



North York Moors National Park

Conservation Area Character Appraisal and Management Plan

Fylingthorpe



July 2023

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2.0 Summary of Significance

Fylingthorpe has grown up around an ancient crossroads where roads met and divided forming a triangular undeveloped area that now functions as a recreation space. The location of the settlement was presumably chosen because of the ready supply of fresh water from the Thorpe Beck which now also forms a picturesque ford through the village and under the stone bridged wall at Thorpe Hall (see below).



The village is surrounded by pasture and some arable fields, interspersed with tree lined watercourses and open moorland beyond. There are some views of this moorland from within the Conservation Area especially from high ground.

However most significant views are internal, and it is prominent historic buildings on street corners or on elevated positions that provide a focus or a terminus to these views. Despite being close to the coast, the views of it are entirely from outside the Conservation Area, but it is clear that the Victorians and Edwardians appreciated these views and built their houses along Thorpe Lane (outside the Conservation Area) with large bay windows to appreciate them. As a consequence, the village has expanded so that it meets Robin Hood's Bay, but the Conservation Area remains tightly drawn around the central historic triangle.

The oldest building in the Conservation Area appears outwardly at least, to be Thorpe Hall, but otherwise the buildings are 18-19th century in appearance, modest in scale, predominantly of ashlar with red pantiles, although Welsh slate exists in sufficiently high numbers for it to also be characteristic. The red pantile roofs, some steeply pitched from the days when thatch was used, are framed within stone water tabling terminating in kneelers and chimney stacks at the gable ends.

There is a good mix of traditional window types ranging from the Yorkshire sliding sash to multi-pane sliding sashes and some locally distinctive variations. There are also a number of early to mid-20th century shop fronts, but not all still function as shops. The Victorian four pane sash is also in good supply; however plastic has made inroads and has had the effect of diminishing the historic character in some parts of the Conservation Area especially Thorpe Bank and Thorpe Green Bank. Traditional timber panelled doors and batten and plank doors have fared better, but there are still groups of plastic doors which have had a detrimental effect on historic character. The little details in the village that contribute to the special interest and add variety to views are: The clock on the corner shop on Moorland Terrace, boot-scrapers, decorative gates and doors, date stones, finger posts and old standpipes all add historic character and tell a story of how the village has changed over time. This tradition continues as homeowners add their own details and bring the interest up to date.

The following elements have been identified as being of significance to the Conservation Area:

Considerable Significance

- Central open green space and verges along Middlewood Lane.
- The ford and stone bridge over Thorpe Beck.
- Tree growth along becks.
- Raised pavements and stone steps linking different street levels.
- Stone boundary walls to the street front.
- Intermittent views to moorland.
- Internal views of prominent corner buildings.
- 18-19th century building stock, mostly street facing and modest in scale, 1-3 storeys high.
- Mostly ashlar stone used, but some brick.
- Mostly red pantile, but some Welsh slate.
- Water tabling and kneelers to 18th century buildings with red pantile.
- A range of traditional timber windows including dormers and doors.
- Cast iron rainwater goods.

- Victorian embellishments such as barge boarding, finials, stone gateposts, and wrought iron railings .
- Date stones, boot-scrappers, decorative door furniture, finger posts, standpipes, worn steps and corner clock.

3.0 Introduction

Much of the village of Fylingthorpe is a Conservation Area. Conservation Areas were first introduced in England in 1967 in recognition of the fact that the quality of historic areas depends not only on the qualities of individual buildings but also on the historic layout and interrelationship of properties, the use of characteristic building materials, the character of public spaces, the presence of trees and views between buildings and along streets. These places are protected under the provision of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which defines them as areas ‘of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance’.

There are over 9,800 Conservation Areas in England¹ of which 42 are in the North York Moors National Park. Fylingthorpe was designated as a Conservation Area in 1995.

Historic England recommends that Conservation Areas should be reviewed periodically to assess and communicate why the Area is special and what contributes towards its particular qualities. They also recommend that the boundary of the designation should be reviewed and that guidelines are produced to help with the Area’s long term management.

Conservation Areas give broader protection than the listing of individual buildings, as broader features of historic, architectural and landscape interest are recognised as part of their character. Conservation Area designation introduces controls over the way owners can alter or develop their buildings. Owners of residential properties often consider these controls to be beneficial because they also sustain and enhance the attractiveness and value of property within it.

These controls include:

- the requirement in legislation and national and local planning policies for new development to preserve and enhance special character.
- control over demolition of unlisted buildings.
- control over works to trees.
- fewer types of advertisements which can be displayed without specific permission.

¹ <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/> [accessed 22.12.2016]

- restriction on the types of development which can be carried out without the need for planning permission (known as “permitted development rights”).

This report assesses those features and qualities, which give Fylingthorpe its unique special interest and which justify its designation. It seeks to identify the character defining elements of the Conservation Area and describes the degrees of significance that can be attached to those elements such as the street plan, the open spaces, the vistas and views and the historic buildings.

It then goes on to make recommendations on how to conserve and enhance those elements of significance and recommendations to guide future management decisions and development proposals.

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

4.0 Location and Context

“Fylingthorpe, or Thorpe, is a pretty village, a mile distant from Robin Hood Bay, and half-a-mile from the railway station.”

(Bulmer's History and Directory of North Yorkshire, 1890)

Fylingthorpe is a small village located immediately inland from Robin Hood's Bay, 7.5 km south of Whitby; it has had a close association with the bay over many centuries with past residents making a living from both agriculture and fishing. The village is surrounded by pasture and some arable fields, interspersed with tree lined watercourses and open moorland beyond. The field systems to the north and east are linear and fit between the roads and the watercourses; there is some limited evidence of ridge and furrow here. The fields to the south and west form more irregular patterns, some with ridge and furrow, and the contrasting field pattern suggests a difference in historic land ownership or land use. Much of this landscape has been through a process of improvement resulting in the enclosure of fields and the addition of lime and drainage to create more productive land. The enclosures have been formed by hedgerows which contrast with the village which makes use of stone walling as the main boundary type. The distant moorland is the location for many prehistoric burial mounds, but none are visible from within the village.

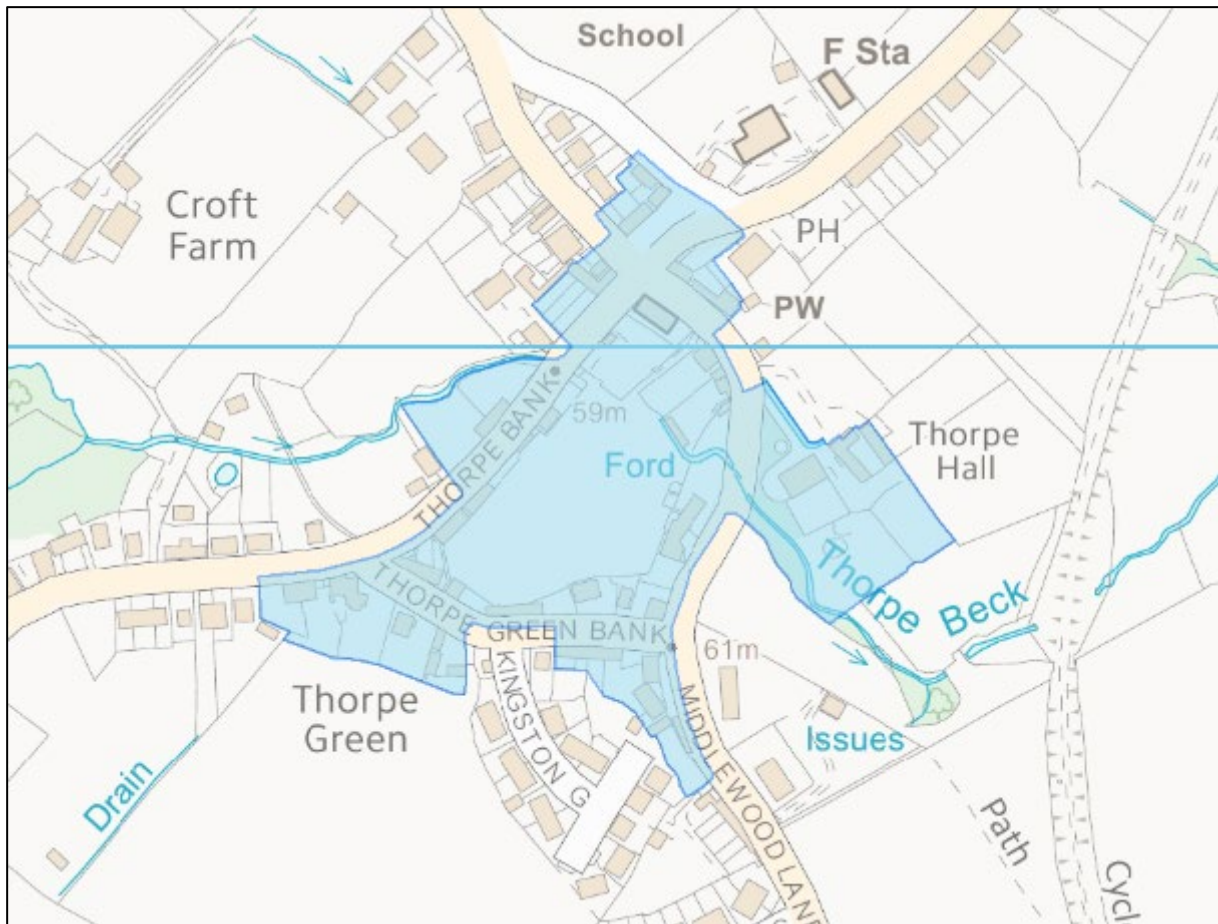


Figure 1. The extent of Fylingthorpe Conservation Area

5.0 The Historic Development of Fylingthorpe

The origin of the name Fylingthorpe is thought to be from the old English word ‘fygela’ or ‘fynig’ which referred to marshy ground combined with ‘thorpe’ an Old Norse word for farmstead or hamlet; perhaps the predecessor to Whitby Abbey estate, in the manor of Fyling. However, the ‘Fyling’ element may alternatively relate to a personal name – Fygla². The Domesday Book of 1086 called the area Figelinge³.

Most of the landscape names in this area are derived from Anglo-Saxon words or more frequently Norse ones suggesting it was Norse migrants and invaders who named the landscape when settling here.

Before the Norman Conquest in 1066, the manor of Fyling belonged to Merewin with one carucate of land⁴. After the Conquest, the land was given as spoils of war to one of William’s relatives, Hugh of Chester and was ruled by William de Percy, one of the invading nobles. William exacted revenge on the north after an uprising in 1068 and had

² Ekwall 1987, 190 and 468

³ Farnhill 1966, 9

⁴ Derived from the Latin word caruca, meaning plough, this is a measure of land used in Danelaw (North and Eastern) counties in Domesday. Equivalent to a hide and represented the amount of land which could be ploughed by one plough team.

most of the land laid to waste; indeed in 1086 the Domesday Survey referred to Figelling still with one carucate, but laid to waste. It is likely that all settlements along this stretch of coast would have been destroyed and the inhabitants killed or starved. It was therefore only through the rebuilding and reconstruction of villages afterwards, that the present village owes its origins and layout.

'Fyling' was passed to Whitby Abbey through its founder William de Percy (with a brief tenure by Tancred the Fleming) along with other villages, vaccaries⁵ and land in the late 11th century⁶. It was therefore the Abbey that controlled much of daily life and it was to the Abbey that rent was paid. If corn had to be ground, the monk's mill had to be used and tenants paid a commission of 1/13th of the quantity ground. The monk's mill and a lime kiln were listed in documents dating to 1395. Each tenant had to supply a prescribed number of fowl, eggs, day's labour at the plough, harrowing, weeding and reaping – all for the Abbey in addition to maintaining their own farms. It was presumably as an outlier to the Whitby Abbey or indications of an historic Church that the settlement acquired the name Prestethorpe in the 13th century. 'Thorpe' meaning hamlet, 'preste' Old Norse for Priest.

A tax return for the group of Fylingdale farms in 1327 listed ten men worth ten shillings suggesting some wealth and a large size compared to the neighbouring settlements of Sleights, Ruswarp, Sneaton and Ugglebarnby. At this time the settlement was likely to be dominated by scattered farmsteads with some arable and pasture land close by and access to the rich resources of the common moorland around.

The Abbey had to forfeit its control of all lands when it was dissolved by Henry VIII in 1540. This is likely to have resulted in changing tenurial systems giving tenants the right to buy their farms and buildings and to leave them to their children. This also resulted in greater investment in the building stock and a shift towards improvements in stone. Consequently, the earliest building remains in the village are probably 16th century. Some of the large linear fields around Fylingthorpe may be the remains of strip field systems which were subsequently enclosed between the 16th and 18th centuries. Thorpe Hall was built in 1680, but its position next to the beck on high ground suggests that this site may have been occupied for much longer.

In the 18th and 19th centuries much of the common moorland was enclosed and improved, although many traditional activities such as peat cutting for fuel would have continued until the early 20th century. The original church of St. Stephen's was located just under 1km north of the village (and outside the Conservation Area) and dates to 1821; there is no evidence of an earlier church there⁷. This suggests that the settlement at Fylingthorpe was not sufficiently large to require a church of its own and that the 1821

⁵ Large farms and pasture which concentrated on cattle rearing, partly for dairy, beef and leather, but possibly also for the production of vellum for the Abbey's manuscripts

⁶ Farnhill 1966, 13

⁷ Pevsner 1966, 308

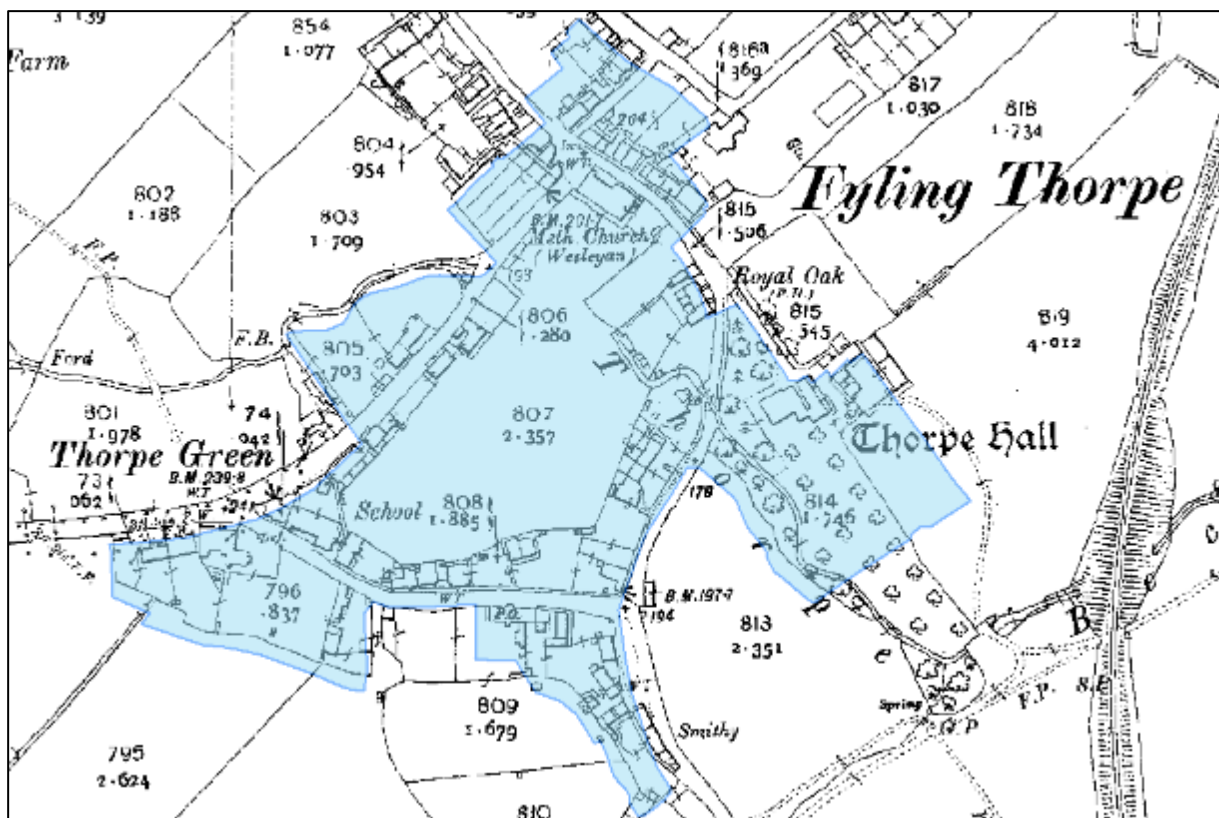


Figure 3. 2nd ed. OS map 25-inch dating to 1910

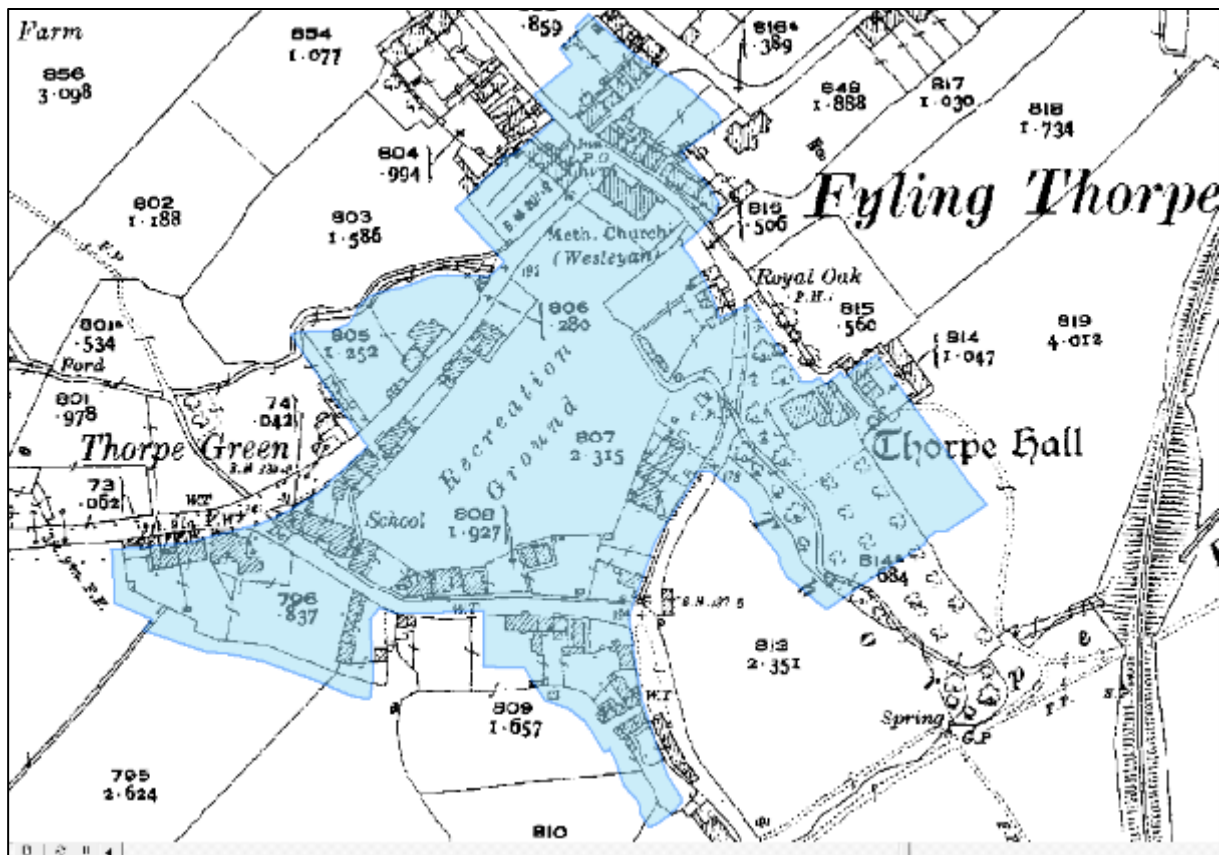


Figure 4. 3rd ed. OS map dating to 1926

6.0 Character Analysis

6.1 The Ancient Street Plan and Open Spaces

In a nutshell: a cross roads development, street fronted houses, green space formed by cross roads, undulating topography, raised pavements, steps, ford, flagged pavements, wooded beck, stone retaining walls, sweeping coped walls, iron railings, stone gateposts and brick walls.

The Street Plan



Figure 5: a sunken road in Fylingthorpe. Houses are generally higher than the road, which is indicative of an historic settlement.

Fylingthorpe Conservation Area sits in a triangle of land formed by a cross roads consisting of the main road linking the moorland to Robin Hood's Bay and Middlewood Lane which splits to join this road, thus creating a triangle of green space. This has resulted in this part of the village being referred to as Thorpe Green. Earthworks across the green suggest that it has been used as arable in the past and there is also evidence of a rectilinear enclosure in the north east corner, although this could be quite recent. Fresh water sources were obtained from Thorpe Beck which now flows through the village and a ford has been created below Thorpe Hall with a delightful little stone bridged wall adjacent, resulting in a picturesque lane with considerable historic character. The

presence of junctions means that buildings on corners contribute significantly to the streetscape and the undulating ground requires raised pavements and steps which add variety to the street fronts and raise some buildings to greater prominence.

The buildings appear to have developed around this triangle initially, but subsequently extended along the main road so that Fylingthorpe and the upper portion of Robin Hood's Bay, known as Bay Town, now join. There is no evidence that the village layout has been planned, but is rather a gradual development along a crossroads with a green space resulting from 'dead ground' between three roads.

6.2 Surface Treatments, Open and Green Spaces

The majority of roads in the village are urban tarmac roads with painted lines which do little to enhance its historic character. The main green space is the triangle of land between the three roads and now used as a recreation area. There are other important green spaces too, namely around the beck that flows through the village at the ford and at Barnards (outside the Conservation Area) and on Thorpe Lane and Thorpe Road (also outside the Conservation Area). A few mature garden trees also contribute towards the green spaces such as a tree at the top of Thorpe Green Bank and the trees in the grounds of Thorpe Hall. The wide grass verge on Middlewood Lane is an attractive setting to the listed buildings there and helps to retain some of the agricultural historic character. Some of the pavements are raised above the roads to avoid floodwater near the ford or mud. Where such raised pavements exist, they are usually flagged which adds considerable historic character to the streetscape.



Figure 6: Wide grass verges add to the 'countryside setting' of the Conservation Area

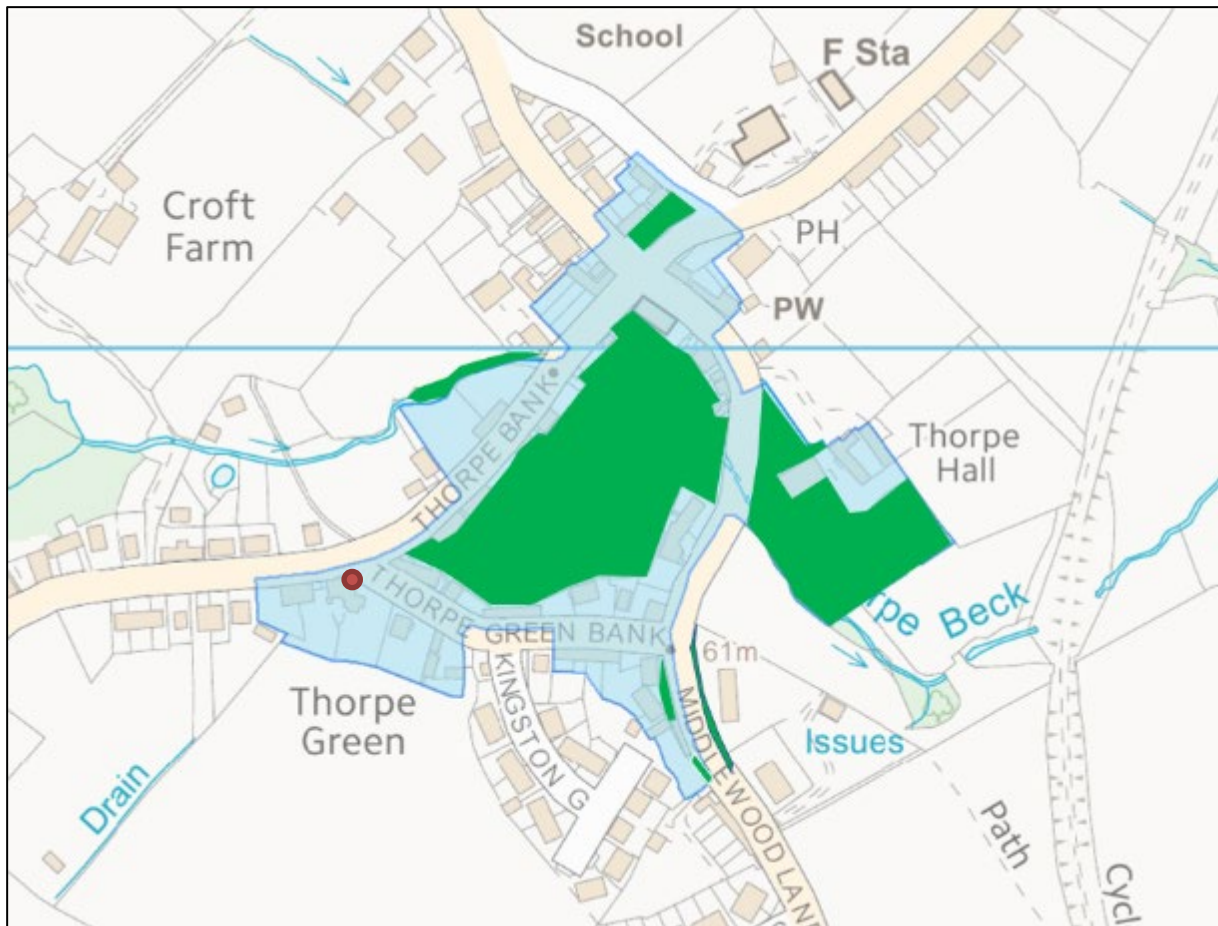


Figure 7. Green spaces that make the most significant contribution to the Conservation Area and which should be protected. A single tree on School House corner at the top of Thorpe Green Bank, Thorpe Bank and Sledgates (red dot) also makes a positive contribution to the streetscape and merits additional protection.

6.3 Boundaries

The majority of boundary walls in the village are of dressed stone and with an undulating topography, the walls often have a cascading or stepped profile. The quality of the dressed stone in fine ashlar tends to match the quality of the house behind it. There are fewer examples of brick walls and in some instances stone walls have been extended or repaired in brick. Those of late 18th and early 19th century date have elegant sweeping copes which join gateways. Many of the walls are softened with vegetation, hedges and trees. Some of the Victorian houses have wrought iron railings and fine stone gateposts with some iron gates, either original or replaced. Along Middlewood Lane the older properties have no boundaries at all, but modern houses are hidden behind hedging. The overall effect is of ashlar and, to a lesser extent, brick boundaries within the historic core of the village, with a tendency towards green or no boundaries towards the edges.



Figure 7: high sandstone walls are characteristic of the area enclosing raised gardens.

Considerable significance

- Triangular green space formed by road junction.
- Grass verge on Middlewood Lane and Thorpe Lane.
- Stone retaining walls.
- Ford and adjacent bridge.
- Raised pavements.
- Stone steps to properties.
- Sweeping forecourt or garden walls, usually in ashlar.
- Stone gateposts.
- Some significance
- Iron railings.
- Brick walls.
- Tree at junction of Thorpe Bank, Thorpe Green Bank and Sledgates.

Opportunities to conserve and enhance

- Retain the central triangular green space as open green.
- Retain iron railings and seek to replace any lost during the war.

- Retain raised pavements and steps while seeking a balance between historic character and access for people with mobility difficulties.
- Extended or new boundary walls should reflect the existing materials and styles within the Conservation Area and retain any stone gateposts.
- Grass verges on Middlewood Lane should be retained.
- Reduce street markings and signage where it is safe to do so.
- Use traditional surface materials such as local sandstone flags rather than tarmac and concrete.
- Create a Tree Preservation Order for the tree on the corner of Thorpe Bank, Thorpe Green Bank and Sledgates.

6.4 Archaeology

In a nutshell: blocked openings, scarred walls, garden archaeology, wells and cess pits

The Conservation Area has no reported archaeological remains from sub surface deposits, although given the long history of the village, it is likely that any property pre-dating the late 19th century may well have the remains of a well or cess pits buried in the rear gardens. There are also certain topographic locations that are most likely to have attracted settlement in the past from as early as prehistoric times and these are usually close to watercourses, but on slightly higher ground to reduce the risk of flooding. One such location is Thorpe Hall and so the land below and around the Hall is most likely to contain evidence of previous occupation. The long history of Thorpe Hall and its grander size than many other buildings in the village also suggests that the land around it may have evidence of changing garden designs over the centuries.

There are earthworks visible in the central green area, some of these are ridge and furrow, but in the north east corner there is also a rectilinear enclosure. This might be a lost toft or the remains of a village pound, or something much more recent.

Most of the apparent archaeological evidence is in the buildings themselves. Few are a product of one phase of building, but instead represent an evolution from an earlier date, with the buildings being adapted to suit the changing circumstances of the owners or occupiers. This is most obvious with blocked window openings or a new position of a door. Scarring in a gable wall will show where an earlier building was once attached or where a roofline was altered to adapt the roof to new materials, such as the shift from thatch which needed a steeply pitched roof to drain the water to pantiles which were compatible with a shallower pitch.

When alterations are proposed to a building, it is useful to understand what processes were carried out and why, before making changes; sometimes, the most modern needs can be met by reversing earlier alterations, and in doing so, the building can function better and the alterations be made without expensive and invasive procedures. It is therefore now standard practice for planning applications and listed building consents to

be accompanied by a report setting out what is significant about a building and how it has changed over time, so that this understanding can inform any proposed alterations.



Figure 8,9 & 10: High dry-stone wall, decorative timber porch, Thorpe Hall (grade 2*)

Some significance

- Evidence of blocked openings and former buildings
- Unknown significance
- Buried archaeology and fabric within buildings from earlier dates
- Garden archaeology
- Rectilinear earthwork in the central green

Opportunities to conserve and enhance

- Developments within the Conservation Area may need to be informed by archaeological work and in some cases, further archaeological excavation carried out before or during development.
- Developments affecting historic buildings may need to be informed by a Statement of Significance

6.4 Vistas and Views

In a nutshell: views along undulating streets over rooftops to moorland beyond; landmark buildings on street corners; views to the coast from outside the Conservation Area.

The Conservation Area has a number of intermittent views from within the streetscape, over the tops of houses or between gaps in housing to the moorland beyond. However, the views from outside the Conservation Area towards the coast are more eye catching

and houses along Thorpe Lane, also outside the Conservation Area, have clearly been designed to take advantage of these views. There are more views within the Conservation Area of landmark buildings located in prominent positions, such as street corners. These views are vulnerable because they are reliant on the historic character of the buildings being preserved in order to sustain the quality of the view, but most of the buildings are not listed, the exceptions being The Old School House and Rose Cottage.



Figure 11, 12 & 13: Long distance views to the coast, an historic shop front and the Old School House

Some significance

- Prominent historic buildings on street corners.
- Chapel bellcot
- Leafy becks
- Views immediately outside the Conservation Area to the coast.

Opportunities to conserve and enhance

- Beck sides should remain free from development, but some tree cover contributes towards the special interest of the streetscape, and they can provide amenity value if access is permitted.
- Alterations to buildings with a significant contribution to the streetscape (usually on a corner or an elevated position) need the most careful consideration because inappropriate alterations (such as plastic windows) have a much greater impact.
- Any new development should consider its impact on the views shown on figure 6.



Figure 14: The changing heights within the village afford views beyond toward the moors and over the rooftops

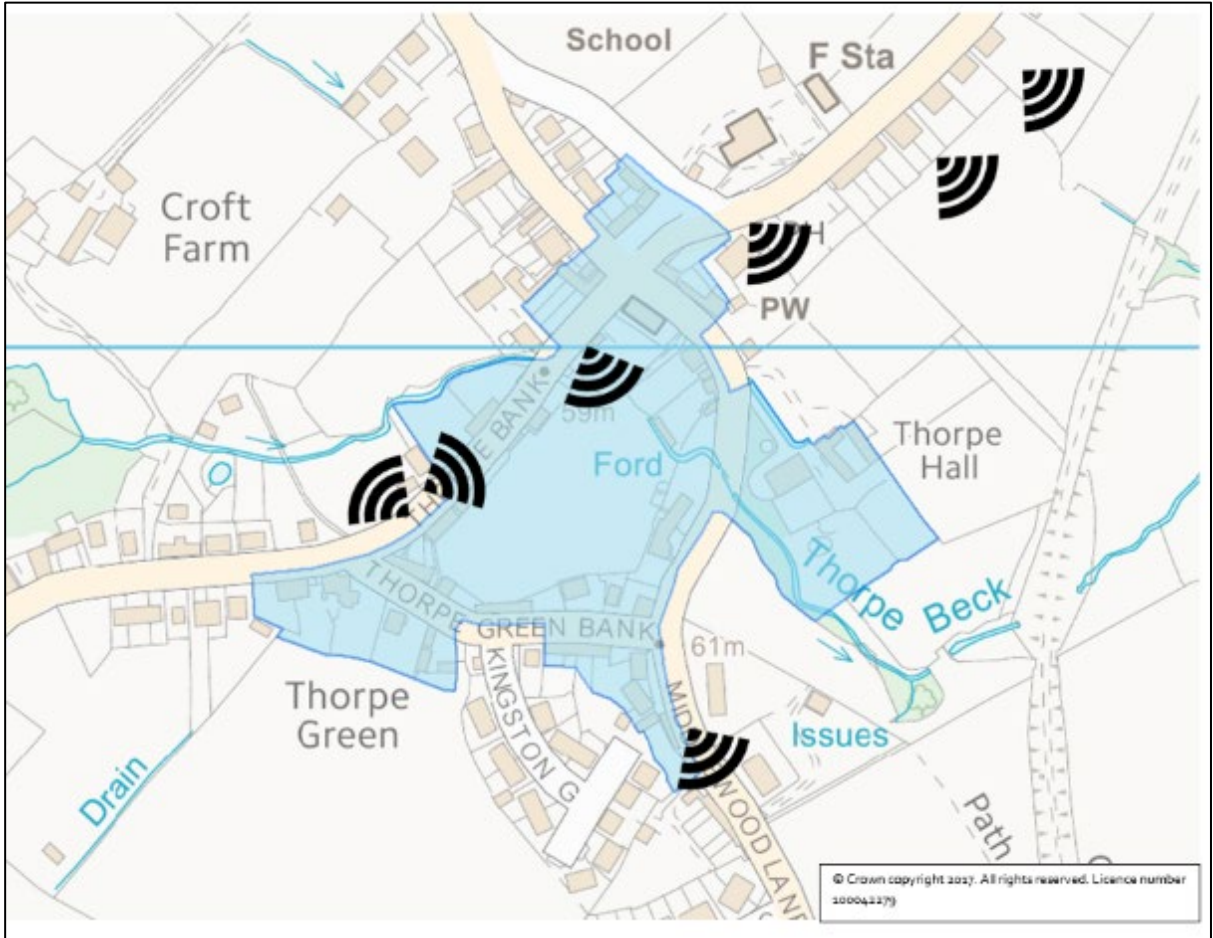


Figure 15: Key Views in the Conservation Area

6.5 The Historic Buildings of Fylingthorpe

In a nutshell: modest buildings (with only a few notable exceptions) one to three storeys high; sandstone and occasional brick building materials, red pantile pitched roofs and chimneys, stone water tabling and stone kneelers. Welsh slate and neo Gothic turrets and windows or neo Tudor stone window openings and doors. Edwardian and mid-20th century shop fronts, cast iron rainwater goods, dormer windows on Victorian buildings or added to Georgian ones.

There are eight listed buildings in the Conservation Area; those which are grade II listed are mostly 18th century with only two buildings from the 19th century; Blacksmith's Cottage and Forge on Middlewood Lane dates from the early 19th century and Old School House dates from the late 19th century.

Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner. Thorpe Hall is grade II* listed and according to the date stone was built in 1680. Grade II* buildings are particularly important buildings of more than special interest.

The majority of buildings in Fylingthorpe's Conservation Area are not listed but appear to be 18th and 19th century in date and face the street front. Most are constructed of well-dressed honey coloured sandstone, much of it with herringbone tooling, although there are a few brick buildings. There are some painted facades and pebble dash, but these are not characteristic. The main roofing material is red pantile, but some later Victorian buildings benefitted from the ability to import other materials and so there is also some Welsh slate. Chimneys make an important contribution to the roofscape as does the bellcote of the Methodist Church.

Most are modest buildings ranging in height from one to three storeys. The only larger scale building is Thorpe Hall dating to 1680 but possibly incorporating earlier fabric; this is surrounded by trees and so makes only an intermittent contribution to the streetscape. The late 19th century listed Old School House with its turret, pointed arched windows and shouldered arched doorways sits on a street corner and makes a significant contribution to the streetscape and the roofscape. In both cases, windows have stone mullions; a feature that can be found on Tudor buildings and was revived again in Victorian times and adds considerable architectural interest.

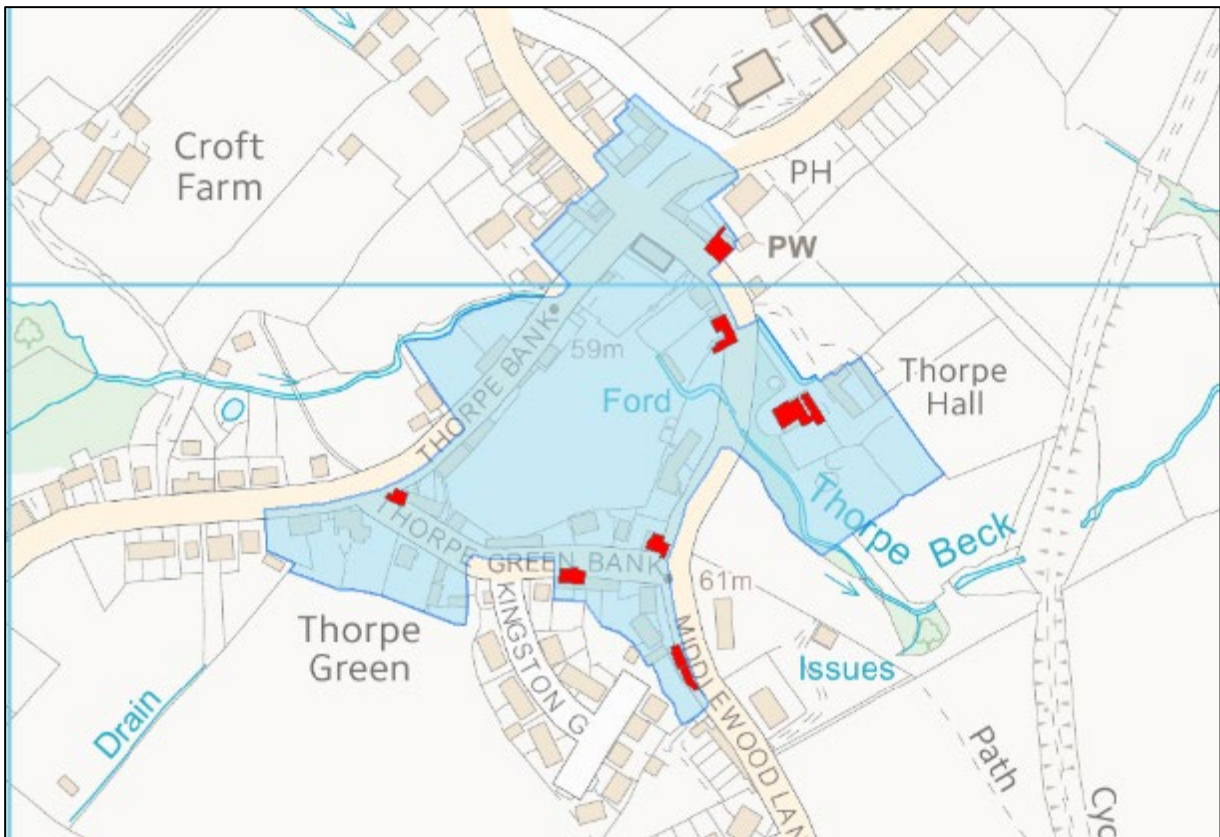


Figure 7. Listed buildings in Fylingthorpe Conservation Area

The 18th century buildings are largely represented by former farmhouses, but there is little left of agricultural character except a few outbuildings, a byre on Moorland Terrace and the listed range and wide grass verge including the early 19th century smithy on Middlewood Lane (smithies were often located on the edge of the village because of the fire hazard and this is indeed on the edge of the 19th century village). Steep pitched roofs on some buildings suggest that they may have once been thatched, but now pantile predominates, defined with stone water tabling, stone kneelers and chimneys on either end of the roof. Fylingthorpe has examples of such buildings in brick and stone and their elevations tend to have a simple symmetry unless subsequent alterations have introduced new openings, or in the case of the late 18th century Rose Cottage, blocked former windows.

Such 18th century buildings tend to have Yorkshire sliding sashes or multi pane sliding sashes, usually six over six panes or eight over eight. Many have smaller attic windows visible in the gables. Like Robin Hood's Bay nearby, there are also some locally distinctive, but now rare variations on the multi pane sash surviving such as the windows on Oak Dene on Middlewood Lane where there is a small central sash within a larger fixed window. These are known as Whitby composite windows and can be found along the coast and some inland areas near Whitby. There are few examples of traditional timber six panel doors that would have been common in the 18th century (Newton House has a good example, but the fanlight is modern), or simple batten and plank doors.

The Victorian period reintroduced a number of architectural styles from medieval and Tudor times, but also built houses with Welsh slate roofs (brought in by the railway) and four pane sliding sash windows and matching four panel doors, some with over lights. A number of porches appear to have been added to doors at this time and boot-scrapers also featured at the foot of the front door – a necessity when roads were muddy and horses made a significant contribution to the dirt! Dormer windows were popular to take advantage of attic space and Victorian ones were often furnished with timber bargeboards topped with a finial for added elegance. Four pane windows and dormer windows were added to older buildings as the multi pane sash windows needed repair or replacing.



Victorian times also saw the introduction of elegant urban civic architecture and in the Conservation Area this is best represented by the Old School House and the Wesleyan Methodist Church of 1891 on the corner of Middlewood Lane and Thorpe Bank; their corner position providing considerable architectural interest to the streetscape.

The 20th century is also represented in the Conservation Area, but only as additions to existing houses where typical 1950s half glazed timber doors and stained glass windows were added to a house on Sledgates or shop fronts added in the early 20th century. The early 21st century has been responsible for the introduction of significant numbers of plastic sash windows which detract from historic character; most other buildings from this date are outside the Conservation Area.

6.51 Doors



6.52 Windows





Considerable significance

- Modest scale of buildings
- Predominance of stone building materials, usually good quality ashlar
- Predominance of red pantile and chimney stacks
- Stone kneelers and water tabling
- Georgian symmetry
- Traditional window styles – Yorkshire sliding sash, multi pane sash and four pane Victorian sash, for example
- Traditional timber doors, panelled or plank and batten, overlights
- Cast iron rainwater goods and decorative hopper

Some significance

- Brick buildings and brick and stone combinations (stone to opening surrounds)
- Welsh slate
- Traditional shop fronts
- Agricultural character
- Decorative hinges and door knockers

Limited significance

- Canopies

Opportunities to conserve and enhance

- The use of plastic windows prior to 2006 (when the replacement of windows was withdrawn as a 'permitted development') has resulted in some erosion of historic character in the Conservation Area. Home owners need more advice on the effectiveness of secondary glazing and traditional materials regarding insulation and long term maintenance
- Any new development needs to be modest in scale and reference traditional building materials; most development has traditionally been street fronted, any new development should retain this layout
- Pitched roofs are characteristic and should be used in any new build. Traditional roofing materials are red pantile or Welsh slate.
- Cast iron rainwater goods should be retained or replaced with like for like materials when defective

6.53 The little details

In a nutshell: boot-scrapers, fingerposts, standpipes, datestones, door plaques and names, decorated gates and gateposts, sun dial and fire insurance plaque.

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



The remnants of old standpipes hark back to the days before water was supplied to each house and add historic interest on Middlewood Lane. Bootscrapers next to doorways are also a testament to past activity as are worn steps leading to doorways. The highly decorative hopper on an unlisted building on Church Lane is vulnerable because it could easily be replaced with a bog standard modern fitting, however the withdrawal of Conservation Area Appraisal and Management Plan for Fylingthorpe Conservation Area

permitted development rights should protect this. On individual buildings, it is often the small decorative features that add interest. At Rose Cottage a sun dial dating to 1659 and added after the first floor central window was blocked and a fire insurance plaque add historic interest; at the Old School House, the decorative hinges enhance the building's Gothick appearance and throughout the village, decorative door knockers, door plaques and name plates, date stones (even modern ones) and ornamentations to gates all add visual and historic interest.

Considerable significance

- Decorative cast iron rainwater goods
- Date stones
- Boot-scrapers

Some significance

- Added sundial and insurance plaque
- Worn stone steps
- Cast iron fingerposts
- Standpipes
- Decorative door furniture

Opportunities to conserve and enhance

- The decorative hopper on Church Lane is vulnerable as it is not protected through listing, although it is covered by the loss of permitted development rights
- Boot-scrapers should be retained to doorways
- Evidence of the old communal water pipes have historic interest
- Traditional finger posts are effective ways of providing signage while enhancing historic character

9.0 Recommendations for Future Management

9.1 Recommended boundary changes

The Conservation Area Appraisal process is designed to review the boundaries of the Conservation Area. This will be done in consultation with the local community, but one extension is proposed and another put forward for consideration where the case is less clear.

The current boundary excludes Barnard's which is an attractive small scale rustic building that is positioned gable end towards the road. Like many of the other buildings in Conservation Area Appraisal and Management Plan for Fylingthorpe Conservation Area
Archaeo-Environment Ltd for North York Moors National Park Authority

the village it has red pantiles, stone water tabling which terminates in attractive stone copes with knobs and the massing of the roof is broken with two different roof heights. The boundary also excludes the low lying cottage north of Gelnholm further to the west on Thorpe Bank and the adjacent green space. It is therefore recommended that both sides of Thorpe Bank are included in the Conservation Area up to and including the cottage north of Glenholm and the boundary walls.

9.2 Buildings currently outside the Conservation Area

The current boundary also excludes distinctive buildings along Church Lane. These consist of fine 18th century buildings in brick and stone (and a little render) complete with kneelers, water tabling and red pantile or Welsh slate roofing, all typical of the Conservation Area. One house features a fanlight above the door. There are also examples of attractive turn of the century brick housing (The Terrace) with stone detailing to the doorways. Where the original windows survive to these houses, they are tripartite sashes and bays and tripartite sashes can also be found in the 18th century house further up the hill. In each case buildings on this street make a strong contribution to the streetscape with stone walls topped with hedges of railings and flights of stone steps to reach the doors which are at some height above the street surface.

Collectively, these buildings encapsulate all the architectural interests of the rest of the Conservation Area and so should therefore be included in it.

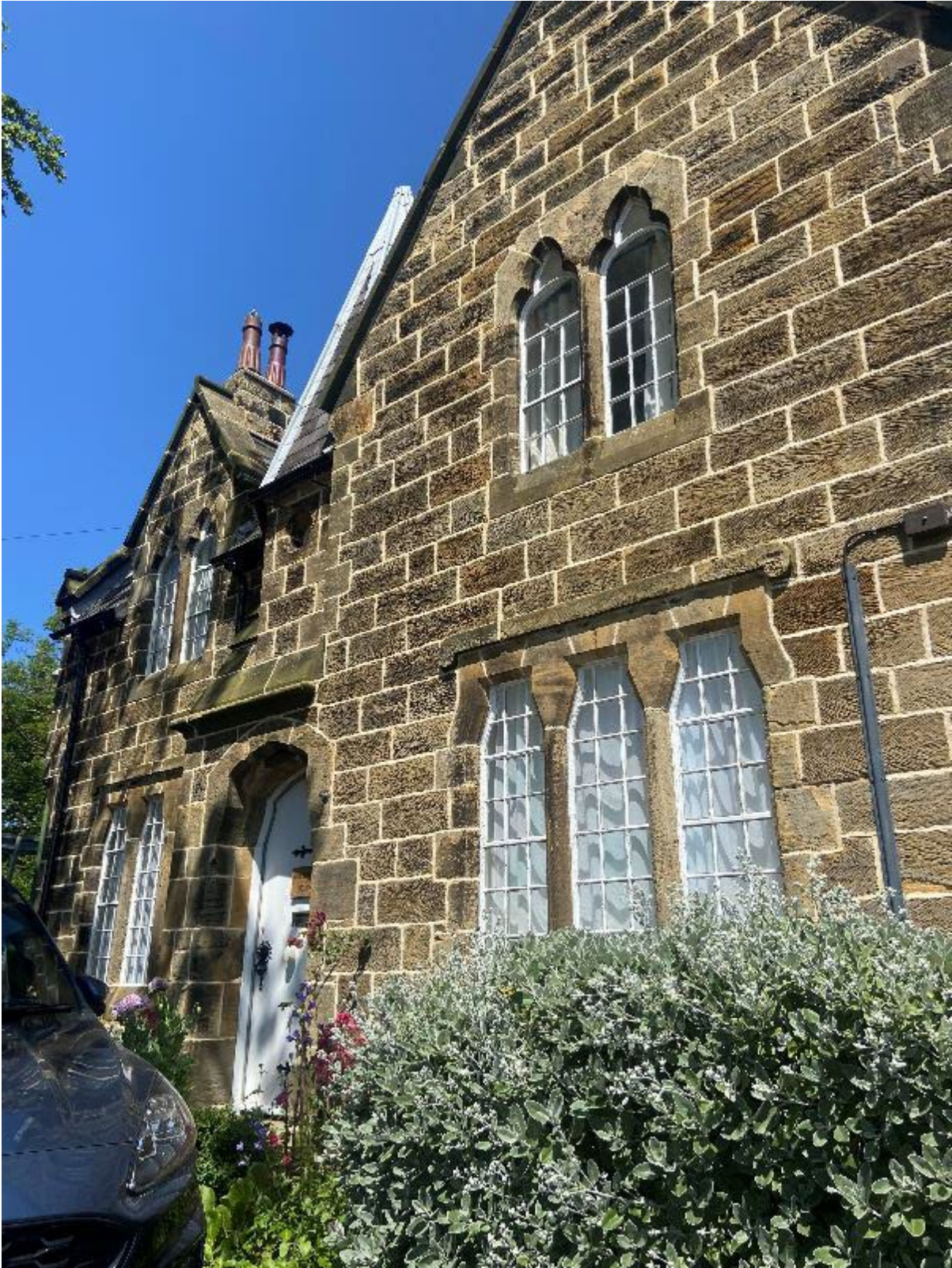


Figure 16: The Old School House with gothic architectural features

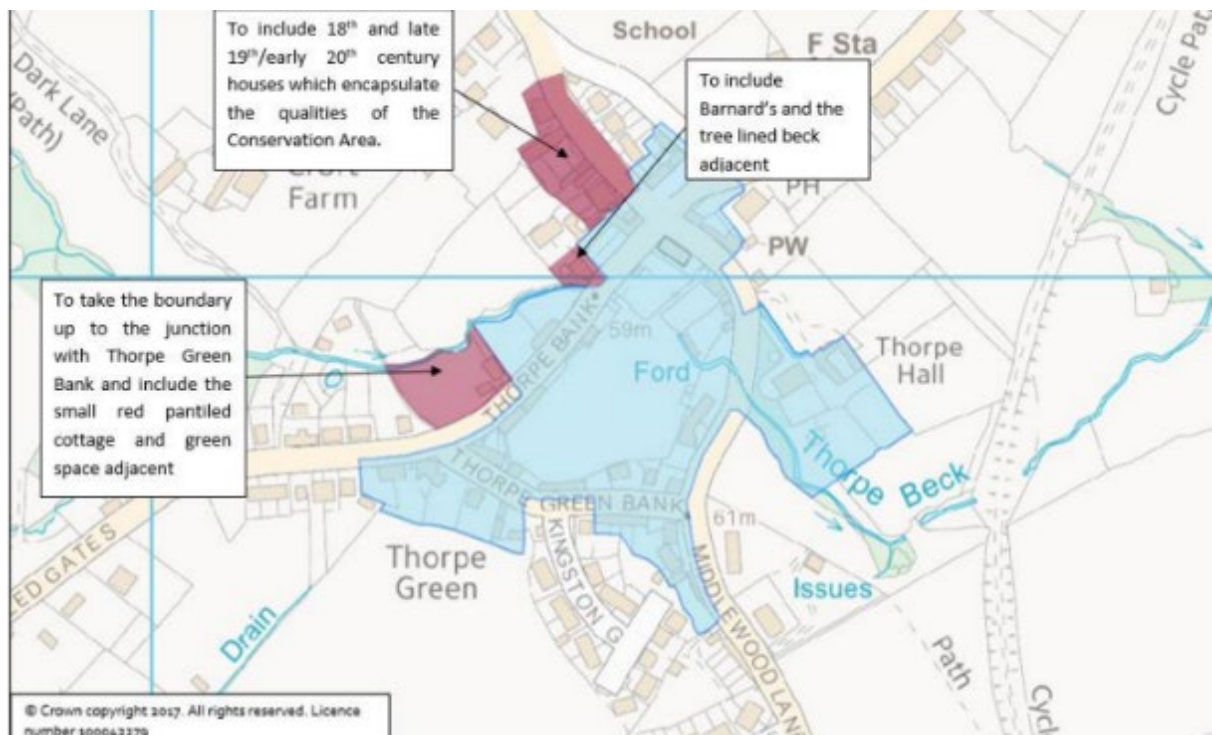


Figure 16: Map of potential boundary changes to the Conservation Area

9.3 Recommended extensions to the Conservation Area along Thorpe Bank and Church Lane

Those responding to the consultation may wish to consider whether there is any merit in extending the Conservation Area along Thorpe Lane too. These villas were designed to face south to appreciate the views of the coast from the mid to late 19th century by which time the railway line also ran along lower ground to the south. The backs of the villas consequently face the main road and modern alterations to these rear elevations has resulted in some loss of architectural interest. Historically the villas represent the Victorian and Edwardian expansion of the village made possible by the introduction of the railway and architecturally they are fine examples of villas with ornate roofing and window features, grand doorways and towers, albeit facing away from Thorpe Lane. An extension to include these villas would also create an opportunity to include the attractive stone bridge on Thorpe Lane with its ornamented stone piers and potentially, the church. However, if the Conservation Area was extended this far, it almost joins the top of Robin Hood's Bay Conservation Area and so the two could combine.

9.4 Buildings currently outside the Conservation Area

Views are requested on the merit of including the south facing villas along Thorpe Lane, along with part of their views and a sample of the railway line and some ridge and furrow (area shown as a red stripe). It could also be extended to include the church and the pasture fields with stone bridge and dressed stone wall on Thorpe Lane and the early 20th century small brick field building to the south. If the Conservation Area was extended this far, it would almost reach Robin Hood's Bay (also shown in blue) and so

would potentially create one large Conservation Area, although few buildings in the intervening space on Thorpe Lane merit it.

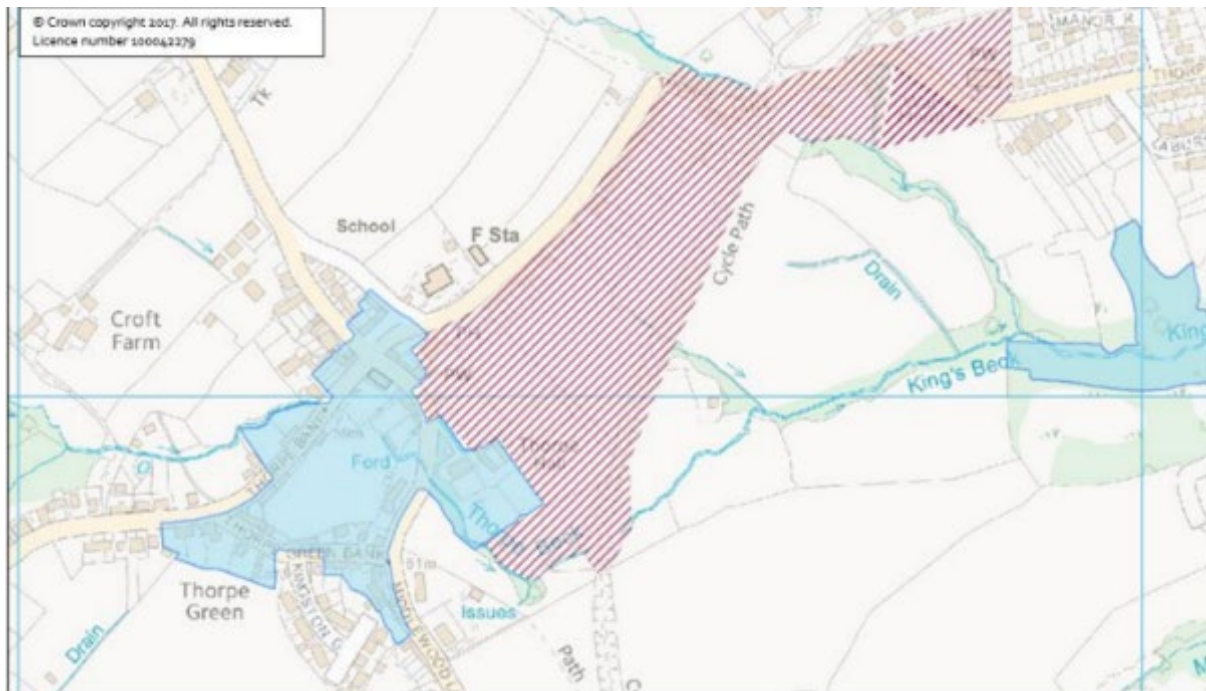


Figure 17: Views are requested on the merit of including the south facing villas along Thorpe Lane, along with a sample of the railway line and some ridge and furrow (area shown as a red stripe). It could also be extended to include the church and the pasture fields with stone bridge and dressed stone wall on Thorpe Lane and the early 20th century small field building to the south. If the Conservation Area was extended this far, it would almost reach Robin Hood's Bay (also shown in blue) and so would potentially create one large Conservation Area, although few buildings in the intervening space on Thorpe Lane merit it.

9.5 Conserving and Enhancing Significance

The Conservation Area Character Appraisal has also identified what the architectural and historic interest of the Conservation Area is and how that contributes towards its significance. This process has flagged up a number of features which merit conservation and enhancement and which should be taken into consideration in any management decisions in the future. These 'opportunities to conserve and enhance' have been included in the main report so that it can be clearly seen why they are being recommended because they follow on from the statements of significance. For ease of use, they will be duplicated here.

9.51 Conserving and Enhancing the Street Plan, the Surfaces, Open Spaces and Boundaries of the Conservation Area

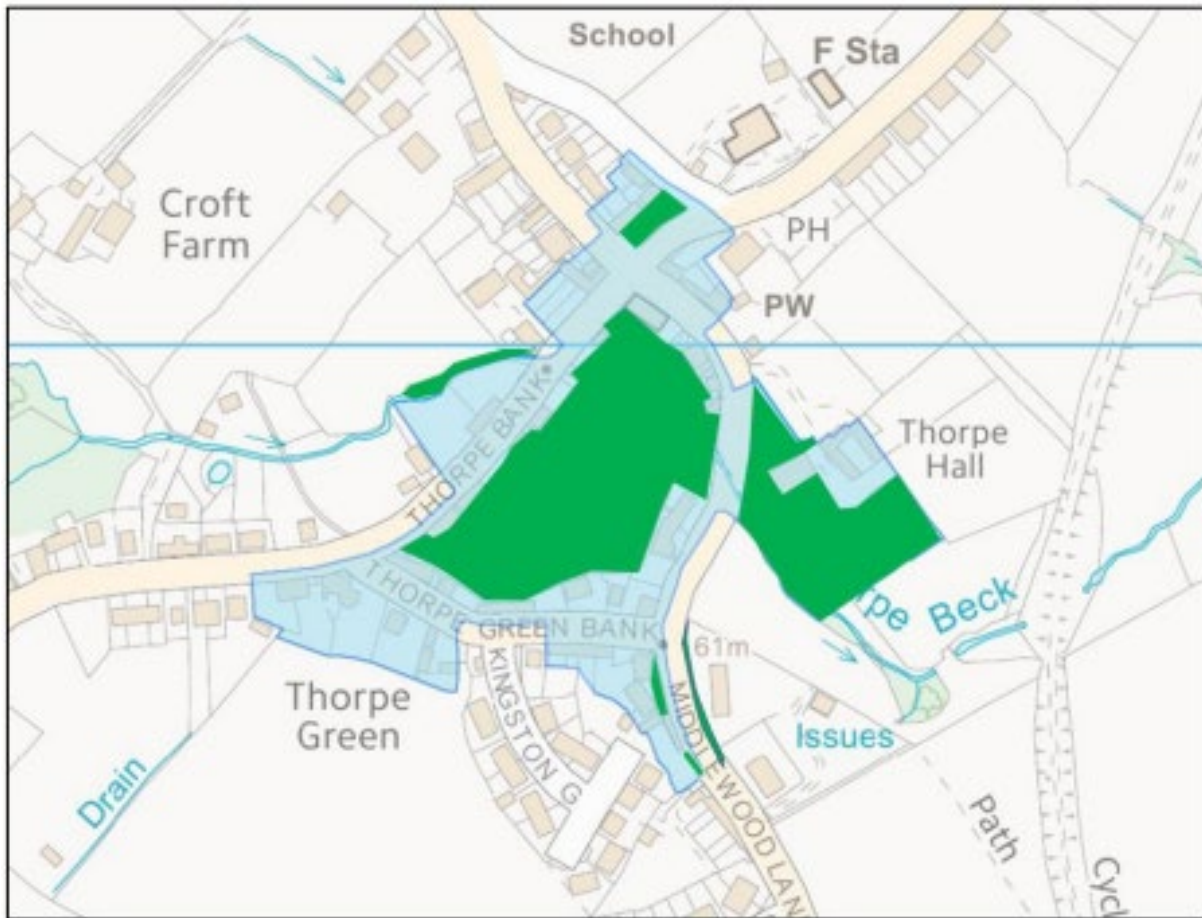


Figure 18. Open spaces that contribute towards the significance of the Conservation Area (in green). Alterations to building elevations which face these open spaces, or which face a road or a watercourse, are covered by the Article 4 Direction withdrawing permitted development rights.

- Retain the central triangular green space as open green
- Grass verges on Middlewood Lane should be retained
- Consider the impact of any development on the green spaces shown in figure 8
- Retain iron railings and seek to replace any lost during the war
- Retain raised pavements and steps while seeking a balance between historic character and access for people with mobility difficulties
- Extended or new boundary walls should reflect the existing materials and styles within the Conservation Area and retain any stone gateposts
- Reduce street markings and signage where it is safe to do so
- Use traditional surface materials such as local sandstone flags rather than tarmac and concrete

- Create a Tree Preservation Order for the tree on the corner of Thorpe Bank, Thorpe Green Bank and Sledgates.

9.52 Conserving and Enhancing the Archaeology of the Conservation Area

- Developments within the Conservation Area may need to be informed by archaeological work and in some cases, further archaeological excavation carried out before or during development.
- Developments affecting historic buildings may need to be informed by a Statement of Significance
- Conserving and Enhancing the Vistas and Views of the Conservation Area
- Beck sides should remain free from development, but some tree cover contributes towards the special interest of the streetscape and they can provide amenity value if access is permitted
- Alterations to buildings with a significant contribution to the streetscape (usually on a corner or an elevated position) need the most careful consideration because inappropriate alterations (such as plastic windows) have a much greater impact
- Any new development should consider its impact on the views shown on figure 9.

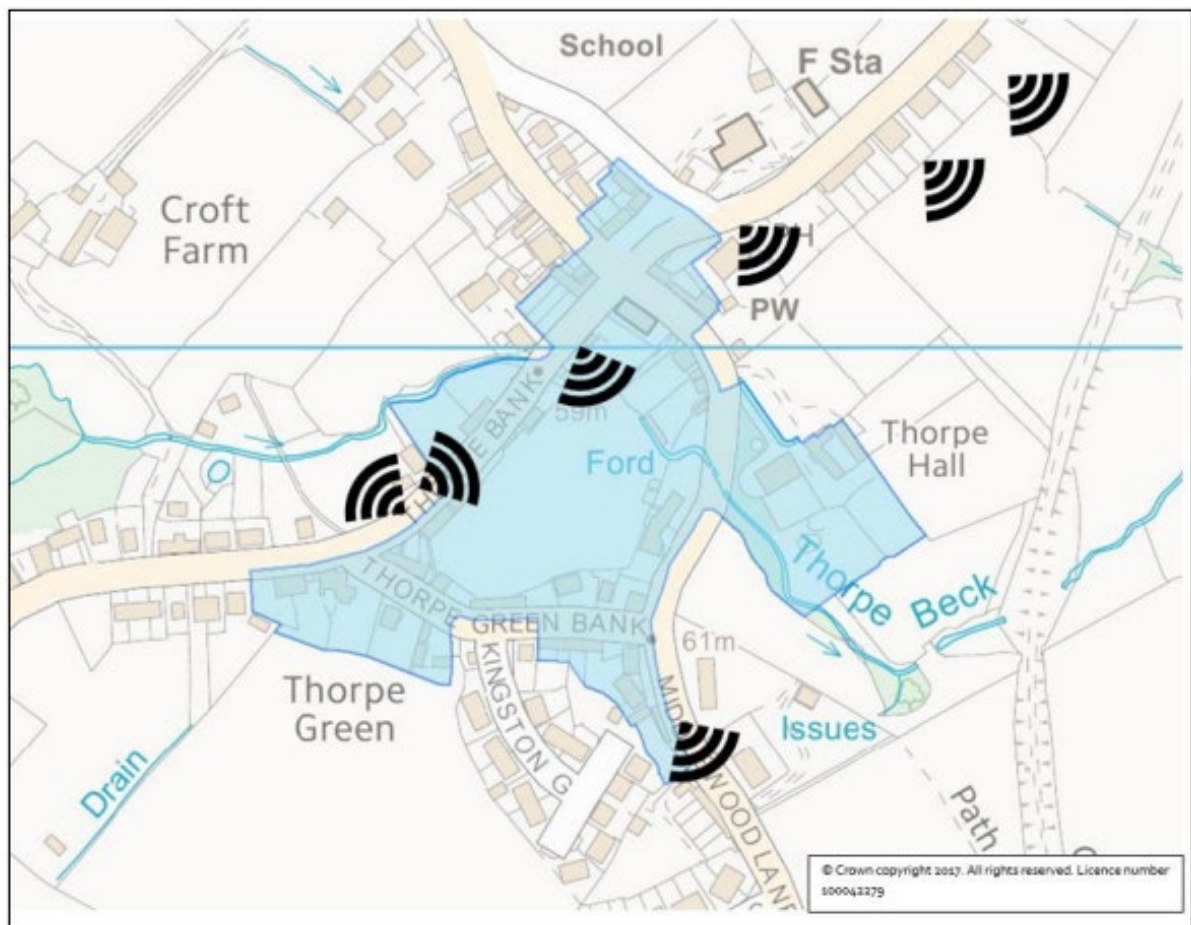


Figure 19. Significant views in the Conservation Area and beyond

9.53 Conserving and enhancing the Historic Buildings of Fylingthorpe

- The use of plastic windows prior to 2006 (when the replacement of windows was withdrawn as a 'permitted development' has resulted in some erosion of historic character in the Conservation Area. Home owners need more advice on the effectiveness of secondary glazing and traditional materials regarding insulation and long term maintenance
- Any new development needs to be modest in scale and reference traditional building materials; most development has traditionally been street fronted, any new development should retain this layout
- Pitched roofs are characteristic and should be used in any new build. Traditional roofing materials are red pantile or Welsh slate.
- Cast iron rainwater goods should be retained or replaced with like for like materials when defective
- Conserving and enhancing the little architectural and historic details
- The decorative hopper on Church Lane is vulnerable as it is not protected through listing, but it is covered by the 2006 withdrawal of permitted development rights
- Boot-scrapers should be retained to doorways
- Evidence of the old communal water pipes have historic interest
- Traditional finger posts are effective ways of providing signage while enhancing historic character

9.5 Conserving and enhancing the little architectural and historic details

- The decorative hopper on Church Lane is vulnerable as it is not protected through listing, but it is covered by the 2006 withdrawal of permitted development rights
- Boot-scrapers should be retained to doorways
- Evidence of the old communal water pipes have historic interest
- Traditional finger posts are effective ways of providing signage while enhancing historic character

9.6 Conserving and Enhancing the Vistas and Views of the Conservation Area

- Beck sides should remain free from development, but some tree cover contributes towards the special interest of the streetscape and they can provide amenity value if access is permitted
- Alterations to buildings with a significant contribution to the streetscape (usually on a corner or an elevated position) need the most careful consideration because inappropriate alterations (such as plastic windows) have a much greater impact
- Any new development should consider its impact on the views shown on figure 9.

10.0 Conclusion

Fylingthorpe Conservation Area was designated in 1995 for its architectural and historic interest. This is briefly summarised as its crossroads position forming a triangular undeveloped area that now functions as recreation space and linear development along the roadsides; its location adjacent to the natural water supply of Thorpe Beck will also have been of historic importance to early settlers. The village is surrounded by pasture (some with ridge and furrow) and some arable fields, interspersed with tree lined watercourses and open moorland beyond. There are some views of this moorland from within the Conservation Area especially from high ground. However most significant views are internal, and it is prominent historic buildings on street corners or on elevated positions that provide a focus or a terminus to these views.

The oldest building in the Conservation Area appears outwardly at least, to be Thorpe Hall, but otherwise the buildings are 18-19th century in appearance, modest in scale, predominantly of ashlar with red pantiles, although Welsh slate exists in sufficiently high numbers for it to also be characteristic. The red pantile roofs, some steeply pitched from the days when thatch was used, are framed within stone water tabling terminating in kneelers and chimney stacks at the gable ends.

There is a good mix of traditional window types ranging from the Yorkshire sliding sash to multi-pane sliding sashes and some locally distinctive variations such as the Whitby composite. Traditional timber panelled doors and batten and plank doors have fared better, but there are still groups of plastic doors which have had a detrimental effect on historic character.

The little details in the village contribute to interest and add variety to views. The clock on the corner shop on Moorland Terrace, boot-scrapers, decorative gates and doors, date stones, finger posts and old standpipes all add historic character and tell a story of how the village has changed over time. This tradition continues as home owners add their own details and bring the interest up to date.

It is these special qualities that this Conservation Area Appraisal and Management Plan intends to preserve and enhance by guiding potential developers and home owners towards what is special about the Conservation Area and consequently what should be referenced in future changes. Some boundary changes along Thorpe Bank and Church Lane have been recommended and a further, much larger boundary extension proposed for consideration along Thorpe Lane and the views of consultees on this possible change is awaited with interest.

11.0 Appendix and Acknowledgements

National Planning Policy Framework

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

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

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

North York Moors Local Plan (July2020)

Ekwall, E 1987 The Concise Oxford Dictionary of Place-names

Farnhill, B 1966 Robin Hood's Bay. The Story of a Yorkshire Community

Natural England 2015 National Character Area Profile 25. North York Moors and Cleveland Hills.

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12.0 Management Overview

Development Management

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

Archaeology

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

Nature Conservation and Wildlife

The Authority will determine applications for development in accordance with the Hedgerow Regulations 1997, The Conservation of Habitats and Species Regulations 2017, section 15 of the NPPF (Conserving and enhancing the natural environment). Enquiries can be sent to: conservation@northyorkmoors.org.uk

Trees

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

Building Conservation

The current Conservation Area is covered by an Article 4 Direction, for further details on what this covers please find it on the website northyorkmoors.org.uk, or email the Building Conservation Team. The building Conservation team provide specialist advice on development to listed buildings and within Conservation Area. General enquiries can be sent to building@northyorkmoors.org.uk and applications for specialist pre-

application advice can be submitted via the Authority's website. Information on Conservation Areas www.northyorkmoors.org.uk