



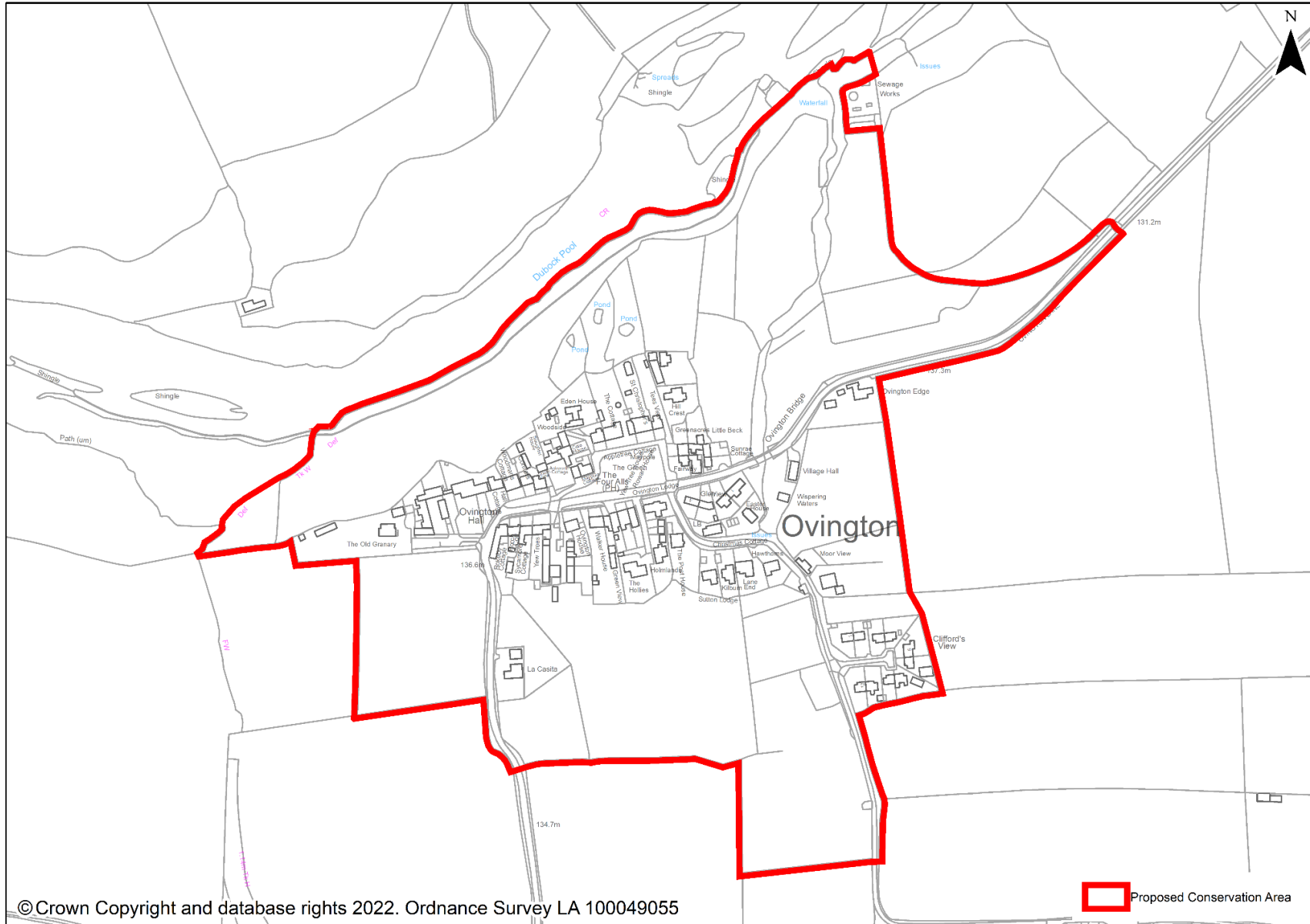
Ovington Conservation Area

Character Appraisal

FINAL DRAFT: September 2022

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Map 1 Proposed Conservation Area Boundary



Map 2 Conservation Area Location

Section One: Introduction and Overview

This document is the conservation area character appraisal (CACA) for the village of Ovington, Durham. The CACA has been produced following public consultation undertaken by Ovington Parish Council (OPC) and Durham County Council (DCC).

On adoption of the CACA this document will be a material consideration in the determination of any future planning applications within the conservation area boundary.

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 CACA

1.Planning Context

Public Consultation

Public consultation is an integral part of the appraisal process. The draft CACA was published for public consultation in June 2022. Comments received on the draft CACA have been reviewed by DCC and a schedule of responses is included in Appendix 4 of this 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 DCC 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 DCC, as Local Planning Authority, must uphold.

Section 69(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), 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 out under Policy 44 of the County Durham Plan. Further guidance can be found within the National Planning Policy Framework (NPPF) and its accompanying national planning practice guidance (NPPG). 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 an Article 4

Direction will be implemented alongside the designation of the conservation area.

Landscape 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. Within Ovington the trees located on the village green are subject to a TPO, along with trees on the southern side of Girlington Bank from Rokeby Cottage to the Four Alls. One tree outside of Ovington Lodge is also subject to a TPO. To the north of the village is Wycliffe Woods, an area designated as Ancient Woodland in the CDP.

Other Designations

The draft CACA also identifies 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.

2.Summary of Special Interest

Amongst the elements that make Ovington a special place with a character that is worth preserving is the historic village, featuring its listed maypole, its historic buildings and the relationships between them and the overarching 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);
- 32 non-designated heritage assets of architectural and historic significance within the conservation area (see Appendix 2 for full list);

- Historic linear development of the core of the village relatively unchanged from the mid-19th century, centred around the historic village green and its listed maypole;
- 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 is nestled within the valley with Wycliffe Wood to the north leading down to the River Tees, and the valley with Little Beck to the east of the village.
- The entire village is washed over by an Area of High Landscape Value designation, and the Wycliffe Wood Ancient Woodland to the north;
- The listed Ovington House, located within the centre of the village, was constructed as a yeoman's farmhouse and the associated land has continued to remain in active agricultural use, and historic agricultural buildings remain to the rear of the listed building.
- 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 its former ancillary buildings bookend the village to the east and west.

3. Location and Boundary Description

Ovington is a village located in the south of Durham, 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 historic village green which features a maypole.

It includes all buildings located along Ovington Lane and Girlington Bank (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, located to the south-east of the main body of Ovington.

4. 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 18th 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.

5. 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.

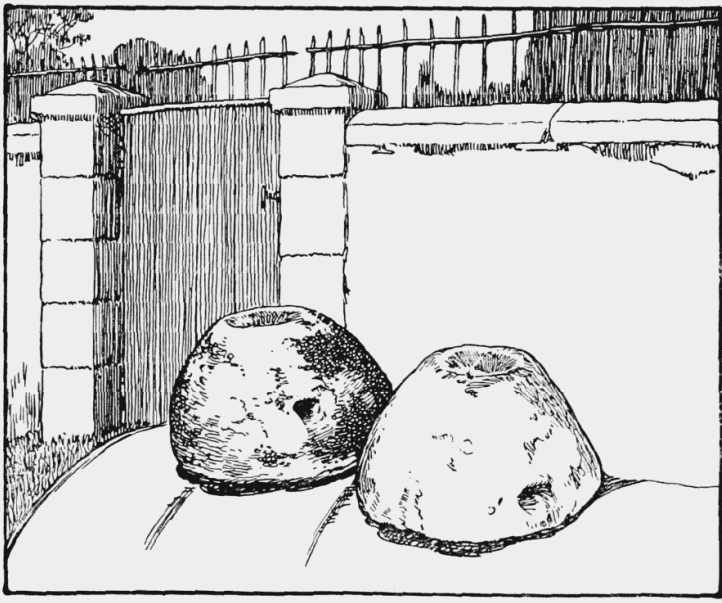


Image 1 Quern stones in Ovington (Victoria County History, 1914).

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 13th 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 Wycliffe estate retained ownership of the village and most of the surrounding land. The Wycliffe family name remained in

use until 1611, upon the death of William Wycliffe, he left his daughters and heirs Dorothy, wife of John Wytham, and Katharine, wife of Marmaduke Tunstall (Victoria County History, 1914). The manor and advowson came to Marmaduke and Katharine. Marmaduke Tunstall fought on the Royalists' side in the Civil War, and, being taken prisoner by the Parliamentary forces on his return from Newark in 1645, was kept captive until 1647.

Marmaduke's brother was Francis Tunstall esq., of Wycliffe Hall and Scargill Castle, Yorkshire, and married to by Cicely, daughter of John Constable, second viscount Dunbar.

In 1760 Marmaduke was succeeded by his nephew, Cuthbert, son of his brother Francis. Cuthbert was born with the surname Tunstall. However in 1718 he had acquired the estates of Burton Constable upon his uncle's death, and subsequently changed his surname to Constable. As such Cuthbert Constable was the first "Constable" to own the Wycliffe estate.

Cuthbert married twice, and it was his son Marmaduke, from his second marriage, who inherited the estate from his father in 1747 (Victoria County History, 1914).

Marmaduke resumed the family name of Tunstall. Marmaduke was a noted naturalist, he transferred his natural history museum to Wycliffe Hall, and his collection of birds alone is estimated to have cost £5,000. There is a portrait of Marmaduke Tunstall hanging at Burton Constable Hall.

Marmaduke died suddenly at Wycliffe Hall in 1790, leaving no issue (Victoria County History, 1914).

As Marmaduke had left no issue, the manors of Wycliffe, Hutton Magna and Scargill reverted to William, the elder son of Cuthbert, who entailed all his estates on his nephew Edward Sheldon. Edward Sheldon took the surname of Constable, left no children and was succeeded by his brother Francis, on his death (date unknown) (Victoria County History, 1914).

Francis took the surname Constable, and it is his name which appears on the first map available of Ovington.



Image 2 1809 Map of Ovington, (East Riding and Archive and Local Studies ref DDCC/155/58 or 59, kindly reproduced with permission from the Burton Constable Foundation)

The oldest surviving properties in the village (which pre-date the 1809 map) 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.

The settlement pattern in 1809 is linear from east to west and buildings have a long, rear curtilage for crop cultivation. The approach to the village from the east is via Ovington Edge, swinging southwards to avoid the valley. The approach from the south runs past Ovington Hall and its associated buildings.

In 1809 Ovington Hall is shown as within an enclosed curtilage to the remainder of the village with ancillary buildings and plantation, in the ownership of the Wycliffe estate.

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 resident 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.

The next available map of Ovington dates from 1839. In the 20 years from the map produced in 1809 to 1839, a number of changes had taken place in the village.

Firstly, in terms of ownership, Francis Constable was succeeded by Sir Thomas Hugh Clifford, of Burton Constable, Yorks. and Tixall Hall, Staffs in 1821. Thomas had been made a baronet in 1815 at the request of King Louis XVII to the regent (History of Parliament, undated). Thomas took the name of Constable shortly before his death at Ghent in 1823, and this instance was the birth of the Clifford-Constable family name at the Wycliffe estate.

On his death Thomas was succeeded by his son Thomas Aston Clifford Constable. Thomas Aston Clifford Constable stood for

the venal borough of Hedon at the general election in 1830, five miles south of Burton Constable, and was returned unopposed with the backing of the Tory corporation (History of Parliament, undated).

The change in ownership of the landholding is reflected on the 1839 map, shown below:

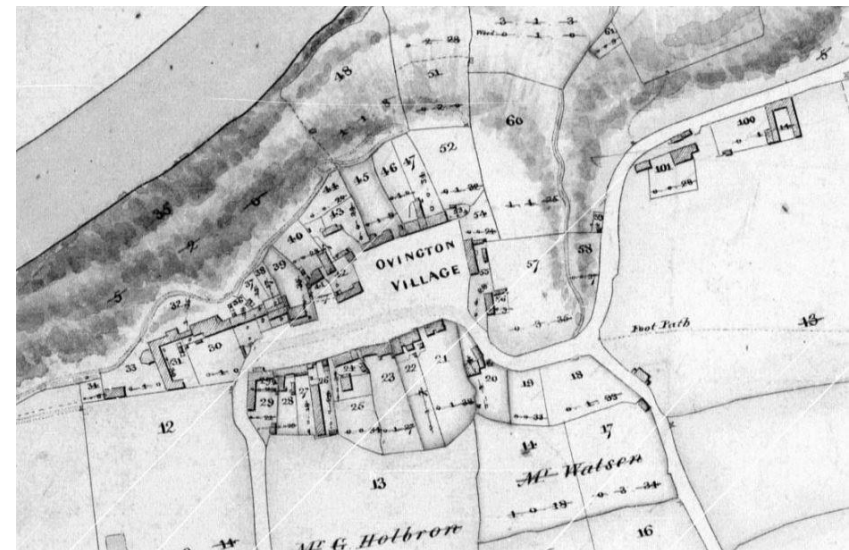


Image 3 Ovington 1839 Tithe Map (ref: T [MIC 1798/454-459], North Yorkshire County Record Office)

It is evident on the map that, from 1809, the village expanded organically between Ovington Hall and Ovington Edge, centred around agricultural and other rural enterprises.

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 of semi-coursed rubble sandstone sourced from the River Tees and were generally comprised of single storey cottages.

Ovington House is grade II listed and the listing description states it was constructed between the late 18th century or early 19th century. In reviewing the historical maps, the building is not present on the map from 1809, but is noted on the map from 1839. 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 details state that the landholding is comprised of a house, stable and gardens and was owned and occupied by George Holbron, a yeoman.

In 1839 the tithe map shows that Ovington Hall has been subject to some alterations, alongside the ancillary buildings within its curtilage. The grade II listed cartshed/granary is shown on the 1839 map. The occupier of Ovington Hall was Cuthbert Watson, land agent of Ovington.

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 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.



Image 4 Four Alls Public House circa late 1800's (reproduced with permission from local resident Ashley Bye)

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 they retain their original form and layout. There is an existing stone built cellar under the garden of Sycamore Cottage, which was part of the old brewery. The ceiling of the cellar is barrel vaulted and constructed of brick, and the walls are of stone construction. The cellar also features stone flags and three alcoves which are in brick.

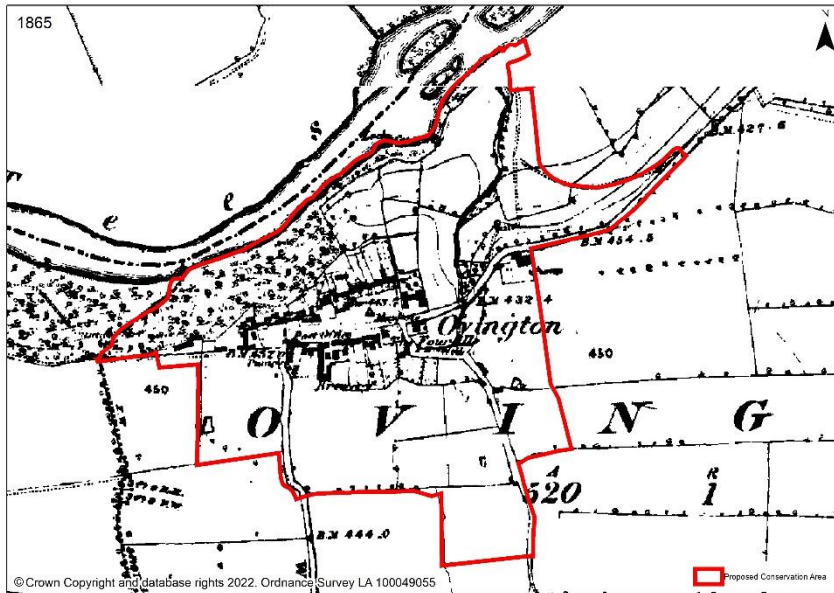
A notable building located within the village is the Post House, the former Post Office. The original post office was located towards the west of the village, however by 1893, the post office had relocated east, to a building identified in the 1839 tithe details as a cottage and garden. The Post Office occupied this building all of the 20th century before closing in 2001 (see Image 5). The building retains a tangible link to its former use in its name 'The Post House'. The village post box also lies opposite the building, a further link to its historical use.



Image 5 The Post House in the early 1900's photographed by J H Skipper of Barnard Castle ((reproduced with permission from local resident Ashley Bye)

The village also has links with notable historical figures. The 1839 tithe details show that James Raine, founder of the Surtees society, occupied the dwelling now known as The Cottage, which is located on the north side of the village green.

By 1865 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.



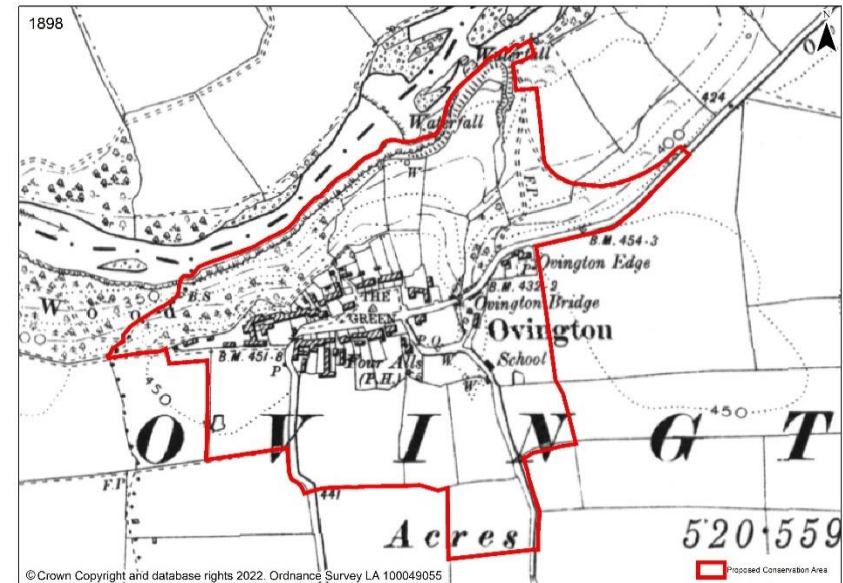
Map 3 1865 OS Map

Another change which took place in the mid-19th century was the construction of Ovington Bridge, which features 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 OS map of 1865.

In 1870 Thomas Clifford Constable died, after having focused on improving and expanding his estates upon his retirement from parliament in 1832. He was succeeded by his only child Frederick Augustus Talbot Constable (1828-94) (The History of Parliament, undated).

Frederick died in 1894 without any children, and his estate passed to his sister Mary Barbara who was Lady Chichester, and thereafter through her sons.

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



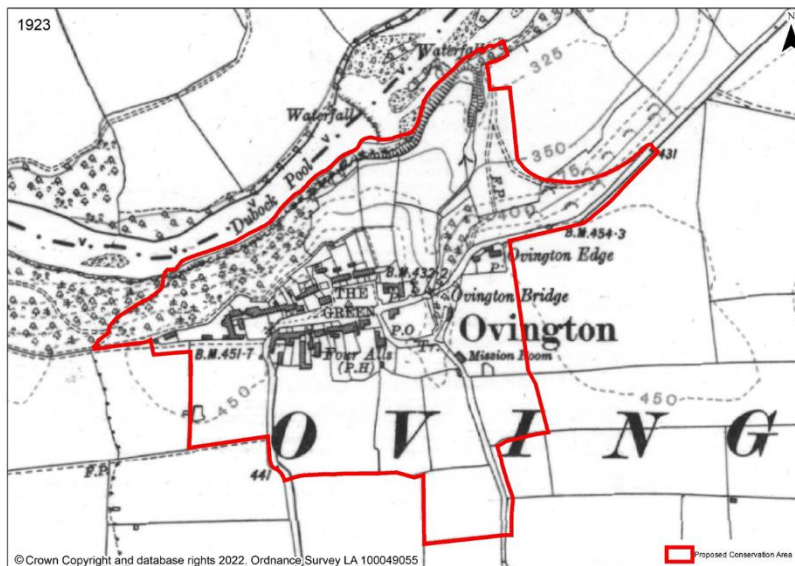
Map 4 1898 OS Map

One of the only changes is the annotation of the village school, located to the south-east of the village. The building was shown on the 1839 tithe map but was not detailed, however it is highly likely the school was in operation from the early 19th century.

The modern period (1900 to present)

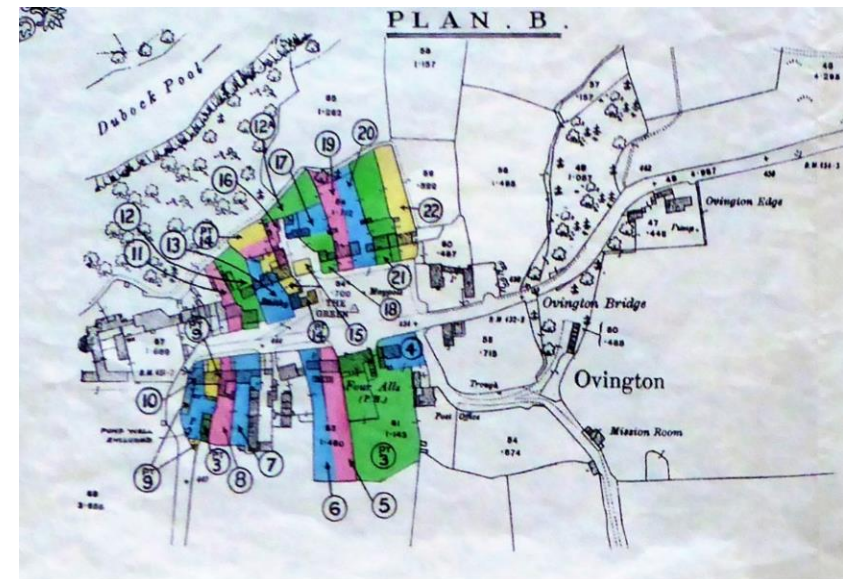
In 1891 the estate's ownership passed to Lieutenant Colonel Walter Raleigh Chichester, who was legally changed his name to Walter George Raleigh Chichester-Constable after succeeding to the estates of his father, son of Mary Barbara Chichester (The Peerage, 2022).

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 5 1923 OS Map

In 1935 Walter sold the Wycliffe house and estate, map 6 below shows the plots for sale in Ovington in the 1935 sales brochure.



Map 6 Wycliffe Estates 1935 Sales Plan

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 development (built by POW labour). During this time the Clifford's View estate (harking to the former aristocratic land owner) and the village hall were also constructed.

Towards the end of the 20th century and early 21st 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.

In the 20th and 21st century the character of the village changed from one of residential and associated trades to predominantly residential with some remaining agricultural relates uses (such as Ovington House).

The complex of farm buildings associated with Ovington Hall are grade II listed (converted into dwellings in the 1990's), and collectively these buildings are known as Ovington Hall Court.

6. 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.

7. 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/Girlington

Bank, bookended by Ovington Edge to the east and the Ovington Hall complex to the west.

- The historic and social hub of the village is centred around the village green and traditional maypole, surrounded on 3 sides by attractive 19th century cottages and houses, with the fourth side remaining open along the whole road frontage, and the Four Alls public house located to the south of the village green;
- Rural character with buildings predominantly in residential use, with one public house located on the main thoroughfare in the village;
- Dwellings are a mix of single and two storeys, some original single storey cottages having had a second storey added during the 20th 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.

8. 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 featured on the majority of older 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 in buildings pre-20th century is uncommon.

There are examples of older buildings being painted or rendered, including pebble dash and rough cast rendering. The latter is an example of a historic approach to rendering historic buildings. Pebble dash is a 20th century method of external finish. Late 20th century development is generally characterised by rendered facades, with 21st century development featuring some natural stone and pebble-dash render.

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. Clifford's View 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. However, some of the buildings within the conservation area have more decorative detailing, as noted later in this document.

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 20th 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 replaced with modern uPVC windows. Some window openings have simple stone lintels and cills, though some have stone surrounds and others have been painted.

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

9. 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 streetscape of the western part of the village when approaching from the south (Girlington Bank) or the east (Ovington Lane).

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

11. 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 visible in long views approximately 250m to the south from Girlington Bank. Long views of the village are also seen from the farm gate to the east of the village and from the public footpath north-east of the village looking westwards.

There are also views of the village from the footpath west across the fields (entrance point opposite southern end of Willow Garth), towards the Ovington Hall complex. 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.

12. Ecology

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

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. There have also been sightings of deer within the woodland.

13. Activity

The built-up area of the conservation area is predominantly residential in character. There are two public buildings within the village: The Four Alls public house located on the main thoroughfare through the village and the village hall, located to the east of 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 has possibly been in use since the 1700'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

Outside of the built-up area of the village, the character of the surrounding area is agricultural, with the exception of the wooded slopes to the north of the village.

Events associated with an agricultural/rural character that occur in the village include sheep drives, the continued farming of the fields by the occupier of Ovington House. 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.

14. 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.

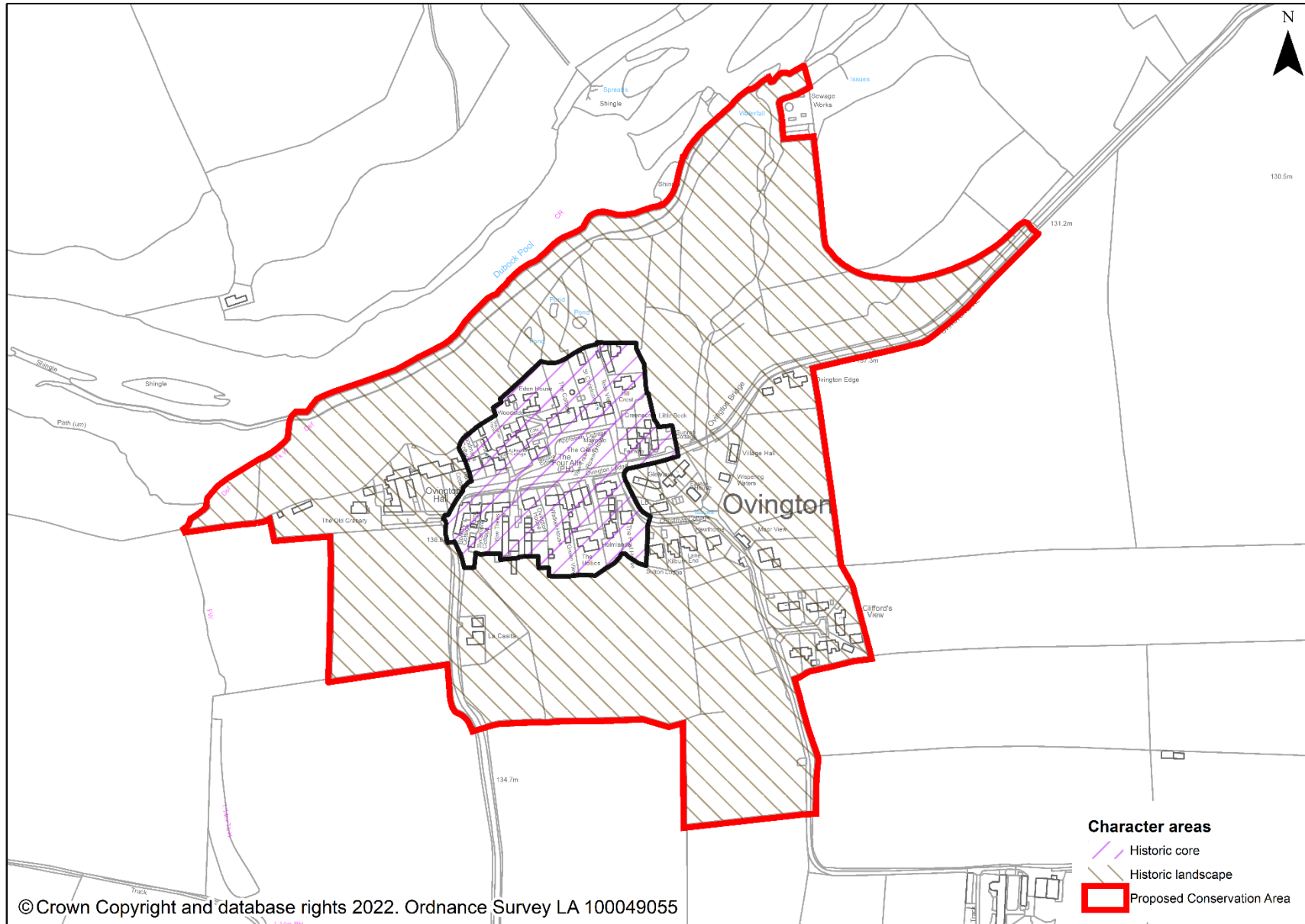
15. General Condition

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's character and appearance.

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.

Ovington



Map 7 Proposed Conservation Area Character Areas

Section Two: Character Areas

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

- Character Area One: Historic Village Core
- Character Area Two: Historic Landscape

Character Area One: Historic Village Core

Character Area Description

This character area comprises the historic village core of Ovington. This area features buildings which date predominantly from the late 18th/19th century, as well as the village green and its maypole.

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 identified as NDHA's.

Within this character area The Hollies, Hillcrest and Holmlands are located, however these are modern dwellings that are of neutral contribution to the character and appearance of the proposed conservation area.

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

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.

Building Materials, Detailing and Features

The buildings in this character area are dealt with in a clockwise direction, beginning with Woodman's Cottage.

Woodman's Cottage

Woodman's cottage is a single storey cottage, rebuilt on the plot of an earlier 18th or 19th century cottage. The building itself is of no architectural merit in relation to the character and appearance of the conservation area, however its plot and contribution to the streetscape which is comprised of single

storey dwellings along this part of Ovington Lane is of historic value.



Image 6 Woodman's Cottage

The Conifers

The Conifers dates from the early 19th century and is shown on the 1809 map and 1839 tithe map. In 1839 the building is noted to be a cottage and garden. The original scale and footprint of the building is retained in its historic form.

The building's eastern elevation abuts South View, a position which is shown on the 1839 Tithe Map. The building has been altered to include modern windows and has been painted.

Underneath the painted exterior the building construction appears to be rubble stonework, and is presumed to be of the

same construction as others in the village. The building has slate roof tiles, which are presumed to be a later addition as the original cottage would have likely featured stone roof tiles, red ridge tiles and two chimney stacks at either end of the dwelling.



Image 7 The Conifers (reproduced with permission from Ovington Parish Council)

South View and Former Slaughter House

South View is a two storey rendered dwelling; however remnants of the 18th century original building fabric may well survive. The 1839 tithe details note that the building is a house, and the 1938 Wycliffe estates brochure also includes a description of "the 'large butcher's slaughter house' (located 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, reinforcing the agricultural history of the village.

Due to the historic interest of the building South View and the rear outbuilding which housed the slaughter house are identified as NDHA's.



Image 8 South View

Ackworth Cottage and Garage (with date stone)

Ackworth Cottage is an early 19th 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. 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 a fully glazed door.

The garage of Ackworth cottage (which is actually attached to Maypole Cottage) 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. Due to the historic and architectural interest of Ackworth Cottage and garage these buildings are identified as NDHA's.



Image 9 Ackworth Cottage

Maypole Cottage

Maypole Cottage is a single storey cottage located adjacent to the village green. The building is first shown on the 1809 map and is one of the earlier buildings in the village.

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 10 Maypole Cottage

Cote Cottage

Cote Cottage was originally a single storey cottage as noted in the 1839 tithe details; however an additional storey was added in the 20th century. Cote Cottage 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 Cottage, the building is identified as an NDHA for its historic interest as part of the early form and layout of the village from the 19th century.



Image 11 and 12 Cote Cottage and Woodside

Woodside

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.

Eden Cottage

Eden Cottage contains original historic fabric from an earlier cottage from the 19th century, located to the front of the dwelling.

The footprint of the overall cottage has been substantially extended to the rear by modern extensions, and it is unlikely that any original historic fabric remains in this part of the building.

Notwithstanding the alterations which have been made to the building it is identified as a NDHA due to its architectural and historic interest.



Image 13 Eden Cottage

To the north of the village green are four dwellings which are Appletree Cottage, The Cottage, St Christopher's and Tees View.

Appletree Cottage

Appletree Cottage is a single storey, rendered white with red pantile roof. A chimney stack survives on the roof. The window and door openings are modern. The original scale and footprint of the building is retained in its historic form. The building is identified as an NDHA due to its architectural and historic interest.



Image 14 Appletree Cottage

The Cottage and Village Green Cottage

The Cottage is a single storey dwelling in coursed rubble sandstone with red pantile roof. The building was formerly two cottages but had been amalgamated to form one dwelling. The detached outbuilding to the east of The Cottage is known as Village Green Cottage, which is owned by The Cottage but is occupied separately.

Surviving architectural detailing on The Cottage includes traditional stone kneelers and water-tabling on the roof. 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. The building is identified as an NDHA due to its architectural and historic interest.



Image 15 The Cottage and Village Green Cottage

St Christopher's

St Christopher's is a two storey dwelling, and appears to have been constructed as a two storey building as opposed to its neighbouring cottages to the west. It is constructed in semi-coursed rubble sandstone with red pantile roof and timber windows and a timber door. A pitched roof porch entrance includes the wording "St Christopher's" after which the building is named.

The building is identified as an NDHA due to its architectural and historic interest.



Image 16 St Christopher's

Tees View

Tees View is a dormer cottage, and appears to have been constructed as existing, in contrast to its neighbouring buildings to the west. It is constructed in semi-coursed rubble sandstone with stone tiled roof and timber windows and a timber door. The building is identified as an NDHA due to its architectural and historic interest.



Image 17 Tees View Cottage

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).

Greenacres

Greenacres and Fairways were formerly a building belonging to the Wycliffe estate where tenants would pay their rent. The building was subdivided into two dwellings (with the southern gable forming part of Fairways). Greenacres has a date stone from 1926 on an extension.

The older part of this building is two storey in 2 bay design with upper level wall dormers and two storey gable extension (gable is Fairways). The building is of coursed rubble sandstone with traditional Welsh slate roof tiles. The window and door surrounds are painted brick and there is a pitched roof porch. The building also features painted dentil brickwork around windows and doors, pierced bargeboards to the wall dormers, and polychromatic brick chimneys with original chimney pots.

The building features a level of architectural decoration that is not common on buildings within the village, illustrating its historical significance as a higher status building in the village. The building is identified as an NDHA due to its historic, architectural and communal interest.

Fairways

Fairways incorporates the gable extension to the south of the building, which is also of coursed rubble sandstone with traditional Welsh slate roof tiles. The window and door surrounds are painted brick and there is a pitched roof porch.

The building also features painted dentil brickwork around windows and doors, pierced bargeboard detailing to the gable, roof finials and polychromatic brick chimneys with original chimney pots.

The building features a modern 'L' shaped extension to the rear of the building which is two storeys directly to the rear and single storey adjacent to Ovington lane.

Notwithstanding the modern extension to the building, Fairways is identified as an NDHA due to its historic and architectural interest.



Images 18 and 19 Greenacres and 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. The building is identified as an NDHA due to its architectural and historic interest.



Image 20 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. The building is identified as an NDHA due to its architectural and historic interest.



Image 21 Little Beck

Ovington Lodge

Ovington Lodge is dwelling located on the junction of Ovington Lane and Clifford's Lane. The building is first shown on the 1839 tithe map and is described as a cottage and garden.

Historically the building was a small single storey cottage – this original portion is now the westernmost part of the dwelling. However, alterations to the dwelling include an eastern extension which includes a first floor of living accommodation.

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 building has been substantially altered, however elements of its original form and its position in the village mean it is identified as an NDHA for its historic interest.



Image 22 Ovington Lodge

The Post House

The Post House dates from circa 1868 (as noted on a datestone on a garden urn). However historic mapping from the late 19th 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 identified as an NDHA due to its architectural, historic and communal interest.



Image 23 The Post House

Four Alls Public House

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. The portico was an early 20th century addition, and the first floor of the building was added in approximately 2008.

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. The building is identified as an NDHA due to its architectural, historic and communal interest.

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 entry 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

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

Ovington House is a grade II listed two storey dwelling located within the centre of the village. The building is an important part of the historic fabric of the village and is a rare surviving example

of a yeoman's farmhouse that is still occupied by a farmer who farms the fields to the south of the village.

The building is a two storey, three bay design, constructed in semi-coursed rubble sandstone with stone slate roof. The dwelling has a timber door and timber windows. The windows and doors have stone surrounds and features stone chimney stacks.

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.

At the time of preparing this document the building had been experiencing vegetation creep, as foliage had almost fully obscured the principal elevation and had encroached upon the roof. OPC have advised that the building owner is intending on undertaking some vegetation clearance in the near future, which would be a welcome enhancement for the building.



Image 27 Ovington House

Former Brewery Buildings

To the rear of Ovington House and Sycamore Cottage are the surviving structures which formed the 19th century brewery. The original buildings of the brewery are in agricultural use by the Owner of Ovington House (as these structures are in the same ownership). The buildings retain their original form and layout as shown on the 19th century maps.

Within the rear garden of Sycamore Cottage there is a surviving cellar which was part of the brewery. The ceiling of the cellar is barrel vaulted and constructed of brick, and the walls are of

stone construction. The cellar also features stone flags and three alcoves which are in brick. The top of the curved roof of the cellar is visible within the rear garden of Sycamore Cottage. These structures have historic and architectural interest associated with their former use as a brewery.

For the past century or so the buildings have been utilised for agricultural purposes by the owner of Ovington House. The buildings therefore have a group value alongside the listed Ovington House, as they contribute to the ongoing rural activity of the village. They therefore have historic interest associated with Ovington House, as well as separate historic and architectural interest relating to their use as a former brewery.

These buildings (except for the cellar which is in separate ownership) are part of the curtilage of the listed building (although not described within the listing entry for Ovington House. Therefore listed building consent and potentially planning permission would be required for works affecting the fabric of these buildings. The former brewery buildings are identified as a separate NDHA entry.

Sycamore Cottage

Sycamore Cottage is a two storey dwelling in coursed sandstone rubble with red pantile roof with stone slate to the lower courses by the eaves, and brick chimney stacks. The building has timber sliding sash windows, a timber door and a decorative stone porch above the front door.

In 1839 the tithe details note that this building was originally two cottages. In the 1935 Wycliffe estates brochure both cottages are noted as two storey. Sycamore Cottage is identified as a NDHA due to its architectural and historic interest.



Image 28 Sycamore 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. The window treatment is varied and it is clear there have

been a number of alterations to the building. The cottage's stepped front elevation marries up with the adjacent Sycamore Cottage, which is also reflected in the return on the front wall of the eastern portion of the building. There is also a noticeable difference in ridge height between the western and eastern portions of the cottage. The building is identified as an NDHA due to its architectural and historic interest.



Image 29 Porch Cottage

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 identified as an NDHA due to its architectural and historic interest.



Image 30 Rokeby Cottage

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. These trees are subject to a TPO due to their important contribution to the streetscape

Public Realm

The village green is comprised of an area of open grassland with seating at either end, with the grade II listed maypole at the centre. Atop the maypole is a fox weathervane, which an an interesting architectural detail in its own right. Also sited on the

village green is an interpretative sculpture created to celebrate the millennium.

The village green extends westwards, with a small patch in front of Ackworth Cottage and a larger area fronting South View along to the entrance to Hall Cottage/Garden Cottage'

The floorscape is comprised of tarmac roads and footpaths, modern concrete kerbs and individual flat kerbstones. Areas of original scoria kerbing remain in places, but are not prevalent floorscape features. The village green access track is comprised of stone chippings.

Activity

This area is predominantly residential, including the use of a small number of buildings as holiday lets, with the exception of the Four Alls public house which is a community facility for the village. The Four Alls also regularly attracts people from further afield, as well as those visiting the area.

The character area also contains the village's modern phone kiosk, which OPC are hoping to replace with a traditional red version.

Ovington Lane is one of the principal routes through Ovington which is the main vehicular route through the village. The initial leg of Cliffords Lane is also within the character area, which is well used as it contains the village post box and notice board. It

is also a well-traversed route for dog walkers and horse riders as this route connects to a bridle path.

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 One 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: Woodman's Cottage, The Conifers, South View, Ackworth Cottage and Date Stone, Maypole Cottage, Cote Cottage, Woodside, Eden Cottage, Appletree Cottage, The

Cottage and Village Green Cottage, Quern Stone in garden of The Cottage, St Christopher's, Tees View, Greenacres, Fairways, Village Green, Sculpture of Maypole on Village Green, Weathervane atop Maypole, Sunrae Cottage, Little Beck, Ovington Lodge, The Post House, The Four Alls (including signage, Yew Tree and Rowan House), Walker House and Green View, Former Brewery Buildings, Sycamore Cottage, Porch Cottage and Rokeby Cottage.

- Attractive stone buildings and stone boundary walls which date from the 19th century and some cases earlier;
- Four Alls public house which is a social hub for the village and dates from at least the 19th 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 use of replacement materials in historic buildings, such as uPVC windows;
- Prevention of the loss of front gardens through implementation of 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.

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;
- Encourage the reversal of 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;
- Encourage the use of high quality design and materials for use in the public realm, including pavements; and
- Encourage the reinstatement of traditional low boundary walls.

Character Area Two: Historic Landscape

Character Area 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, the grade II listed Ovington Edge and the Ovington Hall complex, which collectively form the northern, eastern and western boundaries of the overarching conservation area.

The close relationship of the earliest listed buildings to adjacent agricultural land is integral to the historic character of the village. This agricultural land is therefore an essential part of the conservation area, as well as being integral to the setting and significance of the listed buildings themselves.

In relation to Ovington Edge, there is a ha-ha running along the southern boundary of the property, clearly demonstrating the historic inter-relationship with the adjacent agricultural land. Additionally, this adjacent land has additional historic interest in relation to the early layout of the village. Prior to construction of Ovington Bridge in 1841, the original eastern approach to the village ran southwards just after Ovington Edge to join with Clifford's Lane before looping northwards back into the village (see Map 8)'.



Map 8 1809 Map of Ovington (East Riding and Archive and Local Studies ref DDCC/155/58 or 59, kindly reproduced with permission from the Burton Constable Foundation

The character area also includes the southern side of Ovington Lane from Ovington Bridge, and the eastern side of Clifford's lane which leads south of Ovington. Within this part of the character area is the infill and modern development that has expanded the settlement envelope of Ovington from the mid-20th to early 21st centuries.

The newer properties within the character area have no architectural or historic interest and therefore make a neutral contribution to the character and appearance of the conservation area. They include Whispering Waters, Easter House, Christmas Cottage, Sutton Lodge, Lane End, Kilburn, Hawthorns, Pasture View, Clifford's View and Willow Garth . The currently unnamed property to the north of Moor View is also included in the above list.

On the periphery of the village are a number of agricultural fields which include medieval rigg (ridge) and furrow, which form part of the immediate setting of Ovington and illustrate its long-standing history as a settlement. There are several fields with identifiable rigg and furrow features (see page 63).

The former village school/mission room (Moor View) is included within this character area as a 19th century building which was associated with the village.

Building Materials, Detailing and Features

Within this character area are a number of modern dwellings which do not contribute to the character and appearance of the conservation area.

The modern feature materials such as render and brick with modern roof tiles and have not responded to the historic vernacular of the village in relation to scale, appearance or massing. More recently constructed developments have been constructed in stone with slate roofs, which are more in keeping with the character and appearance of the village.

Ovington Edge

Ovington Edge is a Grade II listed building, 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 eastern gable has been rebuilt in brick.



Image 31 Ovington Edge

Ovington Bridge

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

Ovington Hall Complex

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. These buildings are subject to a number of separate Grade II listings.

Ovington Hall and adjacent Cottage

Ovington Hall and the adjacent cottage, (now known as Hall Cottage) are Grade II listed and are of semi-coursed rubble sandstone construction, however the former Ovington Hall is rendered. The building features a stone slate roof and stone chimneys.

The adjacent cottage (known as Hall Cottage) features a stone roof and stone chimney stacks. The building also features stone surrounds on the windows.



Image 32 Ovington Hall and Hall Cottage

Ovington Hall Boundary Wall

The stone boundary walling surrounding Ovington Hall is Grade II listed and is of semi-coursed sandstone rubble with stone copings.

The Old Granary

The building is Grade II listed and of two-storey, semi-coursed sandstone rubble construction with hipped stone slate roof. The lower level of the building has four arches, external stone stair and blocked up former doorway at first floor level.



Image 33 Listed Granary

Ancillary Farmbuilding's adjacent to Ovington Hall

This collection of buildings under the heading "Farmbuilding range SW of Ovington Hall" are Grade II listed and include the property addresses known as The Old Coach House, The Granary, The Stables and The Arches.

This collection of buildings are of semi-coursed sandstone rubble construction with stone slate roof. The buildings includes modern materials such as uPVC windows which were likely additions added during the conversion of the building into residential use.



Image 34 Former Farmbuilding's SW of Ovington Hall

Garden Cottage

Garden Cottage is the Grade II listed building referred to in its listing description as "Outbuilding and old smithy". The building is in two parts, one part two storeys and of semi-coursed rubble sandstone construction with red pantile roof and stone lintels. The other part is single storey and of semi-coursed rubble sandstone construction with red pantile roof and two large sets of wooden doors.

Former Smithy and Outbuilding

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



Image 35 Former Smithy and Outbuilding

Moor View

Moor View (the former village school/mission room) is single storey and clad in cream render with brown pantile roof. None of the original 19th century materials palette is exposed on the exterior. However as the structure dates from the 19th century it is considered a NDHA for its historic value.



Image 36 Former village school/mission room (Moor View)

Village Entrance Signs

There are two historic village entrance signs located on the approach to the village from the east and the south. The signs are of traditional cast construction, incorporating raised black

lettering and bull's-eyes, mounted on stone plinth consistent with North Riding of Yorkshire signage dating from circa the 1940s. Both signs are identified as NDHA's due to their historic value confirming the village's original identity as part of North Yorkshire prior to local government reorganisation in the 1970s.



Images 37 and 38 showing new boundary walling and hard surfacing

Stone Trough Opposite Kilburn

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 identified as a NDHA for its historic interest.

Boundaries and Means of Enclosure

Ovington Edge features a low stone boundary wall with stone copings. Around the Ovington Hall complex the historic (and grade II listed) high stone boundary walling is retained. The outbuilding and former smithy (now Garden Cottage) features a low stone boundary wall.

Clifford's Lane includes remnants of the original stone walling boundary, 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. The hedges, plants/shrubs and trees on Clifford's Lane affords this part of the character area a green and leafy rural character.

Open Spaces and Trees

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

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 and are considered to be NDHA's.

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 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.

There is an area of open space surrounding the village hall, which features an open frontage. This area of open space contributes to the open character of the conservation area.



Image 39 showing Clifford's Lane

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.

Clifford's Lane is a well utilised road by pedestrians, dog-walkers and horse riders. The lane is tarmacked with no discernible footpath.

There are also well-used footpaths within the wider character area including the footpath leading down to the river (north of the outbuildings of Ovington Edge) and the public footpath on the boundary of the Conservation Area (opposite Willow Garth).

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, 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.

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 to dog-walking and horse riding along Clifford's Lane and the other two footpaths as aforementioned in the previous section of this document. The remaining areas of the character area are agricultural/forestry related in character and use.



Image 40 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 of the village during the medieval period.

There are also views north towards the Old Granary and Ovington Hall from the public footpath along the boundary of the Conservation Area (opposite Willow Garth).

Character Area Two: Historic Landscape Summary

Key Features & Special Characteristics

- 7 no. grade II listed buildings, including the listed Ovington Edge, Ovington Hall, complex, Ovington Hall boundary walls and Ovington Bridge;
- 4 no. NDHA's comprising the Ovington entrance signage, former village school/mission room (Moor View), stone trough opposite Kilburn 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.
- 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;

Key Negative Elements

- Unsympathetic modern additions such as uPVC windows and roof materials;
- Loss of front gardens to driveways and new housing developed with only hardstanding to the front;
- Disproportionately scaled new development (i.e. – large detached 2 storey dwellings) which is out of character with the traditional vernacular of the village;
- 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

- 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.

- Maintenance and retention of low stone boundary walling;
- Retention of historic relationships between buildings and the surrounding landscape which contribute to their character and appearance and, in the case
- 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

- Look to reinstate historic materials such as window and door materials, removal of render and traditional roof materials;
- 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;
- Encourage high quality design and sympathetic scale for alterations and extensions to existing dwellings and any new dwellings; and

- Control over proposed alterations through the adoption of an Article 4 Direction.

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

The condition of buildings within the conservation area is overall very good. There are some limited instances where certain buildings have a slightly neglected appearance, which can be remedied by some general basic maintenance.

Routine building maintenance helps keep problems such as water ingress and structural issues caused by vegetation at bay. By keeping on top of building maintenance this gives the building owner the opportunity to remedy any initial defects promptly and economically.

Loss of historic and architectural features

Original materials, features and details have been altered or lost within the conservation area. 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.

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, design and scale 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 CACA 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 (as amended). 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 affect the general visual amenity of the area.

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.

Durham County Council has declared a climate emergency, and the wider Council aspirations to reduce carbon emissions are fully supported by the Design and Conservation Team. However, in the context of the historic environment, renewable energy technology can have an impact on visual amenity. As such, the permitted development rights relating to renewable energy development have been removed from some residential

properties in the village , so that homeowners can work with the Council to achieve the most appropriate solution for the delivery of renewable energy on a case by case basis.

The Article 4 Direction for Ovington has been tailored to each residential property with the village. Each dwelling is affected differently by the proposed Article 4 Direction. The table overleaf and the map on page 59 show the properties affected by the Article 4 Direction.

Name of Property	Classes of PD Removed by Article 4(2) Direction
Woodman's Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B.
Conifers	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B.
South View	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, E, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B.
Ackworth Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B.
Maypole Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B.
Cote Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and Part 2, Classes A and B.
Woodside Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and Part 2, Classes A and B.
Eden Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B.
Appletree Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B.

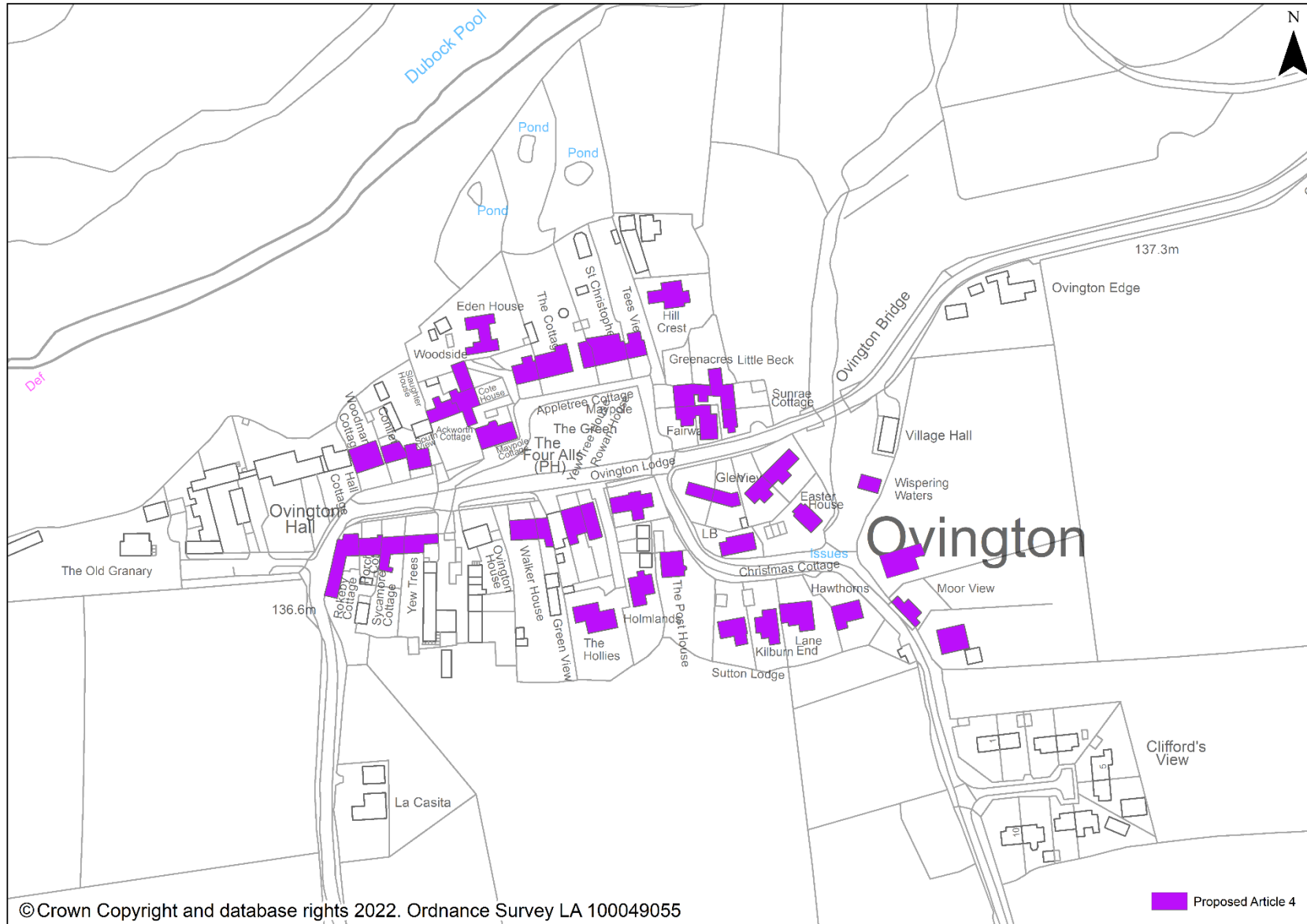
Name of Property	Classes of PD Removed by Article 4(2) Direction
The Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B.
Village Green Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and I and works to an elevation fronting a highway within Part 2, Classes A and B
St Christopher's	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Tees View	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Hillcrest	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Greenacres	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Fairways	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Sunrae Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Little Beck	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B..

Name of Property	Classes of PD Removed by Article 4(2) Direction
Ovington Lodge	Works within Schedule 2, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
1-4 Glen View	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Whispering Waters	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Easter House	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Christmas Cottage	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
The Post House	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, E, F, G and H, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A, B and C.
Rock Rose	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Kilburn	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Lane End	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
The Hawthorns	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Moor View	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G and works to an elevation fronting a highway within Part 2, Classes A and B.

Name of Property	Classes of PD Removed by Article 4(2) Direction
The Paddock (Building to north of Moor View)	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Pasture View	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
1-10 Clifford's View	No proposed PD rights removal.
Holmlands	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
The Hollies	Works to an elevation fronting a highway within Schedule 2, Part 1, Class F and Part 2, Classes A and B.
Rowan House	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Yew Tree House	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Green View	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Walker House	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, F and G, Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Sycamore Cottage	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, E, F and G, , Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.

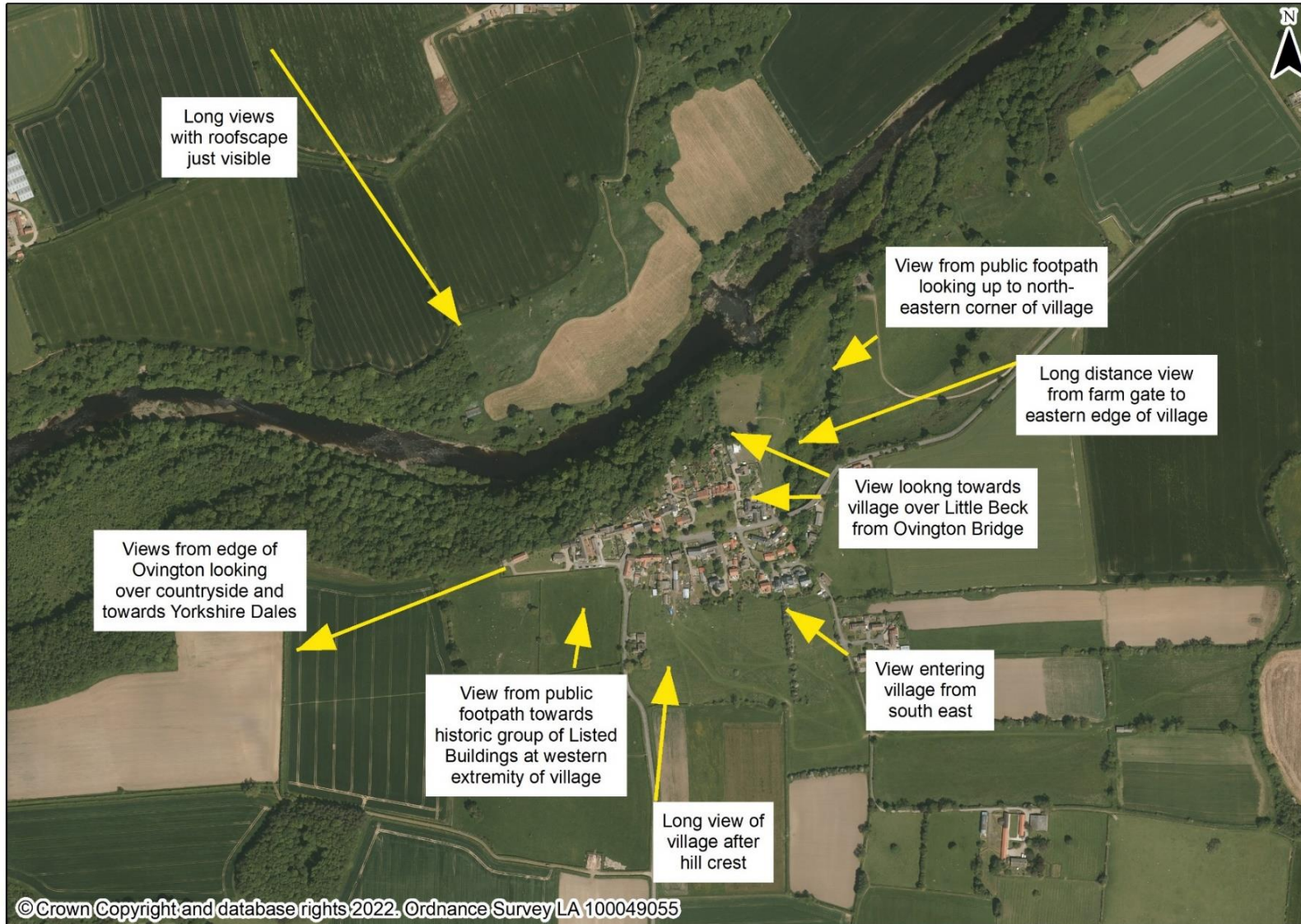
Name of Property	Classes of PD Removed by Article 4(2) Direction
Porch Cottage	Works within Schedule 2, Part 1, Classes A, AA, B, C, D, F and G, , Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Rokeby Cottage	Works within Schedule 2, Part 1, Classes A, B, C, D, F and G, , Part 14, Classes A, B, C, D, E, F,G, H and works to an elevation fronting a highway within Part 2, Classes A and B.
Willow Garth	No proposed PD rights removal.

Article 4 Designation Map

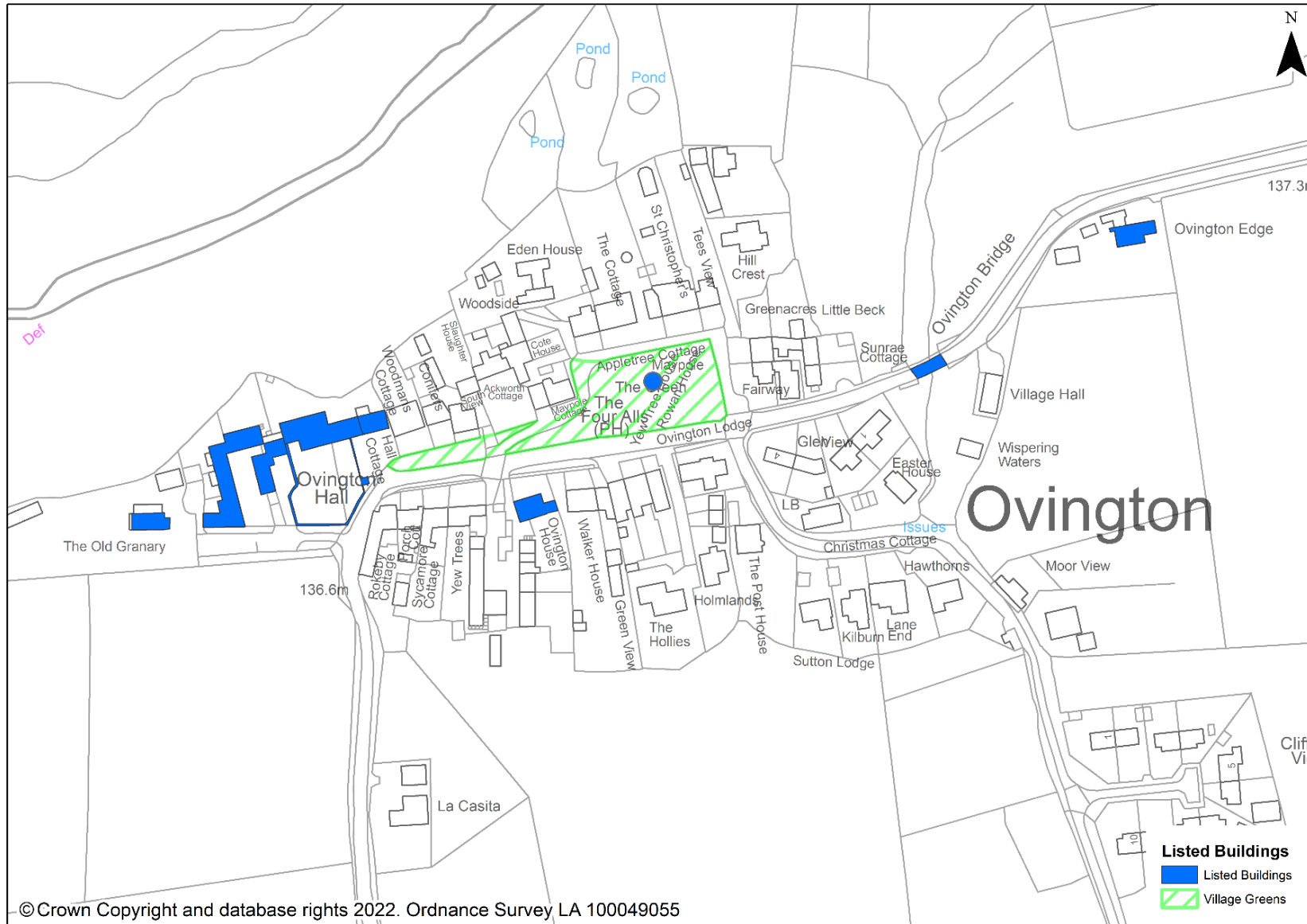


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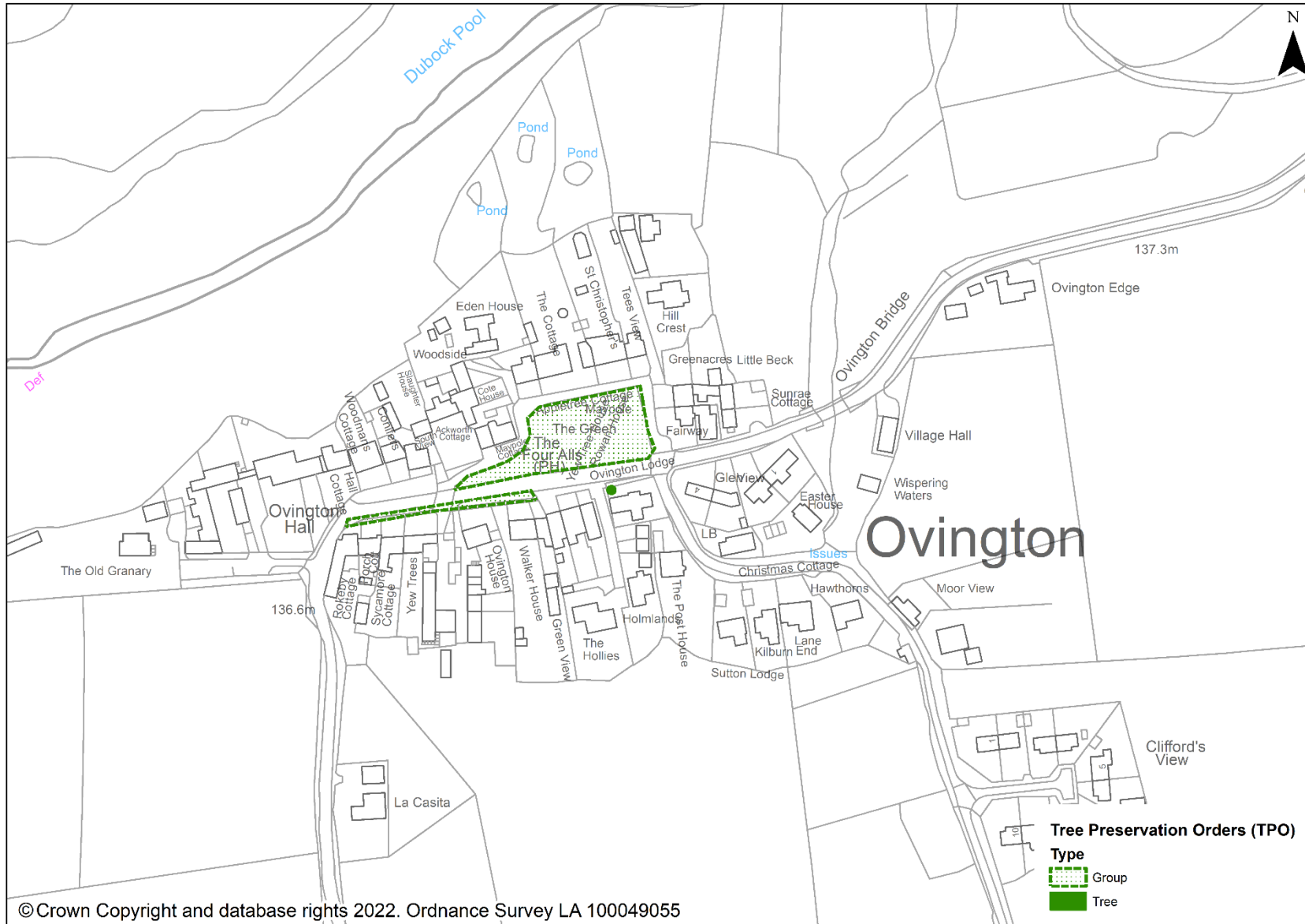
Conservation Area Views Map



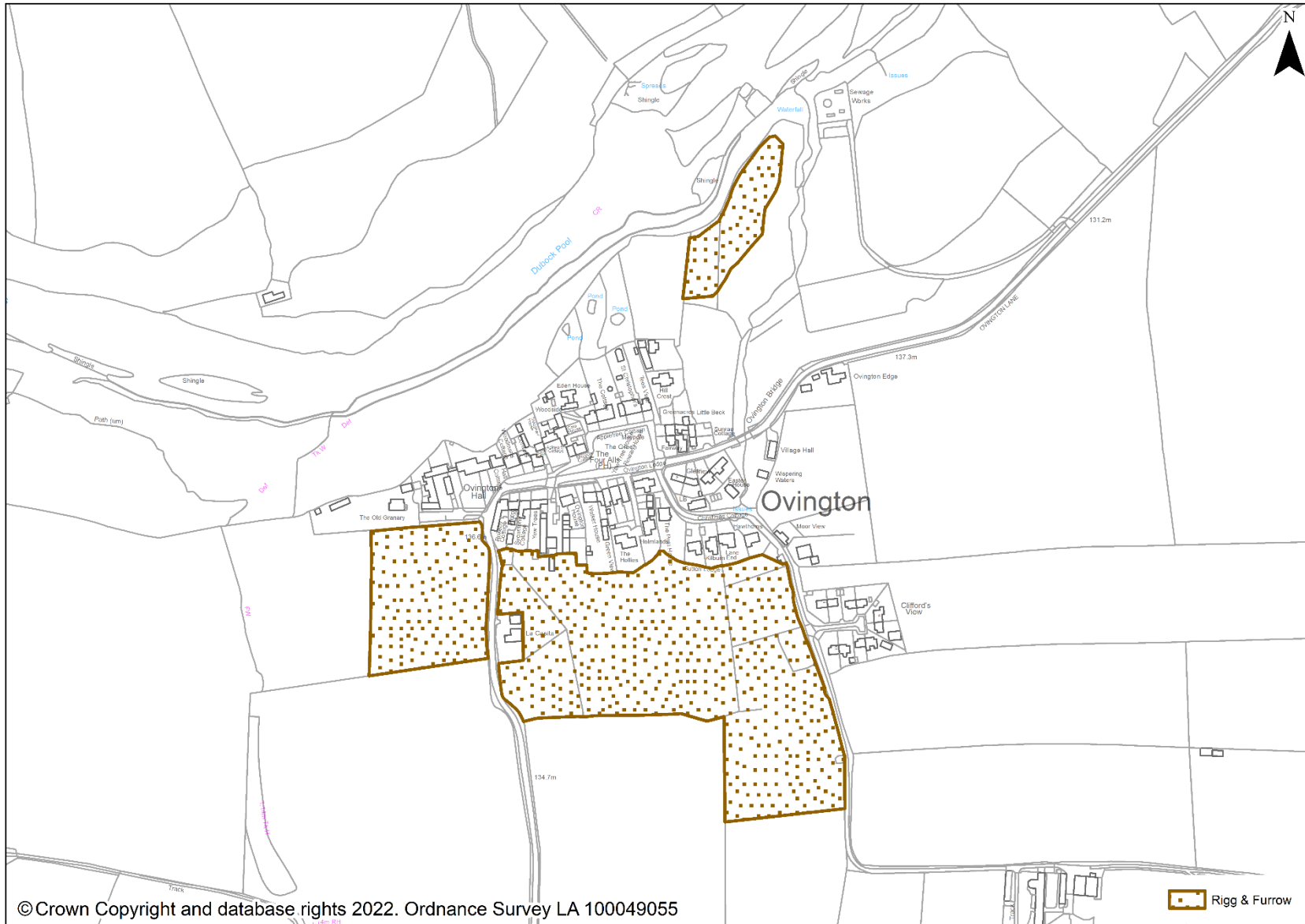
Conservation Area Designations



TPO Designations



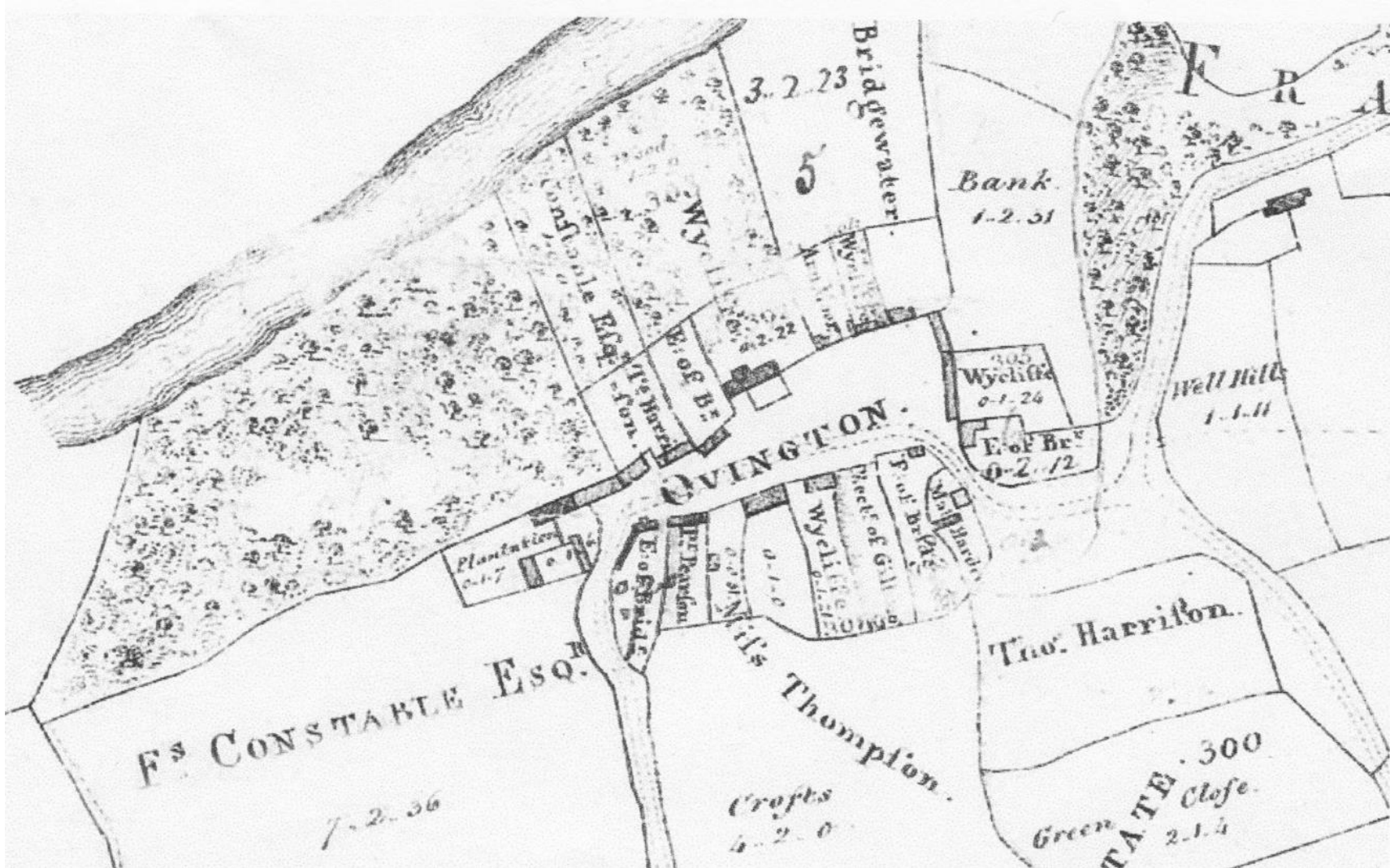
Rigg and Furrow Features



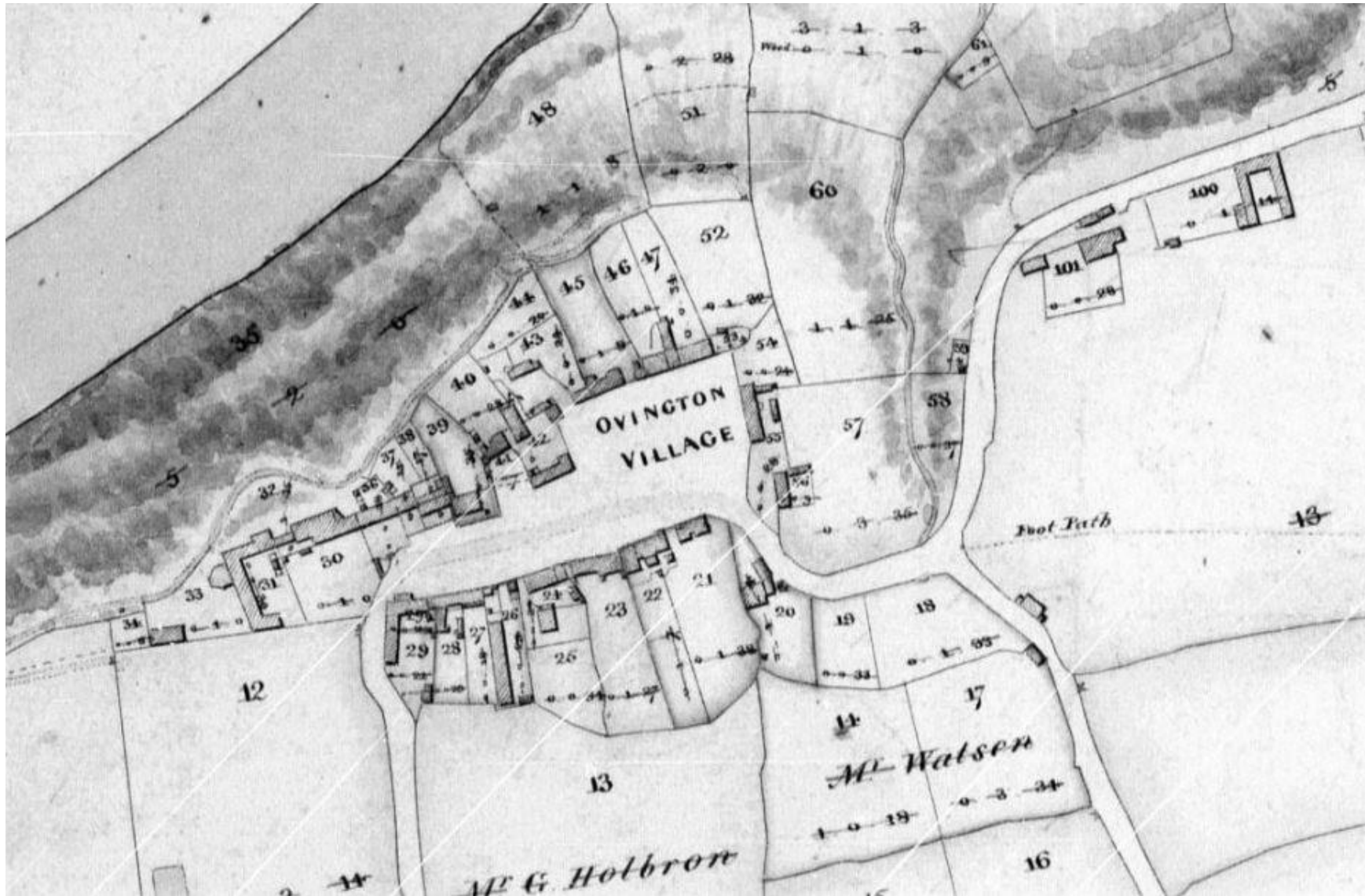
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Rigg & Furrow

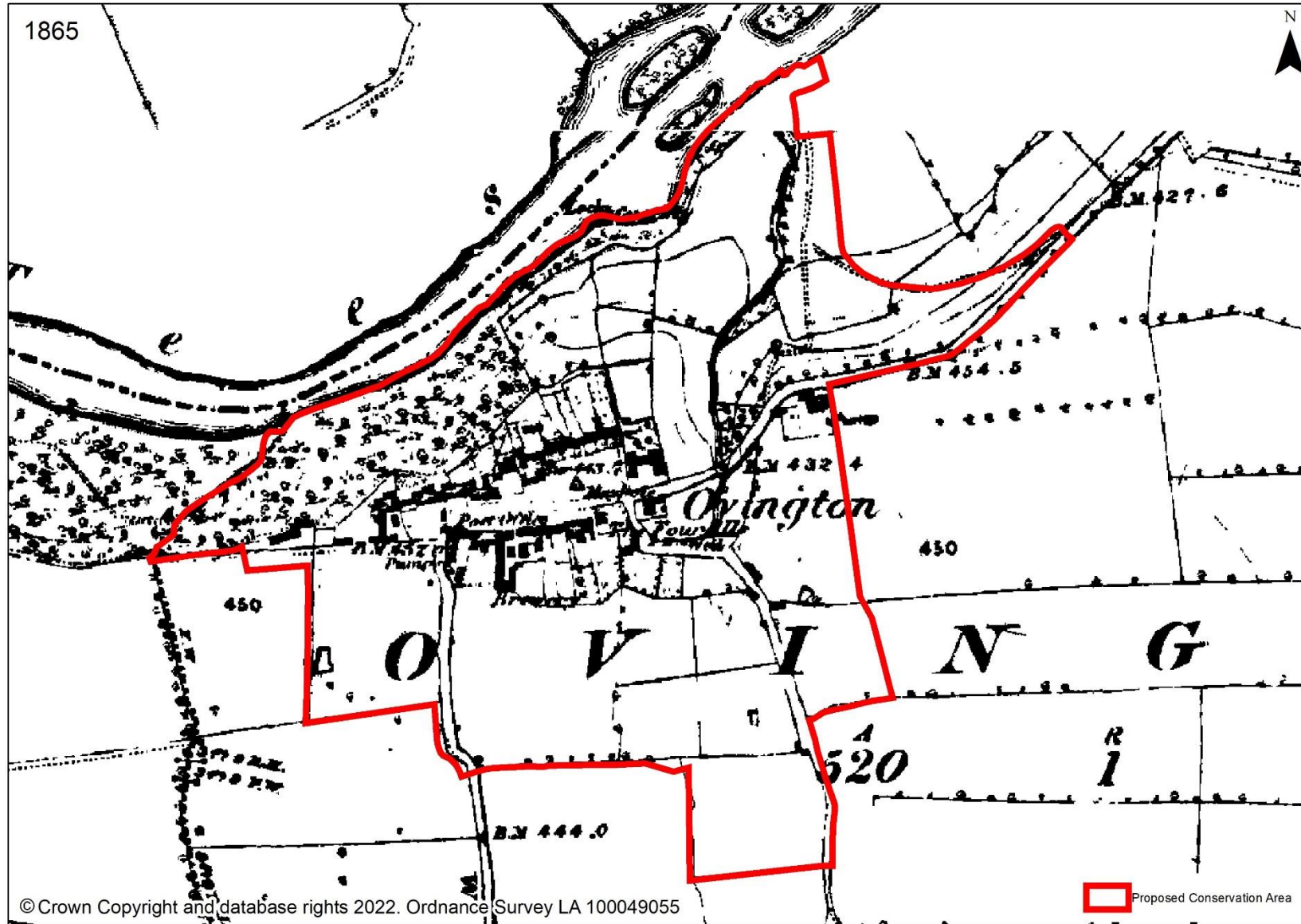
Historical Maps of Ovington

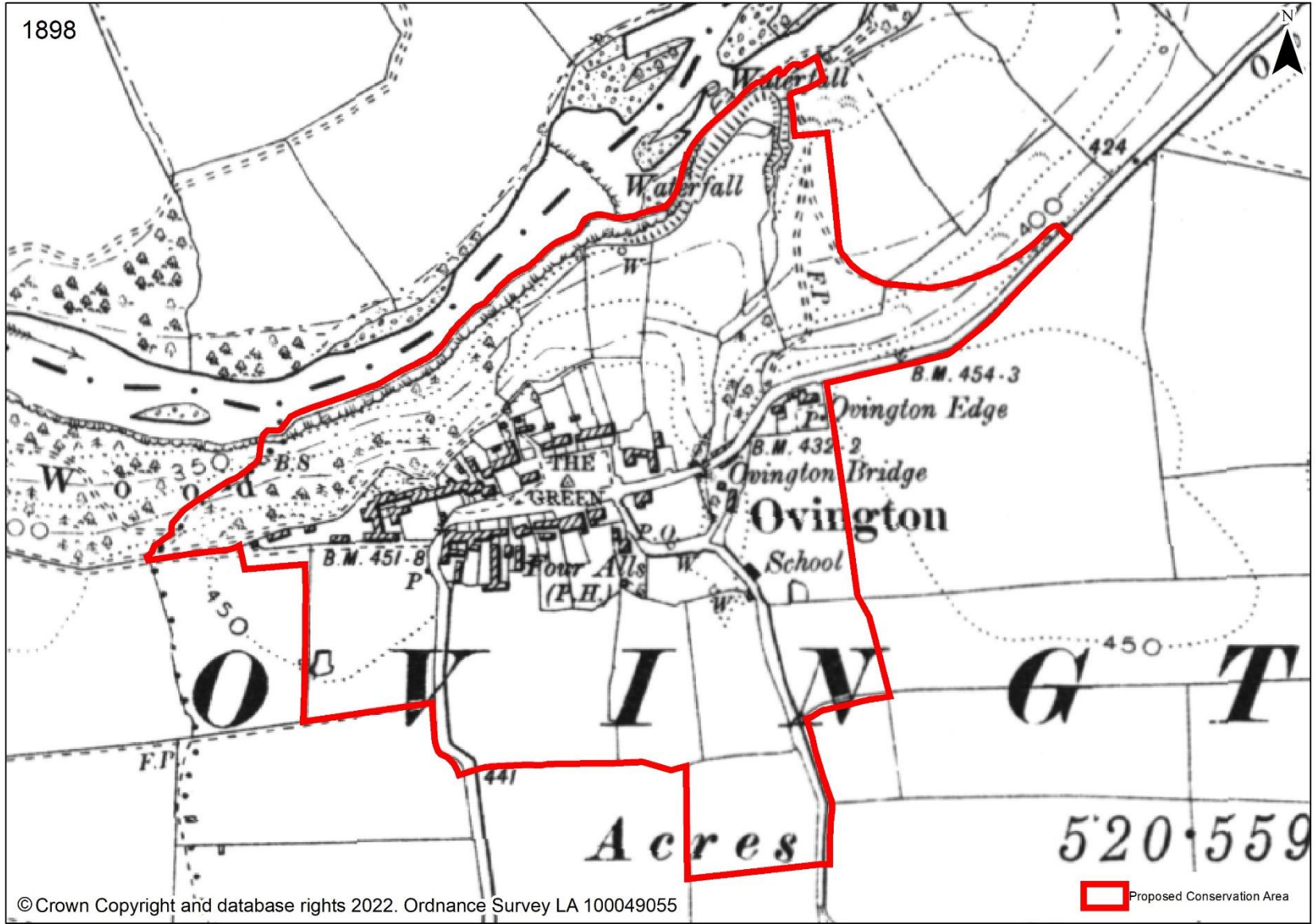


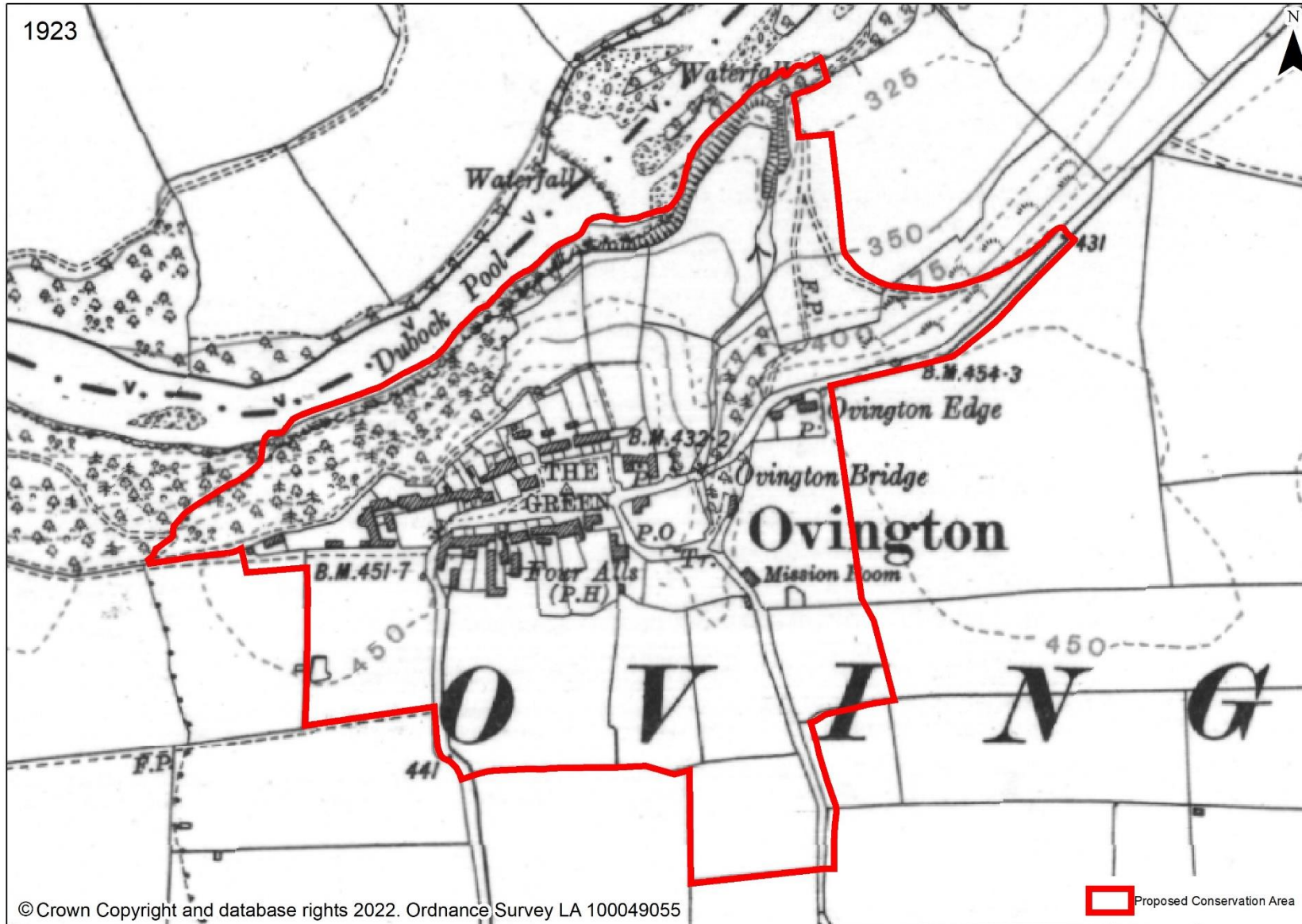
1809 Map Ovington (East Riding and Archive and Local Studies ref DDCC/155/58 or 59, kindly reproduced with permission from the Burton Constable Foundation)



1839 Map (ref: T [MIC 1798/454-459], North Yorkshire County Record Office)







Ages of Buildings Map

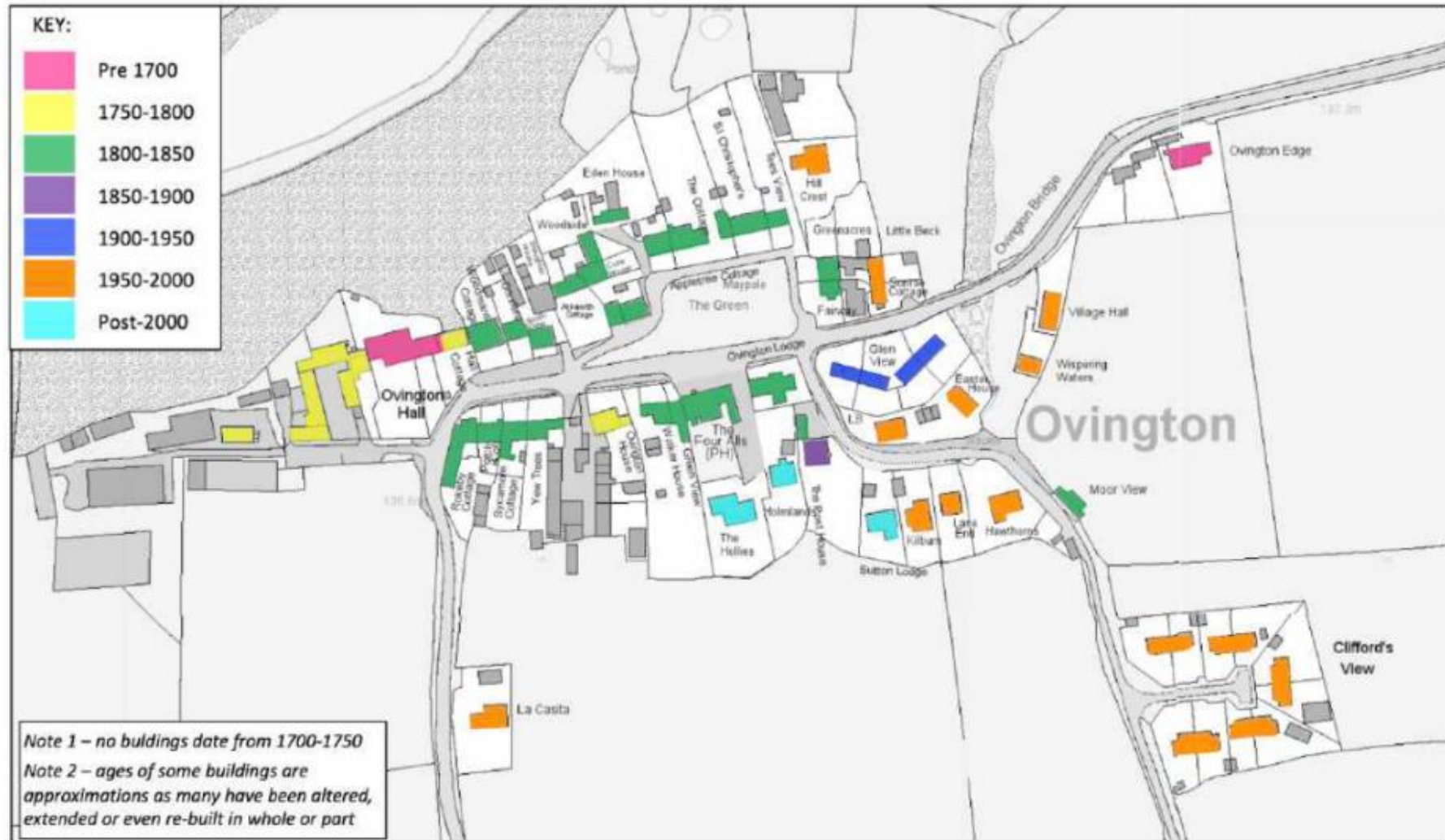


Image kindly provided by Ovington Parish Council. Please note this map is to be used for reference only and should not be used or reproduced in any commercial documentation.



**Appendix 1:
Listed Buildings**

Appendix 1: Listed Buildings

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/>

The following is a list of the Listed Buildings within the Ovington conservation area:

- Ovington Edge – Grade II
- Outbuilding And Old Smithy To East Of Ovington Hall – Grade II
- Walls, Outbuilding And Railings To South Of Ovington Hall – Grade II
- Ovington Hall and adjacent Cottage – Grade II
- Farmbuilding Range To West Of Ovington Hall – Grade II
- Walls, Outbuilding And Railings To South Of Ovington Hall – Grade II
- Cartshed/Granary South-West Of Ovington Hall – Grade II
- Ovington Bridge – Grade II
- Maypole on Village Green - Grade II
- Ovington House – Grade 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 copied 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 imposts 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 impostes 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.



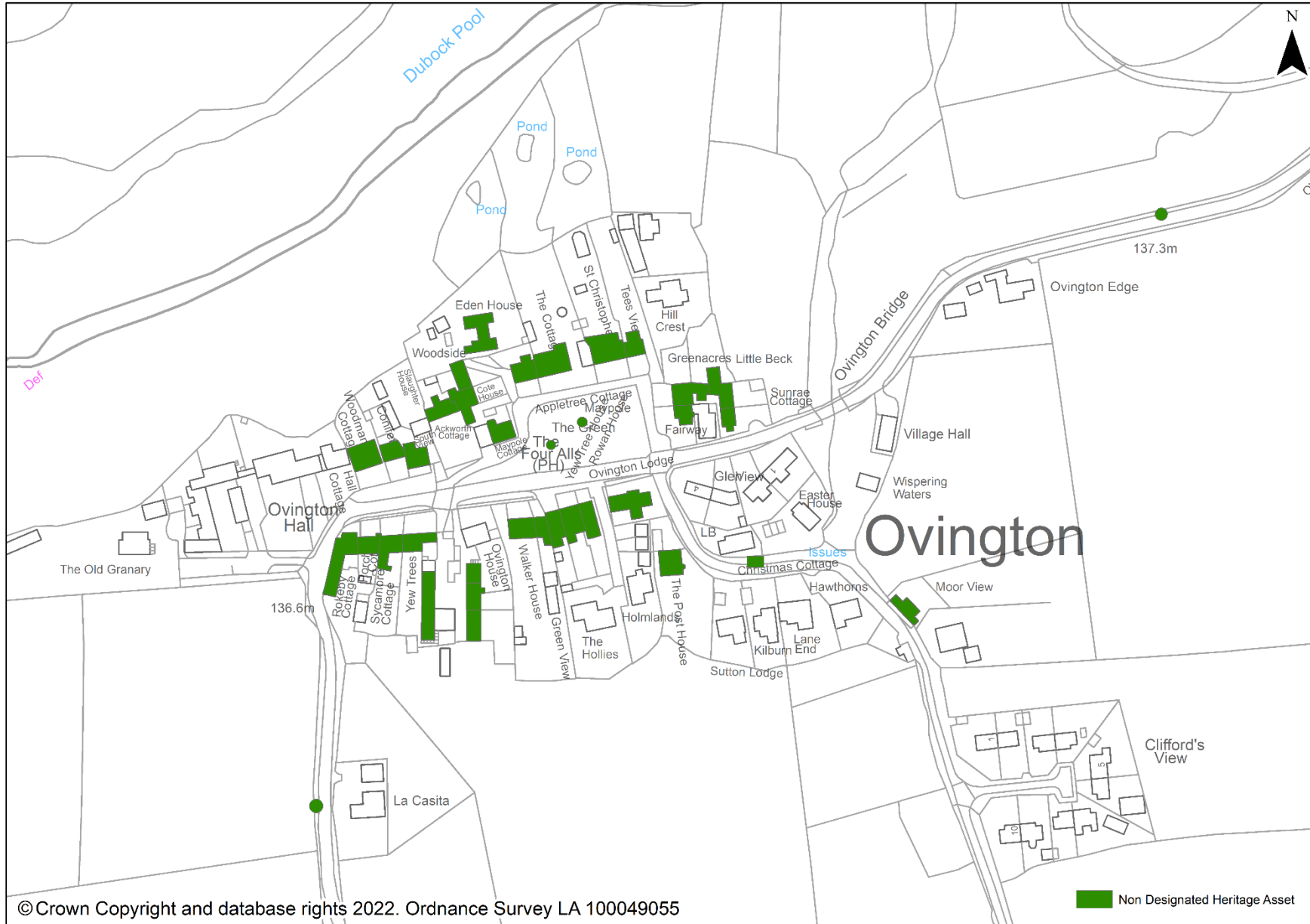
**Appendix 2:
NDHA's List**

Appendix 2: Non-Designated Heritage Assets



A number of unlisted buildings and structures combine to add to the area's 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.





Ovington

NDHA Number	Character Area	Name	Type of NDHA	Image
NDHA1	Historic Village Core	Woodman's Cottage	Building	
NDHA2	Historic Village Core	The Conifers	Building	



<p>NDHA₃</p>	<p>Historic Village Core</p>	<p>South View and Former Slaughter House</p>	<p>Building</p>	
<p>NDHA₄</p>	<p>Historic Village Core</p>	<p>Ackworth Cottage and Date Stone</p>	<p>Building</p>	



Ovington

NDHA5	Historic Village Core	Maypole Cottage	Building	
NDHA6	Historic Village Core	Cote Cottage	Building	



NDHA7	Historic Village Core	Woodside	Building	
NDHA8	Historic Village Core	Eden Cottage	Building	



Ovington

NDHA9	Historic Village Core	Appletree Cottage	Building	
NDHA10	Historic Village Core	The Cottage and Village Green Cottage	Building	



<p>NDHA11</p>	<p>Historic Village Core</p>	<p>Quern Stone in Garden of The Cottage</p>	<p>Structure</p>	
<p>NDHA12</p>	<p>Historic Village Core</p>	<p>Sculpture Of Maypole On Village Green</p>	<p>Structure</p>	


Ovington

NDHA13	Historic Village Core	Weathervane Atop Maypole	Structure	
NDHA14	Historic Village Core	Village Green	Landscape	



NDHA15	Historic Village Core	St Christopher's	Building	
NDHA16	Historic Village Core	Tees View	Building	


Ovington

NDHA17	Historic Village Core	Greenacres	Building	
NDHA18	Historic Village Core	Fairways	Building	



<p>NDHA19</p>	<p>Historic Village Core</p>	<p>Sunrae Cottage</p>	<p>Building</p>	
<p>NDHA20</p>	<p>Historic Village Core</p>	<p>Little Beck</p>	<p>Building</p>	



Ovington

NDHA21	Historic Village Core	Ovington Lodge	Building	
NDHA22	Historic Village Core	The Post House	Building	



<p>NDHA23</p>	<p>Historic Village Core</p>	<p>Four Alls (Including Signage), Yew Tree And Rowan Houses</p>	<p>Building</p>	
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Ovington

<p>NDHA24</p>	<p>Historic Village Core</p>	<p>Green View and Walker House</p>	<p>Building</p>	
<p>NDHA25</p>	<p>Historic Village Core</p>	<p>Former Brewery Buildings</p>	<p>Building</p>	



				
NDHA26	Historic Village Core	Sycamore Cottage	Building	


Ovington

<p>NDHA27</p>	<p>Historic Village Core</p>	<p>Porch Cottage</p>	<p>Building</p>	
<p>NDHA28</p>	<p>Historic Village Core</p>	<p>Rokeyby Cottage</p>	<p>Building</p>	

NDHA29	Historic Landscape	Stone Trough Opposite Kilburn	Structure	
NDHA30	Historic Landscape	Moor View	Building	

Ovington

<p>NDHA31</p>	<p>Historic Landscape</p>	<p>Rigg and Furrow Features</p>	<p>Landscape</p>	
<p>NDHA32</p>	<p>Historic Landscape</p>	<p>Village Entrance Signs to East and South</p>	<p>Structure</p>	

				
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**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 Blackett.
1951	Festival of Britain celebrations.

Ovington

Year/Date	Historical Notes
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: Public Consultation Response

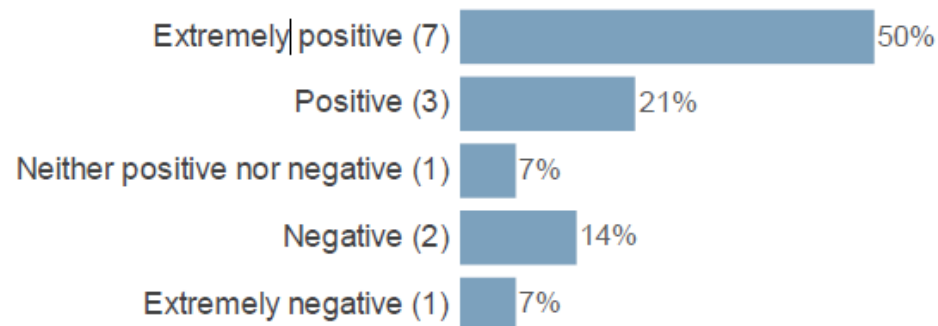
Appendix 4: Response to Public Comments

In June 2022 a draft conservation area character appraisal was published by DCC. The production and publication of this document formed part of the formal public consultation process carried out as part of the proposed designation of Ovington as a conservation area. Letters to every property within the proposed conservation area boundary were issued, which included information about how residents could access a copy of the draft conservation area appraisal and a feedback form to make comments on the document.

The document was available for the public to comment on from 17th June to 22nd July 2022. A drop-in session was also held at Ovington village hall from 18:00 – 20:00 on 12th July 2022 where two members of DCC were present to answer questions on the proposed character appraisal document.

To date 14 responses were received online or via post in response to the consultation. One comment was issued to DCC conservation team directly. An anonymised summary of the responses that were received are provided below, along with DCC's response.

Question 1: If the draft conservation area character appraisal were to be implemented in Ovington, do you feel there will be a positive or negative effect upon you, your business or your organisation? (...)



Please state why you feel this to be the case.

<i>Public Comment</i>	<i>DCC Response</i>
It will offer protection and certainty.	Support noted.
Preservation of the countryside, wildlife and character of the village.	Support noted.
The village has a distinctive character and the extra protections provided should help to maintain that character.	Support noted.
Indicates a strong local desire to maintain standards around the village and preserve our heritage - brings people together in a common cause.	Support noted.
Good to maintain high standards and avoid potentially harmful development. Probable benefit with respect to property values.	Support noted.
It is important to ensure that the village retains its character whilst encouraging development. The key message is that this is not about hindering progress but ensuring changes are in keeping with the character of the village and its rural environment.	Support noted.
It will help retain the historic nature of the village which we value greatly.	Support noted.
Hopefully any future construction applications would be looked at very carefully.	The conservation area character appraisal would be a material consideration in the planning process, as such planning applications would need to refer to this document before making future decisions regarding development that would impact the conservation area.
As agent for owner of woodland more expense and time will need to be spent on managing the woodland particularly adjoining the village boundary. The owners would prefer their woodland to be removed from the conservation area proposals map.	The designation of a conservation area would require the submission of additional applications for works to trees, and this is not disputed. However, the Council is keen to work with the owners of the ancient woodland to make the process as easy as possible, including plans for the long-term management of the ancient woodland. The ancient woodland is an essential part of the setting of the village and the Council's Principal Landscape Officer considers its inclusion within the conservation area boundary is necessary.
This is not a village that warrants conservation status.	DCC disagree as substantial evidence demonstrates that Ovington has historic and architectural interest that warrants the designation of a conservation area, as required by the Town and County (Planning and Listed Buildings) Act 1990.

We feel that there are a number listed buildings and structures that enhance the village visually and historically. Maintaining and retaining these structures is important to the village.	Support noted.
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Question 2: Do you have any suggested changes or comments on the content of the appraisal document? If so, please tell us the page and paragraph number(s) so we understand which section(s) you are commenting on.

<i>Public Comment</i>	<i>DCC Response</i>
No	Comment noted.
n/a	Comment noted.
Page 16 - The Post House has never been a dental surgery - should read doctor's surgery as described later in the document	Comment noted and the CACA has been revised accordingly.
Page 16 - The Post House was a doctor's surgery not a dental surgery.	Comment noted and the CACA has been revised accordingly.
I suggest extending the south west boundary into the field to the southwest which is currently show outside the boundary. The reason being that this field has prominent ridge and furrow features.	It is noted that there is surviving rigg and furrow features in the wider landscape that are situated outside of the proposed boundary of the conservation area. The boundary has been drawn to reflect the immediate historic landscape setting of the village that is integral in identifying and contributing to its historic character. Whilst there are rigg and furrow features out with the boundary, we must acknowledge that these features, whilst important historic landscape characteristics, can be ploughed out by the landowner without the need for planning consent as this is not considered "development". As such the extension of the boundary to the southwest is not to be pursued.
Please refer to the extensive notes compiled by the parish council. It is important to retain Cliffords View as part of the conservation area as albeit more recent development it is key to the village character.	DCC has reviewed the comments made by OPC. Clifford's View has been retained in the proposed final version of the Ovington conservation area boundary.
Page 75. Please note Cockshott Hill fort is not within the boundary of the proposed conservation area. It is however in the proximity and should be described as such.	Comment noted.

My land and house is next to and behind Moor View/Do not want my land or house included.	The house adjacent to Moor View is identified as within the conservation area boundary as a modern building that does not contribute to the character and appearance of the conservation area. The conservation area boundary has been developed to reflect the character and setting of the village and no evidence to suggest that this land is not of historic value to the village has been submitted for consideration by DCC. As such, no amendments to the conservation area boundary are proposed in this instance.
No.	Comment noted.
There seems to be a contradiction that Cliffords View has limited or no value but it is included in the designated boundary.	The inclusion of Clifford's View within the boundary can be argued because it is located within the setting of the village. However, the buildings are not considered to contribute to the character and appearance of the conservation area and as such we requested the residents of the village commented on whether they felt that Clifford's View should be included within the conservation area boundary.
The ancient woodland is not accessible, has no PROW, and has been left for nature to take its course for many years. Why is this in the designated area?	The ancient woodland is an essential part of the setting of the village and the Council's Principal Landscape Officer considers its inclusion within the conservation area boundary is necessary.
The bulk of historic interest appears to be around the village green and given that the properties at the end of the village are listed already, why not reduce the boundary to the village green area.	The CACA explains the historical development of the village and the justification for the boundary of the conservation area. The listed buildings are part of the conservation area as they positively contribute to its historical and architectural character.

<p>A number of properties do not have any historic value - why does article 4 still apply? It was said that letters would go out to all properties explaining in more detail about the article 4 proposals, I asked if these would be provided in order to enable the information to be considered as part of the consultation process - the letters have not arrived to inform the consultation responses. Therefore will the consultation process be extended? without the background detail and the FAQ's being able to comment on Article 4 proposals is more difficult.</p>	<p>DCC have identified that the majority of buildings within the conservation area boundary are of historic value. In the draft final CACA those buildings which are not considered to contribute to the character and appearance of the conservation area will not have certain permitted development rights removed as part of the Article 4 Direction. Notwithstanding the contribution of individual dwellings, the character of the conservation area also includes the wider streetscene. As such, some dwellings will only be affected by the Article 4 Direction where proposed development would alter their boundary treatments or the appearance of the front of the curtilage of the dwelling. The letters to each individual dwelling have been issued as part of this second round of consultation.</p>
<p><i>"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" (quote from CACA by respondent".</i></p> <p>This appears to imply that there may be requirements made to house owners to undertake maintenance by the planning authority? Where does affordability fit with this? One of my concerns with the Conservation Area is that the need to make planning applications adds additional bureaucracy, cost, and extended timescales to potential maintenance needs for properties as well as developments which would have normally been under permitted development rights.</p>	<p>The section of the text quoted from the CACA relates to listed buildings. DCC has a statutory duty to ensure that designated heritage assets within the local authority's area are maintained. This is an existing requirement that falls out with the designation of Ovington as a conservation area.</p> <p>In relation to affordability in relation to any future planning applications or maintenance of properties , this is not a consideration of DCC when designating a conservation area as the legislative basis of designating a conservation area is based on the requirement to preserve and enhance the historic environment. It is however understood and acknowledged that this is a concern of local people, and DCC will have information available in relation to any funding or grants that residents can access for future works to their property.</p> <p>The majority of general maintenance works to residential properties will not be affected by the Article 4 Direction and will remain permitted development.</p>

<p>There is mention over and over again in a negative way in the document about UPVC windows, the perception given in the document is that UPVC windows are not going to be possible in the future even where there are existing UPVC.</p>	<p>The replacement or installation of uPVC windows will be considered on a case by case basis. However, where there is existing uPVC it would be unlikely that DCC would require an alternative material to be installed, although it would be encouraged as uPVC is not a historic material.</p>
<p>Why would we want to go back to a red phone box? Surely even something from the 1980's has a historic value. We were told that becoming a conservation area was not about creating the 'chocolate box' village and does not deter modern developments.</p>	<p>The proposed conservation area will manage change within the village, its purpose is not to prevent development, but to ensure that the right development is delivered. OPC have indicated that there is public support for a red phone box within the village, and the current 1980's phone box does not have any value in terms of its contribution to the character and appearance of the conservation area.</p>
<p>I do not agree with Ovington being designated a conservation area. However, I would be accepting of a decision if I considered that the process to get to this position had been more open and transparent.</p> <p>Going back to the start, a public meeting held by the parish council in relation to a planning application where it appears a show of hands vote was taken at the end to gain support for the Parish Council to pursue a conservation area with DCC. That was a one item agenda meeting with no mention that a conservation area was to be discussed and a show of hands at that meeting started this whole process, therefore from the outset it was not transparent and skewed by the emotions around a planning application that people were opposed to who were making a decision without the facts about what a conservation area was all about.</p>	<p>In relation these comments about a lack of openness and transparency pertaining to the conservation area designation process, we have outlined that Durham County Council was first approached by the Parish Council, who were seeking to establish whether Ovington warranted a conservation area designation. The Parish Council are locally elected and, democratically, are considered to represent the views of the residents within their community.</p>

The process and importance of the first survey was not made clear and that I think is born out by questions from a village resident at the recent 'drop in' . At the first public meeting when process questions were asked about how the outcome of the survey responses would be determined there was a lack of clarity about it being or not being a vote - it clearly was a vote as to date only the quantitative data on responses has been considered.

It only came to light at the 'drop in' that the decision is delegated to the Head of Service new information presented late in the process.

I would also raise the article which appeared in the Teesdale Mercury last week. I do not know who submitted the press release but it does read very much a done deal in terms of the designation.

I would note that, from the position of Durham County Council, as Local Planning Authority has a statutory responsibility under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) to designate any areas which they consider to be of special architectural or historic interest as conservation areas. Section 69(2) of the Act also requires Local Planning Authorities to review such designations from time to time, and under Section 71(1) they must also formulate and prepare proposals for the preservation and enhancement of its conservation areas.

As such, although we were approached by the Parish Council with regards the possibility of designating Ovington, Durham County Council has had to fully consider this request in relation to the legislation as outlined above, and make a decision as to whether Ovington warrants conservation area status. I would note that Durham County Council may have identified Ovington as an area which warrants conservation area status without the instigation of the Parish Council, as this process does not have to be initiated by any outside party and it is not subject to any official local "vote" as to whether the designation does or does not proceed.

The delegated decision of the formal designation of the conservation area falls to the Head of Service as they exercise the Council's official delegated powers. Information about Durham County Council's delegated powers is publicly accessible. Overall, this process operates in the same way that a planning application does, in that a Council Officer prepares a report that is issued to the Head of Service and the decision is then issued using these delegated powers. With regards the Teesdale Mercury, Durham County Council had no input into this article and cannot comment on its contents in any official capacity.

Question 3: Please leave any further comments you have regarding the draft conservation area character appraisal below.

<i>Public Comment</i>	<i>DCC Response</i>
n/a	Comment noted.
I feel the document is somewhat repetitive and would benefit from being shorter. I also fear that some of the negative comments may turn some people off the idea and they should be rephrased to keep them onside. Exclusion of one part of the village is not, in my opinion a good idea since we want everyone involved.	The repetitiveness of the document has been reviewed as part of the development of the proposed final version of the CACA. The CACA is a technical document and is required to identify positive, negative and neutral features of the conservation area, as this helps DCC to understand the features of the conservation area that contribute to its character and appearance of the conservation area and how this should be maintained in the longer-term. Clifford's View is retained within the proposed conservation area boundary in this proposed final version of the CACA.
Could be a much crisper document - some comments may not be welcomed by some and we should not exclude part of the village.	Comment noted. The CACA is a technical document and is required to identify positive, negative and neutral features of the conservation area, as this helps DCC to understand the features of the conservation area that contribute to its character and appearance of the conservation area and how this should be maintained in the longer-term. Clifford's View is retained within the proposed conservation area boundary in this proposed final version of the CACA.
I am very supportive of this proposal and believe it will assist in retaining this historic village.	Support noted.
I like the extended area but as said feel Clifford's View should be included.	Clifford's View is retained within the proposed conservation area boundary in this proposed final version of the CACA.
Clear guidance should be available to all householders and woodland owners as to the rules that will apply to them. Should the conservation area become designated.	DCC has issued letters to all residential properties and the owner of the AW that would be affected by the conservation area designation that explains the implications of the proposed Article 4 Direction.
No further comments.	Comment noted.

The next stages of the process involve a further period of public consultation on the final draft of the CACA and the proposed Article 4 Direction. Comments on the CACA and Article 4 Direction. The comments received will then be reviewed by DCC and the table above will be amended to include a schedule and response to any further comments that are received.



Appendix 5: References

Appendix 5: References

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