bank 1.5m high, extends from the river to the hillside. This bank formed a dam to prevent water flooding the fishponds. There are further earthwork remains of channels, banks and building platforms associated with the fishponds in the west part of the field.

Excavations in the 1960s and recent survey work has shown that the remains at Ayton Castle demonstrate several phases of development. The main phase was a 13th century manorial complex including a hall, ranges of service buildings and a dovecote surrounded by a stone curtain wall with a gatehouse. Some of these buildings were demolished by the late 14th century when the stone tower was constructed; it was built in part over a demolished earlier building. Some of the other earlier structures may have continued in use into

the 15th century as ancillary buildings for the tower house. The tower was built by Sir Ralph Eure, based on the tower house style of his native Northumberland. It has been suggested that it was built as a defence against the Scottish incursions of the late 14th century, although there is no evidence that it was ever attacked. Indeed, the architectural arrangements indicate that defence was not the primary concern. The last recorded occupier of the tower died there in 1679 and it is likely that piecemeal demolition has taken place since then.

All modern walls, fences, gates, signs, the surface of the drive and the water pumping building and equipment are excluded from the scheduling although the ground beneath them is included.



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