

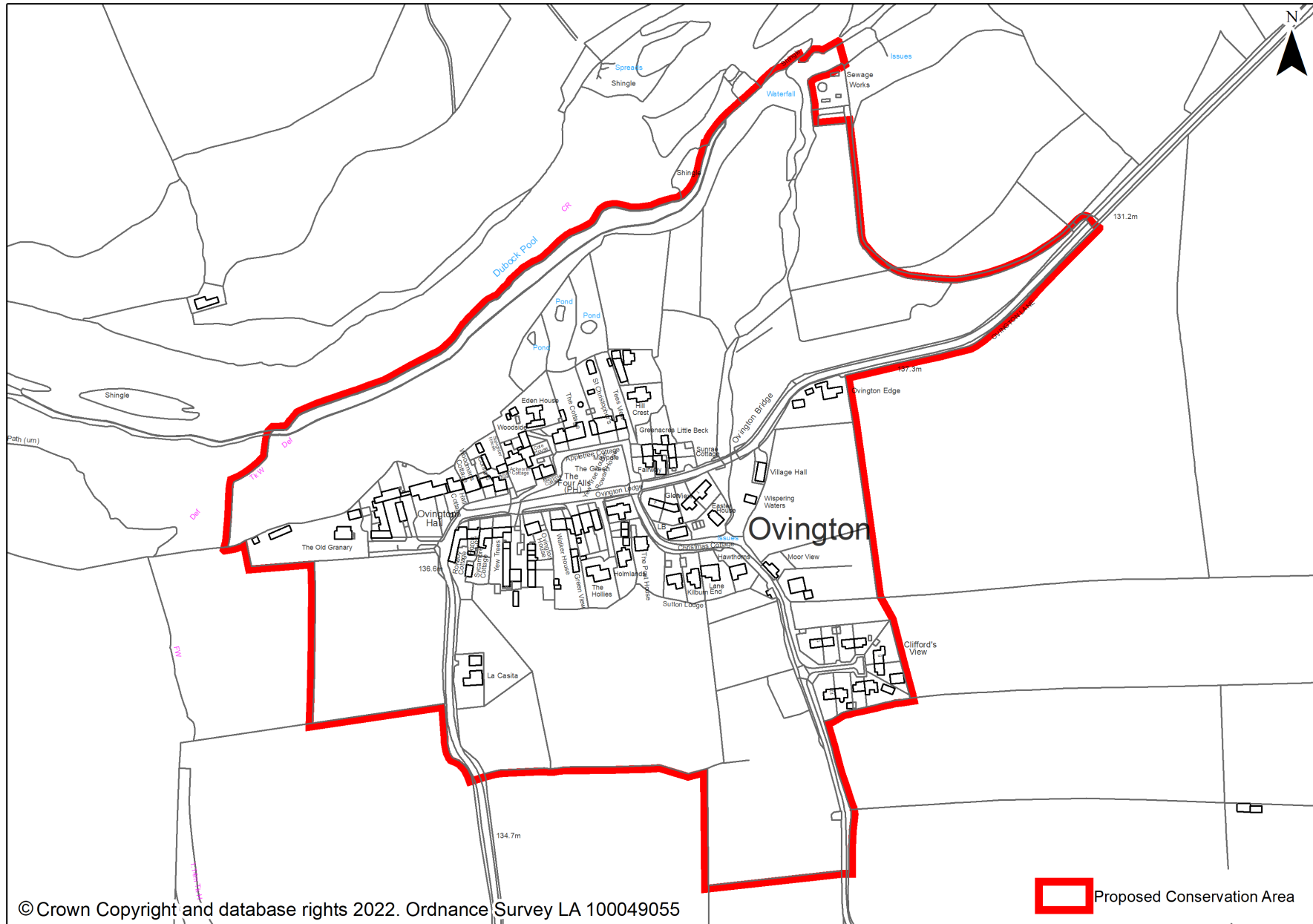


Ovington  
DRAFT  
June 2022

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Map 1 Proposed Conservation Area Boundary



Map 2 Conservation Area Location

## SECTION ONE

### 1. Introduction and Overview

This document is a draft conservation area character appraisal (CACA) for the village of Ovington, Durham. The CACA has been produced following public consultation undertaken by Ovington Parish Council and Durham County Council which shows that the majority of the residents in Ovington who responded to the consultation consider the village should be a designated conservation area.

This draft CACA has been produced for public consultation and feedback that is to be taken into account when producing the final document. This will then form a material consideration in the determination of any future planning applications in the village.

A special mention of thanks is offered to Ovington Parish Council, particularly Parish Councillor Shaun Hanson, and local resident Ashley Bye, whose research and time have been invaluable in the preparation of the draft character appraisal.

### 2. Planning Context

#### Public Consultation

Public consultation is an integral part of the appraisal process. This draft document is intended to support an extensive programme of consultation with the public and other

interested parties. Comments and contributions received as a result of this consultation process will be taken onto account in the production of the final document.

#### Planning Legislation and Policy Context

A conservation area is defined in the 1967 Civic Amenities Act as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. It is not the purpose of a conservation area to prevent development, but to manage change in a positive and proactive way that benefits current and future generations.

Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated conservation areas. There is a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to Durham County Council 6 weeks before starting any works to prune or fell a tree in a conservation area.

The primary legislation governing Listed Buildings and Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This legislation includes certain statutory duties which the County Council as Local Planning Authority must uphold. Section 6g(1) of this Act requires Local

Planning Authorities to designate any areas which they consider to be of special architectural or historic interest as conservation areas, and under Section 69(2) to review such designations from time to time.

The Council has a further duty under Section 71(1) to formulate and prepare proposals for the preservation and enhancement of its conservation areas from time to time.

When assessing applications for development, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation areas under Section 72(1) of the Act. This does not mean that development will necessarily be opposed, only that it should not be detrimental to the special interest of the wider conservation area.

Specific guidance relating to development within conservation areas is set down under Policy 44 of the County Durham Plan (2021). Further guidance can be found within the National Planning Policy Framework (2021) and relevant its accompanying planning practice guidance. Section 16 of the NPPF relates to the historic environment and paragraphs 191, 206 and 207 relate specifically to conservation areas.

## Conservation Area Character Appraisals

The CACA represents the first phase of a dynamic process aimed at the conservation and enhancement of the conservation area. It is an assessment of those features and qualities that make an individual conservation area special and add to its distinctive character and sense of place. Every area is different, derived from its topography, historic development, land uses and features such as street plans, hedges, trees, individual buildings and groups of buildings, architectural details and materials, public spaces, open spaces and landscaping, and the relationships between all of these.

This appraisal raises awareness and appreciation of Ovington's special character, whilst also providing a consistent and evidential basis on which to determine planning applications affecting the conservation area.

The appraisal also seeks to identify any factors which detract from the conservation area's special qualities, and to present outline proposals for improvements which could lead to the preservation or enhancement of those qualities.

This appraisal discusses a wide range of structures and features within Ovington which define its 'special interest' and add to its significance, but no appraisal can ever be entirely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest or adds no value to the character of the area.

## Article 4

As part of the conservation area designation process the consideration over whether to include an Article 4 Direction has been undertaken. An Article 4 Direction limits the works that can be carried out to dwellings without needing planning permission from the Council. In this instance the adoption of an Article 4 Direction alongside the final version of the conservation area character appraisal is proposed.

## Other Designations

The village and surrounding land are washed over by an Area of Higher Landscape Value (AHLV) designation as identified in the 2020 County Durham Plan (CDP). In this area particular attention is required to preserve the landscape qualities.

Many trees in the Conservation Area are protected by Tree Preservation Orders (TPO's), requiring consent to be obtained for pruning or felling. Failure to obtain the necessary consent is an offence. To the north of the village is Wycliffe Woods, an area designated as Ancient Woodland in the CDP.

The draft CACA also identifies any non-designated heritage assets (NDHA) within the proposed conservation area boundary. NPPG states that NDHA's are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance, meriting consideration in planning decisions but

which do not meet the criteria for designated heritage assets. A number of NDHA's in Ovington are identified as part of the CACA, and a full list is included in Appendix 2.

## 3. Summary of Special Interest

Amongst the elements that make the village a special place with a character that is worth preserving is the village green with historic maypole and the buildings, the relationships between them and the inter relationship between the village and the surrounding countryside.

The following factors contribute to the special interest of the Ovington Conservation Area:

- 9 grade II listed buildings including Ovington Edge, Ovington Bridge, Maypole on Village Green, Ovington House, Outbuilding And Old Smithy To East Of Ovington Hall, Walls, Outbuilding And Railings To South Of Ovington Hall, Ovington Hall and adjacent Cottage, Farmbuilding Range To West Of Ovington Hall and Cartshed/Granary South-West Of Ovington Hall (see Appendix 1 for full list);
- 33 notable unlisted buildings of architectural and historic significance within the conservation area (see Appendix 2 for full list);

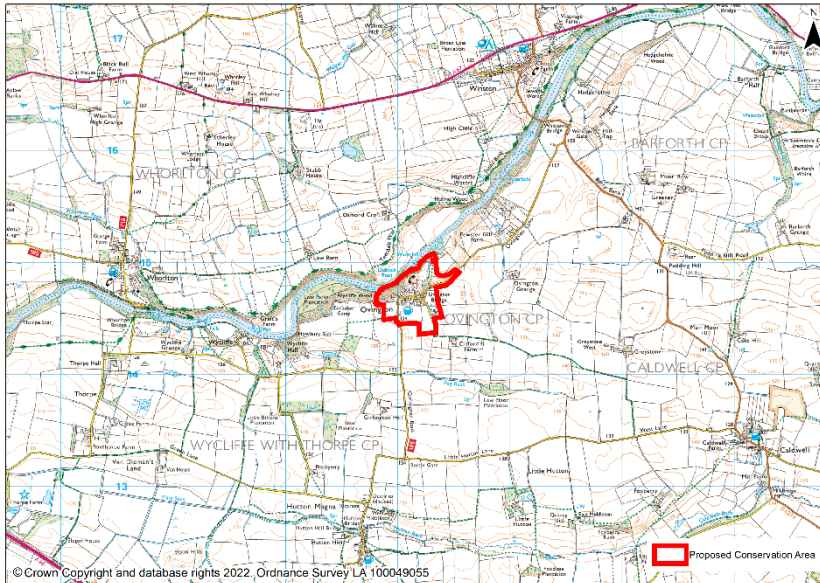
- Historic linear development of the core of the village around the village green, relatively unchanged from the mid-19<sup>th</sup> century;
- Attractive cottages in local stone, some with stone slates and others with red pantiles and chimneys;
- Open scenic landscape surrounding the historic core of the village, which nestles in the valley with Wycliffe Wood to the north leading down to the River Tees, and a valley with Little Beck to the east.
- The entire village is washed over by an Area of High Landscape Value designation, and the Wycliffe Wood Ancient Woodland to the north;
- Predominantly residential character with the exception of a small village hall and the Four Alls public house; and
- The listed buildings of Ovington Edge and Ovington Hall along with the ancillary buildings of the former cartshed/granary and former farmbuilding bookend the boundaries of the village to the east and west.

## 4. Location and Boundary Description

Ovington is a village located in the south of Durham, located (between Barnard Castle, approximately 7.2km to the west and Darlington, approximately 14km to the east.

The conservation area boundary encompasses the historic core of the village, including the village green which features a maypole. It includes all buildings located along Ovington Lane and Girlington Beck, the main route through the village, as well as the unnamed road known locally as Clifford's Lane which runs south of Ovington Lane and leads to Clifford's Farm. The conservation area boundary also includes the 1950's Council built cul-de-sac development known as Clifford's View.





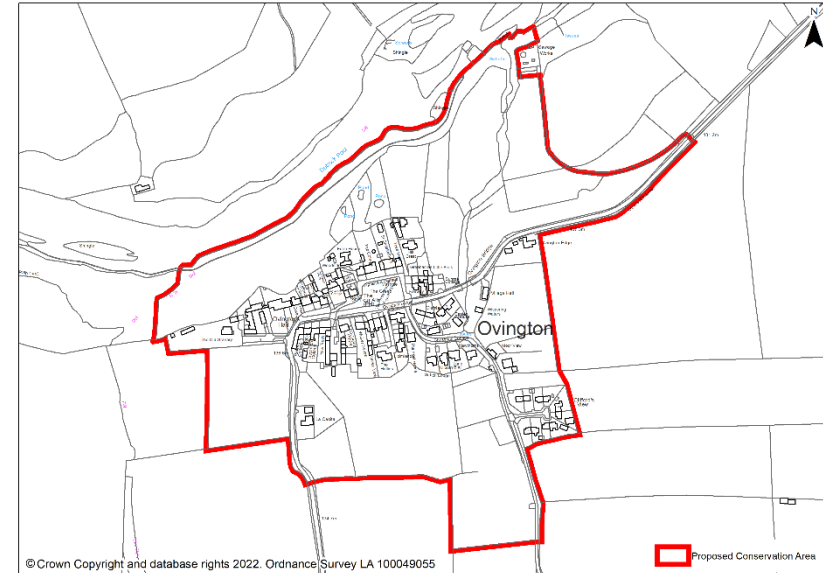
Map 3 OS of proposed boundary

### Proposed Parish Council Boundary

The Parish Council has submitted a proposed boundary for the conservation area, shown in Map 3.

The boundary encompasses open spaces important to the historic setting of Ovington, including 'Wycliffe Wood' (ancient woodland), the slope of open countryside to the east of the village which leads to the valley with the Little Beck watercourse, and areas of agricultural land which include evidence of medieval rigg and furrow cultivation.

Further discussion on the amendments suggested to the boundary of the proposed conservation area is included within this character appraisal document in subsequent sections.



Map 4 Ovington Parish Council Proposed Conservation Area Boundary

## 5. Landscape, Topography and Setting

### Landscape and Topography

Ovington is situated within the Lowland Vale broad character type. This is a broad scale landscape in which the high ground of the coalfield to the north, and the Yorkshire Dales to the south, form strong middle distance horizons. The topography is gently rolling or gently undulating with occasional flats.

Agricultural land use is mixed, with a mosaic of pasture and arable in some areas.

Field patterns are semi-regular, most dating from the enclosure of the common fields of villages in the 1600s. Field systems are heavily fragmented in places by amalgamation into large arable fields, with field boundaries generally low hawthorn hedges. There are small areas of more regular 'surveyor enclosed' field systems dating from the enclosure of manorial estates in the 18<sup>th</sup> century.

Tree cover is variable with scattered hedgerow ash, oak and sycamore typical of arable farms and more abundant hedgerow trees in areas of mixed or pastoral farming. The landscape is generally sparsely wooded with occasional small broadleaved woodlands and a single example of a larger ancient oak wood.

There are several heavily wooded areas of old parkland and estate farmland where parkland features such as mature field trees, avenues and park walls are found. The landscape has a long history of settlement and a nucleated pattern of small green villages, most of Saxon or later medieval origins. Between the villages lie scattered farms. Villages are connected by a network of narrow hedged lanes. There are occasional very small, abandoned limestone and sandstone quarries worked in the past for building stone and lime.

Locally the high incidence of hedgerow trees creates a degree of enclosure and an intimacy of scale. Hedgerow trees are often important skyline features and help articulate and define space.

To the north of the village are dene pastures, lowland woods, denes and bluffs following the course of the river. Wycliffe Wood bounding the edge of the village to the north east is an area of ancient woodland linking into the Low Parks Plantation beyond which is floodplain farmland.

### Setting

The setting of Ovington is derived from its well-contained position within the landscape, situated with Wycliffe Wood to the north, the steeply sloping topography immediately east of the village which leads to the valley with the Little Beck watercourse, and open pasture and agricultural land to the south.

Views across the landscape are visible from the village edge towards the Yorkshire Dales. Ovington is a tranquil and compact village which is rural in character. The approach to Ovington from the accesses from the east, south and west are lined with trees and hedges, as such the village is almost invisible until entering its settlement limit.

## 6. Historical Summary and Development

### Prehistoric and Roman

Little information is known about the role of Ovington in the Prehistoric and Roman periods. The lack of information relates to little research in the area as opposed to a complete absence. 500m west of the village is Cockshott Camp (a probable Iron Age Fort).

In the garden of The Cottage is a surviving quern stone, a tool dating from the Neolithic period for hand-grinding of grain into flour.

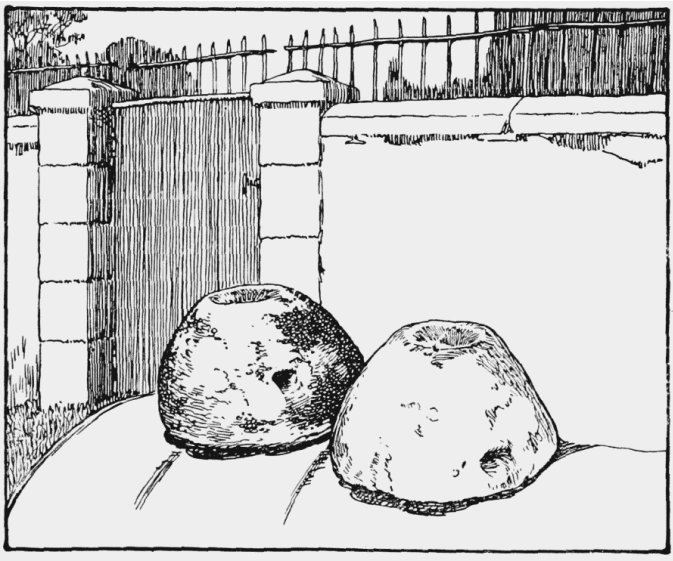


Image 1 Quern stones in Ovington (Victoria County History, 1914).

### Medieval period (1066 to 1540)

As a place, Ovington dates back at least 10 centuries since it is mentioned in the Domesday Book as part of the lands of Count Alan of Brittany (named Ulvington), with households comprising '16 villagers. 3 freemen. 6 smallholders. 1 men'.

Land at Ovington is noted as belonging to Count Alan's manor of Gilling in 1086 (Victoria County History, 1914). Place Name evidence suggests the name Ovington means "farm or settlement connected with Wulfa". Scolland, lord of Bedale in the early 12th century gave the great tithes of his demesnes here to the Priory of St. Martin at Richmond. His successors the Fitz Alans, Greys and Stapletons were afterwards mesne lords of Ovington (Victoria County History, 1914).

In the early 13<sup>th</sup> century it is noted Sir Walter Bisset (Lord of Aboyne) held Ovington in demesne of the lords of Bedale (Victoria County History, 1914). The Bisset family (originally an Anglo-Norman name of DeByset), came to Scotland from England with William the Lion when he was released from prison before Christmas in 1174 (Patrick's People, 2022).

As William was travelling north he collected various Anglo-Norman knights to serve him in Scotland, among these were Bissets, Balliols, Bruces and others (The Chiefs of Grant. Vol, i. P, 5).

The Bisset family that travelled north settled in two branches, one in the province of Moray, and the other in Berwickshire

(Electric Scotland, undated). They were closely associated with the Scottish kings and played a vital role at Court.

Walter Bisset was preceptory of the Knights Templar which was established at Maryculter in 1225 (The Castles of Scotland, undated). In 1242 Walter Bisset was accused of the murder of Patrick, sixth earl of Athol, at Haddington. The earl had previously beaten Walter in a tournament and was murdered when his lodgings were set on fire (Patrick's People, 2022).

At the time of the assassination Walter Bisset had been entertaining the King and Queen at his castle in Aboyne, however he was accused of inciting his followers to carry out the murder. The Scottish nobility, headed by Patrick, Earl of March, demanded Bisset's life. Bisset fled to Alexander II for protection but later left the country and ended up in England. Sir Walter's land holdings were forfeited when he fled Scotland (Victoria County History, 1914).

Walter Bisset then proceeded to incite Henry III to take up arms against the Scottish king, which led to the treaty of Newcastle on the 13th of August 1244 (Electric Scotland, undated). In 1316 it was coupled in the return with Wycliffe, and the lords of Wycliffe were granted ownership of the village (Victoria County History, 1914).

### The post-medieval period (1541 to 1899)

The oldest surviving properties are Ovington Hall on the western side of the village and Ovington Edge on the east

(both grade II listed). They date from around the 17th century (possibly earlier) and were closely linked with the farming of adjacent land.

In 1809 Ovington Hall is shown as within an enclosed curtilage to the remainder of the village with ancillary buildings and plantation. In 1839 the tithe map shows that Ovington Hall has undergone some alterations to the main building and the ancillary buildings within its curtilage have been altered. The grade II listed cartshed/granary is shown on the 1839 map. The landowner of Ovington Hall and the adjacent agricultural buildings is noted as Sir Thomas Aston Clifford Constable Baronet and the occupier of Ovington Hall was Cuthbert Watson, land agent of Ovington.

The complex of farm buildings associated with Ovington Hall and are also grade II listed (these were converted into dwellings in the 1990's along with the grade II listed cartshed/granary and are now known as Ovington Hall Court).

Ovington House is grade II listed and dates from the late 18<sup>th</sup> century or early 19<sup>th</sup> century. The house was built as a farmhouse and the surrounding land south of the village (to the rear of the house) is still in agricultural use by the owner. The 1839 tithe map shows that the landholding is comprised of a house, stable and gardens and was owned and occupied by George Holbron, a yeoman.

The historic core of the village centres around the traditional village green with its historic maypole (also grade II listed). The maypole that currently stands on the village green is not the original, however a maypole has stood on the village green since approximately 1757 (Teesdale Mercury, 1897) and is a key part of the village's history.

An anecdote handed down from a lady born in Ovington Edge in 1750 recounts that when the first maypole was erected it was claimed and removed by the people of Hutton Magna, only to be reclaimed the following evening. Ovingtonians christened the pole "Admiral Byng" – for what precise reason is unknown. It's possible this name is related to the John Byng who lived in the village from 1704 until 1757, when he was executed for neglect of duty. An alternative version of the story tells that the residents of Ovington stole the maypole from Hutton Magna. Whilst it's not evident whether the story is true, it is an interesting piece of local folklore that contributes to the intangible heritage of the village and its maypole.

The maypole in Ovington has been replaced a number of times due to damage or decay, and it is the only listed asset within the village that does not contain any original fabric and is significant for its historic and communal interest. A more detailed summary of the history of the Ovington maypole is located in Appendix 5.

A historic map of the village dated 1809 (the first map available of the village) shows few buildings within the settlement. The

settlement pattern is linear from east to west and buildings have a long, rear curtilage for crop cultivation.

During the mid-1800's the village expanded organically between Ovington Hall and Ovington Edge, centred around agricultural and other rural enterprises. This expansion of the village during the mid-1800's is evident on the 1839 tithe map. The map shows new dwellings and buildings in a linear form along Ovington Lane, as well as the construction of larger buildings to the north of the green. The buildings constructed during the 19th century were generally of semi-coursed rubble sandstone sourced from the River Tees and were generally comprised of single storey cottages.

The 1839 tithe map shows that there was a carpenter's shop where Tees View is currently located, and a cottage, garden and shop on the east of the village green.

The map also shows the Four Alls Public House and a brewery, a key building within the proposed conservation area. The earliest photograph of the Four Alls dates from the late 19<sup>th</sup> century and shows the full extent of the building, which has two doors and 8/8 sash windows. Originally the Four Alls was comprised of a single storey section with a two storey section adjoining. The 1935 Wycliffe estates sales brochure notes the Four Alls as an existing licenced inn with 6 bedrooms (4 with fireplaces) upstairs and an attic.

The Four Alls' signage that explains the origins of its name is located on the principal elevation of the pub. The signage in the Wycliffe 1935 sales brochure stated: "I rule for all, I fight for all, I pray for all and I pay for all". The current signage states: "I govern all, I pray for all, I fight for all and I pay for all" and depicts Queen Victoria, a priest, a soldier and a farmer.

Whilst it is evident that the signage on the pub has been changed since its original installation, the current signage reflects its historic branding and is of heritage interest in its own right.



*Image 2 Four Alls Public House circa late 1800's*

The 1839 tithe map shows a malt kiln and stable adjacent to Ovington House on the western boundary. The building is shown as a narrow building orientated north-south. The 1839 tithe details also show that Thomas Deacon is the occupier of

the malt kiln and the public house (Four Alls). On the 1856 OS map the malt kiln is described as a brewery.

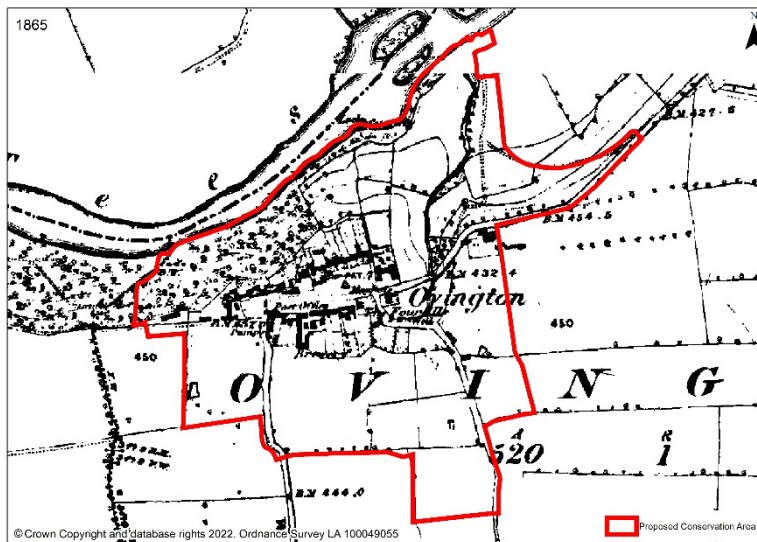
The original structures of the brewery are currently in agricultural use by the owner of Ovington House, and the form of the buildings is still apparent on plan view. There is an existing stone built cellar under the garden Sycamore Cottage. The alcoves of the cellar are barrel vaulted and constructed of brick and stone, with stone flags and three alcoves.



*Image 3 Former brewery cellar*

The village has links with notable historical figures, in the 1839 tithe details James Raine, founder of the Surtees society, occupied the site now known as The Cottage on the north side of the village green.

By 1856 the cottage, garden and shop on the east of the green had been demolished to make way for the Wycliffe Estates building. In this building tenants paid their rents to the estate. There is a post office noted on the 1856 OS map, located towards the western end of the village.

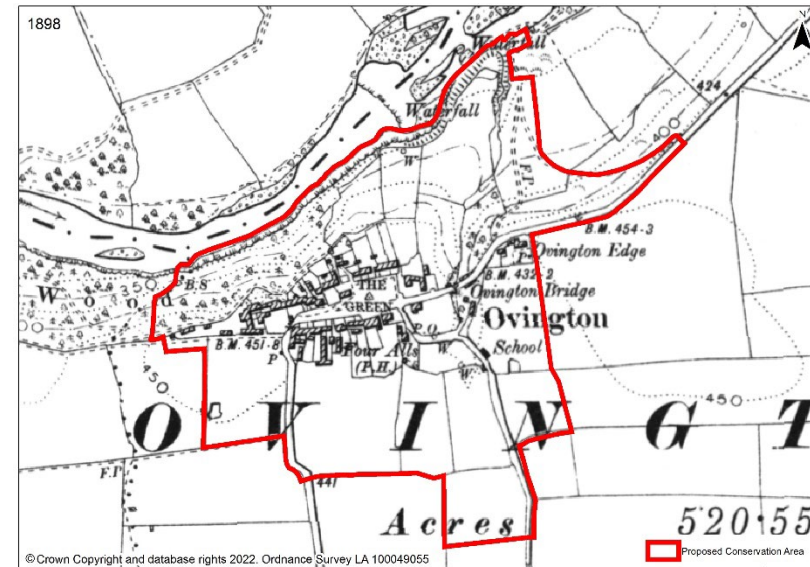


Map 5 1856 OS Map

Another change which took place in the mid-19<sup>th</sup> century was the construction of Ovington Bridge, which has a date stone of 1841. The construction of Ovington Bridge, which is grade II listed, changed the historic approach to the village from the east and can be seen on the first OS map in 1856.

By 1898 there were limited changes to the form of Ovington, remaining almost as per the 1856 OS map. The building

located to the south-east of the village is denoted as a school on this version of the OS map. The building is shown on the 1839 tithe map but is not annotated, however it is highly likely the school was in operation from the early 19<sup>th</sup> century.

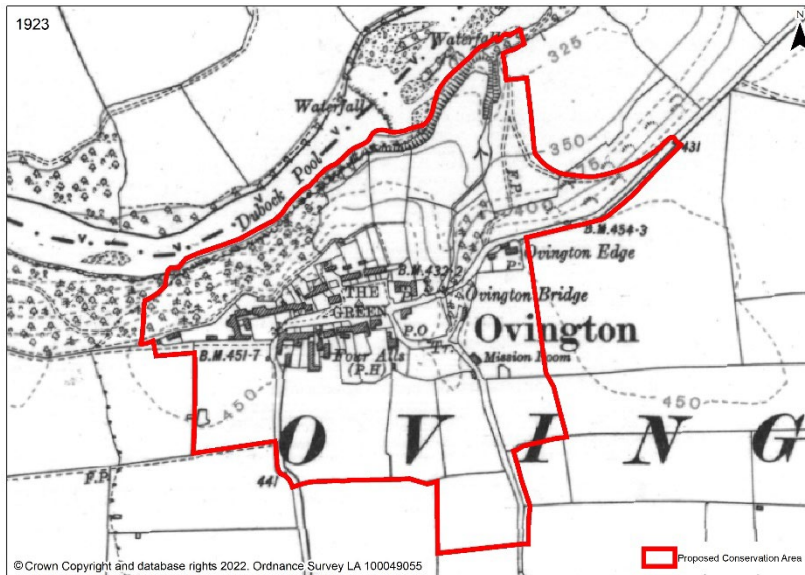


Map 6 1898 OS Map

In 1898 the building known as the former Post House is shown on the map, in a building which is also present on the 1839 tithe map. It is possible this was a cottage and garden (as indicated in 1839) and then post office facilities were relocated to this building from its location in the west of the village (indicated on the 1856 OS map) as the population of the village continued to grow.

### The modern period (1900 to present)

In 1923 there was relatively little change to the form of Ovington. This map shows that the building formerly titled as the village school had been changed into a mission room and the post office has been relocated to the east of the village.



Map 7 1923 OS Map

In 1935 Wycliffe Estates sold the majority of plots within the village. Despite the sale of the buildings within the village, its layout remained relatively unchanged until the 1940's/50's, when an existing building was demolished to make way for the Glen View terraced development (built by POW labour). During this time the Clifford's View estate and the village hall were also constructed.

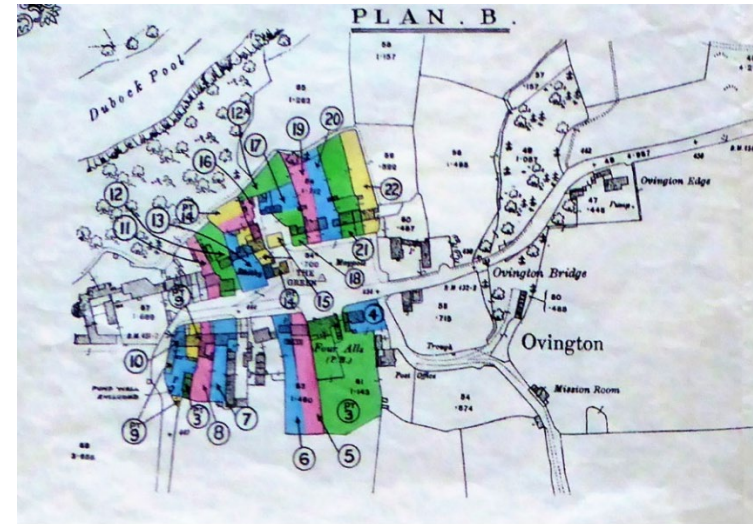


Image 4 Wycliffe Estates 1935 Sales Plan

Towards the end of the 20<sup>th</sup> century and early 21<sup>st</sup> centuries infill residential development took place in the east of the village, on former allotments between the Post House and the former Village School (Moor View), increasing the built-up area of Ovington.

The Post House functioned as a post office and village shop, and for a time a dental surgery, during the 20<sup>th</sup> century before becoming solely a dwelling.





Image 5 The Post House in the early 1900's

## 7. Archaeology

In terms of archaeological potential for the village, this would be centred around the historic core of the village as shown on the first OS edition map. There is the potential for medieval activity in vacant plots of land, including the village green and gardens of existing dwellings.

Whilst extant ridge and furrow features add character to the landscape of the village they do not offer significant archaeological potential in their own right.

## 8. Form and Layout

The key features can be summarised as follows:

- Historic linear development of the village, focused on the east- west alignment of Ovington Lane;
- Development pattern contained around the eastern, northern and western sides of the village green, but not typically along the southern side of Ovington Lane;
- Social hub of the village centred around the village green with the Four Alls pub located on the southern side;
- Rural character with buildings predominantly in residential use, with one public house located on the main thoroughfare in the village;
- Modern semi-detached development breaks up the streetscene;
- Dwellings are a mix of single and two storeys, some original single storey cottages having has a second storey added during the 20<sup>th</sup> century;
- Contained nature of the settlement due to the steep wooded slopes to the north dropping down to the River Tees, the steep sided valley of the watercourse 'Little Beck' to the east, a 90 degree bend in the road to the west and the historic and present agricultural operational use of land to the south.

## 9. Building Materials, Detailing and Features

### External Façades

The architectural treatment and palette of materials across the village is variable. There is the use of local rubble stone, sourced from the banks of the River Tees which is semi-coursed and used on the majority of buildings within the village.

A number of buildings have quoin detailing, stone cills and lintels as the predominant external façade treatment for older buildings across Ovington. The use of brick is uncommon, with exceptions such as Glen View which is constructed in brick.

There are examples of older buildings being painted or rendered, including pebble dash and rough cast rendering.

Late 20<sup>th</sup> century development is generally characterised by rendered facades, with 21<sup>st</sup> century development featuring some natural stone.

The colour palette of external facades is generally a mix of natural stone, cream and white paint or render, with some brighter colours such as yellow and orange towards the east of the conservation area. The cul-de-sac development to the south-east of the village features render.

There is generally a lack of detailing on the principal elevation across the earlier buildings, signifying the simple agricultural form and function relating to the village's history.

### Roofs

Roof coverings include stone to some of the earliest buildings in the village. There is also the use of Welsh slate on buildings such as Greenacres/Fairways. The use of red pantiles is also very common along the main route through the village, some of which give way to stone flags on the lower eaves. Other details present within the proposed conservation area include stone water tabling and shaped stone kneelers.

Chimneys are a common feature throughout the conservation area, however surviving original chimney pots are rare.

Roofs are generally pitched and there is variance in eaves and ridge heights where there are single and two storeys. Some former single storey cottages have had an additional storey added in the 20<sup>th</sup> century.

There are few examples of dormers on principal elevations, where these are present they are generally wall dormers built into the roofscape. Roof lights on both the principal and rear elevations have been installed across the conservation area.

### Rainwater goods

Traditional rainwater goods are cast iron, usually painted black, however many of these have been lost to modern plastic replacements, usually in black .

### Joinery, windows and doors

Within the conservation area the domestic windows are of predominantly vertical proportions. However, many original windows have been lost and replaced with more modern uPVC windows.

Some window openings have simple stone lintels and cills, though some have stone surrounds and some have been painted.

Most doors have been replaced by modern uPVC or modern timber replacements. Stone surrounds are often found around door openings.

## 10. Boundaries and Means of Enclosure

Upon entering the village the roadside boundaries are comprised of trees and hedges, providing a soft and rural approach to the settlement.

Properties are predominantly bounded by low stone walls, some also with hedgerows. Many dwellings have also retained traditional dressed stone gate posts with metal gates. There

are a couple of instances of brick walling and timber fencing being incorporated within the village, however this is not characteristic.

Ovington Hall is an exception with the village, which features a tall stone boundary wall to the south and is a distinctive feature within the western part of the village when approaching from the south (Girlington Bank) or the east (Ovington Lane).

## 11. Open Spaces and Trees

An important characteristic of the conservation area is that dwellings are set back from the footpath by front gardens. The village green is an important open space within the centre of the village, within which a maypole stands. In 2016 the maypole was replaced after a storm in 2015, remnants of the earlier maypole have been repurposed as seating at the edges of the village green.

Mature trees line the road through the village and surround the village green and contribute to the leafy, rural character of Ovington.

The immediate undeveloped fields surrounding the village, used for pasture or agriculture are important for its setting. The compact nature of Ovington and its rural and tranquil character form part of its significance.

## 12. Views and Vistas

Due to the topography of the village and its surroundings, views are generally quite contained to within the settlement itself. However, there are visual and physical connections with the village's wider countryside setting in approaches to the village.

When approaching from Ovington Lane to the east the first glimpse of the village contains the grade II listed Ovington Edge, with the roofs of buildings and trees within the village just visible around the bend in the road. The village is also visible in views from the footpath north of the village leading to the river (entrance point opposite outbuildings of Ovington Edge).

The village is only visible in long views approximately 250m to the south from Girlington Beck. There are also views of the village from the footpath west across the fields (entrance point opposite southern end of Willow Garth). The tops of the roofscape of the village is just about visible from PRoW 11 to the north.

Localised views of the village from Clifford's Lane to the south-east are important in the context of understanding this as the original historic approach to the village, prior to the construction of Ovington Bridge.

Long views towards the countryside and the Yorkshire Dales are visible from the western boundary of the village and contribute to the rural character of the village.

Shorter views within the village along Ovington Lane are important as the village green is a prominent area of open space within the settlement. Within shorter views the linear form of the settlement is clear, giving Ovington an insulated character set within a rural landscape.

## 13. Ecology

The woodland to the north of Ovington is a designated Ancient Woodland and a Local Wildlife Site.

There is a wide variety of tree species including ash (*Fraxinus excelsior*), wych elm (*Ulmus glabra*), and pedunculate oak (*Quercus robur*) with occasional yew (*Taxus baccata*). The ground flora is species-rich and includes bluebell (*Hyacinthoides non-scripta*), dogs mercury (*Mercurialis perennis*), ramsons (*Allium ursinum*), and great wood-rush (*Luzula sylvatica*) amongst others. Green hellebore (*Helleborus viridis*) is also present in low numbers.

In terms of animal species there is Dipper (*Cinclus cinclus*) and grey wagtail (*Motacilla cinerea*) along the river, and great spotted woodpecker (*Dendrocopos major*) in the woodland amongst other common species. Otters are also present in the river.

## 14. Activity

The conservation area is predominantly residential in character. The Four Alls is a public house located on the main thoroughfare through the village and, along with the village hall, they are the only public facilities within the village.

### The Four Alls

The Four Alls is a historic public house (and formerly an inn/hotel) located in the centre of the village and is a social hub for the village. The pub has a monthly quiz night and other events such as annual Christmas Carols are held outside the pub.

### Village Hall

Ovington has a Village Hall committee in addition to a Parish Council. The Village Hall committee assist in hosting and organising community events in the village.

### Village Green

The village green is a communal space, forming a hub within the community for key outdoor events. The historic village green is used for numerous formal and informal community activities throughout the year and was first mentioned in the 1800's.

One of the most important events in Ovington's calendar is May Day, where there is traditional Maypole dancing and

festivities on the green which has been an annual event for centuries.

The village green is also used to host fundraising events such as car boot sales, the annual Tea on the Green and a Village Show. The latter event features competitions for residents for categories such as the best cucumber and best flowers.

The maypole, whilst a historic part of the village, plays a more localised role for the village as it is used as flagpole. The maypole is used to hoist flags for St George's Day, Yorkshire Day (as the village used to be part of the North Riding of Yorkshire before county boundaries were amended). The maypole is also used to mark the death of local residents, with the flag hoisted at half-mast as a sign of respect.

In relation to the informal use of the village green, it is used by local children to play ball games, dog walkers and as a place for residents to meet up and have a conversation.

### Other Activity

The character of Ovington is agricultural and there is a biannual sheep drove through the village. The Zetland Hunt has also formerly started the Hunt from outside of the Four Alls in the village.

The village is also used by the Teesdale cycling club as the start and finish location for their time trials.

It is also noted that the village won the Northumbria in Bloom Gold award in 2018, which was a collective effort of the residents of the village.

There is pedestrian activity along the main road, which is also used by passing traffic and agricultural vehicles. Along Clifford's Lane there is pedestrian traffic which is also used by dog-walkers and horse riders on an official Bridleway.

The village green is well maintained and is a focal point within the village. The ancillary outdoor garden space of Ovington Hall is landscaped and in excellent condition. The external area outside of the listed former farm building is less well maintained and has only red gravel and an overgrown well in the centre.

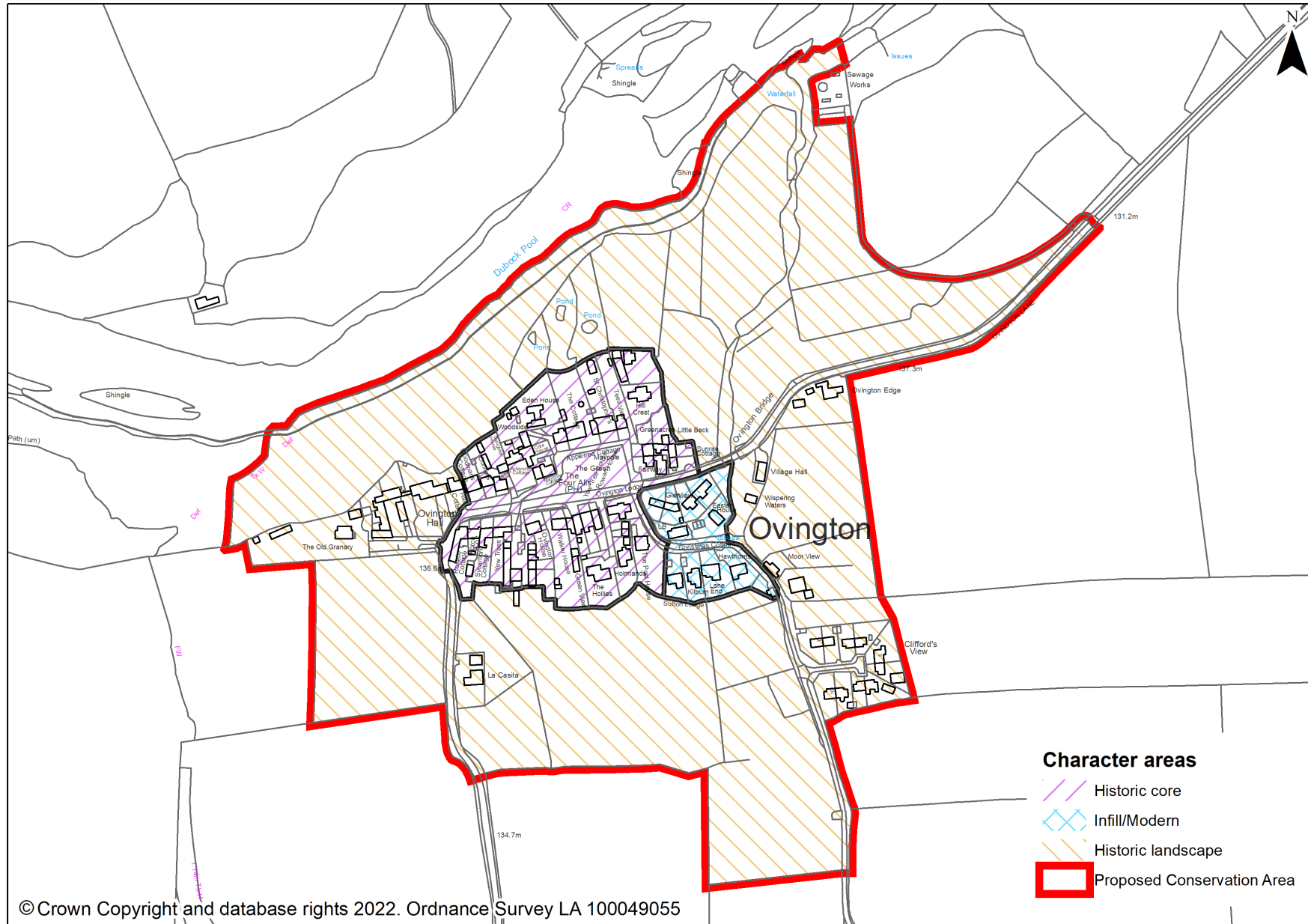
### 15. Public Realm

Roads throughout the conservation area are tarmac as are most of the pavements, with concrete kerbstones and also historic scoria kerbing in places.

Streetlighting is provided on telephone poles throughout the village. This approach to streetlighting ensures that the streets are not filled with clutter and is a feature of the rural character of the conservation area.

### 16. General Condition

Ovington is generally an attractive, rural village with well-maintained residential properties and public open space. A number of older buildings within the village have lost their original character and appearance through the removal of original windows, doors and roof materials. As Ovington is such a small settlement with a limited number of buildings, even minor changes to buildings can have a profound impact on the streetscape character and appearance.



Map 9 Proposed Conservation Area Character Areas

## SECTION TWO: CHARACTER AREAS

As part of the assessment of the conservation area, three character areas have been identified within the proposed conservation area boundary. The three character areas are as follows:

- Historic Ovington Landscape
- Modern/Infill Development
- Ovington Historic Village Core

### Character Area: Historic Ovington Landscape

#### Location and Boundary Description

The character area is comprised of the historic landscape setting of Ovington and includes some of the earliest buildings in the village.

The character area includes the Ancient Woodland to the north of the settlement and the grade II listed Ovington Edge as the conservation area's northern and eastern boundaries. The character area boundary then moves south and incorporates the 1950's Clifford's View development, agricultural fields which include medieval rigg (ridge) and furrow. The character area's western boundary (which is the boundary of the conservation area) is comprised of the grade II listed Ovington

Hall and associated former ancillary listed buildings including a former farm building and cartshed/granary.

When considering the terminating buildings of the character area to the west and the east (and conservation area as a whole) which are the Ovington Hall complex and Ovington Edge, their relationship to the adjacent agricultural land is integral to the historic character of the village and the setting of the proposed conservation area, as well as the setting and significance of the listed buildings themselves.

Particularly with regards Ovington Edge there is a ha-ha running along the boundary of the building, demonstrating the historically interrelated role of the surrounding landscape and the dwelling.

The village hall which dates from the 1980's (replacing a former village hall which burned down), Whispering Waters, new dwelling north of Moor View and the former school building (Moor View), dating from the mid-late 19<sup>th</sup> century, is included within this character area. The area including the village hall, Whispering Waters and the dwelling north of Moor View is within the historic landscape setting of the village, as the original approach to the village from the east pre-1841 included this area. Whispering Waters and the new dwelling are of no significance to the character and appearance of the proposed conservation area.



The former village school/mission room (Moor View) is included within this character area as it was originally an isolated building on the periphery of the village.

The 1950's house now known as Willow Garth is also included within the conservation area boundary, but only for purposes relating to the overarching rural setting of the village. The building is not of any special interest to the proposed conservation area.

The Clifford's View development has been included within the conservation area boundary for the purposes of the production of the draft CACA. However, it is considered this small collection of dwellings does not contribute to the significance of the conservation area and has a limited impact on the setting of the proposed conservation area.

The estate is visually separated from the main village and it is not considered that restrictions on this estate under a proposed Article 4 Direction would be warranted, as development would be unlikely to detrimentally impact the character and appearance or the setting of the conservation area. It is proposed that this estate is removed from the final conservation area boundary and we welcome feedback from local residents regarding this proposed change.

## Building Materials, Detailing and Features

The building materials within the Clifford's View development are comprised of render, brick door surrounds, brown pantiles and white uPVC windows.

Ovington Edge and Ovington Hall Court and its ancillary buildings are grade II listed and form the eastern and western boundaries of the proposed conservation area. The Ovington Hall complex is made up of a number of individual buildings and structures that individually and cumulatively contribute to the character, appearance and setting of the conservation area.

Ovington Edge is constructed in semi-coursed sandstone rubble with a modern red pantile roof, timber sash windows and white uPVC windows. The dwelling features brick chimneys with stone copings and the northern gable has been rebuilt in brick.



Image 6 Ovington Edge

Ovington Hall and adjacent cottage are of semi-coursed rubble sandstone construction, however the former Ovington Hall is rendered. The buildings feature stone slate roofs and stone chimneys. The adjacent cottage building features stone surrounds on the windows. The stone boundary walling surrounding Ovington Hall and its associated buildings is of semi-coursed sandstone rubble with stone copings.

The former farm building (also grade II listed) and grade II listed cartshed/granary are of semi-coursed sandstone rubble construction with stone slate roof. The farm building includes modern materials such as uPVC windows which were likely additions during the conversion of the building into residential use.



*Images 7, 8 and 9 Ovington Hall and adjacent cottage, Farm building and cartshed/granary*

The grade II listed former smithy and outbuilding are of semi-coursed sandstone rubble with stone lintels and red pantile roof.



*Image 10 Former Smithy and Outbuilding*

Ovington Bridge is a sandstone structure which traverses the valley to the east of Ovington and includes a date stone from 1841.

Willow Garth is a modern dwelling dating from the 1950's and offers no contribution to the significance of the conservation area. Likewise Clifford's View is a modern cul-de-sac social housing development to the south-east of the village, with brown rendered principal elevations and brown tiled roofs. Some red brick detailing is present as door surrounds.



*Images 11 and 12 Willow Garth and Clifford's View*

The former village school/mission room is single storey and clad in cream render with red pantile roof. None of the original 19<sup>th</sup> century materials palette is exposed on the exterior. However as the structure dates from the early 19<sup>th</sup> century it could be considered a NDHA for its historic value.



*Image 13 Former village school/mission room (Moor View)*

There is a historic village entrance sign located on the approach to the village from the east, which is proposed as an NDHA.

### Boundaries and Means of Enclosure

In the Clifford's View development there is a mix of boundary treatments to front and rear gardens, including hedges, timber fencing and railings.

Ovington Edge features a low stone boundary wall with stone coping stones. Around the Ovington Hall complex of buildings the historic high stone boundary walling is retained.

### Open Spaces and Trees

The majority of this character area is comprised of agricultural land and designated ancient woodland. These areas form part of the historic setting of the village and contribute to the contained and compact character of the settlement.

Within the character area front gardens and rear gardens are present within the Clifford's View development. Ovington Hall and the adjacent cottage have a large outdoor amenity space to the front, and rear whereas the former Smithy has hardstanding to the front and a small rear garden.

The agricultural land to the south of the village, includes areas which include medieval rigg and furrow, features that are important characteristics of the conservation area that relate to its rural, agricultural character. These features within the

proposed conservation area boundary are considered to be potential NDHA's.



*Image 14 Rigg and Furrow Feature*

### Public Realm

Within this character area there is no significant areas of public realm due to the use of the land as agricultural, dense ancient woodland or private space associated with dwellings. However, Clifford's Lane is a well utilised road by pedestrians, dog-walkers and horse riders.

### Activity

The built environment is residential in nature. Many of the properties have off street parking in the form of hardstanding to the front of the building or an area of external car parking as at Ovington Hall and Ovington Hall Court.

The roads surrounding the village are small rural roads enclosed by trees and hedgerows. Whilst there is some recreational potential it is considered this is limited within the character area. The remaining areas of the character area are agricultural/forestry related in character and use.



*Image 15 Car parking outside of Ovington Hall Court*

### Views and Vistas

Views within this character area vary depending on the location. Towards Ovington Edge and Ovington Bridge, overlooking the valley to the north and the south, the views frame the village within the setting of the ancient woodland and rural landscape.

Towards the south of the village there is surviving rigg (ridge) and furrow landscape features, evidence of the occupation in or in close proximity to the village during the medieval period.

## Character Area: Historic Ovington Landscape Summary

### Key Features & Special Characteristics

- 7 no. grade II listed buildings, including the listed Ovington Hall boundary walls and Ovington Bridge;
- 3 no. potential NDHA's comprising the Ovington entrance signage, former village school/mission room (Moor View) and rigg and furrow features;
- Built environment relates to the historic land use of the settlement as predominantly agricultural with associated high status houses; and
- Historic landscape setting comprising ancient woodland, the valley with Little Beck watercourse and medieval rigg and furrow.

### Key Negative Elements

- Unsympathetic modern additions such as uPVC windows and roof materials; and
- Willow Garth housing obscures views towards the village within the setting of the proposed conservation area.

### Key Issues

- Maintain residential and agricultural character;

- Continued replacement of historic materials in lieu of modern, cheaper alternatives; and
- Ancient woodland maintenance to ensure Ovington’s setting remains intact.

#### Enhancement Potential

- Look to reinstate historic materials such as window and door materials, removal of render and traditional roof materials; and
- Control over proposed alterations through the adoption of an Article 4 Direction.

## CHARACTER AREA TWO: INFILL/MODERN DEVELOPMENT

### Location and Boundary Description

The character area encompasses the southern side of Ovington Lane from Ovington Bridge and the eastern side of Clifford’s lane which leads south of Ovington. It is comprised of newer infill and modern development that has expanded the settlement envelope of Ovington from the mid-20<sup>th</sup> to early 21<sup>st</sup> centuries.

This character area has historic interest as part of the original eastern approach to the village looped southwards from Ovington Edge and followed Clifford’s Lane northwards into

the settlement. There is a stone trough opposite Kilburn which is a replica of the original, however it is in the same location as an original stone trough which would have been used for watering horses. This is proposed as a NDHA for its historic interest.

### Building Materials, Detailing and Features

The modern dwellings are a mix of single and two storeys, set back from the path and road by front gardens. The building character of this area is comprised of detached dwellings with the exception of Glen View which is comprised of two pairs of semi-detached dwellings set at an angle.

The majority of the dwellings have a white or cream rendered finish, uPVC windows and red pantiles or grey concrete tiles. A number of the modern dwellings are rendered however some of the more recent dwellings have been constructed in natural stone with slate roofs.



*Images 16 and 17 Recent development*

Glen View is of brick constructed with painted exterior in cream/yellow and orange. The dwellings on Glen View have been extended to include single and two storey side extensions, garages and rear conservatories.



Image 18 Glen View

### Boundaries and Means of Enclosure

There are remnants of the original stone walling boundary within the character area but in places this has been replaced with gates, hedgerows or removed entirely. For newer residential development boundaries have consisted of higher stone boundary walls with railings and hardstanding for vehicle parking to the front of the dwelling.



Images 19 and 20 showing new boundary walling and hard surfacing

### Open Spaces and Trees

The open space within the character area is limited to a small area which lies adjacent to the Village Hall which has extensive foliage.

Other open spaces throughout the character area are comprised of front and rear gardens of dwellings. Some front gardens have been lost to driveways and some of the newer housing has been designed with hard standing to the front in lieu of gardens.

Notwithstanding the increased amounts of hardstanding in this character area there are a number of hedges and plants/shrubs and trees on Clifford's Lane which affords this part of the character area a rural character, despite the modern dwellings which have been erected. The character of Glen View is more urban with less foliage on the front boundary. However the large open space to the front of the dwellings is important

as this contributes to the character of the conservation area which is generally characterised by green frontages/gardens.

### Public Realm

The public realm in this area is fairly functional, with tarmac roads and a distinct absence of public footpaths.

### Activity

This area is predominantly residential, with the exception of the Village Hall which is a community facility for the village. The Village Hall is a focal point for community events and also Parish Council/Village Hall meetings. Ovington Lane is one of the principal routes through Ovington, and Clifford's Lane leading south leads to Clifford's Farm.

### Views and Vistas

There are limited views and vistas in this part of the conservation area that are considered of significance to the character and appearance of the conservation area.

The general rural character of the street through the presence of greenery and front gardens creates an overarching pleasant environment.



*Image 21 showing Clifford's Lane*

### Character Area 2 Summary

#### Key Features & Special Characteristics

- Modern infill residential development from the mid-20<sup>th</sup> century to the 21<sup>st</sup> century, more recent development has featured the use of natural stone;
- Development of a village hall in the 1940's/50's, in keeping with the ethos of public service provision during that period;
- Retention and survival of low stone boundary walling which is a positive feature within the character area;



- Prevalence of render on the front elevation; and
- Potential for the designation of Moor View (former school/mission room) and a stone trough opposite Kilburn as NDHA's.

#### Key Negative Elements

- Loss of front gardens to driveways and new housing developed with only hardstanding to the front;
- Loss of stone boundary walling in favour of unsympathetic modern materials or to create off-road car parking; and
- Incorporation of uncharacteristically tall boundary walling and gates in this character area is larger in scale than traditionally featured within the village.

#### Key Issues

- Maintenance and retention of low stone boundary walling;
- Pressure for the creation of off-street car parking and driveways;
- Maintenance of shrubs/trees and hedgerows; and
- Maintenance of roads and a lack of public footpaths.

#### Enhancement Potential

- Opportunity to reinstate stone boundary walling using reclaimed stone to match the existing;
- Prevent the further loss of historic boundary treatments and trees which contribute to the character of the conservation area; and
- Encourage high quality design and scale for alterations and extensions to existing dwellings.

## CHARACTER AREA THREE OVINGTON HISTORIC VILLAGE CORE

### Location and Boundary Description

This character area comprises the historic core of Ovington. This area features predominantly late 18<sup>th</sup>/19<sup>th</sup> century dwellings and the village green.

The residential dwellings are a mix of single and two storeys and are mostly terraced, with some detached dwellings. Ovington Lane, the main thoroughfare through the village, runs through the character area. Clifford's Lane falls within the Character Area up to its first bend (adjacent to the Post House).

This character area contains a number of dwellings, the village green and the public house which all positively contribute to the historic and architectural interest of the proposed

conservation area. A number of these buildings are proposed as NDHA's.

Within this character area The Hollies and Holmlands are included, however these are modern dwellings that do not contribute to the character and appearance of the proposed conservation area.

### Building Materials, Detailing and Features

The predominant building material is rubble sandstone, which is generally semi-coursed. Cement mortar has been used on some buildings in lieu of lime mortar which has caused some issues with water retention and damaging stonework.

Window treatments in this character area are predominantly white or brown uPVC, with a mix of styles including faux sashes, faux lead with casement and general casements. Similarly with regards to doors, these have generally been replaced with modern uPVC or modern timber doors with glass panels.

A number of the buildings have been rendered in white or cream, and there is an example of pebbledash on Green View.

Modern houses in this character area include Hillcrest and Woodman's cottage (the latter rebuilt on the plot of 18<sup>th</sup> or early 19<sup>th</sup> century cottage) and the Hollies and Holmlands behind the Four Alls.

Towards the east of the character area are the former Wycliffe estate buildings which have been altered and now comprise several residential properties (Greenacres, Fairways, Little Beck and Sunrae Cottage). The buildings are constructed in semi-coursed rubble sandstone, some with quoin detailing. The roofing details are a variation of original stone tiles and modern blue/black materials.

Modern extensions and alterations such as red brick window surrounds and uPVC conservatories are incorporated on the buildings. Greenacres has a date stone from 1926 on a recent extension. Notwithstanding the alterations that have been made, these buildings are proposed as NDHA's due to their historic and architectural interest.



*Images 22 and 23 Greenacres and Fairways*

The Four Alls public house is a two storey mid-terraced building constructed in semi-coursed rubble sandstone with two wall dormers and Tuscan column portico, both of which were added in the 20<sup>th</sup> century along with the creation of the first floor. The windows are white top opening faux sashes and

the existing door is timber with dark stain. The public house is important in relation to the historic and social context of the village and is proposed as a NDHA (along with its signage).

The signage depicting the "Four Alls" is of historic interest, although the current signage is not original and has been replaced at least once since 1935. However, the signage is an integral part of the understanding and history of the public house within the village.

In 2019 the eastern portion of the current building was converted into two cottages (Yew Tree House and Rowan House). The current cottages are included as NDHA's under the Four Alls public house due to their historic and architectural interest associated with the pub.

The Four Alls public house is one of the two public facilities in the village and is important in relation to the character of the village and its social fabric.



Images 24 and 25 Four Alls Pub and Rowan and Yew Tree Houses

Walker House and Green View are two storey dwellings located to the west of the Four Alls. The 1839 tithe map shows three cottages in this location. The building now known as Walker House is an amalgamation of two of the former cottages, with the third (Green View) demonstrating the original scale of the dwellings. The second storey to both dwellings has been added after the 1940's as shown in photographs. The buildings are proposed as NDHA's due to their historic interest.



Image 26 Green View and Walker House

Ovington House is a grade II listed two storey dwelling in semi-coursed rubble sandstone construction with stone slate roof. The dwelling has an unoriginal door (although it is of some age) and timber windows. The house is a farm house and the land to the south of the village behind the dwelling is still used for agricultural purposes, as per its historic use and former occupation by a yeoman.

Ovington House is an important feature of the conservation area as it retains its original use associated with agricultural operations and is one of the earliest buildings within the village. To the rear of Ovington House are a number of agricultural buildings which utilise those which formed part of the former brewery, which are proposed as NDHA's.

The building is suffering from a lack of routine maintenance as foliage has almost fully obscured the principal elevation and is creeping onto the roof.

Vegetation on stone buildings can reduce the structural stability of the building by loosening stonework or mortar and allowing water ingress. There is an opportunity to encourage the building owner to remove the vegetation and make good the building's elevation and roof.



*Image 27 Ovington House*

To the north of the village green are four dwellings, two of which are single storey, one is one and a half storey and the other is two storey. All of these cottages are constructed in semi-coursed rubble sandstone; however Appletree Cottage is rendered. Only Tees Cottage features a stone slate roof, the other three dwellings around the village green have red pantiles.

St Christopher's is two storey and Tees View is one and a half storey, both appear to have been constructed this way as opposed to single storey cottages.



*Images 28, 29 and 30 showing dwellings north of the village green*

The Cottage is a single storey dwelling in coursed rubble sandstone with red pantile roof. The building was formerly two cottages but has been amalgamated to form one dwelling. The building has timber multi-paned windows with lead flashing which are later additions. There is also a modern porch and four pane timber door with side glass pane.

Appletree Cottage, The Cottage and Tees View are all proposed as NDHA's for their historic and architectural interest.

Cote House and Woodside on the western side of the green are two storeys, having an additional storey added in the 20<sup>th</sup> century. Cote House has been rendered and has modern brick

chimneys and slate roof tiles and uPVC windows and front door. Despite the alterations that have been made to Cote House, the building is considered a NDHA for its historic interest as part of the early form and layout of the village from the 19<sup>th</sup> century.

Woodside is of semi-coursed sandstone rubble construction and has a brown tiled roof with modern pitched roof dormer on the principal elevation. The building has white modern timber windows and a timber door. The building is considered to be a NDHA due to its architectural and historic interest.



*Image 31 and 32 Cote House and Woodside*

South View is a two storey rendered dwelling; however remnants of the 18<sup>th</sup> century original building fabric may well survive. The 1839 tithe details note that the building is a house, and in the 1938 Wycliffe estates brochure it is described as "the 'large butcher's slaughter house' to the rear as well as 'a 2 stall stable, cow byre and calf pen and 2 pig cotes'". The building has an existing outbuilding to the rear that was the

aforementioned slaughter house, reenforcing the agricultural history of the village.



*Image 33 South View*

The Post House dates from circa 1868 (as noted on a datestone on a garden urn). However historic mapping from the late 19<sup>th</sup> century shows the form of the current dwelling. The adjacent garage is earlier and is likely to be the remnants of a former cottage which was located here and is referenced in the 1839 tithe document.

The Post House is a two storey dwelling in semi-coursed rubble sandstone with a three bay design, including a large bay window at ground floor level. On both ends of the building are dressed stone quoins. A number of chimney stacks are present on the hipped roof which has stone slates. The windows have stone cills and lintels and the door features a dressed stone

surround with quoin detail. The adjacent garage is single storey and is also of semi-coursed rubble sandstone with stone slate roof. The building does not have its original windows and has a modern door with fanlight. The building is proposed as a NDHA due to its architectural, historic and communal interest.



*Image 34 The Post House*

Eden Cottage contains original historic fabric from an earlier cottage from the 19<sup>th</sup> century to the front of the dwelling, however the footprint of the building has been substantially increased with extensions to the rear. The building is proposed as a NDHA due to its architectural and historic interest.



*Image 35 Eden Cottage*

Ackworth Cottage is an early 19<sup>th</sup> century cottage of a similar age to those to the north of the village green, as it is shown on the 1809 map. The building is constructed in semi-coursed rubble construction with stone slate roof and two chimney stacks. The building is shown on the 1809 map There are stone lintels above the windows and the doors. The windows and door have been replaced with modern uPVC mullion and transom style windows and fully glazed door.



*Images 36 Ackworth Cottage*

Maypole Cottage is a single storey cottage, the current garage of which was formerly one of two smithy's in the village (noted on 1839 tithe map). There is an 1871 date stone on the garage, however the building predates the date stone as it is shown on the 1809 map and is noted as a smithy in the 1839 tithe details.

The cottage has been rendered for over a century, the 1935 Wycliffe Estates sales brochure states it is rendered in the lot entry, however it is likely that original historic fabric remains. As such the building is proposed as a NDHA.



*Image 37 Maypole Cottage*

Sycamore Cottage is a two storey dwelling in coursed sandstone rubble with red pantile roof with stone slate to lower courses by the eaves, and brick chimney stacks. The building was formerly two cottages, one of which was two storeys in 1935, the other which was single storey in 1935 according to the Wycliffe Estates sales brochure. In 1839 the tithe details note that there were originally two cottages. The building has

hardwood sliding sash windows, a timber door and decorative stone porch is above the front door.

Within the rear garden of the dwelling the top of the curved brick roof of the underground brewery cellar is visible. The building is proposed as a NDHA due to its architectural and historic interest.



*Image 38 Sycamore Cottage*

Porch Cottage is a two storey dwelling in semi- coursed rubble sandstone which has been whitewashed. The building features a stone roof with larger stone flags on the lower courses by the eaves on the western portion of the building. The window treatment is varied and it is clear there have been a number of alterations.

The ridgeline of the building differs between the western and eastern parts and appears to marry up to the ridgelines of the adjacent Sycamore and Rokeby Cottages. This detail coincides with a stepped return on the front elevation wall.

In 1809 there is a gap between the buildings now known as Sycamore Cottage and Rokeby Cottage. It is likely that these two buildings expanded as the 1839 tithe map shows a continual building frontage along this part of the village. However the cottage as an individual entity was formed after 1839 as it is not listed as a separate entry within the tithe details. The building is proposed as a NDHA due to its architectural and historic interest.



*Image 39 Porch Cottage*

It is unclear of the precise age of Rokeby Cottage, as elements of the building appear to be a rebuild or newer construction



than others. However, a building is shown on the footprint of the existing on the 1809 map. The original extent of the cottage, garden, buildings and yard on the 1839 tithe map were shown as one entity and would have been comprised as a complex of buildings. Given the proximity of the building to Ovington Hall it is likely this would have been an associated farmstead, with the off-shoot comprised of stabling and for housing animals. It is possible that parts of the original building still survive and may date to the 18<sup>th</sup> century.

The stonework features quoins on the western elevation suggesting this has been a principal elevation of the building, however these are not replicated on the other side. The building is proposed as NDHA due to its architectural and historic interest.



*Image 40 Rokeby Cottage*

Ovington Lodge is a single storey dwelling located at the junction of Ovington Lane and Clifford's Lane. The dwelling is rendered with red pantile roof and separate detached garage. The windows are dark grey timber with central upper casement and the front door is a four pane timber design. The dwelling is one of the post 1850's buildings in the village, constructed after 1841 when Ovington Bridge had been erected and the eastern approach to the village had been altered. The building has been seen substantial alteration and extension; however its historic interest is considered to warrant its inclusion as a NDHA.



*Image 41 Ovington Lodge*

### Boundaries and Means of Enclosure

The predominant boundary treatment in the character area is low stone boundary walls. Some original stone walling has been removed and replaced with brick, such as at Walker House and Green View. The majority of stone boundary walling has been secured with mortar, presumably for structural stability. Some walls survive with their original coping stones e.g. Ackworth Cottage and either side of the access to Hall Cottage, whilst others such as The Cottage and Tees View retain original stone gate posts.

Sycamore Cottage and Ovington House are bounded by hedgerows and Porch Cottage at the west end of the village has a timber fence boundary with hedgerow behind.

### Open Spaces and Trees

Along Ovington Lane trees line the road on either side, and trees are found around the green and within the curtilage of dwellings.

### Public Realm

The principal area of public realm within the character area is the village green, the historic heart of the village. The village green is an area of open grassland with seating at either end with the grade II listed maypole located at the centre. Part of the historic village green on the north side are detached from the main village green by the existing access track.

The floorspace is comprised of tarmac roads and footpaths, modern concrete kerbs and individual flat kerbstones.

### Activity

This area is predominantly residential, with the exception of the Four Alls public house which is a community facility for the village. Ovington Lane is one of the principal routes through Ovington which is the main vehicular route through the village. A small number of buildings are currently used as holiday lets within the character area.

### Views and Vistas

Key views within the character area include those to and from the village green. The view of the village from east to west and west to east are also key within the character area.

The views from Ovington Bridge looking westwards towards the village as it is framed within the rural landscape and forms part of the historic landscape setting of the heritage asset, as well as a contextual understanding of the character of the village.

There is a view towards the wider landscape and agricultural fields from the western side of Walker House and the western side of Ovington House which reinforces the rural character of the conservation area.

## Character Area 3 Summary

### Key Features & Special Characteristics

- 2 no. listed buildings which are the grade II listed Ovington House and the maypole on the village green.
- 28 no. buildings and structures which are proposed to be considered as NDHA's which include: Sculpture Of Maypole On Village Green, Village Green, Weathervane Atop Maypole, , Four Alls (Including Signage) and Yew Tree and Rowan House, Former Brewery Buildings and Underground Cellar To The Rear Of Ovington House and Sycamore Cottage, Quern Stone In Garden Of 'The Cottage', Tees View, St Christophers, Appletree Cottage, The Cottage, Cote House, Woodside, Rokeby Cottage, Porch Cottage, Sycamore Cottage, Walker House And Green View, Greenacres and Date Stone, Fairways, Sunrae Cottage, Little Beck, The Post House And Date Stone, Eden House, South View, Ackworth Cottage, Maypole Cottage And Date Stone and Ovington Lodge
- Attractive stone buildings and stone boundary walls which date from the 19<sup>th</sup> century and some cases earlier;
- Four Alls public house which is a social hub for the village and dates from at least the 19<sup>th</sup> century;

- Retention of scoria kerbing along the Ovington Lane; and
- Attractive village green which is a key historical and communal centre of the village.

### Key Negative Elements

- Unsympathetic alterations to historic cottages such as the incorporation of uPVC windows and doors, rendering of the elevations and loss of historic roofing materials and rainwater goods;
- Some historic cottages have been significantly altered through the addition of a second storey and extensions that dwarf the original building's footprint, making the historic form and layout of the village harder to read; and
- Over time some of the original cottages have been amalgamated to form larger dwellings, affecting historic character of the village being comprised of small units.
- Unsympathetic introduction of tall boundary walls and imposing security gates, for example at Fairways.

### Key Issues

- Maintenance of historic scoria kerbing;

- Unsympathetic development within historic streetscapes;
- Unsympathetic use of replacement materials in historic buildings, such as uPVC windows;
- Prevention of the loss of front gardens being covered over with hard surfacing;
- Preserve original low stone boundary walls, traditional gates and gate posts;
- Preserve and maintain the important trees in the area;
- Prevent the loss of historic fabric, landscape features and vegetation; and
- Protection of key views.
- Encourage the reversal of unsympathetic uPVC windows and doors in traditional buildings where possible and return to a style and material to match the form of the original;
- Reinstatement of original red K6 telephone box in lieu of the current 1980's telephone box.
- Maintenance and improvement of key views; and
- Encourage the use of high quality design and materials for use in the public realm, including pavements.

### Enhancement Potential

- Prevent the further loss of historic fabric, landscape features and vegetation;
- Encourage appropriate conservation and repair of historic buildings using traditional techniques and materials;
- Prevent unsympathetic development within historic streetscapes;

## SECTION THREE: FUTURE CHALLENGES AND MANAGEMENT PROPOSALS

### 1. Introduction

The designation and appraisal of any Conservation Area is not an end in itself. The purpose of this section of the document is to identify the future challenges and to present detailed management proposals to achieve the preservation and enhancement of the area's special character, appearance and significance informed by the appraisal. The future challenges section draws upon the themes identified in the appraisal as being 'negative', 'harmful' or a 'threat' to the area's special qualities; whereas the management proposals are specified to ensure that the future change to the area is directed in a proactive way.

This section is designed to fulfil the duty of the Local Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of the conservation area. The proposals will provide a management tool for the preservation of the area. Some of them are relatively straight forward to implement and can be realised quite quickly, but in many instances they are medium to long term aspirations. This is not an absolute list but outlines the main issues and possible tasks.

It should be understood that the County Council cannot give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources.

### 2. Future Challenges

The tranquil and rural character of the conservation area is attractive for home buyers, as such there is continued development pressure on the village.

The appraisal of the area has identified the following threats which are harmful to the special qualities of the area and their continuity would be potentially damaging to the conservation area's significance in the long-term.

#### Condition/upkeep of buildings

There is visible evidence of some neglect of routine maintenance and repair of some historic buildings within the conservation area. Basic maintenance should be dealt with promptly as even in the short-term, failure to address the problem may lead to escalation and greater deterioration and make it more expensive to correct in the future. A delayed response can lead to irreparable damage to the special features that make a historic building significant. By carrying out regular inspections it is possible to establish the nature, extent and cause of any problems at an early stage. This gives the opportunity to remedy defects promptly and economically. Almost all buildings have the potential to have elements of restoration and conserved. However, as long as they remain in

a deteriorating condition with their fabric at risk, whether listed or not, their condition and appearance are detrimental to the character and appearance of the area.

### **Loss of historic and architectural features**

Loss of original materials, features and details is evident within the conservation area. This not only degrades the historic building fabric but visually noticeable changes diminish the quality, richness and visual cohesion of the building frontages and detrimentally harms the overall quality of the historic streetscene.

The demand for better insulation means that window and door replacement is a continued threat, and a number of historic buildings have lost some of their original windows. In some cases the historic windows have been replaced sympathetically, but others are out of character.

Doorways have generally been replaced with low quality modern substitutes, or inappropriately altered. Chimney stacks are a predominant characteristic of the whole conservation area and, whilst having lost their original pots, are mostly in good condition.

Traditional cast iron rainwater goods are uncommon with the conservation area, having mainly been replaced by black uPVC, again contributing to a loss of character to the built environment.

The potential for future change from the same pattern of incremental alterations that can be seen at present is likely to continue. In all cases advice should be sought in advance on appropriate designs and materials, and cost effective solutions discussed. Repair is almost always more economical than complete replacement.

### **Boundary treatments**

The surviving stone boundary walls contribute to the rural character of the conservation area. The replacement of drystone boundary walls with modern materials such as brick and timber fencing have a detrimental impact on the significance of the conservation area. The reinstatement of lost features such as low stone boundary walling within the conservation area would assist in enhancing its character and appearance.

### **Inappropriate repairs**

The use of inappropriate materials or repair methods can be harmful to the buildings, both to their appearance and their structure; e.g. the use of cement based mortar pointing can be particularly damaging, trapping water within the stone and speeding up erosion. Equally, incorrect pointing, such as smear or ribbon pointing has a negative visual and structural impact.

Historic buildings were generally constructed using tried and tested methods and local materials. The best option in most cases is to repair using the same methods and materials. If the

repair of historic buildings is not sensitively undertaken then those qualities which make them significant will be lost. Where historic buildings are of particular importance or complexity, it may be necessary to employ experts from different specialisms to design appropriate repairs. This may include a specialist conservation practitioner.

### Modern/New developments

The conservation area's layout is generally well preserved, largely because the space available for development is very restricted. However a number of relatively recent infill developments have occurred over time. Whilst generally respecting the historic urban grain, sometimes their materials and design do not blend as harmoniously as they could within the traditional streetscene.

At the time of writing the village edge is under pressure from development, which could potentially adversely affect the form and character of the area, along with pressure to enlarge and extend existing buildings.

When considering proposals for new development the principal concerns should be considered as the appropriateness of development in the first instance, the overall mass or volume of any new building, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights, and other definable units), the architectural elements and its relationship with its context. A good new building should be in harmony

with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding built form.

## 3. Management Proposals

Change is inevitable within the conservation area. The challenge is to manage it in ways that maintain and reinforce the special qualities of the place. The management proposals outlined below are intended to address some of the issues identified in the Conservation Area Appraisal and to set a framework for the future preservation and enhancement of its character and appearance.

## 4. Summary of Issues

The last chapter identified a number of issues that are affecting the character, appearance and special quality of the Peninsula character area. These are summarised below:

- General deterioration of historic building fabric through lack of regular maintenance and care;
- Complete loss of historic fabric and important features;
- Inappropriate alterations to historic buildings;
- Condition of boundary walls and other means of enclosure; and
- Inappropriate modern development.

## 5. Objectives

The overall objective of managing change in the Conservation Area is to ensure that the historic and architectural interest of the place is safeguarded and its character and appearance preserved and enhanced. To this end the Council aims to:

- Protect buildings and details of buildings that contribute to the character of the area;
- Protect features that contribute to the setting of the conservation area;
- Protect important open spaces within the Conservation Area;
- Protect trees that contribute to the character and appearance of the Conservation Area;
- Ensure that new development is only permitted where it preserves or enhances the character or appearance of the Conservation Area and is of high design quality;
- Conserve historic boundary treatments; and
- Increase community understanding of and involvement in the Conservation Area.

## 6. Recommendations

This section identifies the underlying themes found throughout the Ovington conservation area;

### General maintenance/Inappropriate repairs

- Promote the active maintenance of buildings by advertising the availability of advice and guidance on sympathetic restoration and repair and seek to encourage routine and continuous monitoring and protective care;
- Seek to educate property owners to fully understand the importance of historic buildings and the way in which future maintenance should be undertaken which could include assistance with developing a maintenance plan to prioritise repairs;
- Ensure that any proposed repair works are sensitively undertaken in suitable materials and utilising best practise conservation methods, seek to reverse insensitive past repairs, and discourage inappropriate repairs;
- Investigate potential for grant funding for building maintenance when available; and
- Negotiate through the development control process and / or make use of its statutory powers to protect buildings that contribute positively to the special character of the conservation area in cases where buildings are shown to be under threat as a result of a lack of general maintenance, care and attention.



### Loss of historic fabric and architectural features

- Seek to encourage the retention of historic fabric and character through the planning process; in particular the recognition that historic windows and doors can almost always be retained restored and sensitively modified to improve performance, which although sometimes expensive, is always preferable to complete replacement with modern reproductions or alternatives;
- Where loss of fabric and features are considered justifiable (i.e. deemed to be beyond repair) seek to ensure that replacements are thoughtfully created to be sympathetic to the original material, style and detailing to preserve the buildings character and appearance;
- Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through the positive use of existing development management powers;
- Encourage appropriate reinstatement of lost architectural details through the planning process and in future development negotiations and seeking out historic evidence to support proactive change; and
- Investigate unauthorised works which detrimentally harm the buildings fabric, character and appearance where a breach of planning control has occurred.

### Boundary treatments

- Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of boundary walls where required and strongly resist complete removal; and
- Seek to encourage the accurate reinstatement of lost details and sections, and where repair is un-practical encourage sympathetic replacements.

### New development

- Resist development that would lead to substantial harm to, or complete loss of, a designated or NDHA unless demonstrated that the substantial harm or loss has overriding public benefit;
- Seek to promote high standards of design quality which respects the context of the area and its local distinctiveness;
- Encouraging through the planning process that new development is only permitted where it preserves or enhanced the character or appearance of the conservation area. The main issues to consider in proposals for additions to heritage assets, including new development, are proportion, height, massing, bulk, use of materials, use, and relationship with adjacent assets, alignment and treatment of setting;

- Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension/development that might be appropriate;
- Seek to encourage that sustainability is embedded into new development form;
- Seek to ensure that new development functions well and adds to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Seek to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Seek to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping;
- Encourage pre-application discussion with the Design and Conservation Team and Development Management in relation to all development affecting the special character and appearance of the area, and promote high standards of design;
- Seek to ensure that new development respects the setting of the conservation area; and

- Ensure new development proposals are accompanied by Heritage Statements, Archaeological Assessments, and visual impact assessments where necessary.

### Ongoing Management/Monitoring and Review

- Use policies in development plan documents and national and regional guidance to protect the character and appearance of the buildings, the area and its setting;
- In the development of new policy documents ensure that the desire to preserve or enhance the character, appearance and setting of the conservation area is clearly stated;
- Investigate unauthorised works and use enforcement powers as required;
- Use regular monitoring to highlight where such unauthorised works has been undertaken;
- Seek to work with interested groups to encourage participation of the local community in the Planning process; and
- Carry out a building at risk study and notify building owners of maintenance and repair works required to their properties. Statutory action will be used, where necessary, to ensure buildings are adequately maintained.

## 7. Article 4

Minor development such as domestic alterations and extensions can normally be carried out without Planning Permission under the provisions of The Town and Country Planning (General Permitted Development) England Order 2015 . Article 4 of the GPDO gives local planning authorities the power to restrict these 'permitted development rights' where they have the potential to undermine the historic environment.

Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning authority, so that potentially harmful proposals can be considered on a case by case basis through planning applications. This can help prevent the erosion of the architectural details and character of the older traditional and historic buildings in the conservation area which could undermine the general visual amenity of the area.

This would mean that planning permission would be required to carry out works such as alterations to roofs, window and door replacement, alterations to chimneys, construction of a porch, alterations to a means of enclosure and the cladding of a building.

Flats, shops, public houses and commercial premises are excluded as they do not benefit from the same permitted development rights as dwellings, so the Article 4 Direction

would not apply. Listed buildings are also not included as listed building consent is required to carry out internal and external alterations.

The appraisal of the conservation area has identified the need for an Article 4 Direction to protect its character, appearance and special significance and prevent any further degradation of this important heritage asset.

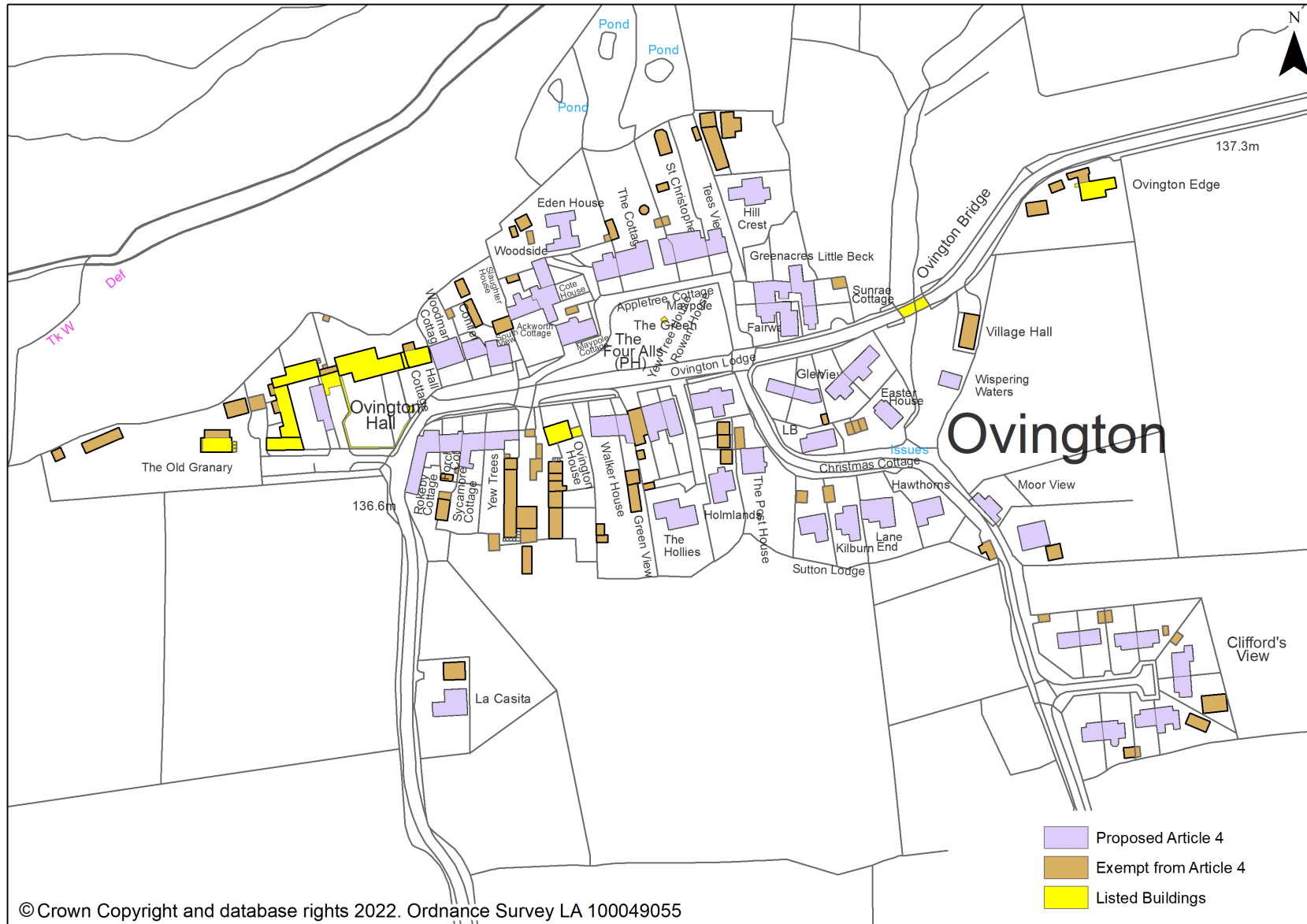
The classes of development covered by the Article 4 Direction as outlined in the General Permitted Development Order 2015 (as amended) are: all classes within Part 1 and Part 2 Classes A, B and C.

The Article 4 Direction for Ovington will cover material alterations such as the erection of porches; the painting of facades; replacement of windows and doors; replacing rainwater goods; the erection or alterations of buildings or enclosures, swimming or other pools incidental to the enjoyment of a dwellinghouse; containers used for domestic heating purposes; the creation of hard standing areas; the alteration to or the erection, construction, maintenance, improvement or alteration of a gate, fence or wall or other means of enclosure within the curtilage of a dwellinghouse. Alterations to roofs, including the changing of roof materials and the installation of Velux windows and dormer windows are also be included, as are the installation, alteration or replacement of chimneys, flues or soil and vent pipes.

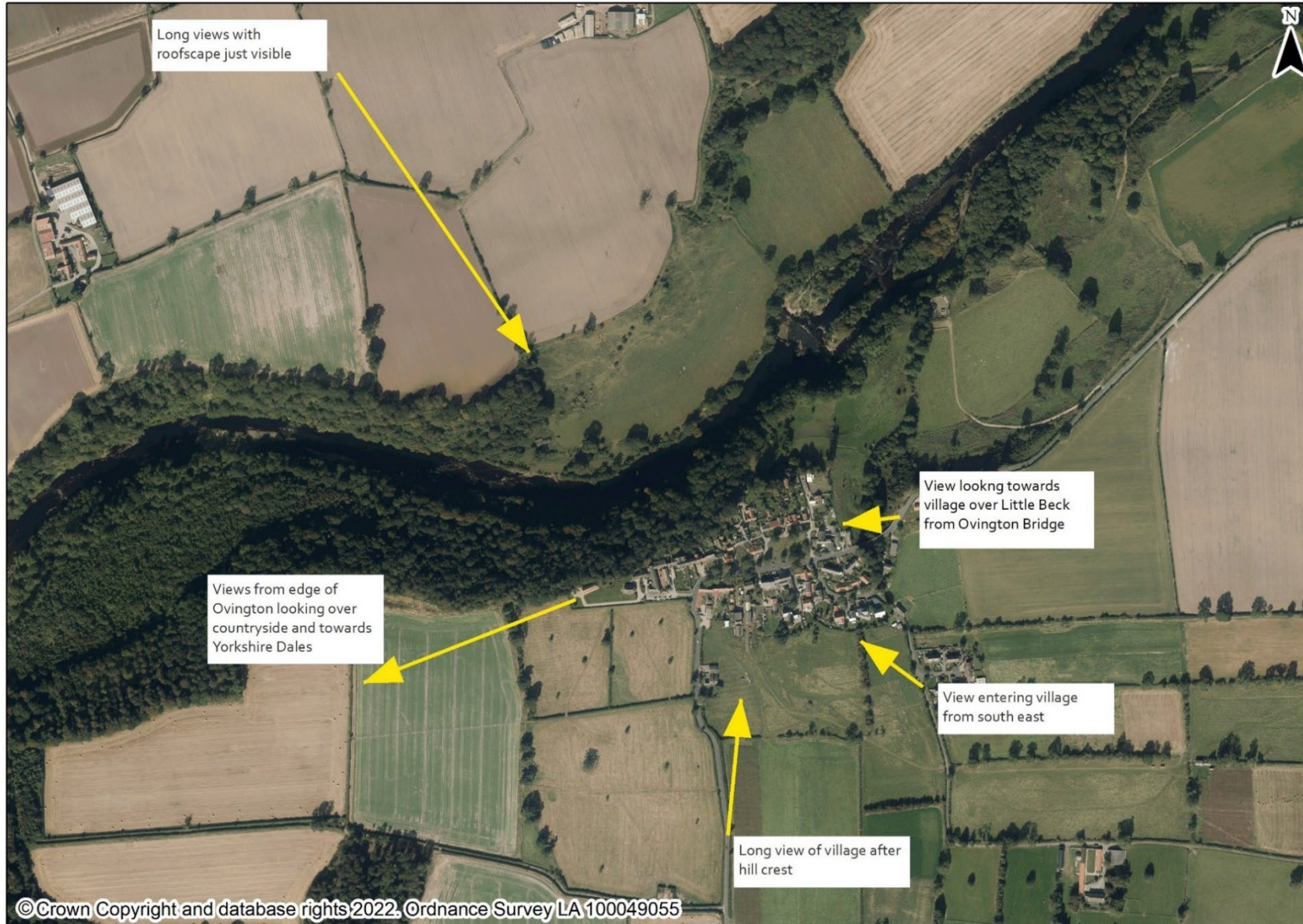
The dwellinghouses to which the Article 4 direction would apply are clearly indicated on the plan overleaf and include the following:

- Ackworth Cottage
- Appletree Cottage
- Christmas Cottage
- Conifers
- Cote Cottage
- Easter House
- Eden Cottage
- Fairways
- Green View
- Greenacres
- Kilburn
- Willow Garth
- Lane End
- Little Beck
- Maypole Cottage
- Moor View
- Ovington Lodge
- Porch Cottage
- Post House
- Rokeby Cottage
- South View
- St. Christophers
- Sunrae Cottage
- Rock Rose
- Sycamore Cottage
- Tees View Cottage
- The Cottage
- The Hawthorns
- Village Green Cottage
- Walker House
- Whispering Waters
- Woodman's Cottage
- Woodside
- Pasture View
- Yew Tree House
- 1-10 Clifford View
- 1- 4 Glen View
- Hillcrest
- Rowan House
- Holmlands
- The Hollies
- Sutton Lodge

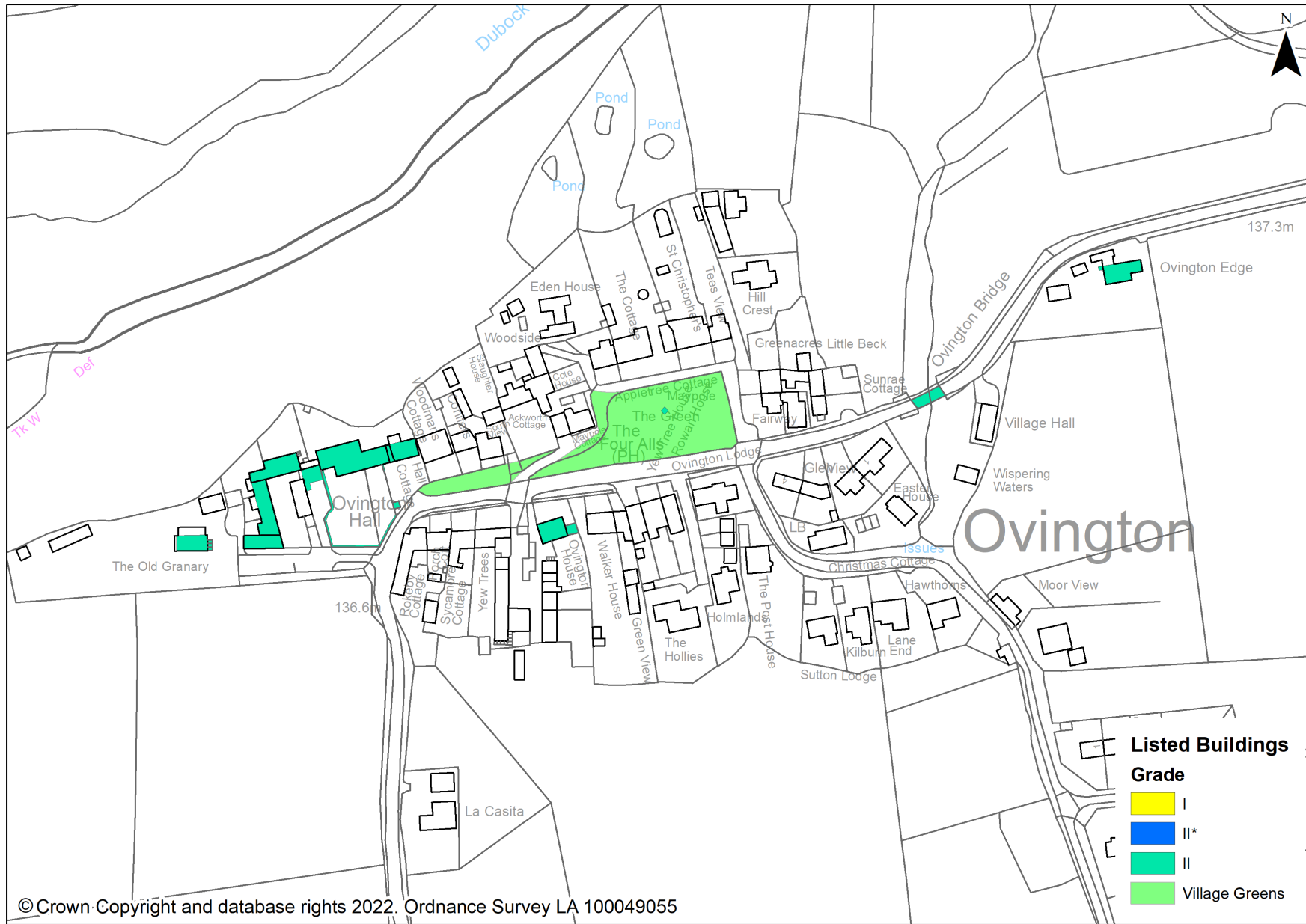
# Article 4 Designation Map



## Conservation Area Views Map



### Conservation Area Designations



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## Appendix 1 Listed Buildings



## APPENDIX 1: LISTED BUILDINGS

The following is a list of the Listed Buildings within the Ovington conservation area. A listed building is a building of special architectural or historic interest, as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance. Grade I, grade II\* and grade II. Listed building consent is required before any alterations, extensions or demolitions can be made to a listed building which might affect its fabric, character or appearance. N.B Buildings and features within the curtilage of listed buildings may also be regarded as being listed.

Further information on the National Heritage List which includes listed buildings and other statutory designations can

be found online at: <https://historicengland.org.uk/listing/the-list/>

<i>Name</i>	<i>Grade</i>
<b>Ovington Edge</b>	II
<b>Ovington Bridge</b>	II
<b>Maypole on Village Green</b>	II
<b>Ovington House</b>	II
<b>Outbuilding And Old Smithy To East Of Ovington Hall</b>	II
<b>Walls, Outbuilding And Railings To South Of Ovington Hall</b>	II
<b>Ovington Hall and adjacent Cottage</b>	II
<b>Farmbuilding Range To West Of Ovington Hall</b>	II
<b>Cartshed/Granary South-West Of Ovington Hall</b>	II

### **Ovington Edge**

List Entry Number: 1121667

House. Late C17 or early C18; rear outshut and east addition later C18, main part refenestrated in early C19.

Rubble with long roughly-shaped quoins and cut dressings; east elevation brick in irregular bond, except for rubble to rear. Pantile roofs with old stacks.

2 storeys, 3 bays, with lower 2-storey 1-bay right extension. Central 12-pane sash in probable door position, flanked by 16-pane sashes, the right renewed. Renewed 16-pane sashes on 1st floor; left windows in surrounds made up of re-used older dressings; right end jamb of former doorway. Coped gables on moulded kneelers; banded end stacks. Extension has C20 glazed doors in old cart entrance; blocked flat-arched doorway on left, and low 1st-floor window beneath eaves. Coped right gable on moulded kneeler, with end stack. Left return shows 4-pane attic casement and 12-pane Yorkshire sash in rear outshut; right return shows small attic window.

Rear elevation: Left bay of main part has projecting stair wing with renewed door and 6-pane casement in stone surrounds, and coped gable on moulded kneelers.

Interior not seen, but much altered late C20. Altered outbuildings to north-west are not of special interest.

### **Ovington Bridge**

List Entry Number: 1322726

Bridge dated 1841, reinforced in later C19. Roughly-squared stone with cut dressings; later C19 parts rock-faced stone with ashlar dressings. Curved plan. Original bridge has broad round arch flanked by raking buttresses; band below parapet, with raised coping, which ends in low rectangular piers. Arch later underbuilt by smaller round arch with arch ring and impost blocks, also flanked by raking buttresses.

South-east wing wall cut through by entry to village hall.

### **Maypole on Village Green**

List Entry Number: 1322727

Maypole, erected 1897 to commemorate Queen Victoria's Diamond Jubilee. Timber with iron fittings. Pole c.15 metres high, with minor fittings and fox weather-vane.

Included for historical interest.

### **Ovington House**

List Entry Number: 1121668

House, late C18 or early C19. Rubble, rendered and pebble-dashed with cut dressings; graduated stone slate roof with C20 brick end stacks. 2 storeys, 3 bays, symmetrical. Plinth. Central part-glazed fielded-panel door. Ground-floor sashes lost glazing bars; 1st-floor C20 casements flanking narrower plain sash. All openings in raised stone surrounds. Rear elevation shows stone-surround doorway and 16-pane sash stair window.

### **Outbuilding And Old Smithy To East Of Ovington Hall**

List Entry Number: 1121670

Outbuilding and smithy, late C18. Rubble with cut dressings; pantile roofs except for C20 asbestos sheets at rear of smithy; brick stacks. Left part 2 storeys, 1 bay: C20 boarded double doors with 6-pane casement in old opening above; small right end stack. 1-storey 2-bay right part is former smithy: 2 boarded double doors on either side of window with blacksmith's glazing; right end stack.

Included for group value.

### **Walls, Outbuilding And Railings To South Of Ovington Hall**

List Entry Number: 1121671

Garden walls, railings and outbuilding. Mid-C18. Rubble with cut dressings; stone slate roof on outbuilding; wrought-iron railings.

4-metre high east wall has chamfered coping, and curved step up to boarded door with wood tympanum in rusticated arch with impostes and keystone; to south low pent outbuilding with blocked stone-surround window, and 6-panel door in raised stone surround, on internal face of wall.

1-metre high south wall has similar coping ramped up at each end, carrying low spiked railings; gateway near east end has small, rusticated piers with banded pyramidal caps.

2.5-metre high west wall has boarded door in raised stone surround; north part steps in, with old privy in angle, before joining south-west corner of Hall.

Attached farmbuildings on exterior of west wall are not of special interest.

### **Ovington Hall and adjacent Cottage**

List Entry Number: 1121669

House and cottage. Probably C17, extended and altered in C18. Rubble with cut dressings, partly rendered; graduated stone slate roofs. Plan: original house has east range incorporating cottage, two rear wings and ballroom extension to north-west.

South front in two sections: 2 storeys, 2 + 4 bays. 2-bay rendered left part is original house: central half-glazed door with 3-pane overlight in raised tooled stone surround with ashlar panel over; 4-pane sash windows. Steeply-pitched roof

with coped gables on moulded kneelers and end stacks, left stepped-and-corniced, right rebuilt in grey brick on old base. Right part irregular. C20 French window and doorway, boarded door at right end and 12-pane sashes in stone surrounds, some renewed. Coped right gable on moulded kneelers, with end stack; stepped-and-corniced ridge stack.

Rear: Original house has two wings with stacks on gables. Earlier right wing has fielded-panel door and sash windows in raised stone surrounds. Added right ballroom extension with a single tall 24-pane sash in a similar surround, and coped left gable on moulded kneelers, with end stack.

Interior: original house has heavy transverse ceiling beams. Ballroom has basket-arched proscenium with Greek key frieze and imposts with paterae, contemporary chimneypiece, folding fielded-panel shutters on butterfly hinges, cornice with egg-and-dart, and ornamental ceiling rose.

Roof structure not seen, and may be of interest.

### **Farmbuilding Range To West Of Ovington Hall**

List Entry Number: 1160728

Farmbuildings, late C18 and early C19. Rubble with cut dressings, tooled- and-margined to early C19 stable. Graduated stone slate roofs (except for asbestos sheets on part of west range). Ranges on north and west sides of foldyard, with south-west stable.

North range: west part 2 storeys, 5 bays. 4-bay arcade of partly-blocked 3-centred arches with impost band; small windows above. East part covered by later shed. West range 2 storeys, 8 bays; 3 stable doors and 6-pane casement window in raised stone surrounds; boarded pitching door and small windows on 1st floor; roof hipped to left. Stable 1 storey, 3 bays. Central stable door in raised stone surround flanked by 12-pane casements; roof hipped to left.

Rear elevations: east part of north range has external stone stair to boarded door and renewed glazing in old openings; west part has outshut with bell-cote on left return; north end of west range has slit vents and boarded pitching door.

C20 metal-roofed shed on south of east part of north range, C20 brick sheds to rear of west range, and ruinous range south of foldyard are not of special interest.

### **Cartshed/Granary South-West Of Ovington Hall**

List Entry Number: 1121672

Cartshed with granary over, late C18 or early C19. Rubble with roughly-tooled quoins and dressings; graduated stone slate roof. 2 storeys, 4 bays. Elliptical arcade with boarded double doors in left arch, and small windows over; hipped roof. Returns show boarded 1st-floor doors and external stone stair on right.

Included for group value.



## Appendix 2

### Non-Designated Heritage Assets

## APPENDIX 2: NON-DESIGNATED HERITAGE ASSETS

A number of unlisted buildings and structures combine to add to the areas unique built heritage. Whilst not possessing sufficient interest to be listed as of national importance, such assets add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such buildings.

Non-designated heritage assets can include other types of assets such as below ground archaeology, boundary enclosures and smaller features such as street furniture or smaller planned landscapes.

The following buildings/structures are not statutorily listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There is a presumption against demolition of any of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

### SCULPTURE OF MAYPOLE ON VILLAGE GREEN

The maypole sculpture on the village green was commissioned in celebration of the millennium. The sculpture is an interpretation of the maypole and is sited on the village green.



*Image 42 Maypole sculpture on village green*

### VILLAGE GREEN

The village green is an integral part of the village and has remained intact since at least the early 18<sup>th</sup> century. The village green is the location of the village maypole and has historic and communal value.



*Image 43 Village Green*

### **WEATHERVANE ATOP MAYPOLE**

The weathervane located atop the maypole is of a running fox. Whilst not the original there has been a running fox atop the maypole since at least the 19<sup>th</sup> century.



*Image 44 Weathervane atop Maypole (reproduced with permission from Ovington Parish Council)*

### **STONE TROUGH OPPOSITE KILBURN**

A stone trough is located opposite Kilburn. Again whilst not the original it is sited in the former location of a stone trough, as evidenced on the 1913 OS map.



*Image 45 Stone trough opposite Kilburn (reproduced with permission from Ovington Parish Council)*

### **VILLAGE ENTRANCE SIGN**

The village entrance sign on the approach to Ovington from the east.



*Image 46 Village Entrance Sign (reproduced with permission from Ovington Parish Council)*

**RIGG AND FURROW FIELD FEATURES** There are a number of rigg and furrow landscape features in the fields surrounding Ovington. These features show the historic past of the village which has medieval origins.



*Image 47 Rigg and Furrow features*

### **FOUR ALLS (INCLUDING SIGNAGE), YEWE TREE AND ROWAN HOUSES**

The 1839 tithe map shows the Four Alls Public House and a brewery. The earliest photograph of the Four Alls dates from the late 19th century and shows the full extent of the building, which has two doors and 8/8 sash windows. Originally the Four Alls was comprised of a single storey section with a two storey section adjoining. The 1935 Wycliffe estates sales brochure notes the Four Alls as an existing licenced inn with 6 bedrooms (4 with fireplaces) upstairs and an attic.

The Four Alls' signage that explains the origins of its name is located on the principal elevation of the pub. The signage in the Wycliffe 1935 sales brochure stated: "I rule for all, I fight for all, I pray for all and I pay for all". The current signage states: "I govern all, I pray for all, I fight for all and I pay for all" and depicts Queen Victoria, a priest, a soldier and a farmer. Whilst it is evident that the signage on the pub has been changed since its original installation, the current signage reflects its historic branding and is of heritage interest in its own right.



*Images 48 and 49 Four Alls public house, Rowan Cottage and Yew Tree House*

### **FOMRER BREWERY BUILDINGS AND UNDERGROUND CELLAR TO THE REAR OF SYCAMORE COTTAGE/OVINGTON HOUSE**

The 1839 tithe map shows a malt kiln and stable adjacent to Ovington House on the western boundary. The buildings are narrow and orientated north-south. The 1839 tithe details also show that Thomas Deacon is the occupier of the malt kiln and



the public house (Four Alls). On the 1856 OS map the mat kiln is described as a brewery.

The structures associated with the former brewery are located to the rear of Ovington House. They have been used for a substantial period of time as agricultural buildings to support the farming use of the land.

There is an existing stone built cellar which formed part of the former brewery that is located under the garden of the Sycamore Cottage. The alcoves of the cellar are barrel vaulted and constructed of brick and stone, with stone flags and three alcoves.



*Image 50 Barrel vaulted cellar to rear of Sycamore Cottage*

#### **QUERN STONE IN GARDEN OF 'THE COTTAGE'**



*Image 51 Quern Stone in the Garden of The Cottage*

#### **DATE STONE ON OVINGTON BRIDGE – 1841**



*Image 52 Date Stone on Ovington Bridge (reproduced with permission from Ovington Parish Council)*

#### **MOOR VIEW (FORMER SCHOOL/MISSION ROOM)**

The former village school/mission room is single storey and clad in cream render with red pantile roof. None of the original 19<sup>th</sup> century materials palette is exposed on the exterior. The building dates from at least the early-mid 19<sup>th</sup> century, however, could be earlier as the building footprint is shown on the 1809 map.



*Image 53 Former village school/mission room (Moor View)*

### TEES VIEW

Tees View is a one and a half storey dwelling located north of the village green. The 1839 tithe details state that this was a carpenter's shop. The building is of coursed rubble sandstone

construction with stone slate roof and buff brick chimney stacks and decorative coping. The dwelling features brown 2/2 sash windows and a timber door. The wall dormers have barge boarding and decorative finial detail. The ground floor windows and door have stone lintels and cills and the wall dormers have stone cills.



*Image 54 Tees View*

### ST CHRISTOPHERS

The dwelling is two storey in a two bay design and is of coursed rubble sandstone construction with red pantile roof and two brick chimney stacks. The dwelling also has timber windows and timber door. A pitched roof porch with pantile roof, stone lintel and lettering stating "St Christophers is located centrally.



*Image 55 St Christophers*

### **APPLETREE COTTAGE**

Appletree cottage is a single storey cottage located to the north of the village green. It is single storey with red pantile roof but is likely to be of stone construction underneath the rendered exterior. The dwelling has modern uPVC windows and door. The origins of the building date back to at least 1839

as it is shown on the tithe map and is described as a cottage with garden.



*Image 56 Appletree Cottage*

### **THE COTTAGE**

The Cottage is a single storey dwelling in coursed rubble sandstone with red pantile roof. The building has timber multi-paned windows with lead flashing which are later additions. There is also a modern porch with lead flashing and four pane timber door with side glass pane. Two stone chimney stacks are located on either end of the building.



*Image 57 The Cottage*

### **COTE HOUSE**

Cote House and Woodside on the western side of the green are two storeys, having an additional storey added in the 20th century. Cote House has been rendered and has modern brick chimneys and slate roof tiles and uPVC windows and front door. Despite the alterations that have been made to Cote House, the building is considered a non-designated heritage asset for its historic interest as part of the early form and layout of the village from the 19<sup>th</sup> century.



*Image 58 Cote House*

### **WOODSIDE**

Woodside is of coursed sandstone rubble construction and has a brown tiled roof with modern pitched roof dormer on the principal elevation. The building has white uPVC windows and a timber door. The building is considered to be a non-designated heritage asset due to its architectural and historic interest.



*Image 59 Woodside*

### **ROKEBY COTTAGE**

It is unclear of the precise age of Rokeby Cottage, as elements of the building appear to be a rebuild or newer construction than others. However, a building is shown on the footprint of the existing on the 1809 map.

The original extent of the cottage, garden, buildings and yard on the 1839 tithe map were shown as one entity and would have been comprised as a complex of buildings. Given the proximity of the building to Ovington Hall it is likely this would have been an associated farmstead, with the off-shoot comprised of stabling and for housing animals. It is possible that parts of the original building still survive and may date to the 18th century.

The stonework features quoins on the western elevation suggesting this has been a principal elevation of the building,

however these are not replicated on the other side. The building is proposed as a non-designated heritage asset due to its architectural and historic interest



*Image 60 Rokeby Cottage*

### **PORCH COTTAGE**

Porch Cottage is a two storey dwelling in semi- coursed rubble sandstone which has been whitewashed. The building features a stone roof with larger stone flags on the lower courses by the eaves on the western portion of the building. The window treatment is varied and it is clear there have been a number of alterations.

The ridgeline of the building differs between the western and eastern parts and appears to marry up to the ridgelines of the

adjacent Sycamore and Rokeby Cottages. This detail coincides with a stepped return on the front elevation wall.



*Image 61 Porch Cottage*

in 1809 there is a gap between the buildings now known as Sycamore Cottage and Rokeby Cottage. It is likely that these two buildings expanded as the 1839 tithe map shows a continual building frontage along this part of the village. However the cottage as an individual entity was formed after 1839 as it is not listed as a separate entry within the tithe details. The building is proposed as a non-designated heritage asset due to its architectural and historic interest

### **SYCAMORE COTTAGE**

Sycamore Cottage is a two storey dwelling in coursed sandstone rubble with red pantile roof with stone slate to lower courses by the eaves, and brick chimney stacks. The building

was formerly two cottages, one of which was two storeys in 1935, the other which was single storey in 1935 according to the Wycliffe Estates sales brochure. In 1839 the tithe details note that there were originally two cottages. The building has uPVC windows and door; however a decorative stone porch is above the front door. The building is proposed as a non-designated heritage asset due to its architectural and historic interest.



*Image 62 Sycamore Cottage*

### **WALKER HOUSE AND GREEN VIEW**

Walker House and Green View are two storey dwellings located to the west of the Four Alls. The 1839 tithe map shows three cottages in this location. The building now known as Walker House is an amalgamation of two of the former cottages, with the third (Green View) demonstrating the original scale of the

dwellings. The second storey to both dwellings has been added after the 1940's as shown in photographs. The buildings are proposed as a non-designated heritage asset due to their historic interest.



Image 63 Walker House and Green View

### GREENACRES AND DATE STONE

Greenacres is a two storey dwelling in 2 bay design with upper level wall dormers and two storey gable extension (the gable is part of Fairways). The building is of coursed rubble sandstone with slate roof tiles. The two chimney stacks are polychromatic brick. The window and door surrounds are painted brick and there is a pitched roof porch. The building formed part of the Wycliffe estates house. A number of alterations and extensions have been erected to the rear of the building and within its curtilage. Nonetheless the principal building that fronts the

village green is considered to be of historic and architectural interest and is therefore considered a non-designated heritage asset.



Images 64 and 65 Greenacres and Greenacres Date Stone (reproduced with permission from Ovington Parish Council)

### FAIRWAYS

Fairways is a two storey dwelling which was part of the former Wycliffe estates building. The gable which fronts the village green features white barge boarding with finial detail. There is a date stone on the extension from 1926.

The building has been extended and altered; however the alterations have generally matched the existing building in relation to the retention of coursed rubble sandstone. There is the addition of white uPVC windows and a conservatory which detracts from the architectural interest of the building.

However, as the dwelling has historic and architectural interest it is considered a non-designated heritage asset.



*Image 66 Fairways*

### **SUNRAE COTTAGE**

Sunrae Cottage is a single storey dwelling in coursed rubble sandstone and stone slate roof. The building has dressed stone cills and lintels and quoins. A modern white uPVC conservatory has been added to the building along with white uPVC windows and guttering. The building is absent on the 1839 tithe map but is shown on the first OS map as part of the Wycliffe estates building.



*Image 67 Sunrae Cottage*

### **LITTLE BECK**

Little Beck is a single storey cottage which has been rendered pink. It is likely that underneath the render the building is of coursed rubble sandstone which would reflect the adjacent Sunrae Cottage. The building is absent on the 1839 tithe map but is shown on the first OS map as part of the Wycliffe estates building. The dwelling has a stone slate roof and white uPVC windows and rainwater goods. The building has a modern door.





Image 68 Little Beck

### THE POST HOUSE AND DATE STONE

The current building dates from circa 1868 (as noted on a datestone on a garden urn). However historic mapping from the late 19<sup>th</sup> century shows the form of the current dwelling. The adjacent garage is earlier and is likely to be the remnants of a former cottage which was located here and is referenced in the 1839 tithe document.

The Post House is a two storey dwelling in coursed rubble sandstone with a three bay design, including a large bay window at ground floor level. On both ends of the building are dressed stone quoins. A number of chimney stacks are present on the hipped roof which has stone slates. The windows have stone cills and lintels and the door features a dressed stone

surround with quoin detail. The adjacent garage is single storey and is also of coursed rubble sandstone with stone slate roof.

The Post House was formerly the village post office and included a shop, and at one point accommodated a doctor's surgery.



Images 69 and 70 The Post House and Date stone on urn in Post House garden (reproduced with permission from Ashley Bye)

### EDEN COTTAGE

Eden House contains original historic fabric from an earlier cottage from the 19<sup>th</sup> century to the front of the dwelling, however the footprint of the building has been substantially increased with extensions to the rear. The building is proposed as a non-designated heritage asset due to its architectural and historic interest.



*Image 71 Eden Cottage*

### **SOUTH VIEW**

South View is now a two storey rendered dwelling; however remnants of the 18<sup>th</sup> century original building fabric may well survive. The dwelling has had an additional storey added as it was originally a cottage. The building has an existing outbuilding to the rear that was used as a slaughter house, associated with the agricultural history of the village.



*Image 72 South View*

### **ACKWORTH COTTAGE**

Ackworth Cottage is an early 19<sup>th</sup> century cottage in coursed rubble construction with stone slate roof and two chimney stacks. There are stone lintels above the windows and the doors. The windows and door have been replaced with modern uPVC mullion and transom style windows and fully glazed door.



*Image 73 Ackworth Cottage*

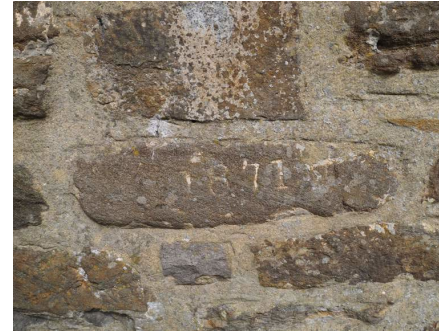
### MAYPOLE COTTAGE AND DATE STONE

Maypole Cottage is a single storey cottage which was formerly one of two smithy's in the village (noted on 1839 tithe map). There is an 1871 date stone on the garage, however the building predates the date stone as it is shown on the 1809 map and is noted as a smithy in the 1839 tithe details.

The cottage has been rendered for over a century, the 1935 Wycliffe Estates sales brochure states it is rendered in the lot entry, however it is likely that original historic fabric remains. A date stone from 1871 is on the garage of the building.



*Image 74 Maypole Cottage*



*Image 75 Date Stone on Maypole Cottage (reproduced with permission from Ovington Parish Council)*

### COCKSHOTT HILL FORT

This small (4 acres) Iron Age hillfort is located over the steep slope descending to the river Tees. The fort was roughly square in shape, it has a rampart, ditch (up to 2 m deep) and outer bank. Northern and western part of the earthworks survived in decent condition, but the southern and eastern bank are completely ploughed out.

### OVINGTON LODGE

Ovington Lodge is a single storey dwelling located at the junction of Ovington Lane and Clifford's Lane. The dwelling is rendered with red pantile roof and separate detached garage. The windows are dark grey timber with central upper casement and the front door is a four pane timber design. The dwelling is one of the later 19<sup>th</sup> century buildings in the village, constructed post 1841 when Ovington Bridge has been erected

and the eastern approach to the village had been altered. The building has been seen substantial alteration and extension; however its historic interest is considered to warrant its inclusion as a non-designated heritage asset.



*Image 76 Ovington Lodge*



## Appendix 3

### Maypole History Timeline

### APPENDIX 3: MAYPOLE HISTORY TIMELINE

Year/date	Historical notes
1757	Report in Teesdale Mercury (TM) in 1897 that the maypole dates back to at least 1757 albeit unsourced. TM reported in 1910 that the then maypole was the gift of Major Chichester Fortesque Constable who resided at Wycliffe Hall. An anecdote handed down from a lady born in Ovington Edge in 1750 recounts that when the first maypole was erected it was claimed and removed by the people of Hutton Magna only to be reclaimed the following evening. Ovingtonians christened the pole "Admiral Byng" – for what reason is unknown. John Byng lived from 1704 until 1757 when he was executed for neglect of duty. An alternative version of the story tells that the folks of Ovington stole the maypole from Hutton Magna.
1840s	In 1870 the Teesdale Mercury reported in detail the activities which had been centred around the maypole on May Day during the previous twenty years.
1867	Maypole taken down, as normal, and repainted ahead of May Day celebrations when it was re-erected. Promise to replace the pole with a tree from the Wycliffe estate should it decay – Mr Wyse agent of Sir Clifford Constable, Bart.
1897	New maypole presented by Major Chichester Constable erected - felled on the Wycliffe estate and reputed to be one of the finest it was about 90 ft high with a girth of over 5 ft. Queen Victoria's Jubilee year.
1943.02.12	Pole which had stood since 1897 blown down
1946	New maypole erected by George Kidson and his friend Luke Clarkson. Felled larch from John Herbert's land in Barforth. Transported to Ovington by cart. Christened "Ovington's Victory Maypole" Fox weather vane made by the village blacksmith, Mr Blakett.
1951	Festival of Britain celebrations.

1990	Decision by the Parish Council to lop 12 ft from the top of the pole to the consternation of some villagers.
2006	Maypole erected in 1946 taken down and replaced due to decay.
2015.11.9	Maypole blown down in winter gale
2016.09.23	Present maypole erected – Finnish grown.



## Appendix 4 References



## APPENDIX 4: REFERENCES

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Wycliffe Estates, 1935, Sales Brochure

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