

OSMOTHERLEY AND THIMBLEBY

VILLAGE DESIGN STATEMENT

**MARCH
2011**

**OSMOTHERLEY
AREA
PARISH
COUNCIL**





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NOEL COWARD

Chairman of the VDG and Osmotherley Area Parish Council
March 2011



Important views and vistas (see maps)

1. Introduction

1.1 Purpose of the Village Design Statement

- a) The Village Design Statement describes the distinctive character and surroundings of Osmotherley and Thimbleby that are valued by the local community, it includes historical, architectural and environmental information about the villages and presents guidelines for future development based on an understanding of their past and present.
- b) The Statement takes forward a number of points in the Osmotherley Area Parish Plan 2006 and has been written by members of the local community, for the community with the overall aim of making sure that changes and new developments make a positive contribution to the future of the two villages.
- c) Residents, businesses and other organisations should take the guidelines into account when planning new developments or alterations to buildings in the villages or the surrounding area. The text contains community aspirations which are not planning matters but refer to actions that the community would like to see undertaken, often by other bodies such as the Parish, District and County Council.

1.2 Who is it For?

- a) The Design Statement is for anyone who wishes to build, extend or

alter buildings in Osmotherley, Thimbleby or the surrounding area. It is relevant to all forms and scales of development, from porches to completely new buildings. It is hoped that it will be used by a wide range of organisations, groups and individuals including:

- The local community businesses and residents
 - The National Park Authority, Hambleton District Council (HDC) and other organisations which provide services in the area
 - The Parish Council
 - Planners, developers, builders and architects
- b) It is important that the guidelines are used even where formal planning permission is not required for alterations or repairs to properties in the villages. Even small alterations can have a significant impact on the character of the village and should be carried out sensitively.
- c) This Design Statement covers only Osmotherley and the half of Thimbleby within the National Park. For the rest of Thimbleby and other villages within the Osmotherley Area Parish Council district, please refer to HDC for the latest relevant planning policies (www.hambleton.gov.uk). However, HDC will have regard to this Design Statement when dealing with applications falling in the Western part of Thimbleby that is outside the National Park.

1.3 How will it be used?

- a) The National Park Authority has adopted the guidelines in this Village Design Statement as a Supplementary Planning Document within the North York Moors Local Development Framework. It will supplement the more general policies in the Authority's Core Strategy and Development Policies document and the other Supplementary Planning Documents. Current documents are listed in Appendix A, but for the latest status of these and the other Supplementary Planning Documents please refer to the Authority's web site: www.northyorkmoors.org.uk
- b) This Design Statement provides more detailed and specific guidance for the Osmotherley and Thimbleby area but needs to be read in conjunction with the more general policies in the Core Strategy and Development Policies and the relevant parts of the Design Guide.
- c) Since the Village Design Statement has been approved, its status as a Supplementary Planning Document means that the guidelines in this Design Statement must be taken into account when decisions on planning and Listed Building applications are made by the National Park Authority. This document will assist the Parish Council to assess and make comments on planning applications in its role as a statutory consultee. Items, referred to as "community aspirations" do not have the same status as other Supplementary Planning Documents.

1.4 How the Village Design Statement was Prepared

- a) The production of this Village Design Statement was a key action point in

the Osmotherley Parish Plan, which was published in January 2007 after much work by many villagers. Under the chairmanship of the late Alan Turner, the Parish Council instigated the formation of a Village Design Group in early 2007, and over a period of several months researched, wrote and edited the document for consultation with the local community and other organisations. Planning policy officers from the National Park Authority also attended the Design Group meetings.

- b) An open evening was held in June 2007 during which residents assessed the character of the village in more detail using photographs, many of which are included in this document. The Statement also draws on data compiled by discussion groups and sub-committees for the Parish Plan and represents the views of a wide cross-section of local residents.
- c) The community has been consulted on the initial draft of this Village Design Statement to make sure that it reflects the views of the people who live in the villages and surrounding area. The comments have been taken into account to produce the final draft version. A schedule of these comments and the resulting actions can be supplied by the Clerk to the Parish Council and more details of the community consultation are described in Appendix D.
- d) The National Park Authority used the Village Design Statement to coordinate formal consultation. This complied with regulations relating to the adoption of the Village Design Statement as a formal planning document.

2. The Villages in Context

OSMOTHERLEY
& THIMBLEBY
Village
Design
Statement

2.1 Landscape Characteristics of Osmotherley and Thimbleby

- a) Osmotherley and Thimbleby are categorised by the National Park's Landscape Character Assessment (2003) as upland fringe settlements with "pastoral landscape". The variety of slopes and valleys, together with a mixture of woodland, helps the settlements to nestle into the landscape.



The two villages have developed very differently, but have much in common

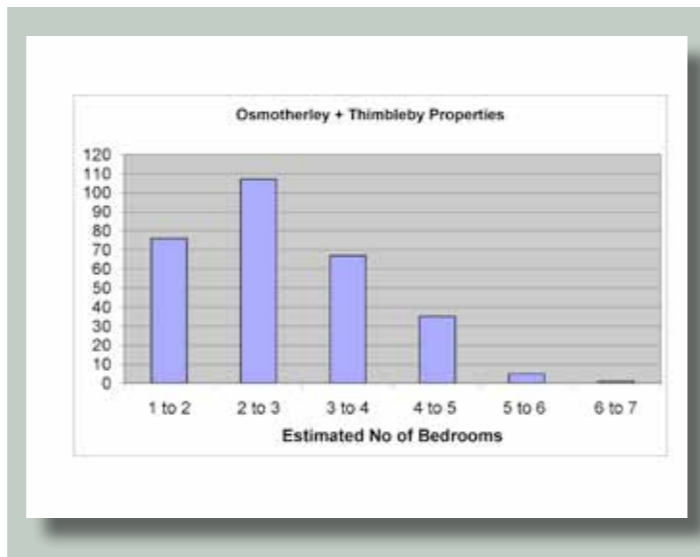
- b) That document gives Osmotherley as an example of a "nucleated settlement" clustered around the road junction.
- c) Thimbleby is a good example of a "linear settlement" where houses are arranged along a short stretch of road.
- d) The character of both villages will be spoilt if major development is allowed beyond the main build areas.

2.2 Housing and Demographics

- a) The populations of the villages have tended to remain remarkably consistent over the last century or so with some 500 to 1000 people in the two villages.
- b) The number of dwellings has increased markedly over the past century, with a corresponding reduction in the number of occupants per dwelling as family sizes have decreased. There has also been an increase in the number of cottages used as holiday homes.
- c) Property prices in the area are particularly high, so young people often have to move away. This has tended to cut the number of young families in the villages.



- d) At Oswaldene, a housing association has a sheltered housing scheme.
- e) Many newly-constructed properties and some older ones(eg some former housing association dwellings), have planning restrictions and can only be resold for local occupancy.



2.3 Businesses and Services

- a) There are an estimated 60 businesses in the two villages and a relatively high percentage of people work part- or full-time from home. Some residents work locally in forestry, game-keeping, agriculture, stone-masonry and associated trades; while others commute to Northallerton, Darlington, Teesside, York and elsewhere for work.
- b) Thimbleby is a hamlet that has no services or transport service links.
- c) Osmotherley is considered a "local service centre" in the National Park's Core Strategy and Development Policies document.
- d) The services cater for villagers and visitors but businesses report that visitor numbers during the day are dropping and some of the services are under threat at the time of writing.
- e) In 2007, when the design statement was first drafted, Osmotherley had a general store/Post Office, a café, a fish & chip shop, three pubs, a gift shop, an outdoor shop, two shops standing closed and three motor-related businesses. By 2009, the sub Post Office had closed (being replaced by a part time Hosted



Commercial properties serve both visitors and residents



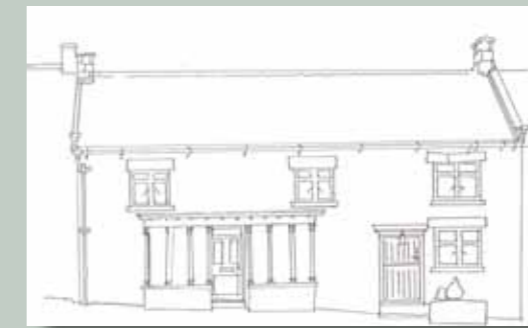
Service), along with the petrol forecourt at Clack Lane Ends and two shops, while a motor business was due to shut and a further shop was on the market. On the other hand, tourism is expanding; the caravan site is expanding and new B&Bs are opening. The clay target



Two former baker's shops in Osmotherley



Former shop at the centre of Osmotherley



shooting business at Thimbleby is also expanding.

each month along with many casual visitors.

- f) There are four places of worship: the parish Church of St Peter (C.of E.), a Catholic church, a Methodist church and a Quaker Meeting House. The Lady Chapel shrine, on the hill above the village, attracts pilgrimages

- g) The largest visitor attraction in the area is Sheepwash where the stream and moorland combine with easy access and where many young people are introduced to their first taste of the countryside. Experienced walkers



Places of Worship in the village and around Osmotherley

also use Osmotherley as a gateway to the moors.

- h) Visitors to the area often stop in Osmotherley to use the public toilets, to park their cars and to make use of other amenities.
- i) A public transport service links Osmotherley to Northallerton and Stokesley. The Moors Bus runs in the summer to Helmsley.
- j) Osmotherley has a pre-school facility and a thriving primary school, which also takes children from Thimbleby, Ellerbeck and Snilesworth. In the centre of the village, the Village Hall, together with Church House, provides facilities for many activities and societies. Use of the Village Hall is increasing eg by the newly formed Osmotherley Film Club and the Youth Club.
- k) There is a cemetery at West End, which has capacity for at least another decade. This will shortly be transferred to the management of the Parish Council. The graveyard around St Peter's church is closed to new burials and access is restricted because of dangerous tombstones. The cutting of the grass is carried out by the Parish Council's caretaker.
- l) The Parish Council employs a caretaker who works part-time on the

upkeep of the villages.

2.4 Natural Resources

- a) The villages and the surrounding area have an extraordinary range of natural resources which have been exploited over the last few centuries based on mineral mines, stone quarries, water power, forestry and farming.
- b) The past few years have been a low point in local industry, with four decades of stricter planning controls on commercial developments, reductions in agriculture use and reductions in use of local timber and water stored in the two remaining reservoirs. However, climate change is already starting to reverse these declines and the area is likely to benefit enormously in the short and medium terms as summarised in 2.5.

2.5 Climate and Economic Change

- a) Some of the first effects of climate change have probably entailed:
 - Changes to the Building Regulations to reduce the carbon footprint of



Cut stone abandoned when the quarries closed

Left: Many properties still have orchards with hedgerows made up of hazel and Crab Apple.

Right: Farm with wheel house:

any development or extension, with better insulation and low-carbon materials (eg a shift towards sheep wool insulation and timber-framed or stone construction).

- Unprecedented summer storms with eg 75mm of rain in 15 minutes resulting in flooding from surface run-off.
- Large variations in winter snow and deep frosts (eg almost no snow

in 2007/8 and heavy snowfalls in 2009/10 and 2010/11).

- Marked loss of birds overhead, particularly house martins and swifts.
- Rapid colonisation of the moors by self-seeded trees, assisted by the foot and mouth epidemic of 2001, and by the planting of nearby forests.
- New demand for timber (Silton



Gentle valleys and bleak moorland (by JT-W)

Forest) and grain to feed the bio-fuel and bio-ethanol plants on Teesside.

- Inflation in worldwide food prices.
- Uncertainty over the continued supply of plentiful and cheap fuel.
- Consideration by local people of micro hydro-electric and wind power schemes for the villages and by the planning Authority (see Renewable Energy Supplementary Planning Document).
- A gradual change in attitudes as the "Transition Villages" type models for self-sustained communities are promoted.
- New interest in vegetable gardening and allotments.

b) Such changes will continue to create many new factors that have not needed to be considered, but which ideally should be allowed for in any Village Design Statement.

- c) The main issues for the short to medium term are likely to involve:
- The return of demand for carbon neutral products such as local stone, timber materials and agricultural products
 - The return of low-carbon yet labour intensive rural industries centred around upland resources and power supplies.

d) In the longer term, there will be increased pressure on housing.

2.6 General Guidance

1. Maintain the overall characteristics of both villages, keeping the village centres as focal points with restricted peripheral developments.
2. Maintain high quality standards for new developments with modern environmentally friendly and well-designed buildings in appropriate locations.
3. Promote businesses in the villages, and try to maintain or create sufficient new services to keep them from becoming merely dormitory villages.
4. Reduce the impact of flooding from surface run-off.

2.7 Community Aspirations

1. Provide housing that young people, especially with families, can afford.
2. Provide a car park for visitors and parking for residents in several locations.
3. Reduce the carbon footprint of the villages.
4. Prepare for the impacts of increased fuel costs and climate change.

With no timber industries, many local trees are simply being felled for burning as fuel on Teesside.



Important views and vistas (see maps)

3. Historical Perspective

3.1. Need for Perspective

a) One of the aims of this publication is to encourage awareness and understanding of the traditional forms of building in Osmotherley and Thimbleby and how and why changes have been made. An appreciation of the key characteristics and historical links is needed when planning new designs for alterations, extensions or new developments.

b) The National Park's Supplementary Planning Document, Design Guide: Part 1: General Principles has general details for the development of buildings in the area. However, another purpose of this Village Design Statement is to indicate differences between the development of buildings in Osmotherley and Thimbleby and those elsewhere in the National Park.



Similar buildings in Thimbleby and Osmotherley but with different histories. Note possible closed off central passages and an evolved roof line showing possible previous thatching.

3.2. Housing Development

a) Many of the oldest surviving village houses in the area are detached and isolated C17th & C18th stone cottages, which may have replaced timber-framed thatched and daubed buildings. These reflected growing prosperity, especially among yeoman farmers who held land, which in previous centuries had been in feudal or common ownership. These cottages were usually extended in the C18th or C19th to the houses that we now see.



The Old Hall – with Jacobean windows outlined in the stonework beneath Georgian sash windows, yet with a hidden timber frame suggesting mediaeval construction.



Typical single houses and associated outbuildings in Osmotherley for well-to-do yeoman farmers & tradesmen

used flues tend to decay and so have been reconstructed in stone or brick.

d) In Osmotherley, purpose-made terraces were introduced to cater for non-agricultural workers when the village developed into one of the country's earliest industrial centres. A succession of labour was needed for the alum works, linen bleaching,

weaving, and various forms of mining and quarrying. Terraces such as Paradise Row retained a similar scale to the long-house and had a character that appears unrelated to other Georgian and Victorian urban terracing of later towns and mill villages in West Yorkshire.



*Paradise Row 1823
Purpose-built residential terrace*



Many rows of cottages reflect the Long-house

b) The style of house that most left its mark in both Osmotherley and Thimbleby was the long-house, which was common in its agricultural form throughout North Yorkshire. This consisted of a three-section building, which had a living room at one end and a barn for the animals at the other end, separated by a front-to-back passage. This long property proved most adaptable and hay lofts evolved into bedrooms and the animals were evicted for more living space. The origins of several Osmotherley terraces evolved directly or indirectly from this form, often creating a 2-bay-fronted cottage and a 1-bay fronted cottage separated by the former passage. A butt joint between the properties could indicate that the buildings were reconstructed in stone at different periods, and most have had the eaves height altered to give more room upstairs. Some properties retain some of the original timber framing, which was usually removed to accommodate windows and stonework.

c) Chimney flues were sometimes added at a later date, so that flues were occasionally added externally. Well-



Above is an example of original timber framing



Above: Weavers terrace in North End with communal workshop in the attic, which would have been poorly lit by the shallow top windows before the recent dormers. Note the missing window preserved in the adjacent out-house.

e) Weavers also had purpose-designed buildings in and around Osmotherley, where the trade was occasionally carried out on a communal floor of a terrace or within the living room of individual cottages. Such cottages had extra large windows for daylight, as at Osmotherley Cross or at Boville Park (formerly Walk Mill), or had small "weaving windows" in a corner, often adjacent to the chimney breast.



Above: Weavers window by the chimney flue.

f) Thimbleby also developed a unique style in a very different manner. The village remained firmly under the control of the Thimbleby Estate, which constructed rows of agricultural workers houses to an aesthetic design, as indicated by the photograph at the top of this section.

3.3. Barns and Outhouses

a) Although many village residents were not full-time farmers, properties often had a strip of land to the rear or across a back lane to supplement their main income, ie the "croft and toft" system.

b) There appear to have been nearly

as many barns around the village as there were houses in the centre. Many barns have been converted but a few barns and pigsties remain.

c) Besides other outhouses, each property would have had an earth closet close to the back door, which was then connected to the sewers via pipes running parallel to the rear of the terraces.

d) Many of the outhouses in Osmotherley had (or still have) chimneys. These buildings were used as smithies or washhouses, but also for domestic use where there were changes in demand for property and barns over time. Some barns might have also been used as weaving sheds at times.



Surviving barns, with one currently being converted to a garage.



Typical important but hidden domestic out-buildings.

3.4. C20th Houses

a) Between the 1930s and the 1970s homes tended to be constructed on the edge of the village or as infill properties, often in the form of bungalows. In Osmotherley, houses were constructed in the new materials and reflected the styles in vogue at the time. However, most developments were special and were architecturally designed. There are,

or have been, examples of 1930s brick-semis, Art Deco style (the previous Osmotherley House), and even a 1960s lightweight dwelling constructed around a swimming pool (the previous Hideaway), but not all of these have stood the test of time.

b) The largest development in the early 1960s involved the council houses in South End, and for that a special architectural design was commissioned to reflect the village's traditional terraces broken up with alley-ways or snickets in between. Other developments at Oswaldene and Ruebury Lane tended to reflect imported fashions, and nearly all used imported materials.

c) Restrictions by the new National Park slowed the steady expansion of Osmotherley in the late 1970's and the policies encouraged:

- Infill developments of fields and parking areas;

- Conversion of barns;
- Materials that matched adjacent properties of whatever character, (which sometimes resulted in parts of the village tending to depart from the character of the village as a whole).

d) In Thimbleby, the gradual break-up of the Estate from the 1970's onwards also allowed opportunity for a few new developments in different styles, but the essential character and linear nature of the village has been preserved.



Architecturally designed 1930s bungalow for incoming professionals, used at one time as a doctors surgery

3.5. Building Materials

- a) Some of the local stonework has been recycled from older buildings such as Mount Grace Priory, but much of the stone was quarried locally. In Thimbleby, this was probably from the quarries above Sandpit Lane whilst Osmotherley used several quarries down Quarry Lane towards Sheepwash. Without a nearby railway to help transportation, stone construction tended to persist in Osmotherley and Thimbleby, sometimes right up to the C20th.
- b) The grander houses from as early as 1841 had slate roofs, while the cheaper buildings used clay pantiles. The roof cladding was underdrawn on the underside of the laths with a lime/sand parging spread over thin laths, which was intended to cut the draught prior to the introduction of roofing felt.
- c) In recent decades, restriction on local quarrying within the National Park encouraged the use of salvaged stone from demolished barns, or the import of stone from West Yorkshire. However, local deltaic sandstone is now again available and use of local quarries might be encouraged for specific building projects.
- d) There is now more interest locally in the type of construction in the area, and the National Park, with help from the Government, has reviewed planning restrictions, especially within Conservation Areas. For many years, there were no real restrictions on the introduction of new materials for roofs, windows, doors, walls and paving within a Conservation Area. As described in the Appendices, materials are now strictly controlled. Outside the Conservation Area minor alterations can easily soften the effect of C20th construction with insertion of pitches on flat roofs and the addition of stone porches to cement rendered facades (see next section).
- e) The former Office of the Deputy Prime Minister introduced many changes to the Building Regulations, particularly to reduce carbon emissions.

Quarrying would have been a major industry and with stone easily available, all escarpments were worked at some time. These ranged from local pits for nearby farms to major industries such as Sandpit Lane that warranted winches and tramways.



Lath parging to pantile roof in South End.

3.6. Landscape

- a) Evidence of former civilisations can be seen scattered liberally throughout the surrounding moors. These left burial mounds, small necropolises of interment sites, standing stones, boundary dykes, sunken roads, and the
- b) The edges of the moors and valleys in the C18th & C19th were scarred by rock outcasts from the numerous stone, jet, iron and alum works around the area. Construction of the dam, creating the Cod Beck Reservoir in the early 1950's would have been the last major earthworks and quarrying project. All these have left fascinating features and habitats that have contributed significantly to the area.

The Drovers Road, descending Black Hambleton, headed straight from Scarth Nick to the ford across the Tees at Yarm. This road was old when the Romans arrived and moorland settlements, which date back to the Stone Age, would have serviced this major highway.



- c) There remain many narrow strips of land behind properties and some of these probably date from the Enclosures Act 1824 when the open and common land was parcelled up. The last common field outside the villages appears to have been the "Fleers" which included the present Thimbleby football and cricket pitches (see George Jewitt's book Cross Talk, published by the Osmotherley Society).
- d) The biggest recent change in the landscape was initiated in the 1960s when the Forestry Commission started to plant the fringes of the moors, which, beyond the Thimbleby Estate, had been almost treeless.

3.7. General Guidance For Alterations And New Construction

- i) Planning applicants are encouraged to use professional architects, designers and engineers to design proposed new buildings or major alterations and extensions to existing buildings.
- ii) Designers should consider the heritage of the villages while also designing for the future.
- iii) Buildings typical of other parts of the country are unlikely to fit with the special characteristics of this corner of the National Park.
- iv) Barns and out-houses are important assets that give subtle clues to the history of the landscape and should



Important views and vistas (see maps)

4. Design Guide for Buildings

OSMOTHERLEY
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4.1 Characteristic Shape of Buildings

- a) The size, shape and effect of any new building works need to be considered from an early stage. The National Park's Design Guide is very relevant, and the scale and design of any new development or extension will be considered with respect to the guidance notes below.
- b) As discussed in previous sections, the character of both Osmotherley and Thimbleby comes from the dominant C18th and C19th architecture, which has been somewhat diluted by C20th developments in some areas.
- c) In Thimbleby, buildings typically take the form of long and low houses in a linear development. In Osmotherley there are also rows of long low houses but from different angles the heights of buildings vary and roofs are normally pitched but at various levels and angles to each other. When viewed from the surrounding hills the village avoids presentation of large areas of wall or roof.
- d) Many of the newest dwellings have made use of the numerous barns that surrounded the original heart of the village.



Typical long low yet modern architecturally designed new house.



Long and low or tall and narrow buildings at different angles.



4.2 Guidance on Shape and Form of Buildings

1. It is extremely important that well-designed and carefully located new developments or extensions should preserve the characteristics of the area, the village layout, and the landscape.
2. New developments should avoid dominating the landscape with their unbroken mass.



3. Developments should strive for unity not uniformity. Settings and patterns should vary with terraces, cottages and houses located in long plots of land.
4. Buildings need not necessarily attempt to replicate exactly the traditional style, but modern design should be sympathetic to the traditional style while acknowledging the 21st Century.
5. New developments and extensions should reflect construction that was traditional to the villages; with the added emphasis that such materials will have a low-carbon footprint. Timber and local stone are excellent in that respect.

4.3 Traditional Material and Features

Many of the details are discussed and illustrated more fully in the National Park's Design Guide – Part 2 Extensions and Alterations to Dwellings. The points below emphasise particular features for Osmotherley and Thimbleby.

- a) Roofs are generally clad or re-clad with clay pantiles (eg Sandtoft Greenwood) or Welsh blue slate, although some properties in Osmotherley have French tiles. Other environmentally sustainable materials could be considered but concrete substitutes are not recommended.



Modern design with traditional low carbon materials

- b) All traditional buildings from this area have generous roofs with tiles and slates projecting at the eaves to drip away from the walls or into a gutter.
- c) Traditional buildings have stringcourses immediately below the eaves at the front and rear elevation, which cantilever approximately 50mm from the face of the wall. This allows the bottom tiles to kick out to slow water flow before the gutter. The stringcourse also helps support the kneeler stone and provides a better fixing for the rise and fall gutter brackets. The stringcourses sometimes continue across gable end.

4.4 Conservation Area and Listed Buildings

- a) Special criteria that apply to Listed Buildings and the Conservation Areas can be found in the Appendices.

4.5 Guidance on Materials and Features

1. Guttering should generally be cast iron or traditional timber in the Conservation Area and for Listed Buildings as appropriate. Attachments for gutters should use rise and fall brackets (cups and stakes) while cast iron fall pipes should be secured to the wall by drive nails or screws into timber
2. The edges of most larger roofs should be finished at the gables with stone water tables which cap the outer leaf of the gable walls. The walls should be taken up clear of the roof slates or tiles to help resist wind uplift at the edges and to allow lead flashing to waterproof

the gap between the water tables and the roof tiles. The water tables may continue across the base of the chimney stack in the form of a drip stringing course.

3. Kneelers should finish the top of the outer leaf of the gables. Kneelers are intended to support the lower water tables and to enable the flashing to extend right to the eaves. The shape of kneelers should generally reflect the tradition of the area although several properties in North End and the north part of Back Lane in Osmotherley have "block kneelers" which support no water tables.
4. All houses and most extensions should have properly constructed stone or brick-clad chimneys where appropriate. These should generally be set on the ridge at a gable or a step in roof level.



One of several timber lintels in Osmotherley drawn by the late Tony Lester



Variety of kneelers, string courses, roof cladding and orientation of chimney stacks

Stringcourses are often repeated to help throw water clear. Single flues are uncommon and grouped flues in a stack is sensible for future buildings for traditional heating, log-burning stoves and for future natural ventilation stacks.

5. Local stone is generally deltaic ironstone-based sandstone, which is now being quarried again. Stone imported from the Yorkshire Dales and West Yorkshire will never weather to harmonise with the local stone.
6. The stone should have a punch face finish, unless chiselled with a vertical or herring- bone pattern.
7. Although stones should generally be laid in courses, larger or smaller stones are traditionally included in less conspicuous walls to reduce wastage of stone.
8. Openings should have stone lintels.

Large openings could have timber beam lintels. Stonework in mullions and lintels is not generally painted.

9. Pointing and walling mortars in this area should be lime based. Lime-based mortar is recommended for historic properties. Pointing should be finished flush, bagged or trowel finished, slightly recessed to minimise water penetration and to prolong the life of the sandstone
10. Where appropriate, new and replacement joinery in windows and doors should be double glazed timber rather than uPVC for aesthetic and environmental reasons. Use of uPVC will be more restricted in the Conservation Areas after recent changes discussed in the Appendix. Properties should generally have fittings that harmonise with the character of the village. Fitting in with neighbouring properties

is especially important in any terrace. As can be seen in other nearby villages, owners who create individual houses within a terrace spoil the appearance and character of the terrace.

4.6 Guidance for Extensions

1. Loft extensions should not significantly alter the appearance of the property although they can sometimes help reduce the impact of some bungalows. In traditional buildings, conservation roof lights or modest dormer windows where suitable are sometimes installed. In the Conservation Area, it would be anticipated that more stringent requirements would apply.
2. Porches should be in timber or stone as previously discussed unless special conditions apply. Porches can contribute to the thermal efficiency of a property, can improve the character of properties, and can especially help to soften the impact of newer properties.
3. Extensions should seek to comply with the general guidance to fit



Above before & below after: Alterations to roofs can provide additional space.



Yorkshire sash sliding windows in cottages dating back to early C18th



Porches can reduce the impact of facades. Left: Even small amounts of local stone help link properties to the area

in with the area as a whole as discussed in this Design Statement. The design might need to be modified slightly to be sympathetic to the original building, but not to the detriment of the general approach. This is especially the case where there is scope for numerous future extensions that will eventually hide much of the original property, or where exacerbation of an alien form of construction will detract from the area.

4.7 Splitting and combining of houses and conversion of garages

- a) Splitting a property is likely to fail many of the objectives mentioned elsewhere in this Village Design Statement. Splitting reduces the capacity of a home to house children while increasing the number of adults and drivers for the same property. Obtaining planning permission for the subdivision of properties will be carefully assessed, particularly with regard to the impact on adjoining properties and the amenities of the property, including gardens and parking places.
- b) Many of the cottages in Osmotherley consist of two or three one-up-one-down cottages knocked together. While there is a shortage of affordable family houses, combining small properties might be acceptable. Planning permission is not normally required when two properties are combined (unless one or both are Listed Buildings), but this depends on individual circumstances and further advice should be sought from the National Park Authority.

4.8 Aspiration for Community Benefit from Planning

- a) A property can gain hundreds of thousands of pounds in value once it receives planning consent. It would appear 'just' therefore, that the neighbours and community should also gain through the donation of a parking bay, the widening of the verge or a similar benefit.

4.9 Guidance on Landscaping Gardens and Boundaries

1. Flooding is a cause for concern in parts of Osmotherley, as discussed in later sections. Planning permission may be required for hard surfacing in front of gardens or driveways where the area is larger than 5m², so the NPA should be contacted for further details [See also 5.9].
2. Block paving is now available in natural stone with colours to complement local sandstone. Although the stone is unlikely to be local, the carbon footprint of stone is likely to be lower than concrete substitutes.
3. Traditional cobbles should be considered where the impact will be conspicuous. A specification for cobbles is available from the Parish Council.
4. However, less formal and more permeable surfacing such as gravel should be used where viable to reduce surface water run off.
5. Boundaries have traditionally been formed with local stone walls or hedges. Other materials are unlikely to fit the village character.
6. Gates and railings should be subtle. They are intended to define

boundaries and restrain animals rather than people.



There are few local dry-stone walls remaining around the villages except on the moors.

4.10 Outbuildings

- a) Although barns and other outbuildings make an important yet subtle contribution to both the landscape and the village streets, they are often in poor condition. In particular they tend to suffer from eaves spread where the open-roof structure tends to push the front and rear walls outwards, leaving cracks in the gable walls and sagging roofs. Such defects are fatal in the long term if not remedied with structural ridge



beams and/or ties between purlins or rafters to remove horizontal forces on the walls. Ties and patress plates work until the stone pushes out around the plates. This problem is discussed in Appendix E

- b) New garages in Thimbleby have been orientated so that the major openings are concealed from public view.
- c) Many outbuildings have chimneys as they were at some time used as smithies, washhouses or houses.

4.11 Guidance For Outbuildings

1. Detached or attached outbuildings add character to plots.
2. Any alterations or repairs to traditional barns and some houses should address the inherent structural defects discussed in Appendix E.



Problems with Local Buildings. "Before and After" Effect of eaves spread on a barn between 2005 and 2009 at Over Silton (see Appendix E).



Outbuilding with chimney flue

4.12 Guidance for Commercial Buildings

1. Until recently, there has been a mix of small-scale commercial, retail and residential properties in Osmotherley and this diversity has been an essential part of its character. Non-domestic use in Osmotherley should therefore be encouraged in future and planning and “zoning” which might tend to create dormitory villages, should be resisted.
2. To maintain the “Local Service Centre” of Osmotherley, economic pressures for owners to turn commercial buildings to residential use should be resisted. Encouragement should be actively given to creating and keeping commercial properties.
3. In the last few decades, factory units or even garages have generally been constructed with steel portal frames and steel cladding or with concrete blocks. However, there is much scope to construct new non-

residential buildings in traditional and environmentally low-carbon materials such as stone and timber.

4.13 Guidance for Solar Panels and Windmills

- a) This subject is covered by the National Park’s Renewable Energy Supplementary Planning Document. The need for climate action is recognised but a sympathetic approach will be expected.

4.14 Summary of Guidance for Buildings

1. Future development must retain characteristics of the villages when viewed internally and from the Vale or surrounding hills.
2. Remaining special gaps should be retained and should not be infilled by extensions or new construction. Development may be permitted in “infill” sites (defined as a small gap

in an otherwise continuously built-up frontage) within the main built-up areas of the villages.

3. Further development of the hillsides above Osmotherley or Thimbleby will be particularly destructive to the setting of the villages and to the views into and out of the villages.
4. Low-carbon construction (where appropriate) should make use of traditional materials and techniques particularly using stone and timber in a design that will contribute to the original characteristics of the villages. Evolution of style should not mean the importation of alien styles from elsewhere in Britain, but should adapt traditional forms of construction.
5. Improvement and extension of existing houses should follow the same principles to avoid further dilution of village character.
6. New developments could attempt to restore the tradition of adjacent working and living quarters by incorporating office or small workshop premises and by providing small-scale retail outlets. This could be achieved in new developments and the re-use of existing barns in

particular.

7. For major developments, developers should provide scaled and dimensioned drawings that include adjacent properties along with photomontages to show how any development would appear in relation to the surroundings and when viewed from at least the two most visible aspects.
8. Planning applications for change in use from business premises to residential will be resisted unless a convincing economic case is made.
9. The size, scale and construction of farm buildings should be sympathetic to the village and the landscape settings.
10. Sympathetic use of traditional barns should be encouraged so that they are not lost to future generations.

4.15 Community Aspirations

1. The villages should remain vibrant.
2. Osmotherley should improve its role as a “local service centre” with the creation of an additional mixture of local industries, retail premises and services.



West End in Osmotherley

5. Highways, Public Spaces and Utilities

OSMOTHERLEY
& THIMBLEBY
Village
Design
Statement

So much of the character, financial viability and atmosphere of villages and towns within the National Park is influenced by passing and stationary cars, access to parking places and the appearance of the public spaces.

5.1 Characteristics of local roads

- a) There are several conflicts associated with control of traffic in and through the village streets, and modern design philosophy now recognises these:
- Traditional traffic controls usually involve additional visually intrusive signs.
 - Clearways and one-way systems and clear roads tend to give confidence for traffic to drive faster.
 - Obstructions from parked cars, on the other hand, can keep speed levels down (e.g. on West End).
 - Marked crossing points have been effective at cutting speeds, but the crossings have attracted criticism - while stray chickens appear to be particularly effective in Osmotherley centre!
- b) Parking restrictions tend to move parking problems from one location to another.
- c) For the past 30 years, an aim has been to create one or more car parks that can be used by visitors and residents, but proposals so far have been unsuccessful.



Enjoying the Osmotherley village greens



5.2 Street furniture

- There are calls for the number of signs in the villages to be kept to a minimum and there is plenty of scope to improve existing signs, especially by the Cross in Osmotherley.
- The new bollards and traffic signs have tended to be steel or plastic which has upset many residents. Timber poles have lasted decades and one of the oldest timber signs has been restored
- Telegraph wires have been removed from the centre of Osmotherley but are still very prominent in Thimbleby.
- The design of lighting columns is discussed later.



Restored timber sign. Both villages have timber lamp posts and telegraph poles from 1951, which have lasted without maintenance much longer than steel or plastic street furniture

5.3 Guidance For Street Furniture

- Road systems should be simple so that the number of signs does not increase.
- Timber or cast iron should be used where appropriate for bollards, signs and poles.
- Telegraph wires from the centre of Thimbleby should be removed.

5.4 Traffic and Car Parking

- While the village of Osmotherley has been busy with incoming traffic for many decades, the number of cars per household that are parked on the street has increased.
- At present Osmotherley suffers from more demand for parking than spaces available at peak times.

- A Traffic Working Group report was prepared on the problems in Osmotherley, along with a walk-to-school plan and the Parish Council adopted this in 2003. The principal findings and subsequent outcomes were:
 - A 20mph speed limit with "gateways" and speed reduction zones was set out. This has been broadly accepted although there have been calls for the 20,30 and 40mph limits to be extended.
 - Pedestrian routes were designated and marked out. These have been effective, although the appearance of the paths on the roads has been criticised and could be improved.
 - Double yellow lines were applied at key locations to help reduce traffic jams. This has helped keep traffic flowing, although there are still difficulties for larger buses and coaches getting round the Cross.
- The study carried out early one morning in 2005 indicated that there were 171 safe spaces in the village for the 107 parked cars but only

12 were free in the village centre after parking by residents. There is particular competition near the war memorial, especially during busy times at the pubs.

- The study indicated that hardly any extra parking bays would be needed for residents if visitors were persuaded to park in visitor car parks or at the approaches to the village. However, for residents to benefit fully, several small areas of extra car parking were also needed. Several of these have been created e.g north end of Back Lane.
- The report suggested that visitors could also be encouraged to park in newly created bays along verges at the edges of Osmotherley.
- Vehicles should be discouraged from parking, and especially driving, on footpaths. Bollards were set at key points on North End to prevent cars continuing along the path to the next drop kerb.
- Back Lane needed to be kept sufficiently clear to allow access for emergency vehicles.

i) Recent changes to traffic management have involved:

- A clearway was created on the Sheepwash road.
- The National Trust has recently renovated the car parks at Sheepwash.
- Other off-road parking spots have been closed with pegs or bollards.
- These combined measures have drastically cut provision for parking outside the village. At Sheepwash there is now provision for approximately 60 cars compared with car counts ranging from 80 to 500 cars on previous busy summer evenings and weekends. Many families are leaving the area with large parking fines
- Car parking at Square Corner has also been cut.
- The County Council has also closed the five or six car parking bays used frequently by walkers and pilgrims to the Lady Chapel at the bottom of Ruebury Lane.



Above: Opportunities need to be taken to improve other parts of Back Lane, which was not planned to take car parking and service delivery vehicles.



Above: New bays for local parking.

- j) To counter this loss, extra car parking has been created next to the Lady Chapel, but this encourages the vehicular use of Ruebury Lane.
- k) The National Park Authority has also introduced a Moors bus service in the summer between Osmotherley and Helmsley via Sheepwash and Chop Gate to encourage access without vehicles.
- l) The National Trust and the Highway Authority are reviewing previous strategies of discouraging parking at Sheepwash.
- m) Planning permission has been granted for a small car park off Back Lane at the back of the Old
- Hall to reduce congestion from the Catholic Church during the peak Sunday morning period.
- n) There are discussions about creating a village car park near Oswaldene.
- o) The Government has amended Planning Policy Guidance Note 13 (Transport) so that there are no longer any standards for parking in a new residential development. The National Park Authority will be deciding its parking standards in due course, but in the meantime this will be assessed on a case-by-case basis.



Removal of former verge car parking creating problems as can be seen



Timbers to reduce parking at Square Corner

5.5 Guidance For Traffic And Parking

1. Planning applicants will be required to provide an appropriate number of car parking spaces when developing new properties, extending existing properties or converting buildings to residential use.
2. Access to footpaths should be protected, especially the Cleveland Way and disabled access to get onto footpaths should be improved.

5.6 Community Aspirations For Traffic And Parking

Some or all of the following actions by other statutory bodies would help provide real solutions to car parking and traffic problems in Osmotherley yet encourage a vibrant village that could provide services for the benefit of both residents and visitors.

1. Provide a car park for visitors as a means of reducing cars parked in the village while at the same time encouraging trade.
2. Provide off-street parking in areas that are likely to be useful for visitors and especially residents.
3. Consider restoring the car parking spaces at the bottom of Ruebury Lane.
4. Encourage new thinking for Sheepwash.
5. The Traffic Management Group should continue to review changes, particularly the effects and opportunities from any village car park that is created.
6. Minimise the intrusion of street furniture where possible.
7. Both visitors and residents should be encouraged to use public transport.

8. Residents can use the "Village Bikes"
 - Battery-powered commuting or leisure.
 - Tandem for easy distance
 - Trailer and tag-along for children.
 - Fold-up bike for urban travel in association with trains etc.
9. Enhancing provision for cyclists in the area would encourage more active travel.

5.7 Footpaths, Rights of Way and Public Spaces

- a) The Parish Council is to be congratulated on the works to restore cobbled footpaths around Osmotherley. The extension of the footpath up North End past the Top Shop being particularly appreciated.
- b) Following concerns raised in the Parish Plan, a footpath champion has been appointed.
- c) The quality of main and minor footways has been improved in recent years with the Cleveland Way being paved where it has been fenced in. The trend towards confinement of footpaths between fences or hedges creates maintenance problems.
- d) The Parish Council continues to pay for the maintenance of vegetation in the old graveyard around St Peter's Church while the Parochial Church Council is responsible for the memorials. However, many gravestones are unstable and the area is rarely used.



Cobbled path up North End is gradually being restored by the PC to form a safe pedestrian alternative route



Rare use of the old graveyard



Unstable gravestones have caused a tragedy in the adjacent parish

5.8 Community Aspirations for Footpaths Rights of Way and Public Spaces

1. Tombstones should continue to be laid down or moved to the edges when they become unstable.
2. Improvement to the appearance of the closed churchyard and provision of better wildlife habitats. Sensitive planting of trees and shrubs should be encouraged.
3. Footpaths and rights of way should be maintained in such a way as to allow use by a wide range of users e.g. dog

walkers, disabled and pushchairs, where appropriate, through the use of suitably designed gates, stiles, bridges and surfacing.

4. Improvements and extensions to the right of way network should be supported.

5.9 Drainage and Flooding

- a) On the hottest day ever recorded in the UK , 11 August 2003, approximately 75mm of rain and hail fell in 15 minutes in Osmotherley which caused severe flooding to



Dilapidated footpath between Thimbleby and Osmotherley

- several properties. Over the last 10 years, such extraordinary storms have occurred in several areas around the North York Moors, and such tropical- type storms are predicted to increase as the weather becomes more extreme.
- b) With such storms, water flows over all surfaces and any obstruction to the flow becomes a dam. All houses in Osmotherley and Thimbleby with slopes behind need either to keep the water moving or allow safe areas for the water to pool and rise until the flow slackens and the drains can cope.
 - c) With the combined surface and foul drainage system in the area, toilets and manholes can become geysers when the sewers are overloaded in severe storms.
 - d) The problem has been exacerbated by properties that discharge water from their drives onto the village streets. The government has taken steps to counter this on a national scale but Osmotherley has particular problems with water flowing down North End [See 4.9].
 - e) The key drainage culverts through Osmotherley are old.
- The stream that now flows down North End in pipes and culverts is being frequently blocked by tree roots.
 - The culvert that passes under West End is needed to prevent flooding but it has been recently partially closed off.
 - Drains running into Osmotherley village centre to join the culverted stream have flooded recently and may need further maintenance.
- f) Sustainable drainage systems (eg collection and recycling of "grey" water) should be considered, particularly for new developments to minimise discharges into existing drains.

5.10 Water Supply

- a) Properties in Thimbleby tended to have wells.
- b) Although some houses now have modern boreholes, very few houses in Osmotherley appear to have had wells as they were well served by the streams running through the village. From 1852 pipework was installed which was fed from tanks

below springs on Ruebury Hill and from a tank under the Pinfold on North End.

- c) In the 1930s public taps were replaced by individual supplies and the rear privies may have been plumbed in around this time and bathrooms and indoor toilets became possible.
- d) In 1935 three springs on Ruebury Hill were impounded to feed a new tank, which still feeds some of the high houses in the village.
- e) The Oakdale dams provided water for the Northallerton area until construction of the Cod Beck Reservoir in 1953.
- f) Water from the local reservoirs is now deemed unsuitable for use after failing to meet EU legislation on water colour and past problems with cryptosporidium. Most houses rely on water pumped from boreholes in the Bedale area to Bullamoor and then to a tank behind Oswaldene. Supply therefore relies on power and continued maintenance. Power

cuts can disrupt supplies. This system is unlikely to be sustainable in all senses of the word in the long-term.



Thimbleby well or spring

5.11 Community Aspirations For Water And Drainage

1. Review how surface water running into the streets should be slowed down or diverted to allow for further anticipated tropical-type storms.
2. Each resident with a property on a slope should look at ways of either diverting or resisting the surface water flows during storms.
3. The Local Authority should review with local residents how sewers and surface water will behave in a flood. In Osmotherley, works will often involve re-opening former access routes into the old culverts.
4. In the long term, investigate the provision of a more sustainable water supply for the villages.

5.12 Lighting and light pollution.

- a) Security lighting often causes annoyance to neighbours and many properties have outside lighting that is either left on for prolonged periods or which is triggered by movement. Local police are advising properties that darkness can be more of a deterrent than light – crime rates plunge during power cuts!
- b) There are differing views between those who wish for dark skies and those (particularly the elderly) who want better lighting of footways. There have been no calls, however, for installation of urban-style lighting; and good design, sensible compromise, and consideration from neighbours should be able to satisfy all.
- c) In urban areas lanterns are designed to throw light to allow fast moving

cars to have a constant illuminated view. Lanterns designed for pedestrians can be set at a lower height, which causes less scatter and allows lower wattage bulbs.

- d) Older lighting brackets were often attached to buildings and these have proved far superior in many respects, although designs could be more sympathetic.
- e) Osmotherley and Thimbleby could join the growing number of towns and villages that are switching off street lights when not specifically required, as a means of saving wasted energy.



The pros and cons of different lighting – the wall-mounted lights (below) are effective but could be more attractive, whereas the newer lanterns (above) look better but cast light out far and wide rather than targeting the paths.



Redundant Reservoirs

5.13 Other Services

- a) Benches donated to the parish can be a mixed blessing if they require future maintenance but generally allow enjoyment by visitors and residents when well sited
- b) Areas of village green are indicated on the maps within this document.
- c) Public transport has improved rapidly and services are becoming more reliable but there is scope for improvements to important details.
- d) Electricity used to be generated at

Burnt House (now Mill House) to feed Thimbleby Hall, and at Ellerbeck Mill. A company was also being set up to generate electricity from the Cote Gyll dam when mains supply arrived in 1935. The Parish Plan highlighted the possible use of Cod Beck for hydro-electric power to make the area more self sustaining and to cut the carbon footprint. The National Park has given guidance for windmills. The area therefore has exciting potential for many forms of green energy.



Two of many weirs on the Cod Beck used to power at least 7 mills or hydro-electric generators.



5.14 Community Aspirations For Lighting And Other Services

1. Properties should use lower wattage bulbs in external lighting to reduce annoyance, to save money and reduce energy waste.
2. New streetlights should be designed to minimise light pollution and energy usage. Older, less efficient, lamps should be replaced with similar units.
3. Use buildings rather than lamp posts to support street lanterns with low wattage bulbs that direct light downward to illuminate the pedestrian footway.
4. Replace street lights which cast light horizontally.
5. Security lights should be angled downwards and should use low wattage bulbs.
6. Canvass public opinion to consider when lights could be switched off at night, to reduce light pollution and energy use.
7. The bus shelter should be painted internally.
8. Benches should be sited where they are easily accessible to users and where their use will not detract from the surroundings, or cause inconvenience to nearby residents.



A good well-used bus shelter but with scope for minor improvement

6. The Natural Environment

6.1 Setting

- a) The villages of Osmotherley and Thimbleby have the advantage of being settled into the slopes of the North York Moors and so are surrounded by open space – higher to the East and North, lower to the West and South, Thimbleby being South of, and lower than, Osmotherley.
- b) The open views across the countryside in all directions are one of the primary features of the villages and the mix of open heather moorland, mature trees and agricultural land is of great importance.



*Open space
below with
moors around*

6.2 Open spaces

- a) Within the villages of Thimbleby and Osmotherley, a few open spaces remain and it is essential that these are kept, not only to give visual breathing spaces, and to preserve the views into and out of the villages but also to avoid inappropriate infill.
- b) These spaces would include the gaps between the older part of the village and the housing beyond the old village limits.
- c) In exceptional conditions, limited development on open spaces could be considered in appropriate places for community purposes such as the provision of:
 - Affordable housing
 - Small-scale car parking areas
 - Additional recreational facilities

6.3 Approaches

- a) The approach to Osmotherley from the A19 winds uphill with wide grass verges and a mixed planting of hedges, trees and wild flowers (with daffodils in the Springtime). The installation of kerbstones all the way up and the close mowing of verges outside some properties has resulted in a slightly more urban look.
- b) The approach from the North comes up a steep bank from Swainby at Scarth Nick, past Sheepwash and Cod Beck reservoir with open moorland giving way to farmland. The Eastern approach comes down from the moors past farms and joins up with the road coming from Thimbleby. All these roads are relatively unimproved and have mature trees to the East and South, mixed hedgerows and banks with a good selection of wild flowers.
- c) The Cod Beck flows through the reservoir and down the valley, past several once-active mills, now all

converted to dwellings. There is a good supply of public footpaths and some bridleways.

6.4 Trees and flora

- a) The primary species of trees in the area are: oak, ash, beech, sycamore, alder, birch and rowan, with some larch, lime, bird cherry, holly and horse chestnut. Many other varieties have been planted in gardens and field edges. Within Osmotherley itself there are mature limes, horse chestnut, rowan, birch, cherry, field maple, prunus and walnut.
- b) About one hundred different wild flowers have been recorded in the area.
- c) Although most agricultural land is not intensively cultivated, modern farming practices have resulted in a reduction of meadow and hedgerow species.



Many gardens and garths had apple trees and many hedges were planted with hazel and crab apple trees

6.5 Wildlife and Biodiversity

- a) There is a good variety of birds, encouraged by diverse habitats and garden feeding. The area also supports a wide variety of small mammals such as voles, shrews, mice, bats, stoats and weasels, (as well as less welcome rabbits, grey squirrels and rats). Larger mammals such as foxes, badgers and even otters, have a foothold in the area.
- b) Cod Beck reservoir is a nationally important site for toad migration and there appears to be a healthy population of frogs and palmate

newts, as well as slow worms, adders, grass snakes and common lizard. It is worth noting that the annual toad migration to the reservoir is assisted every year by volunteers but despite this, numbers are lost through road-kill, either accidental or deliberate.

- c) A list of wild flowers, birds, mammals, amphibians and invertebrates, found in the area can be seen in the Wildlife Group's report.

Bluebells above Thimbleby



2009: completely empty colony of 16 house martin nests. Swifts nest were also vacant.

6.6 Guidance For The Natural Environment

1. The presence of mature native trees is an important feature of the landscape and in order to preserve this, the planting of new native species should be encouraged to replace the older ones as they reach the end of their lives, provided this will not result in the loss of views and vistas.
 2. New building and restoration work should take account of the importance of providing sites for bat roosts, house-nesting birds such as sparrows, swallows, swifts and house martins and in outhouses, for barn owls. Over-clearing of ivy, thickets and hedgerows also removes potential nest sites.
 3. The retention of hedgerows and the incentive to plant new ones should be encouraged. For new plantings a mix of native species, including berry bearing species to provide food and habitat for birds, mammals and insects, is preferred.
 4. Open spaces should be retained wherever possible and owners encouraged to plant native species of trees where appropriate to encourage wildlife, and to restock lost apple, other fruit and nut trees.
 5. Reference should be made to Hambleton District Council's Biodiversity Action Plan and to the National Park's Local Biodiversity Action Plan 2008-2012.
- (including roadside verges) should be managed in a sensitive way to provide a variety of habitats and encourage bio-diversity. This may, for example, involve delaying cutting of verges to allow wild flowers to seed, cutting of verges at different dates and cutting hedges only every second or third year.
 2. Responsible pet ownership should be encouraged to clear up dog waste in the village and on footpaths, and to discourage wildlife predation by cats.
 3. Planting of nectar-rich native flowers should be fostered to provide all-important food for honey, and bumble, bees. Cross-pollination of wild and garden species such as the Spanish v. native bluebell can occur. Gardeners could be made aware of this and encouraged to plant native varieties. They should also be encouraged to leave some uncultivated areas and to allow nettles to grow, for the benefit of, e.g. butterflies.
 4. Landowners should be requested to keep ditches clear to perform their proper function; becks/streams free-flowing and to maintain ponds as important sites for many species of plants, birds, animals and insects.
 5. The churchyard and cemetery could be important sites for wildlife. At present, both are underutilised for this purpose and could be much improved both visually and from a conservation point of view. The churchyard could be an important reserve for wild flowers rather than being regularly mown and uninteresting. Small trees such as crab apple would not only enhance the area but also provide food and shelter for insects and thus further up the food chain. Any

6.7 Community Aspirations For The Natural Environment

1. Hedges and hedge bottoms

planting should be sensitively carried out, but only after appropriate public consultation.

6. Planting of hedges should include a variety of native species to encourage wildlife diversity such as: hawthorn, wild rose, blackthorn, holly, crab apple, gooseberry, damson, and hazel.

7. There is general support in the community for additional car parking and affordable housing on appropriate open spaces in Osmotherley.



Garden with vegetables.

7. Future Development

7.1 Direction of Future Developments

- a) New housing development in the villages is likely to be limited but could include:
- new housing on infill sites (unlikely because of the National Park Authority's strict definition of an infill site – see above).
 - affordable housing on exception sites (see below).
 - conversion of commercial or agricultural premises to residential use (which the Parish Council will oppose – see above and below).
 - extensions and alterations to existing dwellings. the provision of a car park for visitors to relieve the pressure on parking for residents in the centre of the village.
- b) Any new development (whether residential or commercial) should be environmentally friendly and if possible adopt measures to reduce CO₂ emissions such as:
- Improved insulation
 - Use of sustainable materials
 - Use of renewable energy for heating
 - Micro-generation of electricity.

7.2 Affordable Housing and Local Housing Needs Survey

- a) In April 2008 the Hambleton Rural Housing Enabler discussed with Osmotherley Parish Council carrying out a survey to establish housing need in Osmotherley and its surrounding parishes. This was agreed and carried out by the Rural Housing Enabler.
- b) The Report published in May 2008 identified the need for affordable housing (both for rental and low cost home ownership) largely in the village of Osmotherley itself. The need identified was for housing solutions for 16 single persons, 3 couples and one family, all of which met the criteria.
- c) The Rural Housing Enabler commented that "There is clear support for an affordable housing scheme in Osmotherley."

7.3 Exception Sites

- a) The National Park Authority's Core Policy K would support the development of 100% affordable housing as an exception to normal policy on a site within and adjacent to the main built up area in Osmotherley where a need has been identified.
- b) Robust arrangements have to be demonstrated to ensure such units remain affordable to the local community in perpetuity.

7.4 Local Occupancy

- a) Local needs are also catered for by requiring a "local occupancy condition" on all newly-built or converted properties in the National Park. Such a condition restricts occupancy to those with a "local need" (see Core Policy J) e.g. to those residing now and for the past 5 years or more in the National Park living in unsuitable accommodation.
- b) Local occupancy conditions do not produce "affordable" housing (since the value of properties is only lowered by 15-20% of market value) but does help provide an opportunity to meet the housing needs of local people.

7.5 Commercial Development

- a) The National Park Authority has designated Osmotherley as a "Local Service

Village" in its Core Strategy. This means that Osmotherley should provide commercial services to the local community and the surrounding farms and villages on the west of the National Park.

- b) As previously discussed, the village has recently lost its full-time post office and several shops and businesses have closed.
- c) The provision of light industrial units or workshops is complicated by the recent government intention to charge full business rates on unoccupied commercial property. Suitable individual and workshop units of the type most suited to rural communities will therefore need to have tenants immediately available.

7.6 Community Aspirations

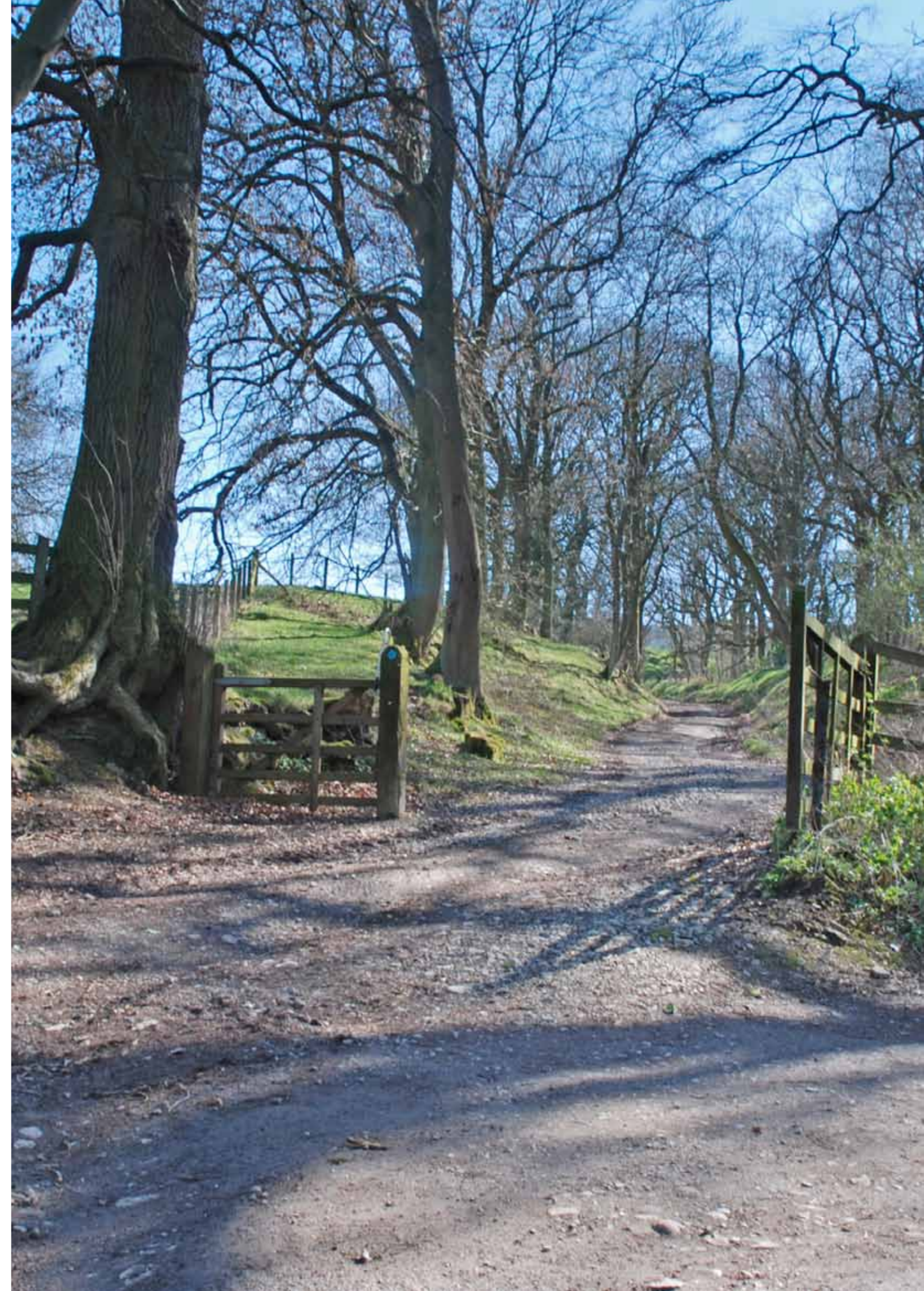
1. Try to help businesses that are having difficulties
2. Oppose the conversion of business premises to residential accommodation unless a convincing economic case is made
3. Encourage the establishment of new businesses such as an arts centre in the centre of the village
4. Support planning applications for new commercial developments in appropriate locations with sympathetic and ecological designs.
5. Provide car parking for visitors
6. Provide car parking for residents
7. Provide affordable housing on exception sites
8. Encourage micro-generation of electricity.



Important views and vistas (see maps)

8. Conclusion

- 8.1** A review of the villages of Thimbleby and Osmotherley indicates two very different types of village. While one has been preserved until recent times as an estate village, principally set aside to house workers at Thimbleby Hall and its farms; the other was primarily an industrial village. In recent decades this distinction has become blurred as Thimbleby has become owner-occupied and Osmotherley has steadily lost commercial premises.
- 8.2** A key element of this Village Design Statement aims at keeping the main characteristics of the villages: a quiet street of houses at Thimbleby and a thriving community in Osmotherley surrounded by the abundant local assets of the hills and moors. While new styles have been imported into both villages within the last few decades, the characteristics of both villages are derived from the use of local materials (especially stone), constructed unobtrusively in low buildings.
- 8.3** The aim of this Statement is to encourage good, sympathetic design and low carbon construction methods for new housing, for extensions to existing dwellings and for the conversion of existing buildings into different uses. Where possible the use of traditional materials, such as timber and stone is encouraged, whilst giving scope for the use of more modern high quality, low carbon contemporary (twenty first century) materials. At the same time there is a need to avoid the inhabitants of the villages feeling that they live in a "time-warp".
- 8.4** The protection of the local environment and the enhancement of the very diverse flora and fauna of the surrounding area are also important.
- 8.5** Osmotherley is a Local Service Village. The loss of services in the future should be resisted and the establishment of new businesses, the provision of employment and the provision of new services and amenities should be encouraged. Osmotherley and Thimbleby should remain vibrant communities and not simply become dormitory villages.
- 8.6** Energy efficiency in new developments, and the more efficient and sustainable use of existing and historic resources, along with the generation of electricity from renewable sources, will all become increasingly important in the future.





Important views and vistas (see maps)

Appendix A

RELEVANT POLICIES AND DOCUMENTS

- A.1 North York Moors Core Strategy and Development Policies Document (Adopted November 2008)
- a) Strategic Approach
 - Core Policy A – Delivering National Park Purposes and Sustainable Development
 - Core Policy B – Spatial Strategy
 - b) Protecting, Enhancing and Managing the Natural Environment
 - Core Policy D – Climate Change
 - c) Supporting the Rural Economy
 - Core Policy H – Rural Economy
 - Development Policy 10 – New Employment and Training Development
 - Development Policy 18 – Retail Development
 - d) Promoting Healthy and Sustainable Communities
 - Core Policy I – Community Facilities
 - Core Policy J – Housing
 - Core Policy K – Affordable Housing on Exception Sites
 - Development Policy 19 – Householder Development
 - e) Promoting Accessibility and Inclusion
 - Core Policy M – Accessibility and Inclusion
 - Development Policy 23 – New Development and Transport
 - Development Policy 24 – Transport Infrastructure
- A.2 Local Development Framework of the North York Moors National Park Authority:-
- a) Supplementary Planning Documents: Design Guides
 - Part 1. General Principles
 - Part 2. Extensions and Alterations
 - Part 3. Trees and Landscape
 - b) Renewable Energy Supplementary Planning Document
 - c) Housing Supplementary Planning Document

Appendix B

CONSERVATION AREAS

Extents and Purpose

- B.1 Osmotherley and Thimbleby include 'Conservation Areas' encompassing the historic cores of the villages. Conservation Areas are defined in legislation as areas "of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance".
- B.2 The extent of the Conservation Areas in both Osmotherley and Thimbleby is shown on the attached maps edged in green.
- B.3 In Osmotherley, the Conservation Area boundary runs to the south behind the primary school, crossing South End to include Back Lane to the east, continuing behind the rear boundaries of houses on North End up to Ruebury Lane and back down to include Grant Close and then follow the line of the pathway along the long plots behind West End to Cuddy Lane and back across the fields to the primary school. The area therefore includes most of the village's historic buildings but excludes more modern developments on the peripheries. It was designated in 1977. In Thimbleby, the Conservation Area encompasses the whole of the village but the area to the west of the main road is the responsibility of Hambleton District Council as Local Planning Authority. It was designated in 1986, and as a small, linear rural village with generously spaced houses it has a very different character from Osmotherley's tightly-packed terraced housing.
- B.4 The main effect of designation is that the local planning authority has a duty to ensure that development that takes place within the area 'preserves or enhances' its architectural and historic character. It is important to understand what the elements are that contribute to the area's distinctive character. Initiatives such as the production of a Village Design Statement, and in the future the production of a Conservation Area Appraisal, are important contributors towards a shared understanding of character, and should help applicants, consultees and planners to evaluate, comment on and make informed decisions on development proposals.

Article 4 Directive Effect on Conservation Area

- B.5 Most small changes such as alterations to windows, doors, roofing and walls have previously been classed as "permitted development" even in Conservation Areas and so have not in the past been controlled by the

planning authority. This has led to unsympathetic alterations, with small changes cumulatively eroding the justifications for Conservation Area status.

- B.6 Article 4 directions were introduced in Osmotherley and Thimbleby Conservation Areas in 2006, which means that certain external alterations now require planning permission. As a way of encouraging the reinstatement of such features where they have been lost in the past, the Authority has been able to offer Conservation Area enhancement grants towards the work.
- B.7 Examples of works in the Conservation Areas that now require planning permission because of the Article 4 directions, where the elevation faces on to a highway, waterway or important local space are:
- The demolition, alteration or construction of a chimney.
 - Any other changes to a roof e.g. changing pantiles to concrete tiles.
 - The construction of a porch or other extension.
 - The rendering or painting of previously non-rendered or unpainted elevations e.g. rendering brick or stone walls.
 - The alteration of guttering or rainwater goods and the installation of fascia boards e.g. changing cast iron to plastic.
 - Alterations to the appearance, style and method of opening of doors and windows e.g. changing sliding-sash windows to top-hung, changing timber windows/doors to plastic.
 - The erection, alteration or removal of a wall, fence or gate.
- B.8 Further information about Article 4 controls or proposed alterations to properties in Osmotherley and Thimbleby Conservation Areas is available from the Authority's Building Conservation Officer.

Appendix C

LISTED BUILDINGS IN OSMOTHERLEY, THIMBLEBY AND ELLERBECK

Local Listed Buildings

- C.1 The listed buildings in Osmotherley and Thimbleby are shown coloured yellow on the attached maps.
- C.2 "Listed buildings" are those structures that have been identified as being of special architectural or historic interest. The main criteria used are:
- Architectural interest: all buildings which are nationally important for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques, and significant plan forms
 - Historic interest: this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history
 - Close historical association with nationally important buildings or events
 - Group value, especially where buildings comprise an important architectural or historic unity or are a fine example of planning (such as squares, terraces and model villages)
- C.3 The older and rarer a structure is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840. After that date, the criteria become tighter with time, because of the much larger numbers which have survived, so that post-1945 buildings have to be exceptionally important to be listed.
- C.4 Listed buildings are graded to show their relative importance:
- Grade I buildings are those of exceptional interest
 - Grade II* are particularly important buildings of more than special interest
 - Grade II are of special interest, warranting every effort to preserve them.
- C.5 Osmotherley has 57 entries on the statutory list, ranging from the village pound (pinfold) on North End, recently listed as being probably 18th century; and structures such as the table tomb to Thomas Walker of 1789 in the churchyard; to Paradise Row in South End of 1823, typical of the humble early

stone terraced housing that characterises Osmotherley but is very uncommon elsewhere in the Park. Thimbleby has 13 list entries, which as well as the earlier village houses include the lodges, gate piers and dovecote to the Hall. For details of the list entries, please refer to the National Park Authority's website: www.moors.uk.net.

Alterations to Listed Buildings

- C.6 Listed Building consent is required for all alterations to listed buildings and their interiors irrespective of their grade. It is also required for alterations to any object or structure which lies within the grounds or 'curtilage' of a listed building and which was constructed before 1 July 1948. This would include garden walls, dovecotes and other such structures as well as buildings which are ancillary to the principal building.
- C.7 It is important to note that altering a listed building without consent is a criminal offence. It is important to get listed building consent before altering any Listed Building in any way which would affect its character, inside or out.
- C.8 Examples of work which may need consent include changing windows and doors, painting over brickwork or removing external surfaces, putting in dormer windows or rooflights, putting up satellite dishes and burglar alarms, changing roofing materials, moving or removing internal walls, making new doorways, and removing or altering fireplaces, panelling or staircases. Alterations can also include more subtle changes such as replacing traditional lime mortar or plaster with cement mortars, or replacing windows which contain distinctive handmade glass with flat and lifeless modern glass.

Appendix D

North York Moors Local Development Framework Osmotherley and Thimbleby Village Design Statement Draft Supplementary Planning Document

APPENDIX D PRE-PRODUCTION CONSULTATION STATEMENT

D.1 Introduction

- a) The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to prepare and publish a Consultation Statement alongside any draft Supplementary Planning Document which is being formally consulted on. This must describe how the local community and other stakeholders were involved in the development of the document.
- b) In August 2006, the National Park Authority adopted a Statement of Community Involvement which set out how people will be consulted on planning applications and policy documents including Supplementary Planning Documents (SPD).
- c) This Consultation Statement describes the involvement of the community, organisations and any statutory consultees in the preparation of the draft Osmotherley and Thimbleby Village Design Statement SPD to comply with the 2004 Regulations and the Statement of Community Involvement. It is being made available during the formal 6 week consultation period alongside the draft Osmotherley and Thimbleby Village Design Statement SPD and the Sustainability Appraisal.

D.2 Parish Plan 2004-2007 and Community Background to the VDS.

- a) The Osmotherley Area Parish Council (which covers the parishes of Osmotherley and Thimbleby) decided in 2004 to prepare a Parish Plan. This was discussed at a public meeting called by the Parish Council in September 2004 and a Parish Plan Steering Group was set up with five Working Groups covering:
 - The Natural Environment
 - The Built Environment
 - Traffic and Parking
 - Business and Transport

- Amenities and Services

- b) The Parish Plan Steering Group prepared, with the assistance of the five Working Groups, a detailed questionnaire which was circulated to all households in the area covered by the Parish Plan (basically Osmotherley and Thimbleby) and the surrounding area and also a shorter version was made available to visitors to the area, young persons over 10 and other interested parties, for their comments. The response rate from residents was over 50%. The responses were then analysed in detail and passed to the Working Groups to form the basis for the draft Parish Plan. Public Consultations (in the form of coffee mornings in the Village Hall) were held on a regular basis to obtain views and comments from residents.
- c) The Osmotherley Area Parish Plan comprises two documents: a “glossy” summary which sets out the main issues and recommendations, and a detailed Fact Book which sets out the Questionnaire, the responses to the Questionnaire, and the detailed recommendations.
- d) The Parish Council accepted the Parish Plan in its entirety and adopted its recommendations. The Parish Plan itself (dated December 2006) was printed in January 2007 and copies of the “glossy” summary sent to all households and all consultees (the National Park Authority, North Yorkshire County Council, Hambleton District Council etc). Electronic copies of the Parish Plan and the Fact Book are available and may be downloaded from the Parish Council website: www.hambleton.gov.uk/osmotherley
- e) One of the main recommendations of the Parish Plan was the preparation of a Village Design Statement for Osmotherley and Thimbleby.

D.3 Drafting of VDS 2007 to 2009

- a) Another recommendation from the Parish Plan was the publication of a newsletter (“The Osmotherley Messenger”) to circulate news and matters of interest to all residents on a monthly basis. The Messenger started with its first publication in April 2007 and advertised the setting up of a Village Design Group to prepare the Village Design Statement. This was discussed at the Annual Parish Assembly in May 2007 and the Village Design Group (VDG) was formed with a Parish Councillor in the Chair and other interested parties. Many members from the Built Environment Working Group joined the Village Design Group and others join as and when necessary. The VDG publicises articles and updates periodically in the Messenger and makes it clear that interested persons are welcome to join at any time.
- b) The VDG also held an open meeting one evening on 8th June 2007 when five teams were formed and sent to various parts of the area to photograph

important buildings and views and then reported back to the VDG with their findings. Many of the photographs taken then have been included in this VDS.

- c) The VDG has had constant contact with the National Park Authority and one or two officers usually attended its meetings to give help and guidance. Periodically the VDG has sought advice from and consulted with, Hambleton District Council (on several matters including e.g. street lighting) and North Yorkshire County Council (largely on highways matters).

D.4 Feedback on 2009 Drafts of VDS:

- a) The VDG produced the first draft of the Village Design Statement (VDS) and it was submitted to the Parish Council for preliminary approval in June 2009. It was also submitted to the various working groups set up under the Parish Plan process e.g. the Business Group, the Traffic and Parking Group and the Natural Environment Group. The comments of the various groups and the Parish Council were mainly on matters of detail. However, the Business Group and the Parish Council as a whole felt that the tone of the VDS was too negative and it should be modified to reflect the many positive recent developments in the villages.

- b) Once the VDG had incorporated those suggestions in the VDS, a draft black and white photocopied version was sent to all households with the October issue of the Messenger in the area covered by the VDS. Comments were requested either in writing or at an open public meeting. The public meeting was organised by the VDG, was advertised in the Messenger and on notice boards in the villages, and took place on 7th November 2009 in the village hall.

- c) Approximately 50 residents attended the public meeting. The comments from the public meeting, written responses and email messages were all collated and printed by the VDG.

- d) The VDG also received preliminary comments from the National Park Authority. It became clear to the VDG that these comments fell into groups:

- Comments about planning matters that fell strictly within the scope of the VDS
- Comments about matters that might be considered as “community aspirations” (e.g. about wildlife and parking), which although of great interest to the villages were to be adopted as a supplementary planning document.

D.5 How the issues on 2009 Draft were dealt with:

- a) The editing group of the VDG revised the VDS to make it clear which of its recommendations amounted to planning “guidance” and which recommendations were “community aspirations” (similar to the Parish Plan recommendations).
- b) Every one of the comments was considered at a special meeting of the VDG in

November 2009. Most of the matters raised were suggestions that have been covered in the new “community aspirations” sections of the document. These will be noted by the Parish Council and taken into account by them in future policy discussions.

- c) Some of the comments could not be acted upon as they contradicted each other. For example:
- Whether or not to have planting in the churchyard or cemetery to encourage wildlife.
 - Whether or not to switch street lighting off at night and if so when and where.
- d) All planning matters raised have been carefully considered by the VDG and where possible the draft VDS has been altered.
- e) Facts and errors in the text were corrected where these had been pointed out.
- f) Other concerns covered points of view or opinions, such as anticipated effects from Global Warming. The VDG decided how or whether to adapt the opinions.
- g) Once the VDG has considered and incorporated the comments in a revised March 2010 draft (and that has been approved by the Parish Council), it will then be submitted by NYMNPA to all the relevant consultees for statutory consultation.

D.6 Formal consultation in 2010-

- a) Formal consultation was carried out by the National Park, as detailed in its statement of consultation which accompanied its submission to the Planning Committee in February 2011.
- b) When its consultation exercise was completed, the VDG revised the VDS to take account of comments received, and had it approved by the Parish Council.
- c) The National Park adopted the Guidelines in the VDS as a Supplementary Planning Document at the Planning Committee Meeting in February 2011.
- d) Then, following approval, the VDC made final amendments to the VDS and arranged for the printing of the “glossy” version.

Appendix E

COLLAPSES IN VILLAGE OUTBUILDINGS

E.1 Symptoms of Eaves Spread

- a) In the Osmotherley and Thimbleby areas, a very common cause of distress in buildings with traditional roof construction is associated with eaves spread. This is caused by the roof rafters moving down the slope and spreading outwards in the manner of a partially open book placed face down on a table. In a building, it has the following characteristics:
1. Sagging in the ridge of the roof or separation of the rafters from the ridge member.
 2. Deflection (sagging) in the horizontal purlins down the line of the roof on the sides of the roof.
 3. Outward movement in the front or rear walls.
 4. Cracking in the gable walls or cross walls where they support purlins.
 5. Failure of roof trusses, particularly at the eaves joint with the tie beam.
 6. Opening up of gaps in the covering to allow water penetration.
- b) Roofs have unfortunately often been repaired or re-tiled without addressing the underlying structural problems. Re-pointing of cracks in the gables will open again unless the structural cause is checked. Unlike other forms of distress like settlement, eaves spread is unlikely to stop until the roof or one of the walls collapses. Current heavy and prolonged snowfalls are now causing collapses in barn roofs and walls that have stood for centuries.

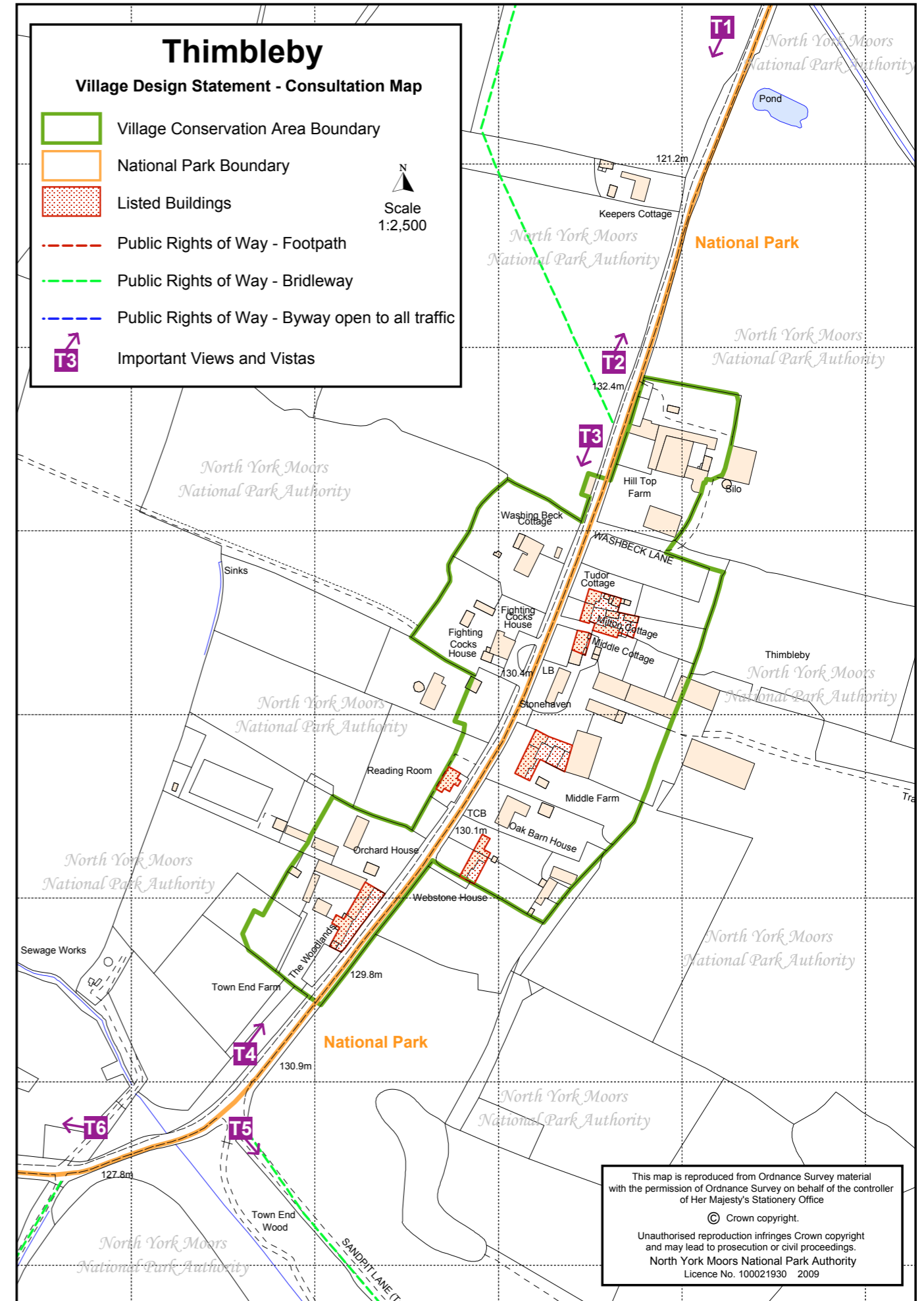
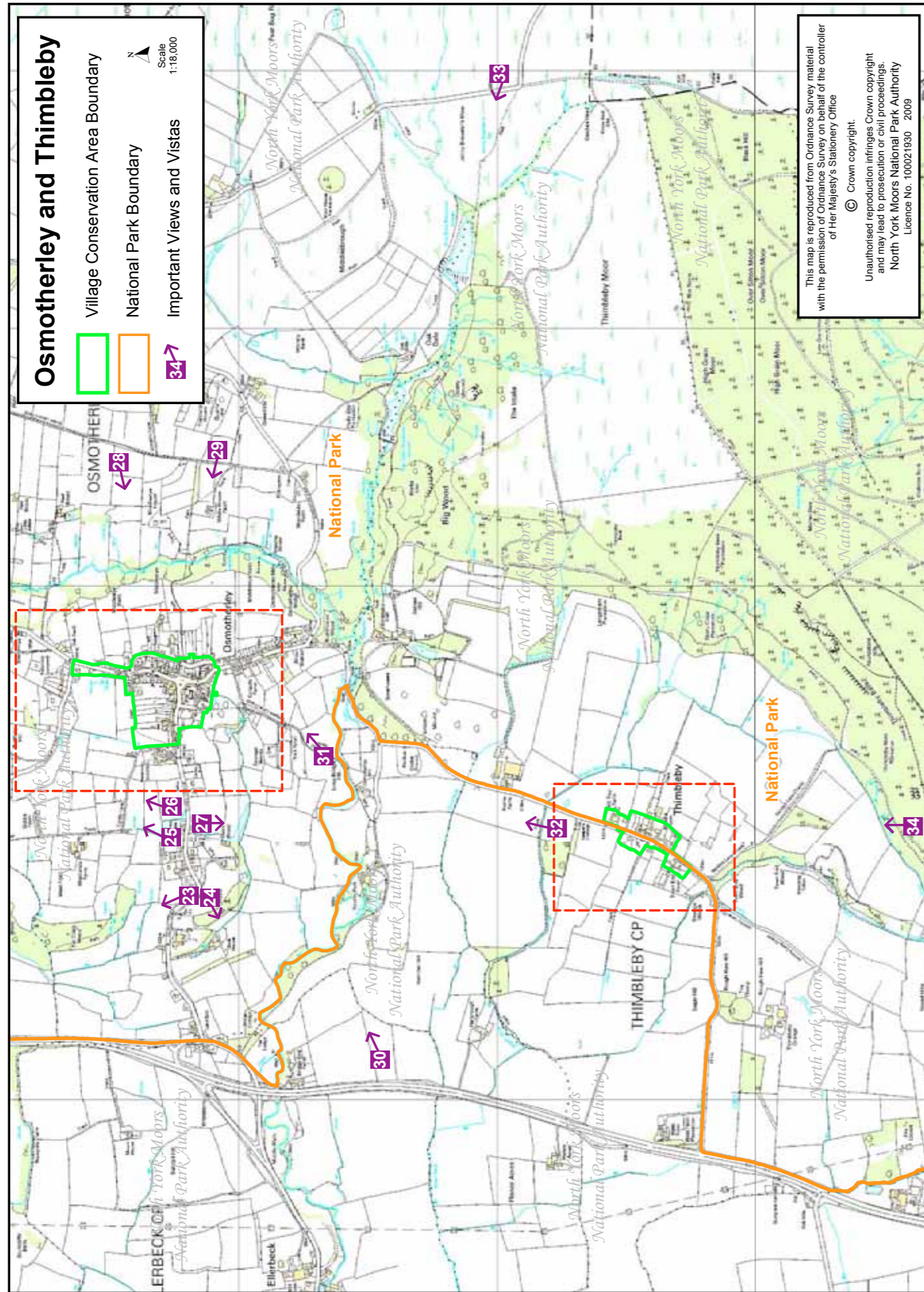
E.2 Prevention Measures

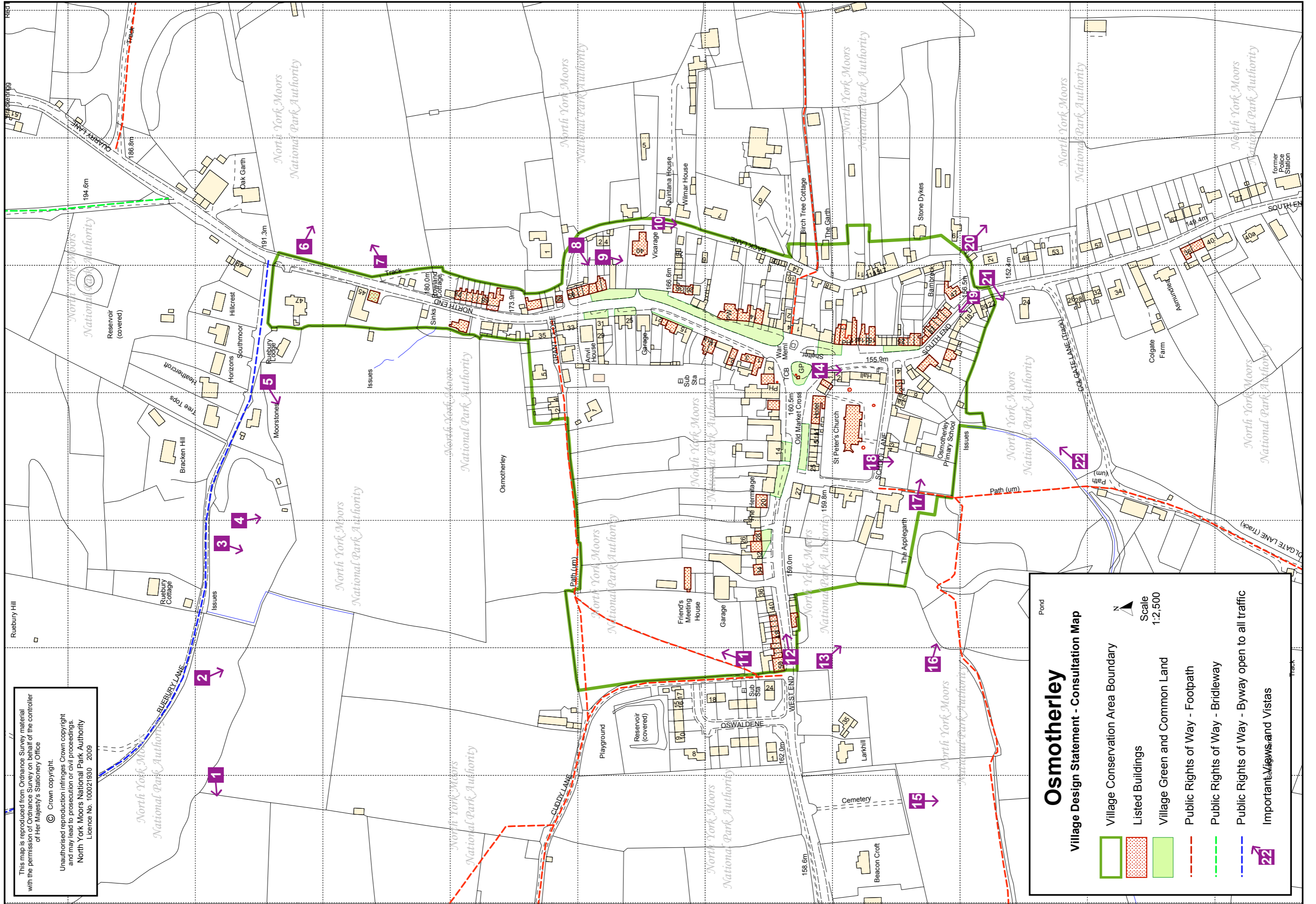
- a) The traditional method to stop eaves spread used tie bars with patress plates on the front and rear walls. However as the forces involved are similar to the weight of the roof, such a technique does not always work. It is better to prevent the forces acting on the walls by strengthening the roof.
- b) There are two main methods to prolong the life of buildings with eaves spread. The terms are explained in more detail above.
- Install a structural ridge beam so that the common rafters can hang from the ridge beam rather than push off the side walls. How the ridge beams are supported depends on the building.

- Install ties between each pair of opposing rafters. These ties can be simple joists fixed at each end and can be used to create a new loft or can be left exposed for an open roof.
- c) With houses, there is an incentive to sort out the problem before a sale is disrupted by an unfavourable survey inspection. With outhouses however, cracks and leaning walls can often go unchecked until reconstruction of much of the historic walls and roof is inevitable.



Important views and vistas (see maps)



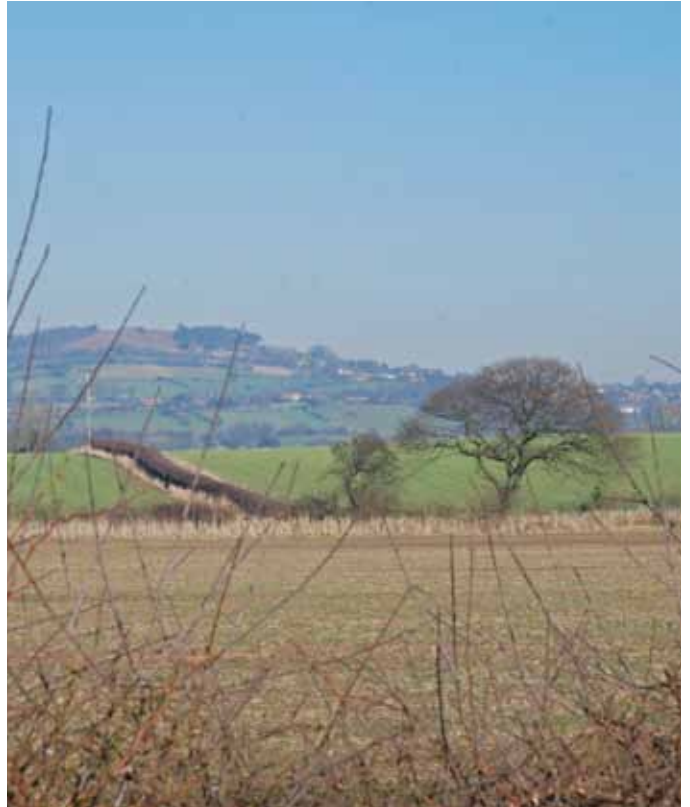


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Osmotherley
 Village Design Statement - Consultation Map

Scale 1:2,500

- Village Conservation Area Boundary
- Listed Buildings
- Village Green and Common Land
- Public Rights of Way - Footpath
- Public Rights of Way - Bridleway
- Public Rights of Way - Byway open to all traffic
- Important Views and Vistas



This Village Design Statement describes the distinctive character and surroundings of Osmotherley and Thimbleby that are valued by the local community. It includes historical, architectural and environmental information about the villages and presents guidelines for future development based on an understanding of their past and present.