

BILTON IN AINSTY Conservation Area



St Helen's Church



View up Church Street from the Chequers Inn

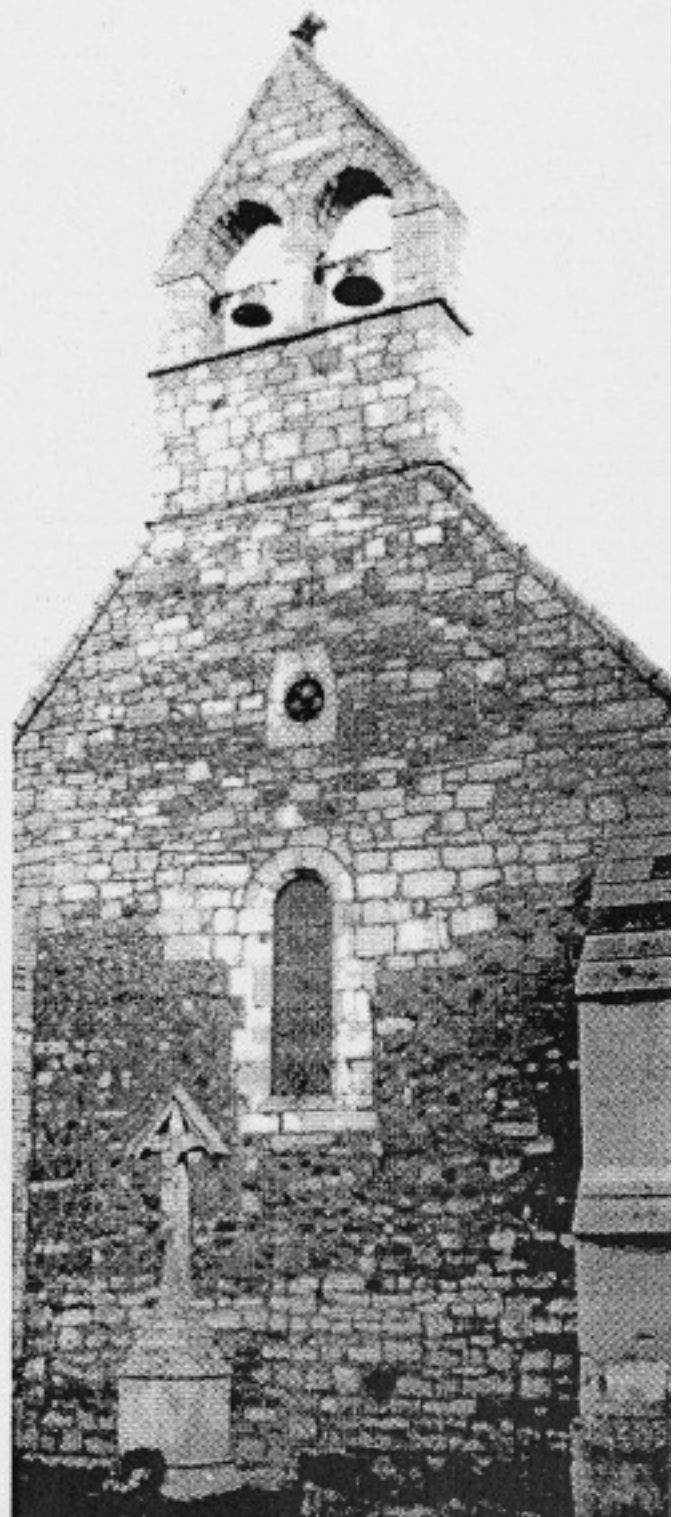


The Old Vicarage, Church Street

Further information

If you would like further information on conservation areas, please contact:

The Conservation and Design Section
Department of Technical Services
Knapping Mount, West Grove Road
HARROGATE HG1 2AE
(0423) 500600 ext 3234 or 3363



Bilton-in-Ainsty Conservation Area

Bilton-in-Ainsty Conservation Area was designated on 17 March 1994 and the boundary is shown on the map. The basis of the Conservation Area Designation statement is set out below.

Historic Significance

The meaning of the name Bilton is the homestead of Bils or Bills by a ditch or dike, (Bil(l)a's Tun). It is recorded in the Domesday Book as "Bilstone" of the "Annesti".

There is evidence of much earlier settlement in the area. On Bilton Moor excavations exposed a late Bronze Age hoard. Anglo Saxon sculptured stones were found embedded in the walls of the church, which itself is late Norman.

Synningthwaite Priory, founded circa 1160, was closely connected with the church and parish. The priory building and estate was granted to Robert Tempest by Henry VIII at the time of the dissolution, and is now a farm.

In 1644 the church register records the burials of army captains who were killed in the Battle of Marston Moor. Inside the church there is still evidence of a derogatory picture of the defeated King, reputed to have been scratched by soldiers guarding prisoners held in the church after the battle.

The economy of Bilton throughout the centuries has been based principally on agriculture and the servicing of the Manor and, later, Bilton Hall. Mr Hall Plumer, the owner of Bilton Hall, gave Bilton, Bickerton and Tockwith their first school in 1801, which was situated outside the Conservation Area and is now a house. His grandson, Field Marshall Plumer, was awarded a peerage. Unfortunately, the Hall has changed hands many times since the demise of the Plumers.

In the 19th century Andrew Fountayne-Wilson-Montagu of Ingmanthorpe Hall, east of Wetherby, was Lord of the Manor and his name could be seen on many of the farm gates. The village then extended south of the existing boundary, there were two cottages south of Village Farm, which were demolished approximately 40 years ago, and various others opposite, demolished earlier, which were served by an adjacent village well.

Setting and Layout

Bilton is 5 miles east of Wetherby on the road to York and is set in the Vale of York on the gentle hill rising up from Sike Beck. The main part of the village is clustered around the southern end of Church Street at the ridge of the hill with development being confined to a limited area.

Most of the properties are set back from the road with private front gardens, but those in the south of the village are closer to the road and the public house is actually against the boundary.



Ainsty Farm, Church Street

Spatial Qualities

The Conservation Area is a large one and comprises three distinct areas;

Bilton Hall, with its landscaped grounds, mature woodland and lake; St Helen's Church which is set amongst open fields to the east of Church Street at the junction with York Road and forms a powerful focal point at the entrance to the village; and the compact area of the village itself.

Chestnut Farm House forms a visual stop to the approach from the church to the village. The wide grass verges in Church Street constitute a public open area focusing on Chestnut Farm. The road bends and becomes a very enclosed street with buildings close to its edge. It finishes abruptly beyond the public house where it becomes a track with hedgerows either side.

Architectural Significance

There are 9 Listed Buildings in Bilton-in-Ainsty Conservation Area:

Church of St Helen	Grade I
The Old Vicarage	Grade II
Bilton Brow (formerly the Vicarage)	Grade II
Beech Cottage and Church Walk Cottage	Grade II
Bilton Hall	Grade II
Stable Block to Bilton Hall	Grade II
Folly or Game Larder to Bilton Hall	Grade II
Mounting Block near the Church	Grade II
Mile Post	Grade II

There are no Ancient Monuments in Bilton-in-Ainsty.

The original two storey houses of Bilton are of simple form. The ratio of window to wall is low giving the buildings a robust character. The majority have walls of brick with pantile roofs, and detailing is unpretentious. There are some slate roofs, and some of the buildings are rendered, notably the public house at the end of the village.

The farm buildings against the village street are of simple form. Constructed of brick, they are of lesser height than the adjacent houses.

Beech House (now Beech Cottage and Church Walk Cottage) and the former Methodist Church in the village are of coursed squared limestone of a warm yellow colour. The roof of Beech House is hipped giving evidence that it is of a later date than housing of the original village settlement.

The Church of St Helen has no tower, but above its impressive Norman west front a heavy belicote has been added at a later date. The interior was much restored circa 1868 to the design of Sir George Gilbert Scott. It is possible that the nearby mounting block may be the remains of steps leading to a former bell turret which was referred to in the Church Register of 1669.

The Old Vicarage was built in the late 18th century in Gothic style. Its red brown brick is in Flemish bond, but its main feature is the pointed arches to all openings.

Bilton Brow is more pretentious than its neighbours; the central entrance door has a pedimented surround, there are architraves to the windows, a moulded stone string at first floor level and a dentilled eaves cornice below a hipped slate roof.

Bilton Hall itself is a country house built in the early to mid 18th century, with extensions and alterations carried out in 1865. The walls are rendered and lined in imitation of ashlar. There are sash windows to either side of the grandiose entrance doorway which has detached fluted columns supporting a dentilled pediment. A hipped slate roof sits over the richly detailed eaves cornice. The 1865 alterations included the insertion of larger windows, as well as the construction of large bays to the south side. The late 18th century stable and coach house block is a very prominent feature viewed from the western approach on York Road. It is of red brown brick, with arches featuring strongly in its imposing elevation.

Landscape Features

The mature woodland of Bilton Hall can be seen from some considerable distance on the York Road as one approaches the village. Within the enclosed area of the village there are garden trees and hedges which maintain this greenery. Grass verges dominate the approach to Chestnut Farm House, then reduce until one reaches the public house at the south, where there are no public verges but narrow private grass strips in front of farm buildings. The trees alongside the track running from the end of Church Street assist in forming a stop to the view along the street where the village ends abruptly. An important feature is the walling to the gardens, of brick with stone copings and either wrought iron or simple timber gates.

Objectives

1. The primary objective is to protect, restore and enhance the character of Bilton-in-Ainsty Conservation Area.
2. Regard will be had to maintaining the historic relationship of the village with its landscape setting.
3. The Council will seek the use of traditional materials and the adoption of traditional proportions, styles and details when considering proposals for the restoration or alteration of existing buildings or the erection of new buildings within the Conservation Area.
4. Landscape features such as walls, hedges and trees which are important to the Conservation Area should be retained and the Council will exercise its powers to protect these. Hedges and trees have a finite life and consideration will be given to the need for their replacement.

5. Bearing in mind that Bilton-in-Ainsty has changed and evolved over the centuries, its economic well being and development needs will be fully considered.

It is hoped that these objectives and the identified enhancements can be progressed in liaison with owners, the Parish Council, amenity groups and other interested parties.

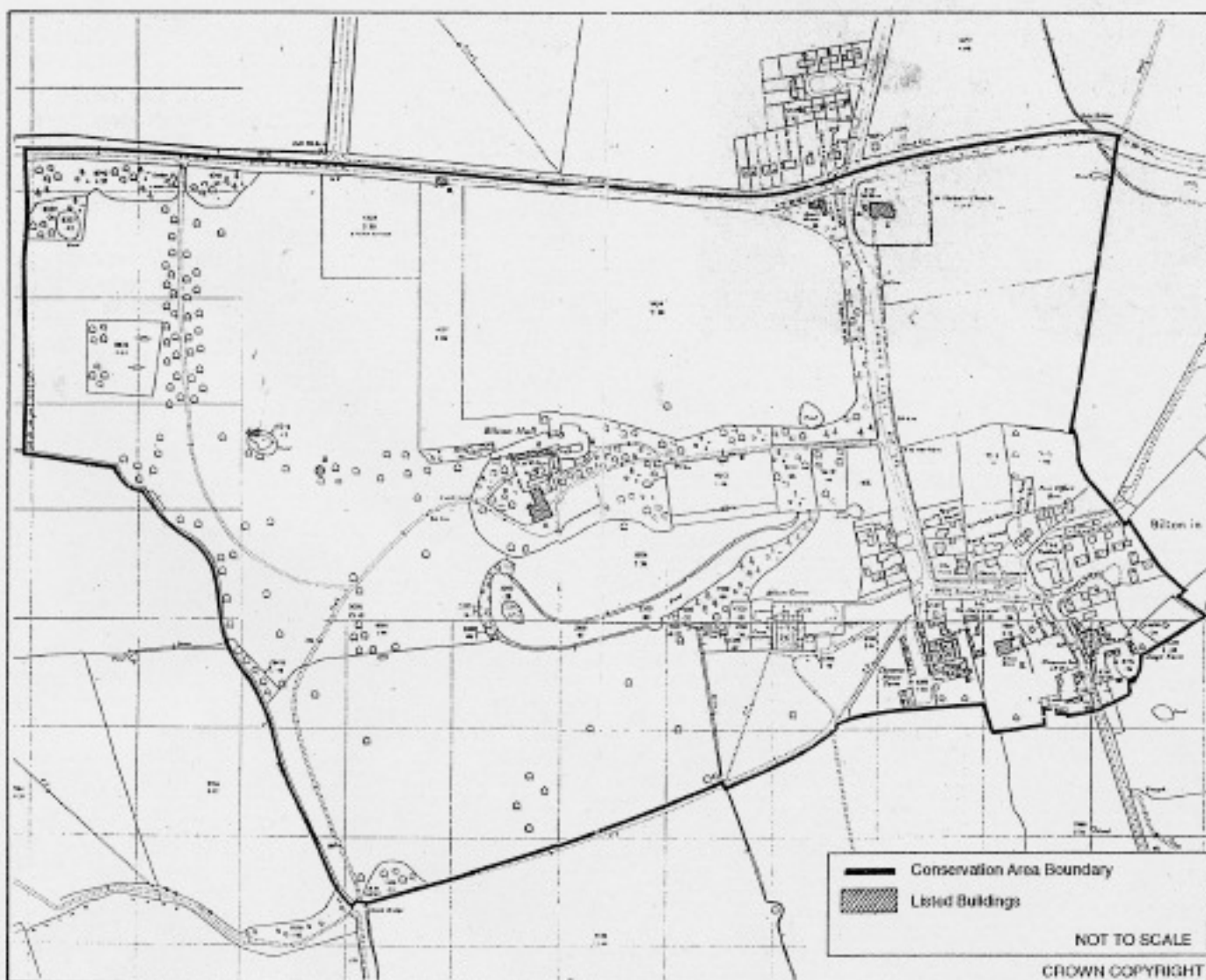
Policies

Conservation Area policies, which it is intended will apply throughout the District, will be fully evolved in the context of the Harrogate District Local Plan.

Enhancement Proposals

There are a few obvious detractors from the character and appearance of Bilton-in-Ainsty but the following would help to enhance the Conservation Area:

1. The formalizing of the turning/parking area to the east of Ainsty Farm using traditional materials.
2. Tree planting at the southern extremity of the village to form a more natural stop beyond the public house.
3. Appropriate repairs to, and enhancement of, the floorscape using traditional materials and protection and edging of the grassed areas.
4. Long term undergrounding of overhead wires with removal of poles and the replacement of lights with traditional fittings.
5. Dissuading householders from the installation of UPVC windows.



LOCAL AUTHORITIES & CONSERVATION AREAS

A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Local authorities have a duty to:-

- (i) identify, designate and periodically review conservation areas.
- (ii) prepare proposals for their preservation and enhancement, submit them for consideration at a public meeting and have regard to the views expressed.
- (iii) have regard to their preservation and enhancement in carrying out their general planning functions.
- (iv) publicise applications affecting their character or appearance.



Porch, St Helens Church, Church Street

ADDITIONAL CONTROLS IN CONSERVATION AREAS

Broadly, the main additional controls which apply in a conservation area are as follows:

1 DEMOLITION OF BUILDINGS

The demolition (total or partial) of any building exceeding 115m³ requires conservation area consent. (However, the total demolition of dwelling houses, buildings adjoining them and other buildings exceeding 50m³, both within and outside conservation areas, requires prior approval by the local planning authority.)

2 DEMOLITION OF WALLS

The demolition of any wall exceeding 1m in height (if abutting a highway or public open space) or 2m in height elsewhere requires conservation area consent.

3 WORKS TO TREES

Six weeks notice must be given to the local planning authority of the intention to fell, top or lop any tree with a trunk in excess of 75mm in diameter at a height of 1m above ground level.

4 EXTENSIONS TO DWELLING HOUSES

Domestic extensions which do not require planning consent are limited to 50m³ or 10%, whichever is the greater, compared with 70m³ or 15% for non-terraced houses outside conservation areas.

5 CURTILAGE BUILDINGS

Any curtilage building greater than 10m³ requires planning consent and is treated as an enlargement of the dwelling house. (Less stringent controls apply outside conservation areas.)

6 DORMERS

All dormers require planning consent. (Less stringent controls apply outside conservation areas.)

7 SATELLITE DISHES

Satellite dishes on chimneys, front walls or on front roof slopes require planning consent. (Less stringent controls apply outside conservation areas.)

8 EXTERNAL CLADDING

External cladding of a dwelling with stone, tiles, artificial stone, plastic or timber requires planning consent.

Space does not permit more than a brief summary. Further details are given in a general leaflet on conservation areas which may be obtained from Customer Services at the Department of Technical Services (address on page 7).

GRANTS IN CONSERVATION AREAS

In order to assist the preservation or enhancement of conservation areas, the following grants may be available at the time of writing:

Grant	Source	Scope of grant	Normal rate (% of eligible works)
Historic Buildings and Monuments Grants	English Heritage	Repairs to Grade I & II* listed buildings and scheduled ancient monuments (not confined to CAs)	40%
Conservation Area Grants*	English Heritage	Works to preserve or enhance conservation areas. (Building repairs and environmental works are eligible but English Heritage is likely to require a comprehensive scheme of work covering more than one property.)	25%
Listed Building Repair Grants	Harrogate B.C.	Repairs to listed buildings of any grade (not confined to CAs). Targeted on buildings at risk for 1993/94.	Buildings - 25% up to £1,000 grant. Artefacts - 50% up to £500 grant. 25% above £500 up to £1,000 grant.
Village Regeneration Grant	Harrogate B.C.	Restoration of historic community or derelict buildings and/or enhancement of their settings in village CAs.	50% up to £2,500 grant. 33% on remaining £2,500 up to £5,000 grant.
Environmental Enhancement Scheme	Harrogate B.C.	Works to improve the environment in towns and villages throughout the District (not confined to CAs).	50% up to £1,000 grant.

* English Heritage are currently reviewing their Conservation Area Grants with a view to their future replacement by Conservation Area Partnership Schemes with local authorities.